

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF THE SITE

Lot 1R-2 of Sanden Addition, an Addition to the City of Wylie, Collin County, Texas

BEING a 1.601 acre tract of land situated in the Duke Strickland Survey, Abstract Number 841, City of Wylie, Collin County, Texas, being all of 1R-2 of Sanden Addition, an Addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2025, Page 1004, Map Records of Collin County, Texas (MRCCT), said 1.601 acre tract as determined from a survey by Desireé L. Hurst, RPLS 6230 on January 6, 2026, (ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710) being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with cap stamped "ROOME" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7055064.8 and Easting 2563096.4, at the northeast corner of said Lot 1R-2;

THENCE South 09 degrees 13 minutes 16 seconds West (Grid Bearings based on said Texas Coordinate System), with the east line of said Lot 1R-2, a distance of 172.11 feet to a found 1/2" iron rod with cap stamped "ROOME" at an angle point on the east line of said Lot 1R-2 at the beginning of a curve to the right having a radius of 283.99 feet and whose chord bears South 15 degrees 31 minutes 50 seconds West, a distance of 62.42 feet;

THENCE Southwesterly, continuing with the east line of said Lot 1R-2 through a central angle of 12 degrees 37 minutes 11 seconds an arc length of 62.55 feet to a found 1/2" iron rod with cap stamped "ROOME" at an angle point on the east line of said Lot 1R-2;

THENCE South 21 degrees 50 minutes 26 seconds West, a distance of 27.15 feet to a found 1/2" iron rod with cap stamped "ROOME" on the south line of said Lot 1R-2 at the beginning of a curve to the right having a radius 30.00 feet and whose chord bears South 60 degrees 35 minutes 29 seconds West, a distance of 37.56 feet;

THENCE Northwesterly with the south line of said Lot 1R-2 the following 6 calls:

1. Southwesterly through a central angle of 77 degrees 29 minutes 18 seconds an arc length of 40.58 feet to a found 1/2" iron rod with cap stamped "ROOME";
2. North 80 degrees 39 minutes 52 seconds West, a distance of 53.35 feet to a found 1/2" iron rod with cap stamped "ROOME" at the beginning of a curve to the left having a radius of 102.00 feet and whose chord bears North 85 degrees 21 minutes 49 seconds West, a distance of 16.77 feet;
3. Northwesterly through a central angle of 09 degrees 25 minutes 42 seconds an arc length of 16.78 feet to a found 1/2" iron rod with cap stamped "ROOME";

4. South 89 degrees 55 minutes 21 seconds West, a distance of 41.08 feet to a found 1/2" iron rod with cap stamped "ROOME";
5. South 85 degrees 50 minutes 54 seconds West, a distance of 33.17 feet to found 1/2" iron rod with cap stamped "ROOME" at the beginning of a curve to the right having a radius of 33.00 feet and whose chord bears North 75 degrees 36 minutes 22 seconds West, a distance of 20.99 feet;
6. Northwesterly through a central angle of 37 degrees 05 minutes 29 seconds an arc length of 21.36 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the southwest corner of said Lot 1R-2;

THENCE Northeasterly with the west line of said Lot 1R-2 the following 2 calls:

1. North 04 degrees 28 minutes 40 seconds West, a distance of 295.44 feet to a found 1/2" iron rod with cap stamped "ROOME";
2. North 56 degrees 26 minutes 19 seconds East, a distance of 24.20 feet to a found 1/2" iron rod with cap stamped "ROOME" at the northwest corner of said Lot 1R-2 at the beginning of a curve to the left having a radius of 5789.58 feet and whose chord bears South 79 degrees 30 minutes 35 seconds East a distance of 258.18 feet;

THENCE Southeasterly with the north line of said Lot 1R-2 through a central angle of 02 degrees 33 minutes 19 seconds an arc length of 258.20 feet to the POINT OF BEGINNING and containing 1.601 acres, or 69,755 square feet of land, more or less.

EXHIBIT "A" (Continued)
METES AND BOUNDS DESCRIPTION OF THE SITE
Lot 1R-3 of Sanden Addition, an Addition to the City of Wylie, Collin County, Texas

BEING a 1.500 acre tract of land situated in the Duke Strickland Survey, Abstract Number 841, City of Wylie, Collin County, Texas, being all of 1R-3 of Sanden Addition, an Addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2025, Page 1004, Map Records of Collin County, Texas (MRCCT), said 1.500 acre tract as determined from a survey by Desireé L. Hurst, RPLS 6230 on January 6, 2026, (ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710) being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with cap stamped "ROOME" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7055030.8 and Easting 2563338.5, at the northeast corner of said Lot 1R-3;

THENCE South 09 degrees 13 minutes 16 seconds West (Grid Bearings based on said Texas Coordinate System), with the east line of said Lot 1R-3, a distance of 228.64 feet to a found 1/2" iron rod with cap stamped "ROOME" at an angle point on the east line of said Lot 1R-3 at the beginning of a curve to the left having a radius of 461.53 feet and whose chord bears South 39 degrees 15 minutes 45 seconds West, a distance of 138.32 feet;

THENCE Southwesterly, continuing with the east line of said Lot 1R-3 through a central angle of 17 degrees 14 minutes 10 seconds an arc length of 138.84 feet to a found 1/2" iron rod with cap stamped "ROOME" at the southeast corner of said Lot 1R-3;

THENCE Northwesterly with the south line of said Lot 1R-3 the following 6 calls:

1. North 60 degrees 30 minutes 52 seconds West, a distance of 105.13 feet to a found 1/2" iron rod with cap stamped "ROOME";
2. North 29 degrees 30 minutes 01 seconds East, a distance of 31.62 feet to a found 1/2" iron rod with cap stamped "ROOME";
3. North 60 degrees 29 minutes 59 seconds West, a distance of 20.00 feet to a found 1/2" iron rod with cap stamped "ROOME";
4. South 29 degrees 30 minutes 01 seconds West, a distance of 41.62 feet to a found 1/2" iron rod with cap stamped "ROOME";
5. North 60 degrees 30 minutes 52 seconds West, a distance of 18.24 feet to found 1/2" iron rod with cap stamped "ROOME" at the beginning of a curve to the right having a radius of 30.01 feet and whose chord bears North 18 degrees 48 minutes 05 seconds West, a distance of 39.93 feet;
6. Northwesterly through a central angle of 83 degrees 24 minutes 33 seconds an arc length of 43.69 feet to a found 1/2" iron rod with cap stamped "ROOME" on the west line of said Lot 1R-3;

THENCE Northeasterly with the west line of said Lot 1R-3 the following 3 calls:

1. North 21 degrees 50 minutes 26 seconds East for a distance of 27.15 feet to a found 1/2" iron rod with cap stamped "ROOME" at the beginning of a curve to the left having a radius of 315.99 feet and whose chord bears North 15 degrees 31 minutes 50 seconds East a distance of 69.46 feet;
2. Northeasterly through a central angle of 12 degrees 37 minutes 11 seconds an arc length of 69.60 feet to a found 1/2" iron rod with cap stamped "ROOME";
3. North 09 degrees 13 minutes 16 seconds East, a distance of 172.21 feet to a found 1/2" iron rod with cap stamped "ROOME" at the northwest corner of said Lot 1R-3 at the beginning of a curve to the left having a radius of 5789.58 feet and whose chord bears South 82 degrees 09 minutes 19 seconds East a distance of 212.46 feet;
- 4.

THENCE Southeasterly with the north line of said Lot 1R-3 through a central angle of 02 degrees 06 minutes 10 seconds an arc length of 212.47 feet to the POINT OF BEGINNING and containing 1.500 acres, or 65,345 square feet of land, more or less.

EXHIBIT "A" (Continued)
METES AND BOUNDS DESCRIPTION OF THE SITE
Lots 2 and 3 of Sanden Addition, an Addition to the City of Wylie, Collin County, Texas

BEING a 56.668 acre tract of land situated in the Duke Strickland Survey, Abstract Number 841, City of Wylie, Collin County, Texas, being all of Lots 2 and 3 of Sanden Addition, an Addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2022, Page 559, Plat Records of Collin County, Texas (PRCCT), said 56.668 acre tract as determined from a survey by Desireé L. Hurst, RPLS 6230 on January 6, 2026, (ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710) being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with cap stamped "ROOME" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7053425.8 and Easting 2562826.8, at the southwest corner of said Lot 2 and the northwest corner of said Lot 3;

THENCE North 02 degrees 54 minutes 36 seconds East (Grid Bearings based on said Texas Coordinate System) with the west line of said Lot 2, a distance of 562.04 feet to a found 1/2" iron rod with cap stamped "ROOME" at the northwest corner of said Lot 2;

THENCE North 89 degrees 34 minutes 25 seconds East, a distance of 1427.38 feet to a found 1/2" iron rod with cap stamped "ROOME" at the northeast corner of said Lot 2;

THENCE South 00 degrees 27 minutes 18 seconds East, with the east line of said Lot 2, a distance of 561.09 feet to a point for corner at the southeast corner of said Lot 2 and the northeast corner of said Lot 3, from which an "X" found bears South 89 degrees 34 minutes 25 seconds West, a distance of 0.48 feet;

THENCE South 00 degrees 27 minutes 18 seconds East, with the east line of said Lot 3, a distance of 494.96 feet to found 1/2" iron pipe near stone at the southeast corner of said Lot 3;

THENCE South 51 degrees 45 minutes 20 seconds West, with the south line of said Lot 3, a distance of 2006.51 feet to a set 1/2" iron rod with a cap stamped "ypassociates.com" at the southwest corner of said Lot 3;

THENCE North 01 degrees 22 minutes 18 seconds East, with the west line of said Lot 3, a distance of 605.21 feet to a found 1/2" iron rod with cap stamped "ROOME" at an angle point on the west line of said Lot 3 at the beginning of a curve to the left having a radius of 3866.44 feet and whose chord bears North 07 degrees 02 minutes 20 seconds East, a distance of 556.77 feet;

THENCE Northeasterly, continuing with the west line of said Lot 3 through a central angle of 08 degrees 15 minutes 28 seconds an arc length of 557.25 feet to a found 1/2" iron rod with cap stamped "ROOME" at an angle point on the west line of said Lot 3;

THENCE North 02 degrees 54 minutes 36 seconds East, continuing with the west line of said Lot 3, a distance of 569.27 feet to the POINT OF BEGINNING and containing 56.668 acres, or 2,468,458 square feet of land, more or less.