

OWNER'S CERTIFICATE AND DEDICATION:

Exhibit "A"

STATE OF TEXAS
COUNTY OF COLLIN

Whereas 2819 West FM 544 Ventures, LLC, is the owner of two parcels of Land located in the Moses Sparks Survey, Abstract No. 849, and being a part of McCord's Little Six Subdivision, an unrecorded subdivision in the City of Wylie, Collin County, Texas as described in Special Warranty Deed Instrument 20180119000072410 and 20180402000390500 in the office of the County Clerk, Collin County, Texas and more particularly described as follows:

Beginning at an existing aluminum Texas Department of Transportation monument marking the north right of way of F.M. 544 said monument depicted on the Final Plat of McCord's 3 Addition, Lot 3, Block 1 as a Control Monument.

THENCE North 45°26'53" West a distance of 27.79 feet to a point on the east right of way of Springwell Parkway marked by a one-half inch (1/2") rebar with Cole Design Group cap.

THENCE along said Springwell Parkway east right of way, North 00°17'55" West a distance of 205.61 feet to a one-half inch (1/2") rebar with Cole Design Group cap on the south line of an unrecorded ten-foot (10') alley of said McCord's Addition.

THENCE departing the east right of way of Springwell Parkway and traveling along said south line of alley, South 84°33'06" East a distance of 90.02 feet to a one-half inch (1/2") rebar with Cole Design Group cap.

THENCE Continuing along said alley the following courses and distances:

South 00°57'27" East a distance of 5.00 feet to a one-half inch (1/2") rebar with Cole Design Group cap;

South 84°33'06" East through a one-half inch (1/2") rebar with Cole Design Group cap at a distance of 14.49 feet, to a one-half inch (1/2") rebar with Cole Design Group cap for corner at a distance of 34.00 feet;

North 00°04'09" East a distance of 5.00 feet to a one-half inch (1/2") rebar with Cole Design Group cap;

South 84°33'06" East a distance of 86.02 feet to a one-half inch (1/2") rebar with Cole Design Group cap marking the Northwest Corner of Lot 3, McCord's 3 Addition, Block 1.

THENCE departing said south line of alley and along the west line of said Lot 3, South 00°12'11" East a distance of 204.30 to a corner being on the north line of F.M. 544 and from which a one-half inch rebar with Precise Land Surveying cap bears North 00°48'22" East a distance of 1.60 feet.

THENCE along said north right of way, South 89°44'14" West through a one-half inch (1/2") rebar with Cole Design Group cap at a distance of 105.04, for a total distance of 189.03 feet to the Point of Beginning, containing 1.022 acres, more or less.