

## **Exhibit "A" - Legal Description**

**BEING** a 1.38 acre tract of land situated in the S.B. Shelby Survey, Abstract Number 820, City of Wylie, Collin County, Texas and being all of Lot 1A of Wylie Hibernia Addition, recorded in Volume 2006, Page 333 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut found at the North Corner of said Lot 1A and the common Northwest corner of Lot 2A, Block A of the Moussa-Switzer Addition, an addition to the City of Wylie, recorded in Cabinet G, Page 414 of the Plat Records of Collin County, Texas and in the Southeast Right-of-Way (R.O.W.) line of State Highway 78 (a variable width R.O.W.);

**THENCE** with the East line of said Lot 1A the following courses and distances;

S 37°45'49" E with the common West line of said Lot 2A, Block A, a distance of 169.39 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the North corner of Lot 2B-R, Block A, of the Moussa-Switzer Addition, an addition to the City of Wylie, recorded in Cabinet H, Page 179 of the Plat Records of Collin County, Texas;

S 52°31'23" W with the common West line of said Lot 2B-R, Block A, a distance of 62.56 feet to an "X" cut found;

S 02°32'14" W with the common West line of said Lot 2B-R, Block A, a distance of 162.40 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 1A and the common Southwest corner of said Lot 2B-R, Block A and in the North R.O.W. line of W. Kirby Street (an 80' wide R.O.W.);

**THENCE** N 88°04'06" W with the South line of said Lot 1A and the common North R.O.W. line of said W. Kirby Street, a distance of 164.36 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 1A and the common Southeast corner of Lot 1, Block A of the Best Corner Wylie Addition, recorded in Volume 2018, Page 512 of the Plat Records of Collin County, Texas;

**THENCE** with the West line of said Lot 1A the following courses and distances;

N 01°19'16" E with the common East line of said Lot 1, a distance of 50.45 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 37°37'49" W continuing with the common East line of said Lot 1, a distance of 149.58 feet to a 1/2" iron rod found at the North corner of said Lot 1 and in the South R.O.W. line of said State Highway 78;

N 52°24'29" E with the common Southeast line of said State Highway 78, a distance of 261.91 feet to the point of beginning and containing 1.38 acres of land more or less.