

Exhibit 'A'

SITUATED in the State of Texas, County of Collin, and City of Wylie, being part of the James Truett Survey, Abstract No. 920, being part of the Francisco de la Pina Survey, Abstract No. 688, being part of Blocks 4 & 9, all of Blocks 2, 3, & 10 of the Railroad Addition, an addition to the City of Wylie as recorded in Volume 77, Page 494 of the Collin County Map Records, being the re-survey of a called 2.606 acre tract as recorded under County Clerk File No. 201990213000150300 and being further described under County Clerk File No. 93-00309960 of the Collin County Land Records, being all of a called 2.563 acre tract of land as recorded under County Clerk's File No. 20191122001493350 of the Collin County Land Records, being all of a called 1.226 acre tract of land as recorded under County Clerk's File No. 20200529000784580 of the Collin County Land Records, being all of a called 0.2209 acre tract of land as recorded under County Clerk's File No. 20210210000288770 of the Collin County Land Records, and being part of the abandonments (no documents provided) of Jefferson street, Third Street and the alleys as being described within said premises as follows:

COMMENCING at a point marking the intersection of the east right-of-way line of Second Street (80' right-of-way) with the south right-of-way line of Brown Street (variable width right-of-way), same being the northwest corner of Block 4 of Railroad Addition;

THENCE with the south right-of-way line of Brown Street, the north line of said Block 4, partway with a 20' abandoned alley, South 89°42'02" East, 135.00 feet to a point in the centerline of said abandoned alley, marking the POINT OF BEGINNING, and the northwest corner of the herein described premises;

THENCE with the south right-of-way line of Brown Street, the north line of said Blocks 2, 3 & 4, the north line of said 2.563 acre tract, the north line of said 1.226 acre tract, the north line of said 0.2209 acre tract, and the north line of a 20' & 10' alley as follows: South 89°42'02" East, 953.24 feet to a 1/2" iron rod found for an angle break; South 83°00'22" East, 79.78 feet to a "WAI" capped iron rod found for an angle break; South 79°58'26" East, 28.91 feet to a "WAI" capped iron rod found for an angle break; South 83°16'55" East, 13.97 feet to a "WAI" capped iron rod found for an angle break; South 83°37'01" East, 31.31 feet to a 1/2" iron rod found marking the beginning of a curve to the right; southeasterly along said curve having a central angle of 135°11'10", for an arc distance of 35.39 feet, with a radius of 15.00 feet (chord = South 15°48'15" East, 27.73 feet) to a 1/2" iron rod found in the northwesterly line of State Highway 78 (variable width right-of-way), and marking the end of said curve;

THENCE with the northwest right-of-way line of State Highway 78, the south easterly line of said 0.2206 acre tract and the south easterly line of said 1.226 acre tract, South 51°47'20" West, 1,042.43 feet to a point marking the intersection of the extended north right-of-way line of Marble Street (variable width right-of-way) with the northwest right-of-way line of State Highway 78, the southeast

corner of said 1.226 acre tract and said premises, from which a "RPLS 3963" capped iron rod found for reference bears South 51°47'20" West, 690.02 feet;

THENCE departing said State Highway 78 right-of-way, with the extended north right-of-way line of Marble Street, the south line of said 1.226 acre tract, the south line of said 2.563 acre tract and a south line of Block 9 and Block 10 of said Railroad Addition, and partway with the south line of a 20' abandoned alley, North 89°43'51" West, passing at 253.78 feet a 1/2" iron rod found marking the southwest corner of said 2.563 acre tract, and continuing for a total distance of 294.28 feet to a point in the center of said 20' abandoned alley, and marking the southwest corner of said premises;

THENCE with the centerline of said 20' abandoned alley and crossing through abandoned Jefferson Street, North 00°00'19" West, 694.95 feet to the place of beginning and containing 11.622 acres of land.