

Exhibit "A"

Legal Description

BEING a 12.418 acre tract of land situated in the William Sachse Headright Survey, Abstract No. 605 and, City of Wylie, Collin County, Texas, and being the remainder of a called 13.041 acre tract of land described in deed to Timothy R. Johnson and Carol C. Johnson, recorded in Volume 3976, Page 862, Deed Records, Collin County, Texas, (D.R.C.C.T.), and more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of said 12.418 acre tract, same being the east right-of way line of Woodbridge Parkway (variable width at this point);

THENCE Southeasterly along a non-tangent curve to the left having a central angle of 05 Degrees 39 Minutes 54 Seconds, a radius of 934.50 feet, an arc distance of 92.40 feet and a chord bearing and distance of South 07 Degrees 13 Minutes 12 Seconds East, 92.36 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE South 01 Degrees 04 Minutes 33 Seconds East, along the west right-of-way line of said Woodbridge Parkway and the east line of said 12.418 acre tract, a distance of 173.38 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the southeast corner of said 12.418 acre tract, being in the north line of a called 100.14 acre tract of land described in deed to North Texas Municipal Water District, recorded in Volume 1300, Page 809, D.R.C.C.T.;

THENCE South 89 Degrees 30 Minutes 47 Seconds West, along the common line between said 12.418 acre tract and said 100.14 acre tract, a distance of 2044.38 feet to a 5/8" iron rod (with red cap) found for the southwest corner of said 12.418 acre tract, being the southerly southeast corner of Tract 3A, a called 15.628 acre tract of land as described in deed to Woodbridge Townhomes I, Ltd., recorded in Document No. 20190418000423350, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), from which a 5/8" iron rod found bears South 17 Degrees 57 Minutes 21 Seconds East, a distance of 17.50 feet, a 1/2" iron rod found bears South 18 Degrees 08 Minutes 10 Seconds East, a distance of 17.86 feet and a 1/2" iron rod found bears South 02 Degrees 47 Minutes 33 Seconds East, a distance of 16.87;

THENCE North 00 Degrees 23 Minutes 14 Seconds West, along the west line of said 12.418 acre tract and southerly east line of said Tract 3A a distance of 265.00 feet to a 1/2" iron rod with yellow cap stamped "JVC" found for corner in the southerly line of said Tract 3A;

THENCE North 89 Degrees 30 Minutes 37 Seconds East, along the south line of said Tract 3A, passing at 1165.24 feet a 1/2" iron rod with cap stamped "JVC" found for the southwest corner of Woodbridge Villas Tract A-3, Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Instrument No. 2019-872, O.P.R.C.C.T., and continuing for a total distance of 2031.31 feet to the **POINT OF BEGINNING** and containing 12.418 acres of land more or less.