

Exhibit "A"
Legal Description
ZC 2023-05

BEGINNING at a 5/8 inch capped rebar stamped "RPLS 3949" found at the south corner of a tract described as "Parcel 28 - Part 1" in the Deed to the State of Texas recorded in Volume 4259, Page 1657, Deed Records, Collin County, Texas;

THENCE NORTH 25°45'02" EAST, with the southeast line of the said "Parcel 28 - Part 1", a distance of 9.64 feet to a 5/8 inch capped rebar stamped "SPOONER 5922" found at the northeast corner of "Parcel 28 - Part 1", on the monumented southeast right of way of State Highway No. 78 (a variable width right of way as shown in Texas State Highway Department Right-of-Way Map for State Highway No. 78 dated August 1955 | no dedicating document found);

THENCE NORTH 49°03'55" EAST, with the said southeast right of way of State Highway No. 78, a distance of 229.02 feet to an angle point from which a found 5/8 inch capped rebar stamped "SPOONER 5922" bears SOUTH 88° WEST, a distance of 0.3 of a foot;

THENCE NORTH 51°36'37" EAST, continuing with the southeast right of way of State Highway No. 78, a distance of 187.07 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a found 5/8 inch capped rebar stamped "SPOONER 5922" bears NORTH 51°36'37" EAST, a distance of 215.26 feet;

THENCE though the interior of the aforementioned Wylie 33-78 tract, the following calls:

1. SOUTH 38°07'28" EAST, a distance of 122.93 feet to a set Mag Nail with washer stamped "JPH Land Surveying";
2. SOUTH 51°52'32" WEST, a distance of 18.00 feet to a set Mag Nail with washer stamped "JPH Land Surveying";
3. SOUTH 38°07'28" EAST, a distance of 229.15 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the south line of the Wylie 33-78 tract;

THENCE NORTH 88°34'05" WEST, with the said south line of the Wylie 33-78 tract, a distance of 527.20 feet returning to the **POINT OF BEGINNING** and enclosing 1.731 acres (± 75,401 square feet).