

EXHIBIT A

ALLEY
SITUATED IN
MOSES SPARKS SURVEY, ABSTRACT NO. 849
WYLIE, COLLIN COUNTY, TEXAS

STATE OF TEXAS:

COUNTY OF COLLIN:

BEING a tract of land situated in the Moses Sparks Survey, Abstract No. 849, of Collin County, Texas, also being a portion of Wooded Creek, Phase 2, as recorded in Volume 2014, Page 683, of the Map Records of Collin County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch yellow-capped iron rod found for corner, said corner being the Southwest corner of Lot 2, Block A, being the North Right-Of-Way of Spanish Oak Trail, and being the Southeast corner of said tract;

THENCE North 89 degrees 59 minutes 29 seconds West, a distance of 20.00 feet, to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 00 degrees 00 minutes 31 seconds East, a distance of 139.31 feet, to an 'X' set for corner;

THENCE South 89 degrees 45 minutes 18 seconds East, a distance of 60.09 feet, to a metal fence post found for corner;

THENCE South 00 degrees 14 minutes 42 seconds West, a distance of 21.06 feet, to a metal fence post found for corner, said corner being in a curve to the left having a radius of 38.00 feet;

THENCE continuing along said curve, a chord bearing of South 45 degrees 00 minutes 31 seconds West, a distance of 53.74 feet, a central angle of 89 degrees 59 minutes 59 seconds, an arc length of 59.69, to a 1/2 inch yellow-capped iron rod found for corner;

THENCE South 00 degrees 00 minutes 32 seconds West, a distance of 17.00 feet, to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 05 degrees 43 minutes 09 seconds West, a distance of 20.10 feet, to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 00 minutes 31 seconds West, a distance of 43.00 feet, to the PLACE OF BEGINNING containing 4,072 square feet or 0.093 of an acre of land.



BRIAN S. RHODES 09/07/2023
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