

EXHIBIT "A"
LEGAL DESCRIPTION

BEING a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being a portion of a called 22.7325 acre tract of land described in the Special Warranty Deed with Vendor's Lien to 78/HOOPER, LTD. recorded in Volume 5191, Page 1925, Deed Records, Collin County, Texas, and being all of a called 1.239 acre tract of land described in the Deed to 78/HOOPER LTD. recorded in Instrument No. 20211109002298480, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east line of Anson Parkway (a called 60-foot right-of-way) for the southwest corner of said 22.7325 acre tract and the northwest corner of Lot 1, Block A of Cimarron Estates Phase II, an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume O, Page 362, Official Public Records, Collin County, Texas;

THENCE with said east right-of-way line, North 00°52'44" East, a distance of 573.60 feet to a 3-1/4" aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found at the intersection of said east right-of-way line of Anson Parkway and the south right-of-way line of State Highway No. 78. (a variable width right-of-way), at the beginning of a non-tangent curve to the left with a radius of 5,797.42 feet, a central angle of 05°36'42", and a chord bearing and distance of North 84°53'06" East, 567.59 feet;

THENCE with said south right-of-way line of State Highway No. 78, the following courses and distances:

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 567.81 feet to a 5/8" iron rod found for corner;

South 89°05'13" East, a distance of 443.19 feet to a 1/2" iron rod found for corner at the beginning of a non-tangent curve to the right with a radius of 1,195.96 feet, a central angle of 07°06'01", and a chord bearing and distance of North 42°34'55" East, 148.11 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 148.20 feet to a 1/2" iron rod found for corner at the beginning of a non-tangent curve to the left with a radius of 5,797.08 feet, a central angle of 02°50'34", and a chord bearing and distance of North 75°00'40" East, 287.60 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 287.63 feet to a Mag nail with washer stamped "KHA" set at the intersection of said south right-of-way line of State Highway No. 78 and the west right-of-way line of Wylie East Drive (a 100-foot wide right-of-way);

THENCE with said west right-of-way line of Wylie East Drive, the following courses and distances:

South 16°43'44" East, a distance of 11.77 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right with a radius of 1,900.00 feet, a central angle of 17°39'04", and a chord bearing and distance of South 07°54'12" East, 583.02 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 585.33 feet to a 5/8" iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 00°58'51" West, a distance of 234.42 feet to a 5/8" iron rod with red cap stamped "WAI 5714" found for the southeast corner of said 22.7325 acre tract and the northeast corner of Lot 22, Block A of said Cimarron Estates Phase II;

THENCE with the common line of said 22.7325 acre tract and said Cimarron Estates Phase II, North 89°07'16" West, a distance of 1,475.01 feet to the **POINT OF BEGINNING** and containing a computed area of 960,575 square feet or 22.052 acres of land.