

EXHIBIT "A"
LEGAL DESCRIPTION

BEING a tract of land situated in the William Patterson Survey, Abstract Number 716, Collin County, Texas being all of a tract of land described in deed to Matthew M. Butschek and Catherine V. M. Butschek, husband and wife, recorded in Clerks File No. 97-0001744, the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being all of a tract of land described in deed to Matthew M. Butschek and Catherine V. M. Butschek, husband and wife, recorded in Clerks File No. 97-0001745 O.P.R.C.C.T., and being all of a 40.00 acre tract of land described in deed to D-Dreams, Inc., recorded in instrument number 20070131000142850, O.P.R.C.C.T., and being more particularly described as follows:

Beginning at the northeast corner of said Butschek tract (97-0001744), being the southeast corner of Country Ridge Phase A, an addition to the City of Wylie, recorded in Cabinet O Page 309, in the Plat Records of Collin County, Texas (P.R.C.C.T.), being in the west right of way line of Country Club Drive (FM 1378);

THENCE South 01 degree 42 minutes 52 seconds West, with the west line of said Country Club Drive and east line of said Butschek tract (97-0001744), a distance of 372.61 feet to the southeast corner of said Butschek tract (97-0001744) and northeast corner of a 24.50 acre tract of land, described in deed to CS SECURE TRUST, Carole Carrington Shaw, Jeffrey Glen Shaw, and Victoria Carrington Shaw Arp, Co-Trustees, recorded in instrument number 2024000021221, O.P.R.C.C.T. ;

THENCE North 89 degrees 18 minutes 11 seconds West, with the south line of said Butschek tract (97-0001744) and the north line of said 24.50 acres tract, a distance of 1,167.47 feet to the northerly northwest corner of said 24.50 acre tract, being in the east line of said Butsheck tract (97-0001745);

THENCE South 00 degrees 58 minutes 57 seconds West, with the east line of said Butsheck tract (97-0001745), a distance of 172.52 feet to the southeast corner of said Butsheck tract (97-0001745), being an ell corner of said 24.50 acre tract;

THENCE South 87 degrees 44 minutes 39 seconds West, with a south line of said Butsheck tract (97-0001745), a distance of 208.03 feet to the westerly northwest corner of said 24.50 acre tract and a southwest corner of said Butsheck tract (97-0001745), being in the east line of said 40.00 acre tract;

THENCE South 00 degrees 06 minutes 43 seconds West, with the east line of said 40.00 acre tract and the west line of said 24.50 acre tract, a distance of 1,101.06 feet to the southeast corner of said 40.00 acre tract and the southwest corner of said 24.50 acre tract, being in the north right-of-way line of McMillen Road;

THENCE South 89 degrees 00 minutes 53 Seconds West, with the north line of McMillen Road and south line of said 40.00 acre tract, a distance of 1,239.99 feet to the southwest corner of said 40.00 acre tract and the southeast corner of a called 112.18 acre tract of land described in deed to Pamela Joe Thronburg, recorded in Instrument Number 20100416000373400, O.P.R.C.C.T.;

THENCE North 00 degrees 06 minutes 43 seconds East, with the west line of said 40.00 acre tract and east line of said 112.18 acre tract a distance of 1,405.27 feet to the northwest corner of said 40.00 acre tract and the southwest corner of said Butschek tract (97-0001744);

THENCE North 01 degrees 41 minutes 55 seconds East, continuing with the east line of said 112.18 acre tract and with the west line of said Butschek tract (97-0001744); with the east line of said 112.18 acres tract to a point, a distance of 253.31 feet to the southwest corner of Country Ridge Phase B, an addition to the City of Wylie, as recorded in Cabinet Q Page 560, P.R.C.C.T;

THENCE South 89 degrees 18 minutes 30 seconds East, with the with south lines of said Country Ridge Phase A and B, and with the north line of said Butschek tracts, a distance of 2,612.93 feet to the POINT OF BEGINNING and containing 59.75 acres of land.