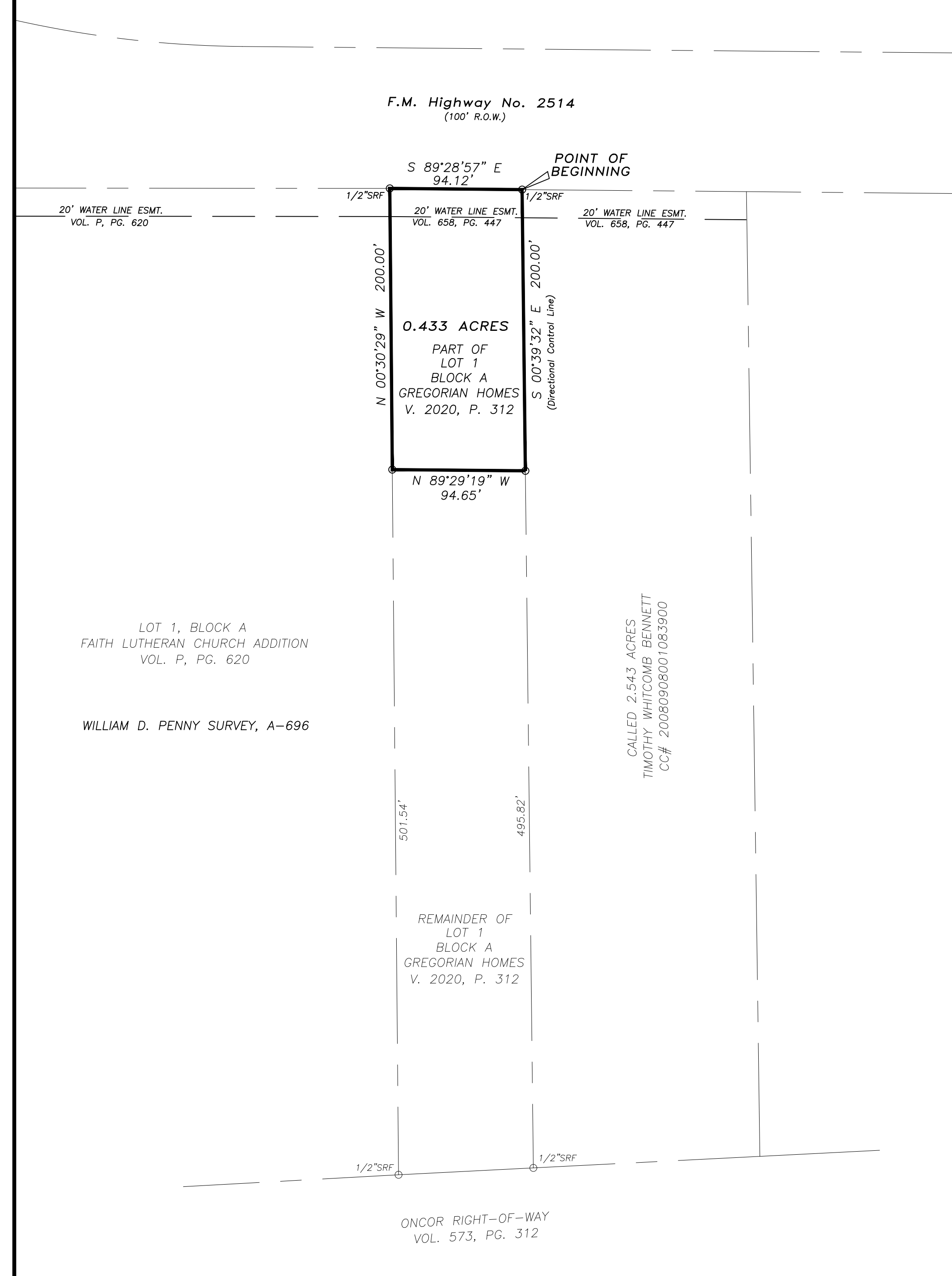


Exhibit "A" - Legal Description



DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

BEING part of Lot 1, Block A of Gregorian Homes, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page 312 of the Plat Records of Collin County, Texas, and being further described as follows:

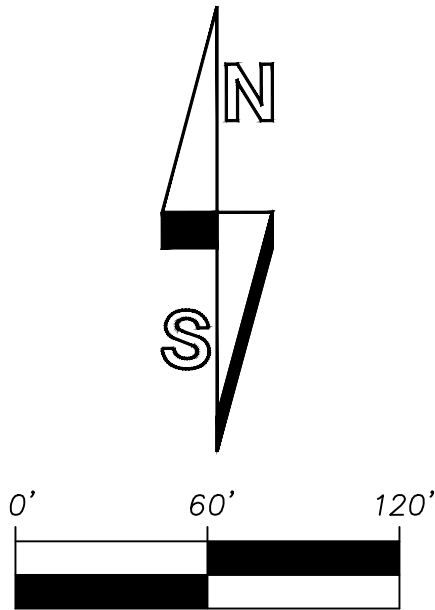
BEGINNING at a 1/2 inch steel rod found on the South line of F.M. Highway No. 2514, and at the Northeast corner of said Lot 1;

THENCE South 00 degrees 39 minutes 32 seconds East (Bearing Basis), 200.00 feet to a point for corner;

THENCE North 89 degrees 29 minutes 19 seconds West, 94.65 feet to a point for corner on the West line of said Lot 1;

THENCE North 00 degrees 30 minutes 29 seconds West, 200.00 feet to a 1/2 inch steel rod found on the South line of said F.M. Highway No. 2514, and at the Northwest corner of said Lot 1;

THENCE South 89 degrees 28 minutes 57 seconds East, 94.12 feet along the South line of said F.M. Highway No. 2514 to the POINT OF BEGINNING, containing 0.433 acres of land.



SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

Note: Survey for Zoning Sketch only. Not all above ground and visible improvements shown.

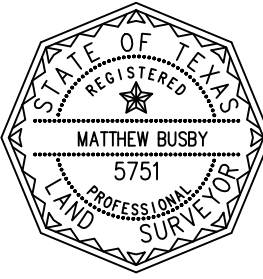
Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Verify exact location of underground utilities prior to construction.

Note: Survey performed without benefit of title commitment, no easements furnished or researched by surveyor.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of July, 2020.

March 22, 2021



Matthew Busby
R.P.L.S. No. 5751

ZONING SKETCH

PART OF LOT 1, BLOCK A
GREGORIAN HOMES
CITY OF WYLIE
COLLIN COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:
Vijay Varghese
Thangughal and
Swapna S. John

No Schedule B Provided
Address: 605 Parker

Drawn by: mjb
B.S.I. Job# 2001-024