

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the W. Patterson Survey, Abstract No. 716, City of Wylie, Collin County, Texas, being part of that certain called 9.61 acre tract described as Tract 1, a called 26.46 acre tract described as Tract 2 and a called 43 acre tract described as Tract 3 in a deed to Alfred Fall Monroe recorded in Volume 1569, Page 328 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at a TXDOT monument found for the Southeast corner of a called 0.9 acre tract described in a deed to Patna Properties LLC recorded in Instrument No. 20190724000874050 (DRCCT), being in the North line of said 9.61 acre tract, and being in the West right-of-way line of Country Club Road (variable width right-of-way) recorded in Instrument No. 20090707000845190 and Inst. No. 20081217001420690 (DRCCT);

THENCE South 01 deg. 16 min. 37 sec. East departing said North line and continue along the said West right-of-way line, a distance of 486.39 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set;

THENCE South 00 deg. 59 min. 12 sec. East along said West right-of-way line, a distance of 211.73 feet to a 1/2" capped iron rod set in North line of Lot 1, Block A of Rita Smith Elementary School recorded in Volume 2007, Page 459 of the Plat Records of Collin County, Texas (PRCCT), from which a 1/2" iron rod found bears North 15 deg. 32 min, 40 sec. West – 12.00 feet;

THENCE South 86 deg. 26 min. 44 sec. West departing said West right-of-way line and continue along said North line, a distance of 2,129.99 feet to a 1/2" capped iron rod set for the Northwest corner of said Lot 1, Block A, being in the West line of said 43 acre tract and being in the East line of Lot 20, Block 8 of Creekside Estates, Phase VII recorded in Volume 2015, Page 45 (PRCCT);

THENCE North 02 deg. 37 min. 05 sec. East along said East and West lines, at 104.94 feet pass a 5/8" iron rod found 1.60 feet left of the property line, continue a total distance of 257.41 feet to a 5/8" iron rod found for an ell corner of said 43 acre tract and being the Northeast corner of said Lot 20, Block 8;

THENCE South 89 deg. 06 min. 19 sec. West along the South line of said 43 acre tract, the North line of said Lot 20, Block 8 and the North line of Kingsbridge, Phase I recorded in Volume 2015, Page 461 (PRCCT), a distance of 522.23 feet to a 1/2" iron rod found for the most westerly Southwest corner of said 43 acre tract, and an ell corner of said Kingsbridge, Phase I;

THENCE North 01 deg. 04 min. 37 sec. West along an East line of said Kingsbridge, Phase I, the East line of Lot 5, Block C of Kingsbridge recorded in Volume 2015, Page 126 (PRCCT), and the West line of said 43 acre tract, a distance of 306.65 feet to a 3/4" iron rod found in a barbed wire fence, from which another 3/4" iron rod found bears North 84 deg. 02 min. 14 sec. West – 0.78 feet;

THENCE North 01 deg. 22 min. 41 sec. West along the East line of said Lot 5, Block C, the West line of said 43 acre tract, and the West line of said 9.61 acre tract, a distance of 412.02 feet to a 3/8" iron rod found for the Northwest corner of said 9.61 acre tract and the Southwest corner of a called 1.485 acre tract described in a deed to Michael C. Rains & Kathleen M. Rains recorded in Volume 4013, Page 731 (DRCCT);

THENCE North 89 deg. 43 min. 47 sec. East departing said East line and continue along the North line of said 9.61 acre tract and the South line of said 1.485 acre tract, at 204.92 feet pass a 3/8" iron rod found for the Southeast corner of said 1.485 acre tract and the Southwest corner of a called 1.389 acre tract described in a deed to Katherine Yvonne Pogue & Douglas Farral Pogue recorded in Instrument No. 20120403000387990 (DRCCT), continue along said North line and the South line of said 1.389 acre tract, continue along said North line, at 714.92 feet pass a 5/8" iron rod found for the Southeast corner of a called 1.160 acre tract described in a deed to Keith Spurgin & Susan Spurgin recorded in Instrument No. 20121008001274120 (DRCCT) and the Southwest corner of a called 1.121 acre tract described in a deed to Clinton A. Monroe & Christine A. Monroe recorded in Instrument No. 20180906001124690 (DRCCT), continue along said North line and the South line of said 1.121 acre tract, at 869.92 feet pass a 1/2" iron rod found for the Southeast corner of said 1.121 acre tract and the Southwest corner of a called 1.27 acre tract described in a deed to Michael P. Lundeen recorded in Instrument No. 19930315000186050 (DRCCT), continue along said North line and the South line of said 1.27 acre tract a total distance of 1,214.53 feet to a 1/2" capped iron rod set for the most northerly Northeast corner of said 9.61 acre tract, the Southeast corner of a called 1.220 acre tract described in a deed to John E. Minick & Janet Minick recorded in Volume 1693, Page 320 (DRCCT) and being in the West line of a called 3.3782 acre tract described in a deed to Brandon A. Thomas & Christina M. Thomas

recorded in Instrument No. 20190724000878010 (DRCCT), from which a 1/2" iron rod found (leaning) bears North 31 deg. 53 min. 30 sec. West – 1.74 feet and from which a 1/2" iron rod found for the Northwest corner of said 3.3782 acre tract bears North 01 deg. 16 min. 55 sec. West – 81.16 feet;

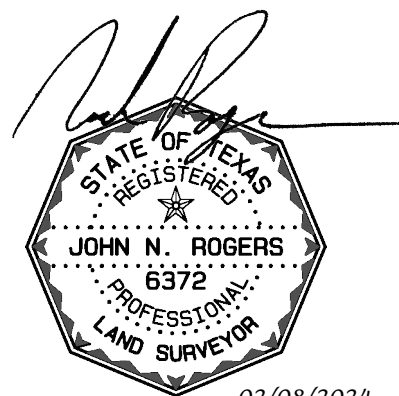
THENCE South 01 deg. 16 min. 55 sec. East along the East line of said 9.61 acre tract and said West line, a distance of 182.40 feet to a point for corner for an ell corner of said 9.61 acre tract and the Southwest corner of said 3.3782 acre tract;

THENCE North 87 deg. 45 min. 50 sec. East along the North line of said 9.61 acre tract and the South line of said 3.3782 acre tract, at 49.50 feet pass a 1/2" iron rod found for reference to the previously mentioned point for corner, continue a total distance of 530.16 feet to a 1/2" iron rod found for the most southerly Southeast corner of said 3.3782 acre tract and the Southwest corner of a called 2.23 acre tract described in a deed to John Michael Pototschnik & Marcia J. Pototschnik recorded in Volume 869, Page 353 (DRCCT);

THENCE North 88 deg. 34 min. 00 sec. East along said North line and the South line of said 2.23 acre tract, a distance of 417.09 feet to a 60D nail found for the Southeast corner of said 2.23 acre tract and the Southwest corner of a called 8.538 acre tract described in a deed to Bradley M. Webb & Elizabeth R. Webb recorded in Volume 5833, Page 2043 (DRCCT);

THENCE North 88 deg. 54 min. 40 sec. East along said North line and the South line of said 8.538 acre tract, a distance of 281.87 feet to a 1" iron pipe found for the Southeast corner of said 8.538 acre tract;

THENCE North 89 deg. 11 min. 28 sec. East along said North line, a distance of 190.39 feet to the **POINT OF BEGINNING**, containing 2,063,613 square feet or 47.374 acres of land, more or less.



02/08/2024