

Site Name: Pilot Grove

H&S No.: 3010.1637

Date: 6/22/23

## **Exhibit "A"**

### **Legal Description**

#### **PARENT TRACT DESCRIPTION**

*All that certain lot, tract or parcel of land situated in the F DEL PINA SURVEY, ABSTRACT NO. 688, Collin County, Texas, and being all of that 63.500 acres tract of land as described in a Warranty deed from Waldine A. Little to Jack M. Little, dated September 19, 1980 and being recorded in Volume 1306, Page 582 of the Land Records Collin County, Texas, and being more particularly described as follows:*

*(WARRANTY DEED AS RECORDED IN BOOK 5889, PAGE 22, DEED RECORDS OF COLLIN COUNTY, TEXAS.)*

*Said 63.50 acre tract also being known as Lot 1, Block A, Wylie East High School Addition as recorded in Plat Book 2008, Page 138, Plat Records of Collin County, Texas.*

#### **LESSEE'S LEASE PREMISES DESCRIPTION**

*A tract of land lying in and being a part of Lot 1, Block A, Wylie East High School Addition as recorded in Plat Book 2008, Page 138, Plat Records of Collin County, Texas and being further described in Book 5889, Page 22, Deed Records of Collin County, Texas; Said tract being more particularly described as follows:*

*Commencing a Mag Nail found for the Southwest corner of said Lot 1; Thence S 89°19'05" E on the South line of said Lot 1, a distance of 1,660.05 feet to a point; Thence N 00°40'55" E perpendicular to said South line a distance of 100.52 feet to a 1/2" Iron Rod with cap set for the Southwest corner, said corner being the point of beginning; Thence N 20°08'15" W a distance of 40.00 feet to a 1/2" Iron Rod with cap set for the Northwest corner; Thence N 69°51'45" E a distance of 60.00 feet to a 1/2" Iron Rod with cap set for the Northeast corner; Thence S 20°08'15" E a distance of 40.00 feet to a 1/2" Iron Rod with cap set for the Southeast corner; Thence S 69°51'45" W a distance of 60.00 feet to the point of beginning, containing 2,400.00 square feet or 0.055 acres more or less.*

#### **LESSEE'S ACCESS/UTILITY/FIBER EASEMENT**

*A 30.00 foot wide easement for ingress, egress, utility and fiber purposes crossing a part of Lot 1, Block A, Wylie East High School Addition as recorded in Plat Book 2008, Page 138, Plat Records of Collin County, Texas and being further described in Book 5889, Page 22, Deed Records of Collin County, Texas; said easement being 15.00 feet on each side of the following described centerline:*

*Commencing a Mag Nail found for the Southwest corner of said Lot 1; Thence S 89°19'05" E on the South line of said Lot 1, a distance of 1,718.96 feet to a point; Thence N 00°40'55" E perpendicular to said South line a distance of 30.00 feet to a point on the North Public Right of Way line of Bennett Road, said point being the point of beginning; Thence N 20°08'15" W a distance of 86.86 feet to the point of termination on the South line of the*

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*0.055 acre Lessee's Lease Premises. Sidelines of said easement to be shortened or extended such as to begin on the North Public Right of Way line of Bennett Road and terminate on the South line of the 0.055 acre Lessee's Lease Premises.*