



July 8, 2024

Site Name: Walmart 5210

Exhibit "A"

Legal Description

Parent Tract Description

All that certain lot, tract or parcel of land is situated in the F. De La Pina Survey. Abstract No. 688, Collin County, Texas, and being all of that 18.754-acre tract of land as described in the Special Warranty Deed and being recorded in Volume 5645, Page 1824, Official Public Records of the Collin County, Texas and being more particularly described as follows:

(Warranty Deed as Recorded in Volume 5645, Page 1824, Official Public Records of the Collin County, Texas)

Said 18.574-acre tract also being known as Lot 1 R-6, Block C, Woodlake Village Addition recorded in Instrument Number 2007-538, OPRCCT, as determined from a survey by Kenneth Yazel, RPLS 6182 on March 17, 2022 and recorded in Volume 5645, Page 1824, Official Public Record of Collin County, Texas.

Kenneth Yazels Premises Description

A tract of land lying in and being a part of Lot 1 R-6, Block C, Woodlake Village Addition as recorded in Volume 5645, Page 1824, Official Public Records of the Collin County, Texas; said tract being more particularly described as follows:

Beginning at a found 5/8" iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) epoch 2010, North Central Zone Grid Coordinates of Northing 7060877.2 and Easting 2578273.4, at the southeast corner of said Lot 1R-6; Thence N 89°07'01" W (Grid bearings based on said Texas Coordinate System), a distance of 466.91 feet to a found 5/8" iron rod cap stamped "CEI" at the southwest corner of said Lot 1R-6 and southeast corner of Lot 1R-7 of said Woodlake Village Addition;

Thence N 00°52'49" E, a distance of 40.09 feet to a found 5/8" iron rod with cap stamped "FIRM CEI TX"; S 89°07'11" E, a distance of 7.67 feet to a found 5/8" iron rod with cap stamped "FIRM CEI TX"; N 00°52'40" E, a distance of 153.58 feet to a found "X"-cut in concrete; N 89°07'11" W, a distance of 84.50 feet to a found "X"-cut in concrete; S 00°52'49" W, a distance of 193.66 feet to a found "X"-cut in concrete at the southwest corner of said Lot 1R-7;

Thence N 89°07'01" W, a distance of 40.65 feet to a found 1/2" iron rod at the southeast westernmost corner of Lot 1R-2, Block C; Thence N 00°50'18" E, a distance of 193.39 feet to a mad nail with washer stamped "JHP LAND SURVEYING" at the northeast corner of said Lot 1R-2; Thence N 89°13'00" W, a distance of 240.36 feet to a found 1/2" iron rod at the northwest corner of said Lot 1R-2 and the southwest corner of said Lot 1R-6; Thence N 00°53'06" E, a distance of 774.80 feet to a

found 5/8" iron rod with cap stamped "FIRM CEI TX" at the northwest corner of said Lot 1R-6 and on the south right-of-way line of Centennial Drive (60' wide), from which a found aluminum disk stamped "JHP LAND SURVEYING" at the northwest corner of Lot 1R-3R1, Block C, bears S 75°48'52" W, a distance of 360.19 feet;

Thence N 75°48'52" E, a distance of 212.86 feet to a found aluminum disk stamped "JHP LAND SURVEYING" at the beginning of a curve to the right having a radius of 1970.00 feet and whose chord bears N 78°30'57" E, a distance of 187.76 feet; northeasterly along said curve to the right through a central angle 5°27'47" an arc length of 187.83 feet to a found aluminum disk stamped "JHP LAND SURVEYING"; N 81°14'08" E, a distance of 403.16 feet to a found 5/8" iron rod with cap stamped "FIRM CEI TX" at the northeast corner of said Lot 1R-6, the intersection of the south right-of-way line of said Centennial Drive and the west right-of-way line of said Spring Creek Parkway and being the beginning of a curve to the right having a radius of 1450 feet and whose chord bears S 05°45'00" E, a distance of 333.11 feet;

Thence southeasterly along said curve to the right through a central angle 13°11'30", an arc length of 33.85 feet to a found "X"-cut in concrete from which a found "X"-cut in concrete bears N 07°58'00" W, a distance of 0.4 feet; Thence S 00°52'59" W, with the east line of said Lot 1R-6 and the west right-of-way line of said Spring Creek Parkway, a distance of 800.00 feet to the POINT OF BEGINNING and containing 18.574 acres, or 809,056 square feet of land, more or less.