

EXHIBIT "A"

DESCRIPTION, of a 13.0863 acre tract of land situated in the Meriday Ashlock Survey, Abstract No. 20, Collin County, Texas; said tract being part of 186.761 acre tract described in Special Warranty Deed With Vendor's Lien to SLC McKinney Partners, L.P. recorded in Volume 5870, Page 4662 of the Deed Records of Collin County, Texas; said 13.0863 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the intersection of the north right-of-way line of U.S. Highway 380 (University Boulevard, a variable width right-of-way) and the west right-of-way line of Tremont Boulevard (an 84-foot wide right-of-way);

THENCE, along the said west line of Tremont Boulevard, the following three (3) calls:

Due North, a distance of 205.37 feet to a "+" cut in concrete set at the beginning of a tangent curve to the left;
 In a northwesterly direction, along said curve to the left, having a central angle of 40 degrees, 09 minutes, 46 seconds, a radius of 38.00 feet, a chord bearing and distance of North 20 degrees, 04 minutes, 53 seconds West, 26.09 feet, an arc distance of 26.09 feet to a "+" cut in concrete set at the end of said curve;

North 40 degrees, 09 minutes, 46 seconds West, a distance of 5.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the POINT OF BEGINNING; said point being the beginning of a curve to the left; said point also being at the west end of the north terminus of said Tremont Boulevard;

THENCE, in a westerly direction, along said curve to the left, having a central angle of 48 degrees, 59 minutes, 40 seconds, a radius of 200.16 feet, a chord bearing and distance of North 65 degrees, 30 minutes, 10 seconds West, 165.99 feet, an arc distance of 171.16 feet to a point at the end of said curve;

THENCE, Due West, a distance of 80.06 feet to a point for corner;

THENCE, South 04 degrees, 54 minutes, 16 seconds West, a distance of 130.96 feet to a point for corner;

THENCE, North 85 degrees, 05 minutes, 44 seconds West, a distance of 57.74 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 56 degrees, 50 minutes, 14 seconds, a radius of 37.00 feet, a chord bearing and distance of South 68 degrees, 35 minutes, 05 seconds West, 35.22 feet, an arc distance of 36.70 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right;

THENCE, in a northwesterly direction, along said curve to the right, having a central angle of 76 degrees, 47 minutes, 40 seconds, a radius of 481.50 feet, a chord bearing and distance of North 44 degrees, 35 minutes, 58 seconds West, 598.13 feet, an arc distance of 645.36 feet to a point at the end of said curve;

THENCE, North 06 degrees, 12 minutes, 09 seconds West, a distance of 250.23 feet to a point at the beginning of a tangent curve to the right;

THENCE, in a northerly direction, along said curve to the right, having a central angle of 06 degrees, 12 minutes, 09 seconds, a radius of 415.00 feet, a chord bearing and distance of North 03 degrees, 06 minutes, 04 seconds West, 44.92 feet, an arc distance of 44.92 feet to a point at the end of said curve;

THENCE, Due East, along the said south terminus of a 15-foot wide alley, at a distance of 15.00 feet passing the east end of said south terminus of a 15-foot wide alley and the southwest corner of Lot 17, Block B of said Tucker Hill, Phase 2A, continuing along the south line of said Lot 17, Block B, at a distance of 129.50 feet passing the southeast corner of said Lot 17, Block B and the west end of the south terminus of Tremont Boulevard (a 79-foot wide right-of-way), continuing along the said south terminus of Tremont Boulevard and an angle point in the south right-of-way line of Ardmore Street (a variable width right-of-way);

THENCE, along the said south line of Ardmore Street, the following two (2) calls:

North 45 degrees, 00 minutes, 00 seconds East, a distance of 22.48 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;
 Due East, at a distance of 126.89 feet passing an angle point in the said south line of Ardmore Street, continuing at a distance of 190.60 feet passing an angle point in the said south line of Ardmore Street, continuing in all a total distance of 208.00 feet to a 1/2-inch iron rod with "RPLS #4597" cap found for corner; said point also being the northwest corner of Block F of said Tucker Hill, Phase 2A;

THENCE, Due South, departing the said south line of Ardmore Street and along the west line of said Block F, at a distance of 118.00 feet passing the southwest corner of said Block F and the north end of the west terminus of a 15-foot wide alley, continuing along the said west terminus of a 15-foot wide alley, in all a total distance of 133.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the south end of said terminus 15-foot wide alley;

THENCE, Due East, along the south right-of-way line of said alley, at a distance of 331.50 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right; said point also being the north end of a circular right-of-way corner clip at the intersection of the said south right-of-way line of alley and the west right-of-way line of said alley;

THENCE, in a southeasterly direction, along said right-of-way corner clip and said curve to the right, having a central angle of 73 degrees, 05 minutes, 39 seconds, a radius of 23.50 feet, a chord bearing and distance of South 53 degrees, 27 minutes, 10 seconds East, 27.99 feet, an arc distance of 29.99 feet to a point for corner;

THENCE, Due East, at a distance of 39.52 feet passing a point at the south end of a circular right-of-way corner clip at the intersection of the east right-of-way line of said 15-foot wide alley and the north right-of-way line of said 30-foot wide alley, continuing along the north right-of-way line of a 30-foot wide alley, in all a total distance of 141.52 feet to a point at the southwest end of a right-of-way corner clip at the intersection of the north right-of-way line of said 30-foot wide alley and the west right-of-way line of State Boulevard (a variable width right-of-way);

THENCE, North 45 degrees, 00 minutes, 00 seconds East, departing the north right-of-way line of said 30-foot wide alley and along the said right-of-way corner clip, a distance of 7.07 feet to a point at the northeast end of said right-of-way corner clip;

THENCE, along the said west right-of-way line and southwest right-of-way line of State Boulevard, the following three (3) calls:

Due South, a distance of 227.09 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the left;
 In a southerly direction, along said curve to the left, having a central angle of 21 degrees, 02 minutes, 54 seconds, a radius of 165.00 feet, a chord bearing and distance of South 10 degrees, 31 minutes, 27 seconds East, 60.27 feet, an arc distance of 60.27 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 21 degrees, 02 minutes, 54 seconds East, a distance of 184.96 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the north end of a right-of-way corner clip at the intersection of the said southwest line of State Boulevard and the northwest right-of-way line of Fleetwood Street (a 64-foot wide right-of-way);

THENCE, South 13 degrees, 03 minutes, 23 seconds West, departing the said southwest line of State Boulevard and along the said right-of-way corner clip, a distance of 16.56 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being at the south end of said right-of-way corner clip;

THENCE, along the said northwest line of said Fleetwood Street, the following three (3) calls:

South 47 degrees, 09 minutes, 40 seconds West, a distance of 138.10 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

In a southwest direction, along said curve to the right, having a central angle of 42 degrees, 50 minutes, 20 seconds, a radius of 13.00 feet, a chord bearing and distance of South 68 degrees, 34 minutes, 50 seconds West, 9.50 feet, an arc distance of 9.72 feet to a "+" cut in concrete set at the end of said curve;

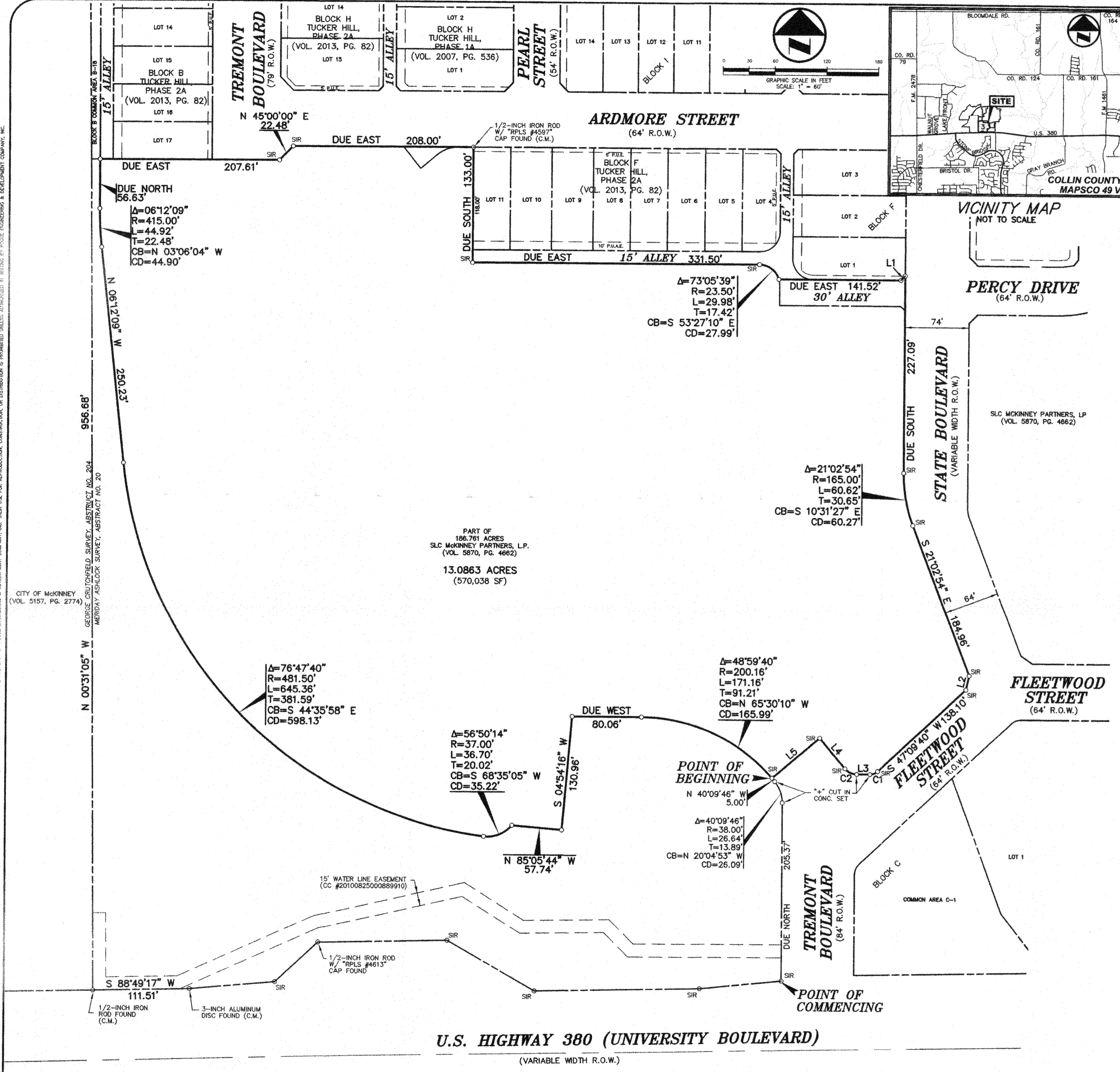
Due West, a distance of 15.43 feet to a "+" cut in concrete set at the beginning of a tangent curve to the right; said point also being the southeast end of a circular right-of-way corner clip at the intersection of the said northwest line of Fleetwood Street and the northeast right-of-way line of said Tremont Boulevard;

THENCE, in a northwesterly direction, departing the said northwest line of Fleetwood Street and along said right-of-way corner clip and said curve to the right, having a central angle of 49 degrees, 50 minutes, 14 seconds, a radius of 18.00 feet, a chord bearing and distance of North 65 degrees, 04 minutes, 53 seconds West, 15.17 feet, an arc distance of 15.66 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap at the end of said curve; said point also being the northwest end of said right-of-way corner clip;

THENCE, North 40 degrees, 09 minutes, 46 seconds West, along the said northeast line of Tremont Boulevard, a distance of 45.47 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the east end of the said north terminus of Tremont Boulevard;

THENCE, South 49 degrees, 50 minutes, 14 seconds West, departing the said northeast line of Tremont Boulevard and along the said north terminus of Tremont Boulevard, a distance of 72.00 feet to the POINT OF BEGINNING;

CONTAINING, 570,038 square feet or 13.0863 acres of land, more or less.



WILLIAMS 07/29/2014 - 3:08PM
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NOTES:
 1. THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE BEARING OF DUE SOUTH FOR THE WEST RIGHT-OF-WAY LINE OF TREMONT BOULEVARD ACCORDING TO THE PLAT OF TUCKER HILL, PHASE 1A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS RECORDED IN VOLUME 2007, PAGE 536, PLAT RECORDS, COLLIN COUNTY, TEXAS.
 2. (C.M.) - CONTROLLING MONUMENT.
 3. SIR - 1/2-INCH IRON ROD W/ "POGUE ENG & DEV" CAP SET.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING\ CHORD
C1	42°50'20"	13.00'	9.72'	5.10'	S 68°34'50" W 9.50'
C2	48°50'14"	18.00'	15.66'	8.36'	N 65°04'53" W 15.17'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 45°00'00" E	7.07'
L2	S 13°03'23" W	16.56'
L3	S 90°00'00" W	15.43'
L4	N 40°09'46" E	45.47'
L5	S 49°50'14" W	72.00'

ZONING EXHIBIT
13.0863 ACRE TRACT
 LOCATED IN THE CITY OF MCKINNEY, TEXAS
 AND BEING OUT OF THE
 MERIDAY ASHLOCK SURVEY, ABSTRACT No. 20
 COLLIN COUNTY, TEXAS

PREPARED FOR: SLC MCKINNEY PARTNERS, LP 1650 West McEwen Suite 200 Franklin, Tennessee 37067 (972) 547-1151 (PHONE)	PREPARED BY: POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 1512 Bray Central Drive Suite 100 McKinney, Texas 75069 (214) 544-8880 (PHONE)	PREPARED SURVEYED SCALE: 1" = 60' PI NUMBER DRAWN BY: CHECKED BY:	07-23-2014 06-19-2014 1" = 60' 1252-14-030 RLG WTW
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 By Planning Department at 9:00 am, Aug 11, 2014