

EXHIBIT "A" – LEGAL DESCRIPTION

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the J. J. Naugle Survey, Abstract No. 622, and all of that 4.065 acre tract conveyed to Pathway Systems Inc. by Special Warranty Deed as recorded under County Clerk No. 20190528000599730 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING, at a point in the north line of the Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records, from which an "X" found in a concrete turn-in, being in the east right-of-way line of Custer Road (F.M. 2478), marking the northwest corner of a variable width right-of-way dedication by said Discovery at Rowlett Creek Addition bears South 89°40'39" West, 735.01 feet;

THENCE, North 00°19'21" West, 395.01 feet to a point in the centerline of a Rowlett Creek Tributary, on the southwest line of a called 20.40 acre tract as recorded under County Clerk No. 20180718000891730 of the Collin County Land Records, and marking the northwest corner of said premises;

THENCE, with the centerline of said Rowlett Creek Tributary and the southwest line of said 20.40 acre tract as follows:

South 69°31'51" East, 119.00 feet to a point;

South 62°20'41" East, 195.28 feet to a point;

South 83°32'18" East, 78.77 feet to a point;

South 74°33'26" East, 148.44 feet to a point;

South 54°53'29" East, 228.19 feet to a point;

South 37°14'08" East, 99.10 feet to a point being in the north line of a called 9.888 acre tract as recorded under County Clerk No. 20160128000101840 of the Collin County Land Records and the most southerly southwest corner of said 20.40 acre tract;

THENCE, along the south line of said premises and the north line of said 9.888 acre tract, and the north line of the aforementioned Discovery at Rowlett Creek Addition, South 89°40'39" West, 750.23 feet to the POINT OF BEGINNING;

CONTAINING, 177,081 square feet or 4.065 acres of land, more or less.