

## EXHIBIT A

SITUATED in the City of McKinney, in William Hemphill Survey, Abstract No. 449 of Collin County, Texas and being all of Lot 1, Block C of Courtesy Dealership Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet O, Page 490, Plat Records, Collin County, Texas (P.R.C.C.T.) and all of Lot 2R, Block C of Courtesy Dealership Addition, an addition to the City of McKinney, according to the replat thereof, recorded in Cabinet 2015, Page 109, P.R.C.C.T. and same being described in deeds to Busco, Inc., recorded in Document No. 20141231001425800 (Correction Affidavit Document No. 2015040100035870), Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the west right-of-way line of Collin McKinney Parkway (80' wide right-of-way) for the northeast corner of the above described Lot 1, Block C and same being the southeast corner of Lot 2R-2, Block D of Eldorado Park, an addition to the City of McKinney, according to the replat thereof, recorded in Cabinet L, Page 40, P.R.C.C.T.;

THENCE: South 17 deg. 07 min. 53 sec. West, along the common line of said Lot 1, Block C and Collin McKinney Parkway, a distance of 388.56 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right, having a radius of 920.00 feet, a central angle of 37 deg. 35 min. 40 sec. and a chord that bears South 35 deg. 55 min. 53 sec. West -592.88 feet;

THENCE: Continuing along said common line and said curve to the right, at an arc distance of 324.93 feet, passing the common corner of said Lot 1, Block C and the above described Lot 2R, Block C and continuing along the common line of said Lot 2R, Block C and Collin McKinney Parkway for a total arc distance of 603.64 feet to a 1/2 inch iron rod found for the most southerly corner of said Lot 2R, Block C and same being the most easterly corner of Lot 3, Block C of said Courtesy Dealership Addition (Cab. 2015, Pg. 109 – P.R.C.C.T.);

THENCE: North 33 deg. 50 min. 24 sec. West, departing from said Collin McKinney Parkway, along the common line of said Lots 2R and 3, Block C, a distance of 263.20 feet to a 1/2 inch iron rod found for an angle corner;

THENCE: Due West, continuing along the common line of said Lots 2R and 3, Block C, a distance of 245.35 feet to a 1/2 inch iron rod found for the common corner of said Lots 2R and 3, Block C and same being on the east line of Block D of Village Creek, Phase IV Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet O, Page 335, P.R.C.C.T.;

THENCE: North 01 deg. 14 min. 26 sec. East, along the common line of said Lot 2R, Block C and Village Creek, Phase IV Addition, at a distance of 367.16 feet, passing the common corner of said Lots 1 and 2R, Block C, and continuing along the common line of said Lot 1 and Village Creek, Phase IV Addition for a total distance of 662.87 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 1, Block C and same being the southwest corner of the above described Lot 2R-2, Block D of Eldorado Park;

THENCE: South 87 deg. 57 min. 31 sec. East, along the common line of said Lot 1, Block C and Lot 2R-2, Block D, a distance of 840.47 feet to the POINT OF BEGINNING and containing 525,713 square feet or 12.069 acres of land.

Note:

The bearings shown hereon are referenced to South 87 deg. 57 min. 31 sec. East, along the north line of Lot 1, Block C of Courtesy Dealership Addition, according to the plat thereof recorded in Cabinet O, Page 490, Plat Records, Collin County, Texas.

Prepared Under My Hand & Seal,  
This 28<sup>th</sup> Day of August, 2019.



Lawrence H. Ringley, R.P.L.S.  
State of Texas, No. 4701

