

EXHIBIT "A"  
LEGAL DESCRIPTION  
PROPOSED ZONING "LI"

All that certain lot, tract, or parcel of land, situated in a portion of the John Hart Survey, Abstract No. 423, City of McKinney, Collin County, Texas, being part of that certain called 47.608 acre tract described in a deed to Seminole BloominFive, LP recorded in Instrument No. 20080317000317660 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

**BEGINNING** at a 3/4" iron rod found for the Southeast corner of said 47.608 acre tract, the Northeast corner of a called 65.326 acre tract described in a deed to Core5 Industrial Partners, LLC recorded in Instrument No. 20190313000261830 (DRCCT), and being in the West right-of-way line of State Highway No. 5 (100' right-of-way width);

**THENCE** South 89 deg. 17 min. 10 sec. West departing said West right-of-way and continue along the South line of said 47.608 acre tract and the North line of said 65.326 acre tract, a distance of 377.97 feet to a 1/2" iron rod found;

**THENCE** South 88 deg. 45 min. 26 sec. West along said North and South lines, a distance of 328.74 feet to a 1/2" iron rod found;

**THENCE** South 89 deg. 28 min. 26 sec. West along said North and South lines, a distance of 471.89 feet to a 1/2" iron rod found;

**THENCE** South 88 deg. 42 min. 55 sec. West along said North and South lines, a distance of 1,310.19 feet to a 1" iron rod found for the Southwest corner of said 47.608 acre tract, the Northwest corner of said 65.326 acre tract, and being in the East line of Lot 1, Block A of Collin County Public Safety Addition recorded in Instrument No. 20180607010002640 of the Plat Records of Collin County, Texas (PRCCT);

**THENCE** North 0 deg. 50 min. 36 sec. West along the West line of said 47.608 acre tract and the East line of said Lot 1, Block A, a distance of 241.61 feet to a 1/2" iron rod found;

**THENCE** North 01 deg. 01 min. 14 sec. West along said East and West lines, at 3.68 feet pass a 1/2" iron rod found for the Northeast corner of said Lot 1, Block A, continue a total distance of 73.77 feet to a 1/2" iron rod found;

**THENCE** North 01 deg. 7 min. 0 sec. West along the West line of said 47.608 acre tract, a distance of 138.33 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set;

**THENCE** South 89 deg. 48 min. 33 sec. East departing said West line, a distance of 2,540.32 feet to a 1/2" capped iron rod set in the East line of said 47.608 acre tract and being in the West right-of-way line of said State Highway No. 5, from which a 1/2" iron rod found for the most easterly Northeast corner of said 47.608 acre tract bears North 8 deg. 4 min. 2 sec. East - 144.28 feet;

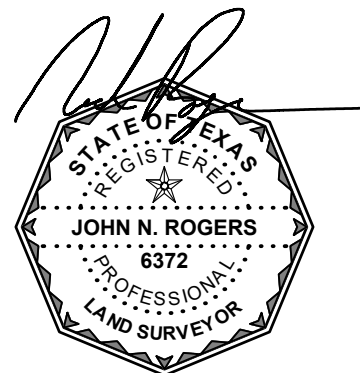
**THENCE** South 8 deg. 4 min. 2 sec. West along said East line and West right-of-way line, a distance of 126.95 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 2914.90 feet, a central angle of 4 deg. 0 min. 0 sec., and being subtended by a chord which bears South 6 deg. 4 min. 2 sec. West - 203.46 feet;

**THENCE** in a southerly direction along said curve to the left, the East line of said 47.608 acre tract, and the West right-of-way line of said State Highway No. 5, a distance of 203.50 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found bears North 32 deg. 20 min. 11 sec. East - 2.14 feet;

**THENCE** South 4 deg. 4 min. 2 sec. West along said East line and West right-of-way line, a distance of 71.80 feet to the **POINT OF BEGINNING**, containing 1,064,955 square feet or 24.448 acres of land, more or less.

*Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.*

*Exhibit map attached and made a part hereof.*



9/3/2019