

EXHIBIT A

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LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the Leonard Searcy Survey, Abstract No. 848 of Collin County, Texas and being the remainder of that certain called 59.123 acre tract of land described in a Warranty Deed from Orvis C. L'Roy and Minnewanka O. L'Roy to Orvis C. L'Roy and Minnewanka O. L'Roy, Trustees, under the L'Roy Living Trust, recorded in Volume 3942, Page 107, Deed Records, Collin County, Texas, (D.R.C.C.T.) and said remainder being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the southwest corner of the above described L'Roy tract and said point also being the most northerly northwest corner of The Villages of Lake Forest, Phase III, a addition to the City of McKinney, according to the plat thereof, recorded in Cabinet N, Page 96, Plat Records, Collin County, Texas (P.R.C.C.T.) and also being on the east line of Brookview, Phase 2A, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet P, Page 919;

THENCE: North 02 deg. 04 min. 25 sec. East, along the west line of said L'Roy tract and the east line of said Brookview, Phase 2A, at 1,091.66 feet, passing a 5/8 inch iron rod topped with a plastic cap, stamped "Carter Burgess", found for the northeast corner of said Brookview, Phase 2A and the southeast corner of Brookview, Phase 2B, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet P, Page 914 and continuing with the common line of said L'Roy tract and Brookview, Phase 2B for a total distance of 2,082.53 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "R.P.L.S. 4701", set for the northwest corner of said L'Roy tract and the northeast corner of said Brookview, Phase 2B and said point also being on the south line of Lot 16, Block B of Wilson Creek Crossing, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2018, Page 764;

THENCE: North 89 deg. 16 min. 58 sec. East, along the common line of said L'Roy tract and said Lot 16, Block B, at 162.62 feet passing a 1/2 inch iron rod, topped with a red plastic cap, stamped "R.P.L.S. 4701", set for reference on the bank of Wilson Creek and continuing for a total distance of 212.62 feet to a point for corner in Wilson Creek;

THENCE: Along and near the meanders of said Wilson Creek and with the common line of said L'Roy tract and said Lot 16, Block B as follows:

South 05 deg. 52 min. 27 sec. West, a distance of 137.97 feet to a point for corner;
South 30 deg. 24 min. 35 sec. West, a distance of 325.45 feet to a point for corner;
South 42 deg. 08 min. 25 sec. East, a distance of 57.10 feet to a point for corner;
South 64 deg. 36 min. 00 sec. East, a distance of 303.73 feet to a point for corner;
North 49 deg. 09 min. 55 sec. East, a distance of 131.53 feet to a point for corner;

South 33 deg. 25 min. 18 sec. East, a distance of 119.55 feet to a point for corner;
South 43 deg. 57 min. 59 sec. East, a distance of 13.86 feet to a point for corner in
center of the current Wilson Creek channel;

THENCE: South 11 deg. 53 min. 41 sec. West, continuing with the common line of said
L’Roy tract and said Lot 16, Block B and along the center of the old channel of Wilson
Creek, a distance of 152.40 feet to a point for corner;

THENCE: South 42 deg. 42 min. 08 sec. East, continuing with the common line of said
L’Roy tract and said Lot 16, Block B and along the center of the old channel of Wilson
Creek a distance of 88.42 feet to a point for corner on the west right-of-way line of N. Lake
Forest Parkway (120’ wide right-of-way as described in Volume 4945, Page 1394,
D.R.C.C.T.);

THENCE: South 02 deg. 27 min. 39 sec. West, along the west right-of-way line of said N.
Lake Forest Parkway, a distance of 345.65 feet to a 1/2 inch iron rod, topped with a red
plastic cap, stamped “R.P.L.S. 4701”, set for corner at the beginning of a curve to the left,
having a radius of 1,260.00 feet, a central angle of 09 deg. 04 min. 31 sec. and a chord that
bears South 02 deg. 04 min. 45 sec. East - 199.37 feet;

THENCE: Continuing along the west right-of-way line of said N. Lake Forest Parkway
and along said curve to the left, an arc distance of 199.58 feet to a 1/2 inch iron rod, topped
with a red plastic cap, stamped “R.P.L.S. 4701”, set for corner at the end of said curve;

THENCE: South 06 deg. 36 min. 58 sec. East, continuing along the west right-of-way line
of said N. Lake Forest Parkway, a distance of 225.83 feet to a 1/2 inch iron rod, topped
with a red plastic cap, stamped “R.P.L.S. 4701”, set for corner at the beginning of a curve
to the right, having a radius of 1,140.00 feet, a central angle of 09 deg. 04 min. 30 sec. and
a chord that bears South 02 deg. 04 min. 42 sec. East - 180.37 feet;

THENCE: Continuing along the west right-of-way line of said N. Lake Forest Parkway
and along said curve to the right, an arc distance of 180.56 feet to a 1/2 inch iron rod,
topped with a red plastic cap, stamped “R.P.L.S. 4701”, set for corner at the end of said
curve;

THENCE: South 02 deg. 27 min. 31 sec. West, continuing along the west right-of-way
line of said N. Lake Forest Parkway, a distance of 322.80 feet to a 1/2 inch iron rod,
topped with a red plastic cap, stamped “R.P.L.S. 4701”, set on the south line of said L’Roy
tract, for the southeast corner of this tract and said point being on the north line of that
remaining tract of land described in a deed to Bob Shelton, Trustee, recorded in Volume
4428, Page 4141, D.R.C.C.T.;

THENCE: North 88 deg. 32 min. 23 sec. West, departing from said N. Lake Forest Parkway, at 191.70 feet, passing the northwest corner of said Shelton tract and the northeast corner of the above described The Villages of Lake Forest, Phase III and continuing along the common line of said L’Roy tract and The Villages of Lake Forest, Phase III for a total distance of 636.64 feet to the POINT OF BEGINNING and containing 997,959 square feet or 22.910 acres of land.

Note:

The bearings shown hereon are geodetic and were derived from GPS observations from City of McKinney control monuments No. 10 and No. 11 and are referenced to the Texas State Plane Coordinate System, NAD 83, Texas North Central Zone (4202).

Prepared Under My Hand & Seal,
This 6th Day of January, 2020.



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

