

EXHIBIT "A"
All of Lot 1R, Block 1A
Situating in the
BP Worley Survey, Abstract Number 995 and
Christopher Searcy Survey, Abstract Number 830
City of Mc Kinney, Collin County, Texas

BEING 2,241,332 square feet or **51.45** acre tract of land situated in the B.P. Worley Survey, Abstract No. 995 and the Christopher Searcy Survey, Abstract No. 830, City of McKinney, Collin County, Texas; said tract being all of Lot 1R, Block A, according to the Conveyance Plat of PARCEL 601-603, Lots 1R and 4, Block A, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Volume 204, Page 383 of Public Records of Collin County, Texas (P.R.C.C.T.); said tract also being part of that certain tract of land described in Special Warranty deed to Entertainment Properties 360, LLC recorded in Instrument Number 20131230001695210 (P.R.C.C.T.); and being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found in the south right-of-way line of US Highway No. 380, a variable width right-of-way, said point being the northwest corner of said Lot 1R, same being the northeast corner of Lot 3R, Block A, amending plat, Parcel 601-603, Lot 3R, Block A, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Volume 2009, Page 259 (P.R.C.C.T.);

THENCE North 86 degrees 00 minutes 25 seconds East, along the said south right-of-way line of US Highway No. 380, a distance of **1,966.48 feet** to a 1/2-inch iron rod with "PETSCH & ASSOC. INC" cap, hereinafter referred to as "PETSCH CAP" found for corner;

THENCE North 87 degrees 24 minutes 06 seconds East, a distance of **102.24 feet** to a 1/2-inch iron rod found for corner;

THENCE North 84 degrees 53 minutes 47 seconds East, a distance **27.57 feet** to a 1/2-inch iron rod with "PETSCH CAP" found for the northeast corner of said Lot 1R and the northwest corner of that certain tract of land described in General Warranty Deed to the Story Family Trust recorded in Instrument Number 2014122001396270 (P.R.C.C.T.);

THENCE South 01 degree 00 minutes 32 seconds East, departing said south right-of-way line of U.S. 380, along the common line of said Lot 1R and said Story Tract, a distance of **514.19 feet** to a point for the southwest corner of said Story Tract and being in a northerly line of Lot A-1 Block A of Lake La Cima-PARCEL 604, an addition to the City of McKinney, Collin County, Texas, as shown in plat recorded in Instrument Number 20080219010000620 (P.R.C.C.T.);

THENCE along the common line of said Lot 1R and said Lot A-1, the following bearings and distances:

South 70 degrees 08 minutes 10 seconds West, a distance of **110.16 feet** to a 1/2-inch iron rod with "PETSCH CAP" found for corner;

North 63 degrees 25 minutes 12 seconds West, a distance of **73.74 feet** to a 1/2-inch iron rod with yellow cap found for corner at the beginning of a non-tangent curve to the right;

In a southwesterly direction, with said curve to the right, having a central angle of **32 degrees 03 minutes 42 seconds**, a radius of **175.00 feet**, an arc length of **97.93 feet** and a long chord bearing and distance of **South 42 degrees 33 minutes 19 seconds West, 96.65 feet** to a 1/2-inch iron rod with "PETSCH CAP" found for corner at the end of said curve;

South 75 degrees 54 minutes 53 seconds East, a distance of **193.55 feet** to a 1/2-inch iron rod with "PETSCH CAP" found for corner;

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South 62 degrees 06 minutes 40 seconds East, a distance of **93.35 feet** to a 1/2-inch iron rod found for corner;

South 00 degrees 09 minutes 26 seconds East, a distance of **79.43 feet** to a 1/2-inch iron rod found for corner;

South 14 degrees 17 minutes 32 seconds West, a distance of **148.09 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

THENCE South 58 degrees 53 minutes 41 seconds West, passing the northwest corner of said Lot A-1 and northeast corner of Lot 1, Block A, PARCEL 602, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet Q, Page 391 (P.R.C.C.T.), a distance of **645.72 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

THENCE along the common line of said Lot 1R and said PARCEL 602, the following bearings and distances:

North 81 degrees 26 minutes 12 seconds West, a distance of **741.69 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

North 65 degrees 46 minutes 36 seconds West, a distance of **131.84 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

North 60 degrees 32 minutes 24 seconds West, a distance of **527.37 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

North 63 degrees 55 minutes 58 seconds West, a distance of **168.06 feet** to a 1/2-inch iron rod found for corner;

South 73 degrees 35 minutes 07 seconds West, a distance of **169.29 feet** to a 1/2-inch iron rod with unreadable cap found for corner;

South 53 degrees 25 minutes 06 seconds West, a distance of **178.16 feet** to a 5/8-inch iron rod with "COTTON SURVEYING" cap found for corner;

South 07 degrees 03 minutes 29 seconds East, a distance of **139.26 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

South 04 degrees 35 minutes 41 seconds West, a distance of **95.55 feet** to a 1/2-inch iron rod with yellow cap found for corner;

South 57 degrees 34 minutes 31 seconds West, a distance of **53.12 feet** to a 1/2-inch iron rod found for corner;

South 14 degrees 02 minutes 44 seconds West, a distance of **74.98 feet** to a 1/2-inch iron rod found for corner;

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THENCE South 71 degrees 55 minutes 25 seconds West, a distance of **151.74 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found in the east right-of-way line of Custer road, a variable width wide right-of-way, being the southeast corner of said lot 1R and the northwest corner of said Parcel 602;

THENCE along the common line of said east right-of-way line of Custer Road and said Lot 1R, the following bearings and distances:

THENCE along the common line of said east right-of-way line of Custer Road and said Lot 1R, the following bearings and distances:

THENCE North 00 degrees 34 minutes 39 seconds West, along said, in the east right-of-way line of Custer Road, the northwest line of said Lot 1R, a distance of **607.02 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found for corner;

North 05 degrees 47 minutes 00 seconds East, a distance of **63.09 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found for corner;

North 00 degrees 34 minutes 39 seconds West, along east line of Custer Road, a distance of **8.09 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found for the most westerly northwest corner of said Lot 1R and southwest corner of Lot 4, Block A, of said conveyance plat;

THENCE North 89 degrees 25 minutes 56 seconds East, departing the said east right-of-way line of Custer Road and along the common line of said Lot 1R, and the south line of said Lot 4, a distance of **290.00 feet** to a 1/2-inch iron rod found for the southeast corner of said Lot 4;

THENCE North 00 degrees 34 minutes 39 seconds West, a distance of **175.00 feet** to a 1/2-inch iron rod found for the northeast corner of said Lot 4;

THENCE North 89 degrees 25 minutes 56 seconds East, along the south line of said Lot 3R, a distance of **134.96 feet** to a 1/2-inch iron rod with red cap found for the southeast corner of said Lot 3R;

THENCE North 00 degrees 34 minutes 05 seconds West, along the east line of said Lot 3R, a distance of **273.99 feet** to the **POINT OF BEGINNING** and containing **2,241,332** square feet or **51.45** acres of land more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), NAD83 (2011).