



EXHIBIT "A"
LEGAL DESCRIPTION FOR
ASTER PARK, PHASES 7 & 8 COMMERCIAL TRACT

All that certain lot, tract, or parcel of land, situated in a portion of the Charles A. Burns Survey, Abstract No. 109, City of McKinney, Collin County, Texas, being part of that certain called 428.025 acre tract described as Tract 1A in a deed to Spur Aster Park Land, L.P. recorded in Instrument No. 2025000039018 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as a 1/2" capped iron rod set, for the Northwest corner of Aster Park, Phase 1B1, a subdivision situated in the City of McKinney recorded in Book 2024, Page 673 of the Plat Records of Collin County, Texas (PRDCT)

THENCE South 00 deg. 05 min. 00 sec. East along the West right-of-way line of North Stonebridge Drive (variable width right-of-way dedication) as shown per said Aster Park, Phase 1B1, a distance of 275.45 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1,200.00 feet, a central angle of 23 deg. 24 min. 18 sec., and being subtended by a chord which bears South 11 deg. 37 min. 09 sec. West - 486.79 feet;

THENCE in a southerly direction along said West right-of-way line and curve to the right, a distance of 490.19 feet to a 1/2" capped iron rod set;

THENCE South 23 deg. 19 min. 18 sec. West tangent to said curve and continue along said West right-of-way line, a distance of 440.80 feet to a point in the West line of said 428.025 acre tract and the centerline of Stover Creek;

THENCE in a northerly direction along said West line and centerline the following fifteen (15) courses:

North 61 deg. 10 min. 01 sec. West, a distance of 114.29 feet;

North 33 deg. 14 min. 34 sec. West, a distance of 73.30 feet;

North 02 deg. 44 min. 35 sec. West, a distance of 56.73 feet;

North 24 deg. 05 min. 40 sec. East, a distance of 139.66 feet;

North 52 deg. 45 min. 55 sec. East, a distance of 119.55 feet;



North 30 deg. 01 min. 37 sec. East, a distance of 55.89 feet;

North 07 deg. 27 min. 05 sec. West, a distance of 162.48 feet;

North 35 deg. 47 min. 31 sec. West, a distance of 123.31 feet;

North 64 deg. 19 min. 28 sec. West, a distance of 144.71 feet;

North 37 deg. 16 min. 59 sec. West, a distance of 112.72 feet;

North 06 deg. 04 min. 32 sec. East, a distance of 165.18 feet;

North 09 deg. 04 min. 40 sec. West, a distance of 69.24 feet;

North 22 deg. 59 min. 28 sec. West, a distance of 108.98 feet;

North 36 deg. 05 min. 33 sec. West, a distance of 95.51 feet;

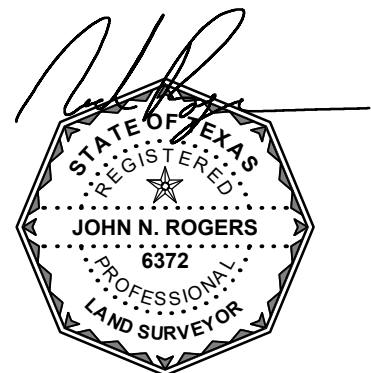
North 10 deg. 09 min. 16 sec. West, a distance of 71.19 feet to the most westerly Northwest corner of said 428.025 acre tract and being in the South line of a called 63.200 acre tract described in a deed to VSS Limited Partnership recorded in Volume 4070, Page 1092 (DRCCT);

THENCE North 89 deg. 23 min. 20 sec. East along said South line and a North line of said 428.025 acre tract, a distance of 631.52 feet to a 16" Hackberry Tree for an ell corner of said 428.025 acre tract and the Southeast corner of said 63.200 acre tract;

THENCE South 00 deg. 05 min. 00 sec. East departing said deed lines, a distance of 164.71 feet to the **POINT OF BEGINNING**, containing 463,053 square feet or 10.630 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.



7/1/2025