

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED in the City of McKinney, Collin County, Texas, being a resurvey of Lot 40, Block B, of the Millie Muse Addition to the City of McKinney, as recorded in Volume 1, Page 174, of the Collin County Map and Plat Records, being described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set at the northeast corner of said Lot 40 at the intersection of the south line of Muse Parkway (a 40 foot right of way) and the West line of Church Street (53 feet off center line);

THENCE SOUTH 00 degrees 07 minutes 38 seconds West with the East line of said Lot 40 and the West line of said Church Street 97.0 feet to a 5/8 inch rebar set on the North side of a concrete curb at the Southeast corner of said Lot 40 and the Northeast corner of Lot 39;

THENCE NORTH 87 degrees 42 minutes 55 seconds West with the North line of said curb, the North line of said Lot 39, and the South line of said Lot 40, a distance of 130.11 feet to a 5/8 inch rebar set at the Southwest corner of said Lot 40, the Northwest corner of said Lot 39 where said curb turns to the South;

THENCE NORTH 00 degrees 07 minutes 38 seconds East with the West line of said Lot 40 and the East line of a 15 foot alley 24.31 feet to a 5/8 inch rebar set at the Northwest corner of said Lot 40 where the East line of said 15 foot alley intersects the South line of said Muse Parkway;

THENCE NORTH 62 degrees 35 minutes 30 seconds East with the South line of said Muse Parkway and the North line of said Lot 40 a distance of 146.63 feet to the place of beginning and containing 0.1810 acres of land.