

**EXHIBIT "A"**  
**METES & BOUNDS DESCRIPTION**

**BEING** A 1.898 ACRE TRACT OF LAND SITUATED IN THE W.D. THOMPSON SURVEY, ABSTRACT NUMBER 891, COLLIN COUNTY, TEXAS, BEING THE RESIDUE OF LOT 2, BLOCK "A" OF THE L.B. MCCARLEY ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE 609, MAP AND PLAT RECORDS OF COLLIN COUNTY, TEXAS (M.P.R.C.C.T.), SAID LOT 2 BEING CONVEYED TO TOP MONEY LLC AS RECORDED IN DOCUMENT NUMBER 2022000170940 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a 3/8-inch iron rod found in the east right-of-way line of West Park Drive (also known as Westpark Drive and being 60 feet wide) at the northwest corner of a tract of land conveyed to Jennifer L. Leffingwell and Juan Rodriguez, Jr., consisting of Lot 11, Block C of the Westwood Park Addition recorded in Volume 5, Page 12, M.P.R.C.C.T. and a called 0.044 acre tract of land as described as Tract 2 and recorded in Document Number 2022000167721, O.P.R.C.C.T., at a southwest corner of said Lot 2, Block A and being a southwest corner of the herein described tract;

**THENCE** along the common line of said right-of-way line and the west line of said Lot 2, the following six (6) calls;

**North 00° 06' 11" East, a distance of 26.85 feet** (North 00° 57' 00" West, 26.85 feet, per plat) to a 1/2-inch iron rod set for the point of curvature of a curve to the left;

Having a **radius of 90.00 feet, an arc length of 54.41 feet** (52.62 feet, per plat), a **delta angle of 34° 38' 09"** (33° 30' 00", per plat) and a **chord bearing of North 16° 22' 00" West, a distance of 53.58 feet** to a 5/8-inch iron rod found at the point of tangency of said curve:

**North 32° 25' 45" West, a distance of 35.85 feet** (North 34° 27' 00" West, 35.67 feet) to a 5/8-inch iron rod found at the point of curvature of a curve to the left;

Having a **radius of 90.00 feet, an arc length of 86.92 feet** (87.10 feet, per plat), a **delta angle of 55° 20' 09"** (55° 27' 00", per plat) and a **chord bearing of North 60° 31' 22" West, a distance of 83.58 feet** to a 1/2-inch iron rod set at the point of tangency of said curve from which a 5/8-inch iron rod found bears South 38° 11' 20" West, a distance of 0.63 feet;

**North 88° 41' 36" West, a distance of 103.76 feet** (North 89° 54' 00" West, 103.76 feet, per plat) to a 1/2-inch iron rod set for a southwest corner of said Lot 2 and being a southwest corner of the herein described tract;

**North 00° 59' 29" East, a distance of 95.39 feet** (North 00° 39' 48" West, 95.16 feet, per plat) to a point on a transformer at the northwest corner of said Lot 2, the southwest corner of a called 0.427 acre tract of land conveyed to RBA Property Holdings, LLC as recorded in Document Number 20150625000769260, O.P.R.C.C.T. and being the northwest corner of the herein described tract;

**THENCE South 88° 41' 11" East, along the south line of said 0.427 acre tract, the north line of said Lot 2, passing a 3/8-inch iron rod at the southeast corner of said called 0.427 acre tract and the southeast corner of Lot 1AR of the Minor Replat of Lots 1AR and 3 of the McCarley Addition as recorded in Cabinet Q, Slide 453, M.P.R.C.C.T. at a distance of 124.72 feet (125.00 feet, per plat), continuing along the south line of said Minor Replat, a total distance of 463.13 feet** (North 89° 44' 00" East, 463.13 feet, per plat) to a point at the approximate centerline of Jeans Creek for the northeast corner of said Lot 2, the southeast corner of said Minor Replat and being the northeast corner of the herein described tract;

**THENCE** along the meanders of said centerline of Jeans Creek, the following three (3) calls:

**South 06° 59' 41" West, a distance of 93.30 feet** (South 08° 29' 00" West, 93.30 feet, per plat) to a point for corner;

**South 13° 16' 40" East, a distance of 116.71 feet** (South 17° 43' 46" East, 116.71 feet, per plat) to a point for corner;

**South 49° 07' 26" West, a distance of 57.70 feet** (South 47° 44' 00" West, 57.70 feet, per plat) to a point for the southeast corner of said Lot 2, the northeast corner of the aforementioned Leffingwell and Rodriguez tract and being the southeast corner of the herein described tract;

**THENCE North 88° 36' 34" West, a distance of 118.80 feet** (West, 118.80 feet, per plat) along the north line of said Leffingwell and Rodriguez tract and the south line of said Lot 2 to a 3/8-inch iron rod found at the southeast corner of a called 0.044 acre tract of land as described in said Leffingwell and Rodriguez tract deed and being an angle point in the south line of the herein described tract;

**THENCE** along said called 0.044 acre tract, the following three (3) calls;

**North 02° 41' 29" East, a distance of 25.00 feet** (North 03° 28' 16" East, 24.67 feet, per deed) to a 3/8-inch iron rod found at the northeast corner of said 0.044 acre tract;

**North 87° 57' 04" West, a distance of 70.06 feet** (North 87° 55' 43" West, 70.11 feet, per deed) to a 3/8-inch iron rod found at the northwest corner of said 0.044 acre tract;

**South 37° 33' 54" West, 29.71 feet** (South 37° 35' 19" West, 29.67 feet, per deed) to a 1/2-inch iron rod found at the southwest corner of said 0.044 acre tract in the common line of said Lot 2 and said Leffingwell and Rodriguez tract;

**THENCE** along said common line, **North 88° 59' 07" West, a distance of 19.99 feet** (West, 20.06 feet, per deed) to the **POINT OF BEGINNING** of the herein described tract and containing 82,680 square feet or 1.898 acres of land.

Basis of Bearing: Texas North Central Zone, NAD83

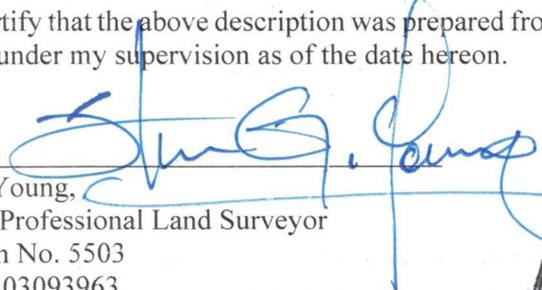
All 1/2-inch iron rods set have a cap stamped "AMERISURVEYORS"

STATE OF TEXAS §

April 24, 2023

COUNTY OF COLLIN §

I hereby certify that the above description was prepared from an actual survey on the ground of the described tract made under my supervision as of the date hereon.

  
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Steven G. Young,  
Registered Professional Land Surveyor  
Registration No. 5503  
Job No.: 2303093963

