

EXHIBIT "A"
1.565 ACRES
WILDWOOD MARKETPLACE

BEING A 1.565 ACRE TRACT OF LAND SITUATED IN THE E. HAMILTON SURVEY, ABSTRACT NO. 372 AND THE W.M. RICE SURVEY, ABSTRACT NO. 770, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 1218.714 ACRE TRACT OF LAND, CONVEYED TO MCKINNEY RANCH, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20060208000170600, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 1.565 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET ON THE EAST LINE OF THE REMAINDER OF SAID 1218.714 ACRE TRACT AND THE COMMON WEST LINE OF THE REMAINDER OF A 254.596 ACRE TRACT OF LAND CONVEYED TO HONEY CREEK INVESTMENTS, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20160602000686550, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING THE SOUTHEAST CORNER OF A 34.554 ACRE TRACT OF LAND CONVEYED TO HCLC MASTER DEVCO, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2025000140231, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND THE COMMON SOUTHWEST CORNER OF AN 8.684 ACRE TRACT OF LAND CONVEYED TO HCLC MASTER DEVCO, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2025000140232, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG A NORTHERLY LINE OF THE REMAINDER OF SAID 1218.714 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 34.554 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 83 DEGREES 26 MINUTES 01 SECOND WEST, A DISTANCE OF 474.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON SAID COMMON LINE AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 21 MINUTES 45 SECONDS, A RADIUS OF 3230.00 FEET AND A LONG CHORD THAT BEARS SOUTH 80 DEGREES 15 MINUTES 09 SECONDS WEST, A DISTANCE OF 358.50 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 358.68 FEET TO THE **POINT OF BEGINNING**;

THENCE, OVER AND ACROSS THE REMAINDER OF SAID 1218.714 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 22 DEGREES 22 MINUTES 21 SECONDS EAST, A DISTANCE OF 318.83 FEET TO A POINT FOR CORNER;

SOUTH 68 DEGREES 50 MINUTES 53 SECONDS WEST, A DISTANCE OF 209.28 FEET TO A POINT FOR CORNER;

NORTH 21 DEGREES 09 MINUTES 07 SECONDS WEST, A DISTANCE OF 341.53 FEET TO A POINT FOR CORNER ON THE AFORESAID COMMON LINES OF SAID REMAINDER 1218.714 ACRE TRACT AND 34.554 ACRE TRACT. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 36 MINUTES 54 SECONDS, A RADIUS OF 3230.00 FEET, AND A LONG CHORD THAT BEARS NORTH 75 DEGREES 15 MINUTES 49 SECONDS EAST, A DISTANCE OF 203.76 FEET;

THENCE, ALONG COMMON LINES AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 203.80 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 68,151 SQUARE FEET OR 1.565 ACRES OF LAND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.