

**EXHIBIT "A", TRACT I
15' SANITARY SEWER
EASEMENT - P46
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS**

Being a tract of land, situated in the William Davis Survey, Abstract No. 248, in the City of McKinney, Collin County, Texas, and being a part of that tract of land, described by deed to Shwu Ying Wang, LLC, as recorded under Document No. 20190916001138740, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a point for corner, in the southerly line of said Shwu Ying Wang, LLC tract, same being in the northerly monumented line of E. Louisiana Street, from which the calculated southwesterly corner of said Shwu Ying Wang, LLC tract bears, South 89°02'03" West, a distance of 99.25';

THENCE North 06°19'17" East, over and across said Shwu Ying Wang, LLC tract, a distance of 202.12' to a point for corner, being in the northerly line of said Shwu Ying Wang, LLC tract, same being in the southerly monumented line of E. Virginia Street;

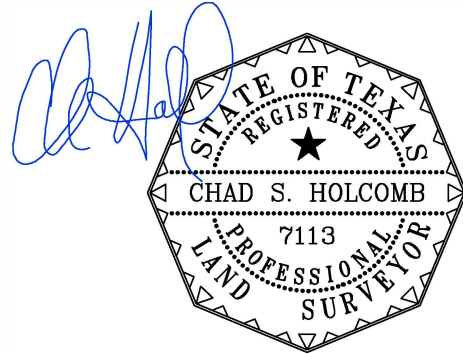
THENCE North 88°59'40" East, along said southerly monumented line of E. Virginia Street, a distance of 6.14' to a point for corner, being the northwesterly corner of a tract of land, described to the State of Texas, as recorded under Document No. 20130910001274070, O.P.R.C.C.T.;

THENCE South 56°18'16" East, along the southwesterly line of said State of Texas tract, a distance of 10.03' to a point for corner;

THENCE South 06°19'17" West, over and across said Shwu Ying Wang, LLC tract, a distance of 188.10' to a point for corner, being in the northwesterly line of a tract of land, described in deed to the State of Texas, as recorded under Document No. 2024000011743, O.P.R.C.C.T.;

THENCE South 45°57'07" West, along said State of Texas tract, a distance of 12.01' to a point for corner, being the southwesterly corner of said State of Texas tract, same being in the northerly monumented line of E. Louisiana Street;


THENCE South 89°02'03" West, along said northerly monumented line of E. Louisiana Street, a distance of 7.40' to the **POINT OF BEGINNING** and containing 2,974 square feet or 0.068 acre of land, more or less.



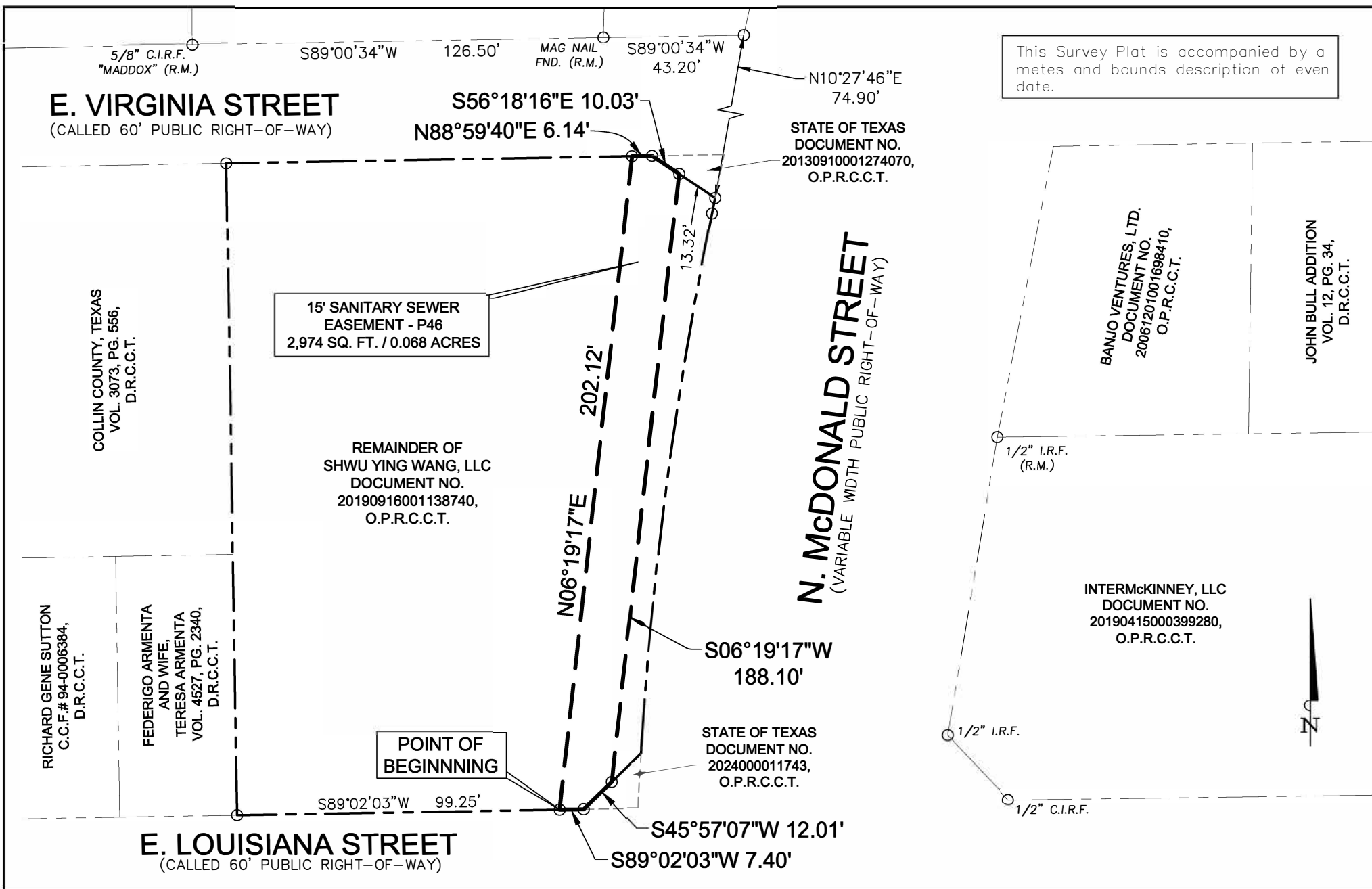
ABBREVIATIONS

I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
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Bearings, elevations and coordinates (surface), are based on the Horizontal and Vertical Control Datasheet, provided by Kimley-Horn, prepared by Baseline Corporation, dated June 02, 2015, for State Highway No. 5 (Cont. 0047; Sect. 04; Job 022). All coordinates shown are surface and may be converted to grid by dividing by a combined scale adjustment factor of 0.999847313. This metes and bounds description is accompanied by a survey plat of even date.

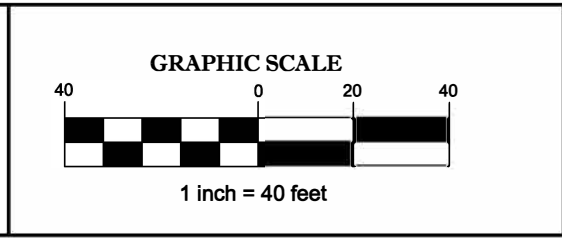
DATE: 04/12/2021	15' SANITARY SEWER EASEMENT - P46 0.075 ACRES IN THE WILLIAM DAVIS SURVEY ABSTRACT NO. 248 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	 North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
REVISED: 12/24/2025		
SCALE: 1" = 40'		
CHK'D. BY: M.B.A.		
JOB NO.: 2020-0010		

This Survey Plat is accompanied by a metes and bounds description of even date.



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15' SANITARY SEWER EASEMENT - P46
0.068 ACRES IN THE WILLIAM DAVIS SURVEY ABSTRACT NO. 248 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



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**EXHIBIT "A", TRACT II
10' TEMPORARY CONSTRUCTION
EASEMENT - T50
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS**

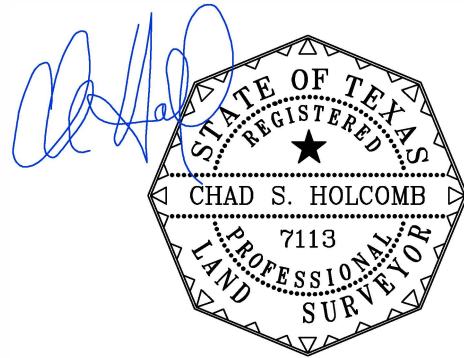
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BEGINNING at a point for corner, in the southerly line of said Shwu Ying Wang, LLC tract, same being in the northerly monumented line of E. Louisiana Street, from which the calculated southwesterly corner of said Shwu Ying Wang, LLC tract bears, South 89°02'03" West, a distance of 89.17';

THENCE over and across said Shwu Ying Wang, LLC tract, the following (3) three courses and distances:

1. North 06°19'17" East, a distance of 27.69' to a point for corner;
2. South 83°40'43" East, a distance of 10.00' to a point for corner;
3. South 06°19'17" West, a distance of 26.41' to a point for corner, being in the southerly line of said Shwu Ying Wang, LLC tract, same being in the northerly monumented line of E. Louisiana Street;


THENCE South 89°02'03" West, along said northerly monumented line of E. Louisiana Street, a distance of 10.08' to the **POINT OF BEGINNING** and containing 270 square feet or 0.006 acre of land, more or less.



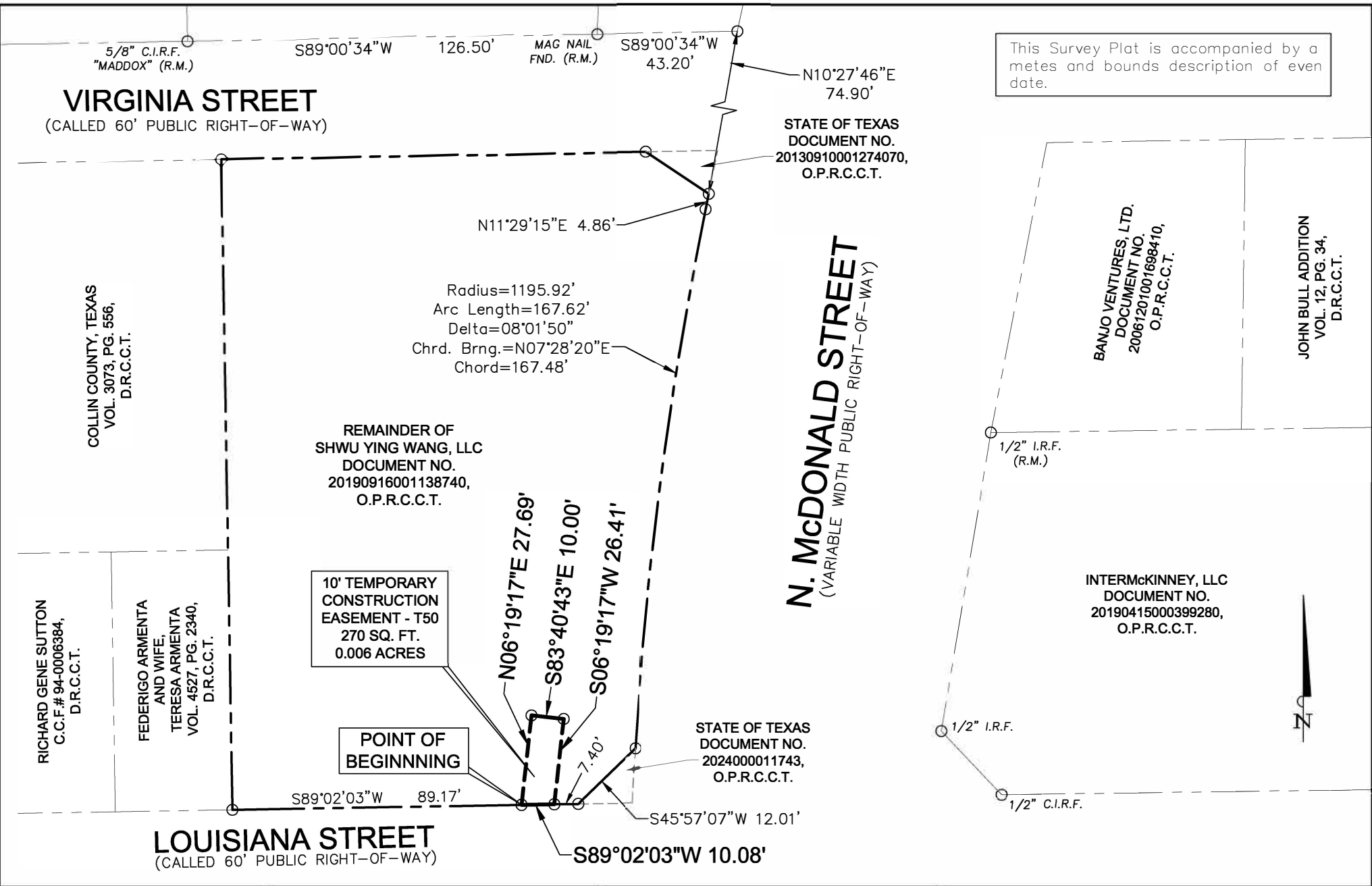
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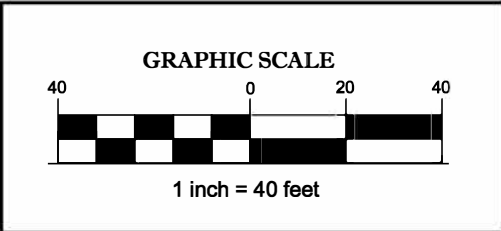
DATE: 04/12/2021	10' TEMPORARY CONSTRUCTION EASEMENT - T50 0.006 ACRES IN THE WILLIAM DAVIS SURVEY ABSTRACT NO. 248 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	 North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
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10' TEMPORARY CONSTRUCTION EASEMENT - T50 0.006 ACRES IN THE WILLIAM DAVIS SURVEY ABSTRACT NO. 248 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



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**EXHIBIT "A", TRACT II
 TEMPORARY CONSTRUCTION
 EASEMENT - T50A
 CITY OF MCKINNEY,
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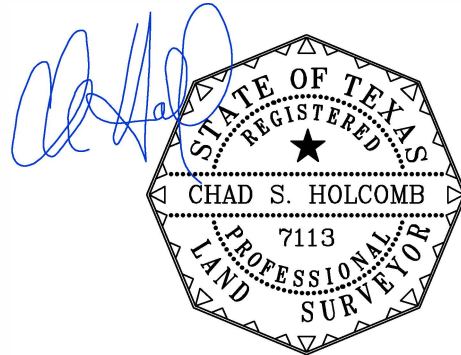
BEGINNING at a point for corner, in the easterly line of said Shwu Ying Wang, LLC tract, same being in the westerly monumented line of N. McDonald Street, and being the northerly corner of a tract of land, described in deed to the State of Texas, as recorded under Document No. 2024000011743, O.P.R.C.C.T.;

THENCE South 45°57'07" West, along the northwesterly line of said State of Texas tract, a distance of 12.58' to a point for corner;

THENCE over and across said Shwu Ying Wang, LLC tract, the following (2) two courses and distances:

1. North 06°19'17" East, a distance of 16.22' to a point for corner;
2. South 83°40'43" East, a distance of 7.72' to a point for corner, being in the westerly monumented line of N. McDonald Street, same being in a curve to the left, having a radius of 1195.92', a central angle of 00°18'47", and a chord which bears, South 03°36'49" West, a chord distance of 6.54'


THENCE along said curve to the left, in a southwesterly direction, an arc length of 6.54' to the **POINT OF BEGINNING** and containing 90 square feet or 0.002 acre of land, more or less.



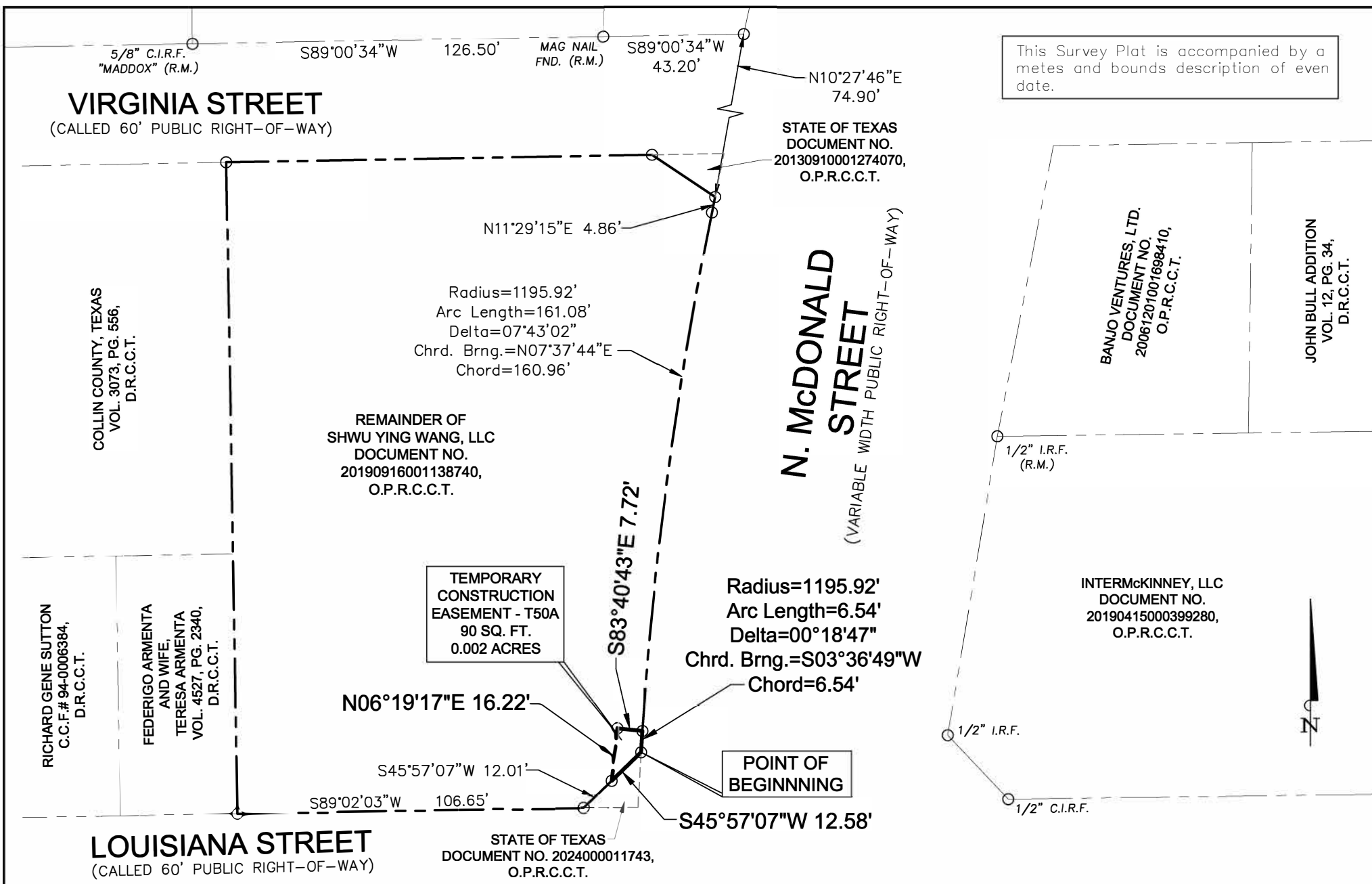
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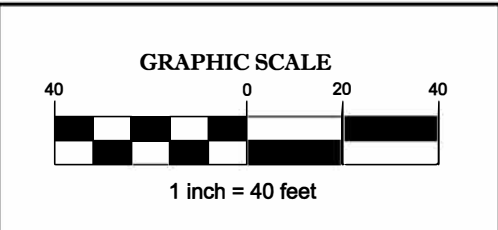
DATE: 04/12/2021	TEMPORARY CONSTRUCTION EASEMENT - T50A 0.002 ACRES IN THE WILLIAM DAVIS SURVEY ABSTRACT NO. 248 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	 <p style="margin: 0;">North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200</p>
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TEMPORARY CONSTRUCTION EASEMENT - T50A
0.002 ACRES IN THE
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ABSTRACT NO. 248
CITY OF MCKINNEY,
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