

EXHIBIT 'A' – LEGAL DESCRIPTION

STATE OF TEXAS       §  
COUNTY OF COLLIN   §  
CITY OF MCKINNEY   §

WHEREAS, MCKINNEY HARDIN, LLC is the owner of a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being a portion of the tract of land described in Special Warranty Deed to MCKINNEY HARDIN, LLC recorded in Instrument No. 20190402000343570, Official Public Records of Collin County, Texas and being all of Lot 6R, Block A, Hardin Crossing Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Plat Book 2023, Page 48, of said Official Public Records and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found for the southeast corner of Lot 7, Block A, of said Hardin Crossing Addition, and being the northeast corner of Lot 1, Block A, Emerald Lake Addition, an addition to the City of McKinney, Texas according to the plat recorded in Instrument No. 2020049010001340, of said Official Public Records and being in the west right-of-way line of Hardin Boulevard (a variable width right-of-way);

THENCE with the south line of said Lot 7 and north line of said Lot 1, South 89°22'54" West, a distance of 239.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner and the southwest corner of said Lot 7 and the southeast corner of said Lot 6R and the POINT OF BEGINNING.

THENCE with the south line of said Lot 6R and north line of said Lot 1, South 89°22'54" West, a distance of 742.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said north line of Lot 1, over and across said Lot 6R, North 04°54'59" East, a distance of 295.60 feet to a "X" cut in concrete set for along the south line of Lot 5 of said Hardin Crossing Addition;

THENCE with the north line of said Lot 6R and south line of Lot 5, South 87°36'03" East, a distance of 728.50 feet to a "X" cut in concrete set for a northeast corner of said Lot 6R and being the southwest corner of Lot 1R, Block A, Hardin Crossing Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20220519000309, of said Official Public Records;

THENCE with the east line of said Lot 6R and west line of said Lot 7, South 02°23'53" West, a distance of 256.30 feet to the POINT OF BEGINNING and containing 202,579 square feet or 4.65 acres of land.