

EXHIBIT A, TRACT I

January 2023  
Parcel ID P00069756  
Page 1 of 7

EXHIBIT "A"

County: Collin  
Highway: U.S. 380  
Project Limits: From S.H. 5 to U.S. 380  
R.O.W. C.S.J.: 0047-10-004  
Project No. R00012338

Property Description for Parcel P00069756

**BEING** a 378,753 square foot (8.695-acre) tract of land out of the George B. Pilant Survey, Abstract No. 691, located in the City of McKinney, Collin County, Texas, and being part of that called 20.25-acre tract of land described in Warranty Deed to the City of McKinney, as recorded in Instrument No. 95-0004681, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

**COMMENCING** at a point on the west line of a called 80.516-acre tract, described in deed to the City of McKinney, recorded in Instrument No. 20060331000421900, O.P.R.C.C.T. for the common northeast corner of said 20.25-acre tract and the southeast corner of a called 13.454-acre tract, described in deed to the City of McKinney, recorded in Instrument No. 20090821001054630, O.P.R.C.C.T.;

**THENCE** South 00 degrees 09 minutes 27 seconds West, along the common east line of said 20.25-acre tract and the west line of said 80.516-acre tract, a distance of 510.11 feet to a point for corner;

**THENCE** South 01 degree 20 minutes 23 seconds West, continuing along the common east line of said 20.25-acre tract and the west line of said 80.516-acre tract, a distance of 80.47 feet to a point on the existing north R.O.W. line of FM 546 (a variable width R.O.W.) (no recording information found);

**THENCE** South 01 degree 20 minutes 23 seconds West, continuing along the common east line of said 20.25-acre tract and the west line of said 80.516-acre tract, over and across said FM 546, a distance of 174.95 feet to a 5/8-inch iron rod with pink cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" (hereinafter referred to as "with pink R.O.W. cap") set on the new north right-of-way (R.O.W.) line Spur 399 (a variable width R.O.W.);\*\*

**THENCE** South 01 degree 20 minutes 23 seconds West, continuing along the common new north R.O.W. line of Spur 399, the east line of said 20.25-acre tract and the west line of said 80.516-acre tract, a distance of 73.33 feet to a 5/8-inch iron rod with pink R.O.W. cap for the **POINT OF BEGINNING** at Station 1188+19.80, 200.00 feet left having a Texas Coordinate System, North American Datum of 1983 (N.A.D.83) 2011 Adjustment (2011), North Central Zone (4202) surface coordinate of North 7,111,564.49, East 2,552,791.92;\*\*

1. **THENCE** South 01 degree 20 minutes 23 seconds West, departing the new north R.O.W. line of Spur 399, continuing along the common east line of said 20.25-acre tract and the west line of said 80.516-acre tract, a distance of 410.86 feet to a point in the north line of a called 54.70-acre First Tract, described in deed to the Town of Fairview, recorded in Volume 5169, Page 1192, O.P.R.C.C.T., for the southeast corner of said 20.25-acre tract and the southwest corner of said 80.516-acre tract;

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Page 2 of 7

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2. **THENCE** North 89 degrees 18 minutes 29 seconds West, departing the common east line of said 20.25-acre tract and the west line of said 80.516-acre tract, along the common south line of said 20.25-acre tract and the north line of said First Tract, a distance of 591.32 feet to a point for the common northwest corner of said First Tract and the northeast corner of a called 3.92-acre tract, described in deed to Oscar and Sandra Jeanes, recorded in Volume 1467, Page 720, O.P.R.C.C.T.;
3. **THENCE** North 89 degrees 25 minutes 32 seconds West, along the common south line of said 20.25-acre tract and the north line of said 3.92-acre tract, a distance of 104.68 feet to a point for the common southwest corner of said 20.25-acre tract and the southeast corner of a called 14.195-acre tract, described in deed to Greater Texas Land Resources, recorded in Instrument No. 20191025001347800, O.P.R.C.C.T.;
4. **THENCE** North 00 degrees 20 minutes 19 seconds East, departing the common south line of said 20.25-acre tract and the north line of said 3.92-acre tract, along the common west line of said 20.25-acre tract and the east line of said 14.195-acre tract, passing at a distance of 31.79 feet a 5/8-inch iron rod with pink R.O.W. cap set on the new south R.O.W. line of Spur 399, and continuing along the common new south R.O.W. line of Spur 399, the west line of said 20.25-acre tract and the east line of said 14.195-acre tract, passing at a distance of 249.46 feet a 5/8-inch iron rod with pink R.O.W. cap set, departing the new south R.O.W. line of Spur 399, and continuing along the common west line of said 20.25-acre tract and the east line of said 14.195-acre tract, a total distance of 698.44 feet to a 5/8-inch iron rod with pink R.O.W. cap set on the new north R.O.W. line of Spur 399 for the point of curvature of a non-tangent circular curve to the left having a radius of 3,600.00 feet, and whose chord bears South 63 degrees 35 minutes 16 seconds East, a distance of 317.50 feet;\*\*
5. **THENCE** Easterly, departing the common west line of said 20.25-acre tract and the east line of said 14.195-acre tract, along the new north R.O.W. line of Spur 399, over and across said 20.25-acre tract, and along said curve, through a central angle of 05 degrees 03 minutes 18 seconds, an arc distance of 317.61 feet to a 5/8-inch iron rod with pink R.O.W. cap set;\*\*
6. **THENCE** North 56 degrees 11 minutes 59 seconds East, continuing along the new north R.O.W. line of Spur 399, over and across said 20.25-acre tract, a distance of 11.84 feet to a 5/8-inch iron rod with pink R.O.W. cap set for the point of curvature of a non-tangent circular curve to the left having a radius of 3,590.00 feet, and whose chord bears South 66 degrees 35 minutes 24 seconds East, a distance of 46.84;\*\*
7. **THENCE** Easterly, continuing along the new north R.O.W. line of Spur 399, over and across said 20.25-acre tract, through a central angle of 00 degrees 44 minutes 51 seconds, an arc distance of 46.84 feet to a 5/8-inch iron rod with pink R.O.W. cap set;\*\*

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January 2023  
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Page 3 of 7

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R.O.W. C.S.J.: 0047-10-004  
Project No. R00012338

**Property Description for Parcel P00069756**

8. **THENCE** South 11 degrees 52 minutes 19 seconds East, continuing along the new north R.O.W. line of Spur 399, over and across said 20.25-acre tract, a distance of 12.19 feet to a 5/8-inch iron rod with pink R.O.W. cap set for the point of curvature of a non-tangent circular curve to the left, having a radius of 3,600.00 feet, and whose chord bears South 70 degrees 08 minutes 13 seconds East, a distance of 384.62 feet;\*\*
9. **THENCE** Easterly, continuing along the new north R.O.W. line of Spur 399, over and across said 20.25-acre tract, through a central angle of 06 degrees 07 minutes 28 seconds, an arc distance of 384.81 feet to the **POINT OF BEGINNING** and containing 378,753 square feet (8.695-acre) of land, more or less.

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Page 4 of 7

EXHIBIT "A"

County: Collin  
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R.O.W. C.S.J.: 0047-10-004  
Project No. R00012338

Property Description for Parcel P00069756

A plat of same survey date herewith accompanies this Property description.

\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project, under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone and are based on the North American Datum of 1983, 2011 Adjustment and were derived from the TxDOT Real Time Network utilizing Virtual Reference Station methodologies.

All distances and coordinates shown hereon are surface values and may be converted to grid values by multiplying the surface values by a Combined Scale Factor of 0.999847313317 or by dividing those surface values by a Surface Adjustment Factor of 1.00015271.

The Station and Offset information herein refers to roadway centerline as shown by TxDOT Right-of-Way Mapping project, Control Section Job No. 0047-10-004.

Remainder calculated areas are based on deeds, boundary determination, and/or found monumentation.

I, Robert L. Davis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my direction or supervision.

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Robert L. Davis  
Texas Registration No. 5836

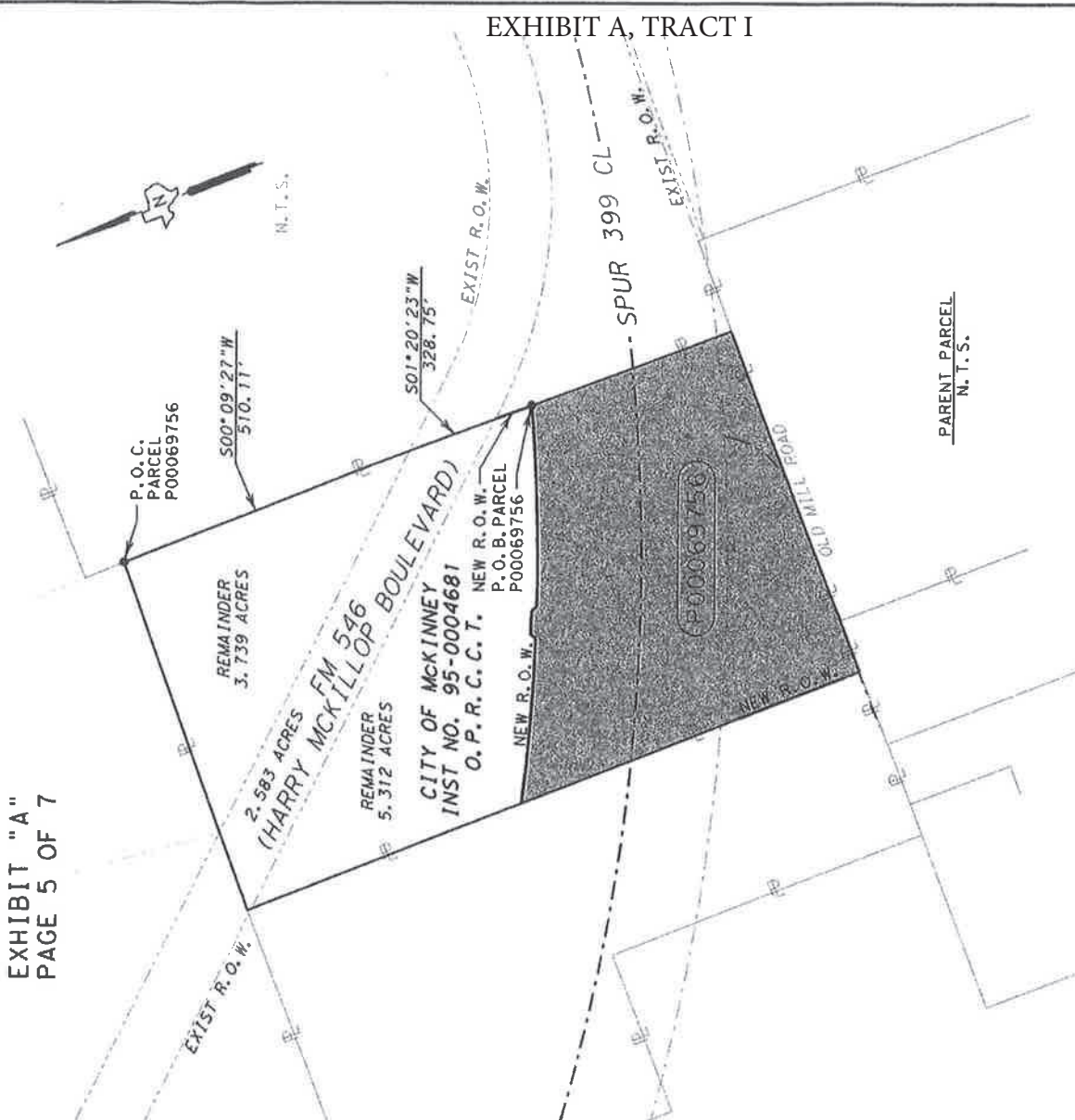
Lamb-Star Engineering, L.L.C.  
3801 Parkwood Boulevard, Suite 550  
Frisco, Texas 75034  
PH. (214) 440-3600  
Firm Registration Certificate No. 10048300





EXHIBIT "A"  
PAGE 5 OF 7

EXHIBIT A, TRACT I



AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
20.329	378753 SQ FT 8.695 ACRES	11.634	-

REMAINDER CALCULATED AREAS ARE BASED ON DEEDS, BOUNDARY DETERMINATION, AND/OR FOUND MONUMENTATION.

PLAT OF A SURVEY  
PARCEL P00069756  
FOR SPUR 399  
A 378,753 SQ FT, (8.695 AC)  
TRACT OF LAND IN THE  
GEORGE B PILANT SURVEY  
ABSTRACT NUMBER 691  
COLLIN COUNTY, TEXAS

- NOTES**
- A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
  - ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND WERE DERIVED FROM THE TXDOT REAL TIME NETWORK UTILIZING VIRTUAL REFERENCE STATION METHODOLOGIES.
  - ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID VALUES BY MULTIPLYING THE SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.99984731317, OR BY DIVIDING THOSE SURFACE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00015271.
  - THE STATION AND OFFSET INFORMATION HEREIN REFERS TO THE BASELINE AS SHOWN BY TXDOT PROJECT SCHEMATIC RECEIVED 12-21-2022, PROJECT CONTROL SECTION JOB NO. 0047-10-002.
  - PROJECT CONTROL ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.
  - ABSTRACTING DATES: MARCH 2021 TO DECEMBER 2022
  - FIELD SURVEYS COMPLETE: SEPTEMBER 2020 TO JANUARY 2023

- LEGEND**
- EXISTING RIGHT OF WAY LINE
  - NEW RIGHT OF WAY LINE
  - EASEMENT LINE
  - TXDOT ACQUISITION LINE
  - PROPERTY LINE
  - APPROXIMATE SURVEY LINE
  - APPROXIMATE CITY LIMITS
  - PLAT BOUNDARY LINE
  - P.O.C. = POINT OF COMMENCING
  - P.O.B. = POINT OF BEGINNING
  - R.O.W. = RIGHT OF WAY
  - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
  - P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
  - R.P.R.C.C.T. = REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - = 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT"
  - = SET FOR RIGHT-OF-WAY (UNLESS OTHERWISE INDICATED)
  - ☐ = NO RIGHT OF ENTRY AT TIME OF SURVEY, TXDOT RIGHT-OF-WAY MONUMENT NOT SET
  - = EXISTING MONUMENT FOUND
  - \* \* = THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

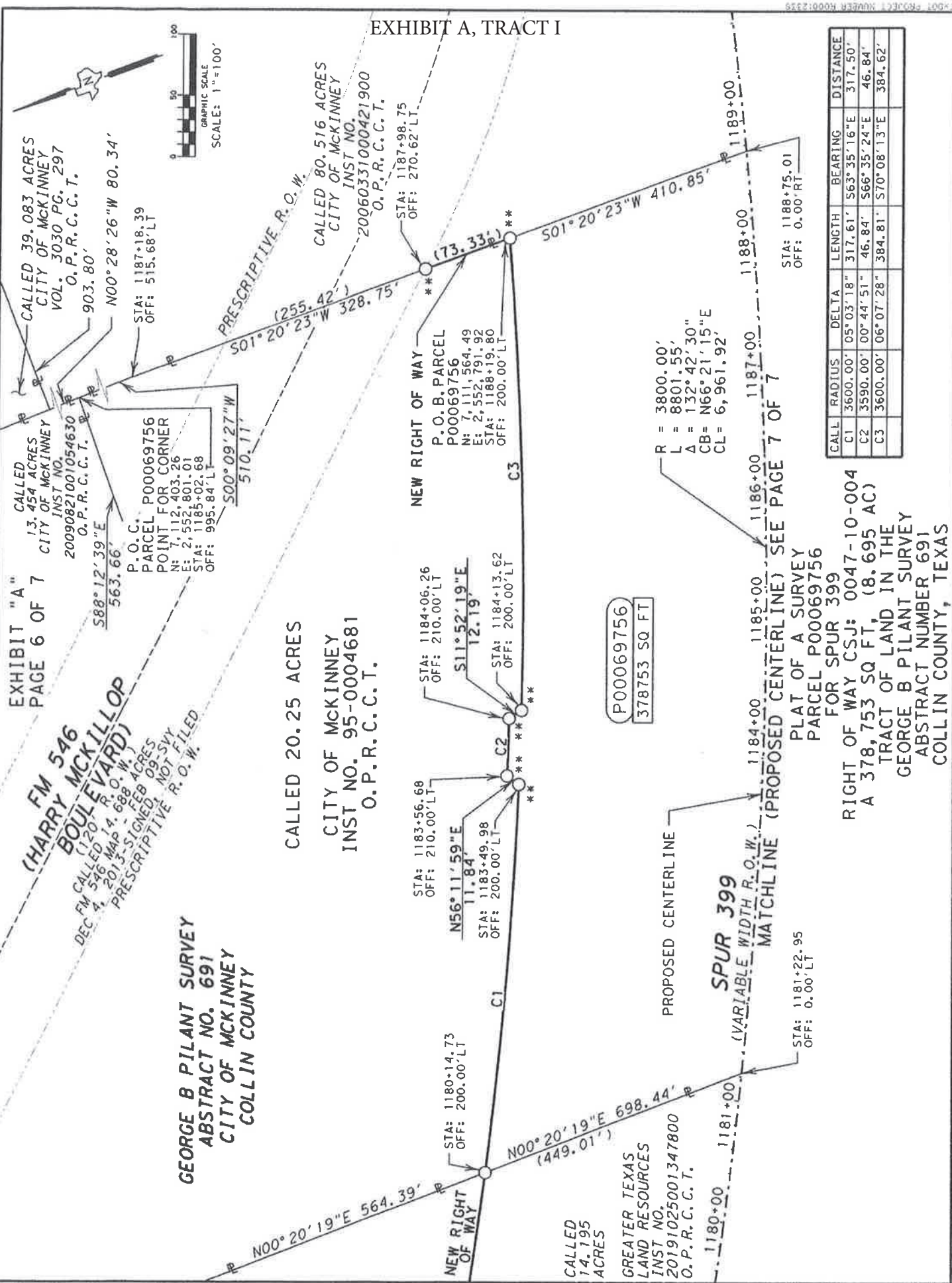


EXHIBIT A, TRACT I

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PAGE 6 OF 7

CALLLED 39.083 ACRES  
CITY OF MCKINNEY  
VOL. 3030 PG. 297  
O.P.R.C.C.T.

CALLLED 13.454 ACRES  
CITY OF MCKINNEY  
INST. NO. 20090821001054630  
O.P.R.C.C.T.

FM 546  
(HARRY MCKILLOP BOULEVARD)  
DEC 4, 2013 SIGNED FEB 09 SVY  
PRESCRIPTIVE R.O.W.

CALLLED 80.516 ACRES  
CITY OF MCKINNEY  
INST. NO. 20060331000421900  
O.P.R.C.C.T.

GEORGE B PILANT SURVEY  
ABSTRACT NO. 691  
CITY OF MCKINNEY  
COLLIN COUNTY

CALLLED 20.25 ACRES  
CITY OF MCKINNEY  
INST. NO. 95-0004681  
O.P.R.C.C.T.

NEW RIGHT OF WAY  
P.O.B. PARCEL  
P00069756  
N: 7,111,564.49  
E: 2,552,791.92  
STA: 1188+19.80  
OFF: 200.00'LT

STA: 1183+56.68  
OFF: 210.00'LT

STA: 1184+06.26  
OFF: 210.00'LT

STA: 1183+49.98  
OFF: 200.00'LT

STA: 1180+14.73  
OFF: 200.00'LT

P00069756  
378753 SQ FT

R = 3800.00'  
L = 8801.55'  
Δ = 132°42'30"  
CB = N66°21'15"E  
CL = 6,961.92'

SPUR 399

(VARIABLE WIDTH R.O.W.)  
MATCHLINE

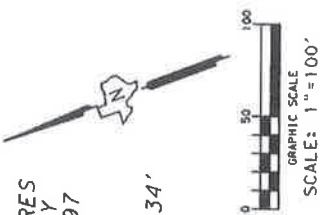
STA: 1181+22.95  
OFF: 0.00'LT

STA: 1188+75.01  
OFF: 0.00'RT

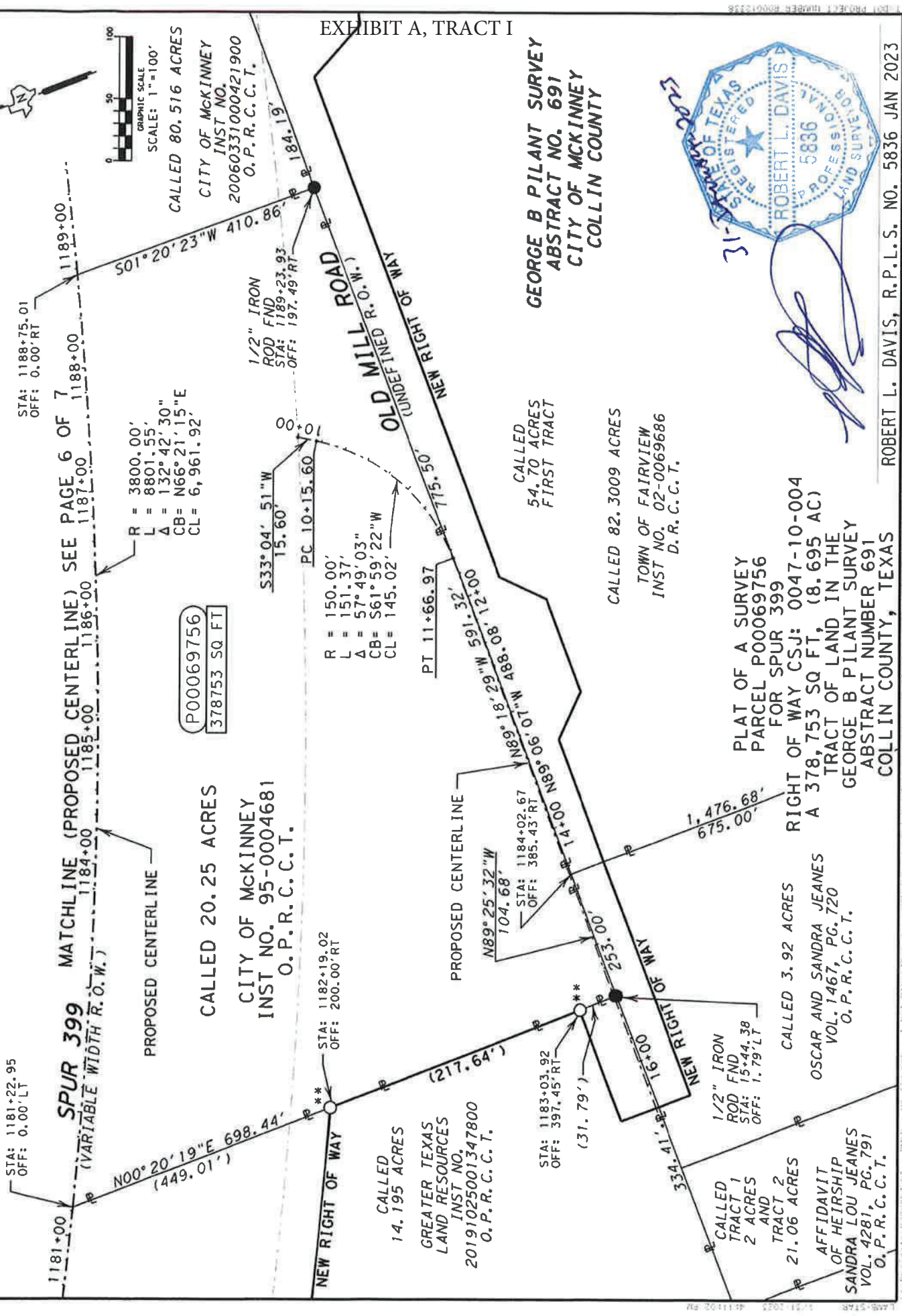
CALL	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	3600.00'	05°03'18"	317.61'	S63°35'16"E	317.50'
C2	3590.00'	00°44'51"	46.84'	S66°35'24"E	46.84'
C3	3600.00'	06°07'28"	384.81'	S70°08'13"E	384.62'

RIGHT OF WAY CSJ: 0047-10-004  
A 378,753 SQ FT, (8.695 AC)  
TRACT OF LAND IN THE  
GEORGE B PILANT SURVEY  
ABSTRACT NUMBER 691  
COLLIN COUNTY, TEXAS

PLAT OF A SURVEY  
PARCEL P00069756  
FOR SPUR 399  
SEE PAGE 7 OF 7







CALLLED 80.516 ACRES  
CITY OF MCKINNEY  
INST NO.  
20060331000421900  
O. P. R. C. C. T.

PROPOSED CENTERLINE  
MATCHLINE (PROPOSED CENTERLINE) SEE PAGE 6 OF 7  
R = 3800.00'  
L = 8801.55'  
Δ = 132° 42' 30"  
CB = N66° 21' 15" E  
CL = 6,961.92'

P00069756  
378753 SQ. FT.

PROPOSED CENTERLINE  
CALLLED 20.25 ACRES  
CITY OF MCKINNEY  
INST NO. 95-0004681  
O. P. R. C. C. T.

CALLLED  
14.195 ACRES  
GREATER TEXAS  
LAND RESOURCES  
INST NO.  
20191025001347800  
O. P. R. C. C. T.

CALLLED  
54.70 ACRES  
FIRST TRACT  
CALLLED 82.3009 ACRES  
TOWN OF FAIRVIEW  
INST NO. 02-0069686  
D. R. C. C. T.

PLAT OF A SURVEY  
PARCEL P00069756  
FOR SPUR 399  
RIGHT OF WAY CSJ: 0047-10-004  
A 378,753 SQ. FT. (8.695 AC)  
TRACT OF LAND IN THE  
GEORGE B PILANT SURVEY  
ABSTRACT NUMBER 691  
COLLIN COUNTY, TEXAS

CALLLED 3.92 ACRES  
OSCAR AND SANDRA JEANES  
VOL. 1467, PG. 720  
O. P. R. C. C. T.

CALLLED  
TRACT 1  
2 ACRES  
AND  
TRACT 2  
21.06 ACRES  
AFFIDAVIT  
OF HEIRSHIP  
SANDRA LOU JEANES  
VOL. 4281, PG. 791  
O. P. R. C. C. T.

EXHIBIT A, TRACT I

GEORGE B PILANT SURVEY  
ABSTRACT NO. 691  
CITY OF MCKINNEY  
COLLIN COUNTY



*Signature of Robert L. Davis*

ROBERT L. DAVIS, R. P. L. S. NO. 5836 JAN 2023

EXHIBIT A, TRACT II

January 2023  
Parcel ID P00069759  
Page 1 of 8

EXHIBIT "A"

County: Collin  
Highway: U.S. 380  
Project Limits: From S.H. 5 to U.S. 380  
R.O.W. C.S.J.: 0047-10-004  
Project No. R00012338

**Property Description for Parcel P00069759**

**BEING** a 485,347 square foot (11.142-acre) tract of land out of the George B. Pilant Survey, Abstract No. 691, located in the City of McKinney, Collin County, Texas, and being part of that called 80.516-acre tract of land described in Warranty Deed to the City of McKinney, as recorded in Instrument No. 20060331000421900, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

**COMMENCING** at a point on the westernmost west line of said 80.516-acre tract, for the common northeast corner of a called 20.25-acre tract, described in deed to the City of McKinney, recorded in Instrument No. 95-0004681, O.P.R.C.C.T., and the southeast corner of a called 13.454-acre tract, described in deed to the City of McKinney, recorded in Instrument No. 20090821001054630, O.P.R.C.C.T.;

**THENCE** South 00 degrees 09 minutes 27 seconds West, along the common west line of said 80.516-acre tract and the east line of said 20.25-acre tract, a distance of 510.11 feet to a point for corner;

**THENCE** South 01 degree 20 minutes 23 seconds West, continuing along the common east line of said 20.25-acre tract and the westernmost west line of said 80.516-acre tract, a distance of 255.42 feet to a 5/8-inch iron rod with pink cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" (hereinafter referred to as "with pink R.O.W. cap") set on the new north right-of-way (R.O.W.) line of Spur 399 (a variable width R.O.W.) and the apparent existing south R.O.W. line of FM 546 (a 120-foot R.O.W.), RCSJ 1013-01-027, Parcel Number 3, Part 1, surveyed by Jeffery Elsworth Hudson, RPLS 4850, KSA Engineers, dated December 4, 2013, signed but not filed, for the **POINT OF BEGINNING** at Station 1187+98.75, 270.62 feet left having a Texas Coordinate System, North American Datum of 1983 (N.A.D.83) 2011 Adjustment (2011), North Central Zone (4202) surface coordinate of North 7,111,637.80, East 2,552,793.64, said point also being the point of curvature of a non-tangent circular curve to the left having a radius of 890.00 feet, and whose chord bears North 89 degrees 40 minutes 59 seconds East, a distance of 1,330.02 feet;\*\*

1. **THENCE** Easterly, along the apparent existing south R.O.W. line of FM 546 and said curve, through a central angle of 96 degrees 41 minutes 48 seconds, passing at an arc distance of 500.00 feet a 5/8-inch iron rod with pink R.O.W. cap set, and continuing along the apparent existing south R.O.W. line of FM 546 a total arc distance of 1,502.03 feet to a 5/8-inch iron rod with pink R.O.W. cap set in the new north R.O.W. line of Spur 399;\*\*
2. **THENCE** South 03 degrees 56 minutes 24 seconds West, departing the apparent existing south R.O.W. line of FM 546, along the new north R.O.W. line of Spur 399, over and across said 80.516-acre tract, a distance of 149.08 feet to a 5/8-inch iron rod with pink R.O.W. cap set for the point of curvature of a non-tangent circular curve to the left having a radius of 268.00 feet, and whose chord bears South 70 degrees 42 minutes 32 seconds East, a distance of 67.22 feet;



EXHIBIT A, TRACT II

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Page 2 of 8

EXHIBIT "A"

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3. **THENCE** Easterly, continuing along the new north R.O.W. line of Spur 399, over and across said 80.516-acre tract, and along said curve, through a central angle of 14 degrees 24 minutes 32 seconds, an arc distance of 67.40 feet to a 5/8-inch iron rod with pink R.O.W. cap set for the point of curvature of a non-tangent circular curve to the left having a radius of 3,575.00 feet, and whose chord bears North 81 degrees 52 minutes 36 seconds East, a distance of 287.75 feet;\*\*
4. **THENCE** Easterly, continuing along the new north R.O.W. line of Spur 399, over and across said 80.516-acre tract, and along said curve, through a central angle of 04 degrees 36 minutes 47 seconds, an arc distance of 287.83 feet to a mag nail with washer stamped "Lamb-Star TBPELS #10048300" set on the common east line of said 80.516-acre tract and the west line of a called 55-acre tract, described in deed to Kyle Ray Pierson, recorded in Instrument No. 20190913001133360, O.P.R.C.C.T.;
5. **THENCE** South 00 degrees 26 minutes 07 seconds West, departing the new north R.O.W. line of Spur 399, along the common east line of said 80.516-acre tract and the west line of said 55-acre tract, passing at a distance of 146.49 feet a point for the common southwest corner of said 55-acre tract and the northwest corner of a called 1.000-acre tract, described in deed to Harold Pressnell, recorded in Volume 4331, Page 0449, Deed Records, Collin County, Texas (D.R.C.C.T.), from which a railroad spike found bears South 88 degrees 37 minutes 19 seconds East, a distance of 0.56 feet, and continuing along the common east line of said 80.516-acre tract and the west line of said 1.000-acre tract, passing at a distance of 241.46 feet to a railroad spike found for the common southwest corner of said 1.000-acre tract and the northwest corner of a called 1.000-acre tract, described in deed to Harold Pressnell, recorded in Volume 3314, Page 479, and continuing along the common east line of said 80.516-acre tract and the west line of said 1.000-acre tract, a total distance of 366.00 feet to a point on the north line of Old Mill Road (an undefined R.O.W., no recording information found) for the southeast corner of said 80.516-acre tract;
6. **THENCE** North 89 degrees 09 minutes 36 seconds West, departing the common east line of said 80.516-acre tract and the west line of said 1.000-acre tract, along the common north line of Old Mill Road and the south line of said 80.516-acre tract, passing at a distance of 259.81 feet the northernmost northeast corner of a called 0.4335-acre tract, described in deed to the Town of Fairview, recorded in Volume 5227, Page 3581, O.P.R.C.C.T., and continuing along the common south line of said 80.516-acre tract and the northernmost north line of said 0.4335-acre tract, a total distance of 1,510.58 feet to a point for the common northernmost northwest corner of said 0.4335-acre tract, and the northeast corner of a called 54.70-acre First Tract, described in deed to the Town of Fairview, recorded in Instrument No. 02-0069686, D.R.C.C.T.;

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Page 3 of 8

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R.O.W. C.S.J.: 0047-10-004  
Project No. R00012338

**Property Description for Parcel P00069759**

7. **THENCE** North 89 degrees 09 minutes 46 seconds West, along the common south line of said 80.516-acre tract and the north line of said First Tract, a distance of 184.19 feet to a 1/2-inch iron rod found for the common southwest corner of said 80.516-acre tract and the southeast corner of a called 20.25-acre tract, described in deed to the City of McKinney, recorded in Instrument No. 95-0004681, O.P.R.C.C.T.;
8. **THENCE** North 01 degree 20 minutes 23 seconds East, departing the common south line of said 80.516-acre tract and the north line of said 20.25-acre tract, along the common west line of said 80.516-acre tract and the east line of said 20.25-acre tract, passing at a distance of 410.86 feet a 5/8-inch iron rod with pink R.O.W. cap set on the new north R.O.W. line of Spur 399, and continuing along the common new north R.O.W. line of Spur 399, the common westernmost west line of said 80.516-acre tract and the east line of said 20.25-acre tract, a total distance of 484.19 feet to the **POINT OF BEGINNING** and containing 485,347 square feet (11.142-acre) of land, more or less.\*\*

**EXHIBIT "A"**

County: Collin  
Highway: U.S. 380  
Project Limits: From S.H. 5 to U.S. 380  
R.O.W. C.S.J.: 0047-10-004  
Project No. R00012338

**Property Description for Parcel P00069759**

A plat of same survey date herewith accompanies this Property description.

\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project, under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone and are based on the North American Datum of 1983, 2011 Adjustment and were derived from the TxDOT Real Time Network utilizing Virtual Reference Station methodologies.

All distances and coordinates shown hereon are surface values and may be converted to grid values by multiplying the surface values by a Combined Scale Factor of 0.999847313317 or by dividing those surface values by a Surface Adjustment Factor of 1.00015271.

The Station and Offset information herein refers to roadway centerline as shown by TxDOT Right-of-Way Mapping project, Control Section Job No. 0047-10-004.

Remainder calculated areas are based on deeds, boundary determination, and/or found monumentation.

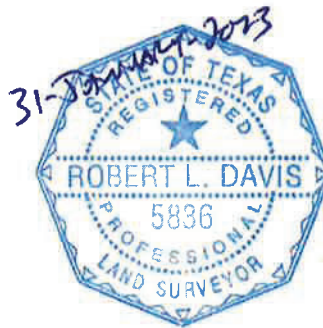
I, Robert L. Davis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my direction or supervision.



---

Robert L. Davis  
Texas Registration No. 5836

Lamb-Star Engineering, L.L.C.  
3801 Parkwood Boulevard, Suite 550  
Frisco, Texas 75034  
PH. (214) 440-3600  
Firm Registration Certificate No. 10048300





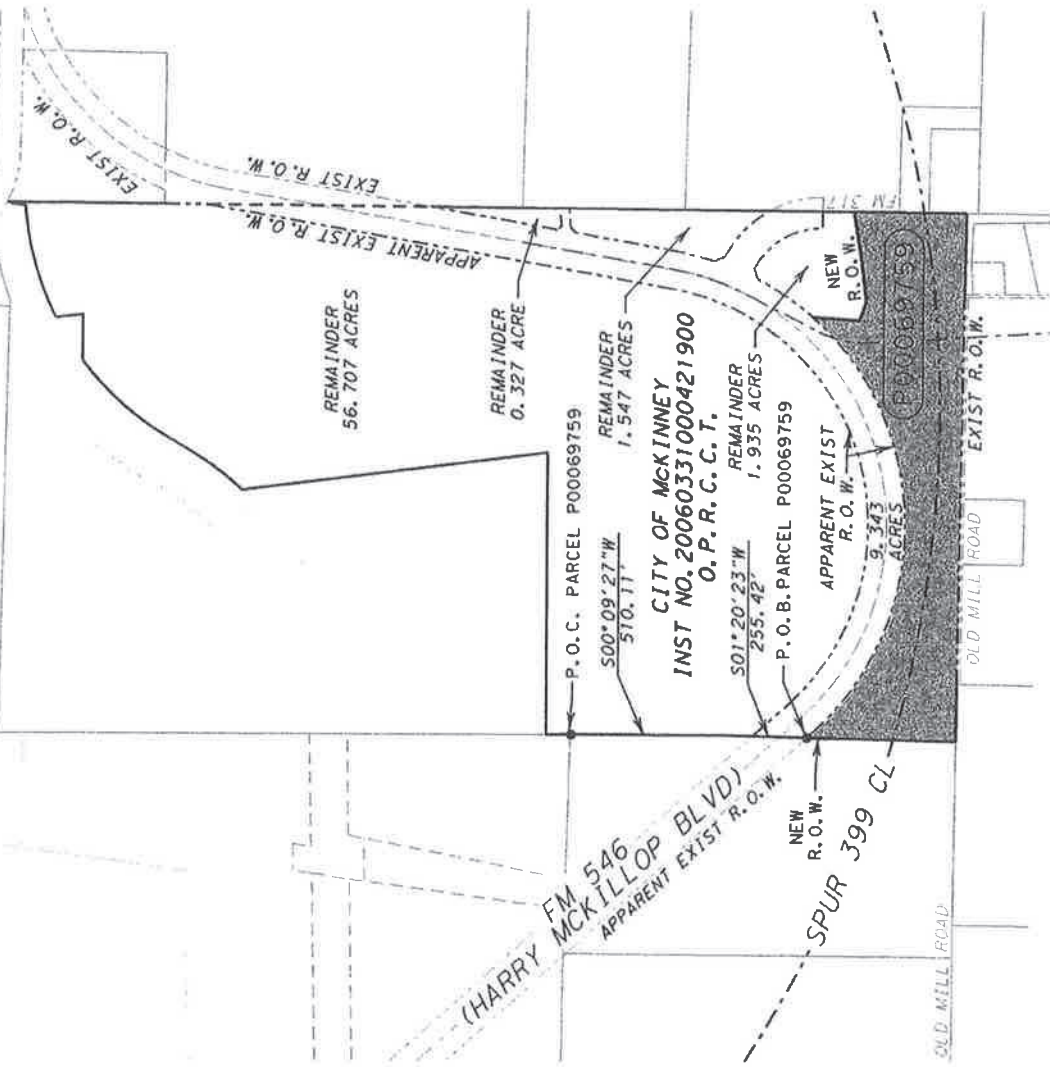
### NOTES

- A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND WERE DERIVED FROM THE TXDOT REAL TIME NETWORK UTILIZING VIRTUAL REFERENCE STATION METHODOLOGIES.
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID VALUES BY MULTIPLYING THE SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.99984731317, OR BY DIVIDING THOSE SURFACE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00015271.
- THE STATION AND OFFSET INFORMATION HEREIN REFERS TO THE BASELINE AS SHOWN BY TXDOT PROJECT SCHEMATIC RECEIVED 12-21-2022, PROJECT CONTROL SECTION JOB NO. 0047-10-002.
- PROJECT CONTROL ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.
- ABSTRACTING DATES: MARCH 2021 TO DECEMBER 2022
- FIELD SURVEYS COMPLETE: SEPTEMBER 2020 TO JANUARY 2023

### LEGEND

- EXISTING RIGHT OF WAY LINE ———
- NEW RIGHT OF WAY LINE ———
- EASEMENT LINE ———
- TXDOT ACQUISITION LINE ———
- PROPERTY LINE ———
- APPROXIMATE SURVEY LINE ———
- APPROXIMATE CITY LIMITS ———
- PLAT BOUNDARY LINE ———
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
- R.P.R.C.C.T. = REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- = 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" SET FOR RIGHT-OF-WAY (UNLESS OTHERWISE INDICATED)
- ☒ = NO RIGHT OF ENTRY AT TIME OF SURVEY, TXDOT RIGHT-OF-WAY MONUMENT NOT SET
- = EXISTING MONUMENT FOUND
- \*\* = THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

EXHIBIT "A"  
PAGE 5 OF 8



AREA TABLE (ACRES)		
EXISTING	ACQUISITION	REMAINDER (CALCULATED)
		LEFT
81.001	485347 SQ FT	
	11.142 ACRES	69.859
		-

REMAINDER CALCULATED AREAS ARE BASED ON DEEDS, BOUNDARY DETERMINATION, AND/OR FOUND MONUMENTATION.

PLAT OF A SURVEY  
PARCEL P00069759  
FOR SPUR 399  
RIGHT OF WAY CSJ: 0047-10-004  
A 485,347 SQ FT, (11.142 AC)  
TRACT OF LAND IN THE  
GEORGE B PILANT SURVEY  
ABSTRACT NUMBER 691  
COLLIN COUNTY, TEXAS

## EXHIBIT A, TRACT II

EXHIBIT A, TRACT II

EXHIBIT "A"  
PAGE 6 OF 8  
CALLED 39.083 ACRES  
CITY OF MCKINNEY  
VOL. 3030 PG. 297  
O.P.R.C.C.T.

N00°28'26"W 80.34'

S89°56'56"E 903.80'

S00°09'27"W 510.11'

S01°20'23"W 255.42'

P.O.C. P00069759  
PARCEL FOR CORNER  
N: 7, 112, 403.26  
E: 2, 552, 801.01  
STA: 1185+02.68  
OFF: 995.84'LT

STA: 1187+18.39  
OFF: 515.68'LT

REMAINDER  
56.707 ACRES

CALLED 80.516 ACRES  
CITY OF MCKINNEY  
INST NO.  
20060331000421900  
O.P.R.C.C.T.

GEORGE B PILANT SURVEY  
ABSTRACT NO. 691  
CITY OF MCKINNEY  
COLLIN COUNTY

PLAT OF A SURVEY  
PARCEL P00069759  
FOR SPUR 399

RIGHT OF WAY CSJ: 0047-10-004  
A 485,347 SQ FT, (11.142 AC)  
TRACT OF LAND IN THE  
GEORGE B PILANT SURVEY  
ABSTRACT NUMBER 691  
COLLIN COUNTY, TEXAS

MATCHLINE SEE PAGE 7 OF 8

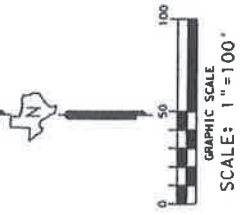
CALLED  
13.454 ACRES  
CITY OF MCKINNEY  
INST NO. 20090821001054630  
O.P.R.C.C.T.

S88°12'39"E 563.66'

APPARENT EXIST R.O.W.  
FM 546  
(HARRY MCKILLOP  
BOULEVARD)

RCSJ 1013-01-027 PARCEL NO. 3 PART 1  
SURVEYED BY JEFFERY ELSWORTH HUDSON, RPLS 4850  
KSA ENGINEERS, DATED DECEMBER 4, 2013  
APPARENT EXIST R.O.W.

CALLED 20.25 ACRES  
CITY OF MCKINNEY  
INST NO. 95-0004681  
O.P.R.C.C.T.



MATCHLINE SEE PAGE 6 OF 8

GEORGE B PILANT SURVEY  
ABSTRACT NO. 691  
CITY OF MCKINNEY  
COLLIN COUNTY

CALLLED 80.516 ACRES  
CITY OF MCKINNEY  
INST NO.  
20060331000421900  
O.P.R.C.C.T.

REMAINDER  
56.707 ACRES

CALLLED 14.688 ACRES  
RCSJ 1013-01-027 PARCEL NO. 3 PART 1  
SURVEYED BY JEFFERY ELSWORTH HUDSON, RPLS 4850  
KSA ENGINEERS, DATED DECEMBER 4, 2013

FM 546  
(HARRY MCKILLOP  
BOULEVARD)  
(120' R.O.W.)

APPARENT EXIST R.O.W.

EXHIBIT A, TRACT II

EXISTING CENTERLINE

APPARENT EXIST R.O.W.

STA: 1193+13.50  
OFF: 96.68' LT

SPUR 399  
(VARIABLE WIDTH R.O.W.)

PROPOSED CENTERLINE

1/2" IRON ROD FND  
STA: 1189+23.93  
OFF: 197.49' RT

OLD MILL ROAD

EXIST R.O.W.

NEW RIGHT OF WAY

CALLLED  
54.70 ACRES  
FIRST TRACT

TOWN OF FAIRVIEW  
INST NO. 02-0069686  
D.R.C.C.T.

RIGHT OF WAY CSJ: 0047-10-004  
A 485,347 SQ FT, (11.142 AC)  
TRACT OF LAND IN THE  
GEORGE B PILANT SURVEY  
ABSTRACT NUMBER 691  
COLLIN COUNTY, TEXAS

PLAT OF A SURVEY  
PARCEL P00069759  
FOR SPUR 399

REMAINDER CALLED 74.0715 ACRES  
JOHN POWELL SR  
VOL. 3399 PG. 850  
O.P.R.C.C.T.

CALLLED 0.995 ACRE  
JOHN WARREN POWELL SR  
INST NO.  
20081105001301130  
O.P.R.C.C.T.

NEW RIGHT OF WAY

CALLLED  
74.0715 ACRES  
JOHN POWELL SR  
VOL. 3399, PG. 850  
O.P.R.C.C.T.

EXIST R.O.W.

FIRST TRACT

9.343 ACRES

R = 890.00'  
L = 1,502.03'  
Δ = 132°42'30"  
CB = N66°21'15"E  
CL = 6,961.92'

P00069759  
485347 SQ FT

R = 3800.00'  
L = 8801.55'  
Δ = 132°42'30"  
CB = N66°21'15"E  
CL = 6,961.92'

R = 890.00'  
L = 1,502.03'  
Δ = 132°42'30"  
CB = N66°21'15"E  
CL = 6,961.92'

501°20'23"W 255.42'

P.O.B.  
PARCEL P00069759  
N: 7,111,637.80  
E: 2,552,793.64  
STA: 1187+96.75  
OFF: 270.62' LT

541°58'07"E 26.89'

STA: 1188+23.50  
OFF: 256.73' LT

NEW RIGHT OF WAY

CALLLED  
20.25 ACRES  
CITY OF MCKINNEY  
INST NO.  
95-0004681  
O.P.R.C.C.T.

STA: 1188+19.80  
OFF: 200.00' LT

APPARENT EXIST R.O.W.

1188+00

(410.86')

N01°20'23"E 484.19'

1190+00

1191+00

1193+00

1195+00

1196+00

1197+00

1198+00

1199+00

1200+00

1201+00

1202+00

1203+00

1204+00

1205+00

1206+00

1207+00

1208+00

1209+00

1210+00

0

50

100

150

200

250

300

350

400

450

500

550

600

650

700

750

800

850

900

950

1000

1050

1100

1150

1200

1250

1300

1350

1400

GRAPHIC SCALE

SCALE: 1"=100'

0

50

100

150

200

250

300

350

400

450

500

550

600

650

700

750

800

850

900

950

1000



CALL	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	268.00'	14°24'32"	67.40'	S70°42'32"E	67.22'
C2	3,575.00'	04°45'31"	296.91'	N81°48'14"E	296.83'

CALLED 14.688 ACRES  
 RCSJ 1013-01-027  
 PARCEL NO. 3 PART 1  
 SURVEYED BY  
 JEFFERY ELSWORTH  
 HUDSON RPLS 4850  
 KSA ENGINEERS,  
 DATED DECEMBER 4, 2013

APPARENT EXIST R.O.W.  
**FM 546**  
**(HARRY MCKILLOP**  
**BOULEVARD)**  
 (120' R.O.W.)  
 APPARENT EXIST R.O.W.

**GEORGE B PILANT SURVEY**  
**ABSTRACT NO. 691**  
**CITY OF MCKINNEY**  
**COLLIN COUNTY**

P00069759  
 485347 SQ FT

**SPUR 399**  
 (VARIABLE WIDTH R.O.W.)

**OLD MILL ROAD**  
 EXIST R.O.W.

FIRST TRACT  
 REMAINDER OF A  
 CALLED 74.0715 ACRES  
 JOHN POWELL SR  
 VOL. 3399, PG. 850  
 O.P.R.C.C.T.

NEW RIGHT OF WAY

PLAT OF A SURVEY  
 PARCEL P00069759  
 FOR SPUR 399

RIGHT OF WAY CSJ: 0047-10-004  
 A 485,347 SQ FT, (11.142 AC)  
 TRACT OF LAND IN THE  
 GEORGE B PILANT SURVEY  
 ABSTRACT NUMBER 691  
 COLLIN COUNTY, TEXAS

**EXHIBIT "A"**  
**PAGE 8 OF 8**  
**EXHIBIT "A" A**

APPROX SEWER ESMT  
 CITY OF MCKINNEY  
 INST NO.  
 20211221002562480  
 O.P.R.C.C.T.

SPUR 399  
 STA: 1202+80.07 OFF: 400.26' LT  
 FM 546  
 STA: 19+72.27 OFF: 32.80' LT  
 REMAINDER  
 1.935 ACRES  
 NEW RIGHT OF WAY  
 S03°56'24"W 149.08'  
 N00°26'07"E  
 1,365.69'

SPUR 399  
 STA: 1202+54.66 OFF: 253.00' LT  
 FM 546  
 STA: 21+41.74 OFF: 69.97' LT  
 MAG NAIL W/  
 "LAMB-STAR"  
 TBPLS#10048300"  
 WASHER SET  
 STA: 1200+25.82  
 OFF: 225.00' LT  
 SPUR 399  
 STA: 1203+19.87  
 OFF: 225.00' LT  
 FM 546  
 STA: 21+74.55  
 OFF: 133.50' LT

CALLED 80.516 ACRES  
 CITY OF MCKINNEY  
 INST NO.  
 20060331000421900  
 O.P.R.C.C.T.

R = 3800.00'  
 L = 8801.55'  
 Δ = 132°42'50"  
 CB = N66°21'15"E  
 CL = 6,961.92'

PROPOSED CENTERLINE

1/2" IRON ROD  
 W/"RSCI RPLS  
 5034"CAP FND  
 STA: 1204+06.80  
 OFF: 130.91' RT  
 1/2" IRON ROD  
 W/"RSCI RPLS  
 5034"CAP FND  
 STA: 1203+07.24  
 OFF: 123.25' RT  
 1/2" IRON ROD  
 W/"RSCI RPLS  
 5034"CAP FND  
 STA: 1205+80.45  
 OFF: 12.37' RT  
 1/2" IRON ROD  
 W/"RSCI RPLS  
 5034"CAP FND  
 STA: 1205+59.19  
 OFF: 1205+59.19  
 1/2" IRON ROD  
 W/"RSCI RPLS  
 5034"CAP FND  
 STA: 1205+24.71  
 OFF: 153.03' RT  
 (259.81')  
 (UNDEFINED) R.O.W.

FELIPE  
 LEDESMA  
 INST NO.  
 2017222001693230  
 O.P.R.C.C.T.

NEW RIGHT  
 OF WAY

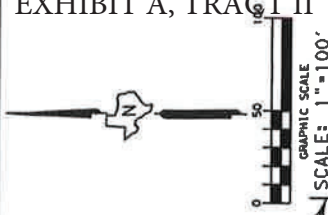


CALLED 0.75 ACRE  
 JOSE  
 BECERRA  
 INST. NO.  
 20101108001220420  
 O.P.R.C.C.T.

RICHARD H LOCK SURVEY A-517  
 (124.57')  
 (94.97')  
 (146.49')  
 500'±26'±07" W  
 (UNDEFINED) R.O.W.

CALLED 1.000 ACRE  
 HAROLD  
 PRESSNELL  
 VOL. 4331  
 PG. 0449  
 D.R.C.C.T.

CALLED 1.000 ACRE  
 HAROLD  
 PRESSNELL  
 VOL. 3314  
 PG. 473  
 D.R.C.C.T.



MATCHLINE STA 1197+20 SEE PAGE 7 OF 8

EXHIBIT A, TRACT III

January 2023  
Parcel ID P00069777  
Page 1 of 7

EXHIBIT "A"

County: Collin  
Highway: U.S. 380  
Project Limits: From S.H. 5 to U.S. 380  
R.O.W. C.S.J.: 0047-10-004  
Project No. R00012338

**Property Description for Parcel P00069777**

**BEING** a 408,522 square foot (9.378-acre) tract of land out of the Richard H. Lock Survey, Abstract No. 517, located in the City of McKinney, Collin County, Texas, and being part of that called 190.096-acre tract of land described in Special Warranty Deed to the City of McKinney, as recorded in Instrument No. 20180305000270970, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

**COMMENCING** at a 5/8-inch iron rod found on the south line of a called 60-acre Property One, First Tract, described in deed to Enloe Holdings, LP, recorded in Instrument No. 20210917001906580, O.P.R.C.C.T., for the easternmost northeast corner of said 190.096-acre tract;

**THENCE** North 89 degrees 05 minutes 18 seconds West, along the common north line of said 190.096-acre tract and the south line of said First Tract, a distance of 642.69 feet to the **POINT OF BEGINNING** at Station 1259+65.50, 214.90 feet right having a Texas Coordinate System, North American Datum of 1983 (N.A.D.83) 2011 Adjustment (2011), North Central Zone (4202) surface coordinate of North 7,115,073.22, East 2,557,847.39, said point also being the point of curvature of a non-tangent circular curve to the right, having a radius of 1,757.00 feet, and whose chord bears South 01 degrees 23 minutes 53 seconds East, a distance of 244.69 feet;

1. **THENCE** Southerly, departing the common north line of said 190.096-acre tract and the south line of said First Tract, along the new east R.O.W. line of Spur 399, over and across said 190.096-acre tract, and along said curve, through a central angle of 07 degrees 59 minutes 09 seconds, an arc distance of 244.89 feet to a 5/8-inch iron rod with pink cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" (hereinafter referred to as "with pink R.O.W. cap") set for the point of compound curvature of a circular curve to the right, having a radius of 4,025.00 feet, and whose chord bears South 03 degrees 36 minutes 28 seconds West, a distance of 142.34 feet;\*\*
2. **THENCE** Southerly, continuing along the new east R.O.W. line of Spur 399, over and across said 190.096-acre tract, and along said curve, through a central angle of 02 degrees 01 minute 35 seconds, an arc distance of 142.35 feet to a 5/8-inch iron rod with pink R.O.W. cap set;\*\*
3. **THENCE** South 70 degrees 25 minutes 03 seconds East, continuing along the new east R.O.W. line of Spur 399, over and across said 190.096-acre tract, a distance of 77.58 feet to a 5/8-inch iron rod with pink R.O.W. cap set for the point of curvature of a non-tangent circular curve to the right, having a radius of 4,100 feet, and whose chord bears South 05 degrees 35 minutes 59 seconds West, a distance of 100.00 feet;\*\*
4. **THENCE** Southerly, continuing along the new east R.O.W. line of Spur 399, over and across said 190.096-acre tract, and along said curve, through a central angle of 01 degrees 23 minutes 51 seconds, an arc distance of 100.00 feet to a 5/8-inch iron rod with pink R.O.W. cap set;\*\*

EXHIBIT A, TRACT III

January 2023  
Parcel ID P00069777  
Page 2 of 7

EXHIBIT "A"

County: Collin  
Highway: U.S. 380  
Project Limits: From S.H. 5 to U.S. 380  
R.O.W. C.S.J.: 0047-10-004  
Project No. R00012338

Property Description for Parcel P00069777

5. **THENCE** South 81 degrees 37 minutes 01 second West, continuing along the new east R.O.W. line of Spur 399, over and across said 190.096-acre tract, a distance of 77.58 feet to a 5/8-inch iron rod with pink R.O.W. cap set for the point of curvature of a non-tangent circular curve to the right, having a radius of 4,025.00 feet, and whose chord bears South 08 degrees 56 minutes 32 seconds West, a distance of 332.01 feet;\*\*
6. **THENCE** Southerly, continuing along the new east R.O.W. line of Spur 399, over and across said 190.096-acre tract, and along said curve, through a central angle of 04 degrees 43 minutes 39 seconds, an arc distance of 332.10 feet to a 5/8-inch iron rod with pink R.O.W. cap set;\*\*
7. **THENCE** South 38 degrees 24 minutes 51 seconds East, continuing along the new east R.O.W. line of Spur 399, over and across said 190.096-acre tract, a distance of 35.77 feet to a 5/8-inch iron rod with pink R.O.W. cap set in the common south line of said 190.096-acre tract and the north line of FM 546 (an 80-foot R.O.W.), described in deed to the State of Texas, recorded in Volume 357, Page 290, O.P.R.C.C.T. ;\*\*
8. **THENCE** North 88 degrees 04 minutes 39 seconds West, departing the new east R.O.W. line of Spur 399, along the common south line of said 190.096-acre tract and the north line of FM 546, a distance of 523.78 feet to a 5/8-inch iron rod with pink R.O.W. cap set in the new west R.O.W. line of Spur 399;\*\*
9. **THENCE** North 52 degrees 12 minutes 16 seconds East, departing the common south line of said 190.096-acre tract and the north line of FM 546, along the new west R.O.W. line of Spur 399, over and across said 190.096-acre tract, a distance of 42.25 feet to a 5/8-inch iron rod with pink R.O.W. cap set for the point of curvature of a non-tangent circular curve to the left, having a radius of 3,564.00 feet, and whose chord bears North 08 degrees 48 minutes 09 seconds East, a distance of 464.30 feet;\*\*
10. **THENCE** Northerly, continuing along the new west R.O.W. line of Spur 399, over and across said 190.096-acre tract, and along said curve, through a central angle of 07 degrees 28 minutes 10 seconds, an arc distance of 464.63 feet to a 5/8-inch iron rod with pink R.O.W. cap set;\*\*
11. **THENCE** North 09 degrees 17 minutes 18 seconds East, continuing along the new west R.O.W. line of Spur 399, over and across said 190.096-acre tract, a distance of 150.66 feet to a 5/8-inch iron rod with pink R.O.W. cap set;\*\*
12. **THENCE** North 05 degrees 06 minutes 03 seconds East, continuing along the new west R.O.W. line of Spur 399, over and across said 190.096-acre tract, a distance of 221.02 feet to a 5/8-inch iron rod with pink R.O.W. cap set;\*\*



EXHIBIT A, TRACT III

January 2023  
Parcel ID P00069777  
Page 3 of 7

**EXHIBIT "A"**

County: Collin  
Highway: U.S. 380  
Project Limits: From S.H. 5 to U.S. 380  
R.O.W. C.S.J.: 0047-10-004  
Project No. R00012338

**Property Description for Parcel P00069777**

13. **THENCE** North 51 degrees 22 minutes 57 seconds East, continuing along the new west R.O.W. line of Spur 399, over and across said 190.096-acre tract, a distance of 23.69 feet to a point for corner on the common north line of said 190.096-acre tract and the south line of said First Tract;
14. **THENCE** South 89 degrees 05 minutes 18 seconds East, departing the new west R.O.W. line of Spur 399, along the common north line of said 190.096-acre tract and the south line of said First Tract, a distance of 402.41 to the **POINT OF BEGINNING** and containing 408,522 square feet (9.378-acre) of land, more or less.

**EXHIBIT "A"**

County: Collin  
Highway: U.S. 380  
Project Limits: From S.H. 5 to U.S. 380  
R.O.W. C.S.J.: 0047-10-004  
Project No. R00012338

**Property Description for Parcel P00069777**

A plat of same survey date herewith accompanies this Property description.

\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project, under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone and are based on the North American Datum of 1983, 2011 Adjustment and were derived from the TxDOT Real Time Network utilizing Virtual Reference Station methodologies.

All distances and coordinates shown hereon are surface values and may be converted to grid values by multiplying the surface values by a Combined Scale Factor of 0.999847313317 or by dividing those surface values by a Surface Adjustment Factor of 1.00015271.

The Station and Offset information herein refers to roadway centerline as shown by TxDOT Right-of-Way Mapping project, Control Section Job No. 0047-10-004.

Remainder calculated areas are based on deeds, boundary determination, and/or found monumentation.

I, Robert L. Davis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my direction or supervision.

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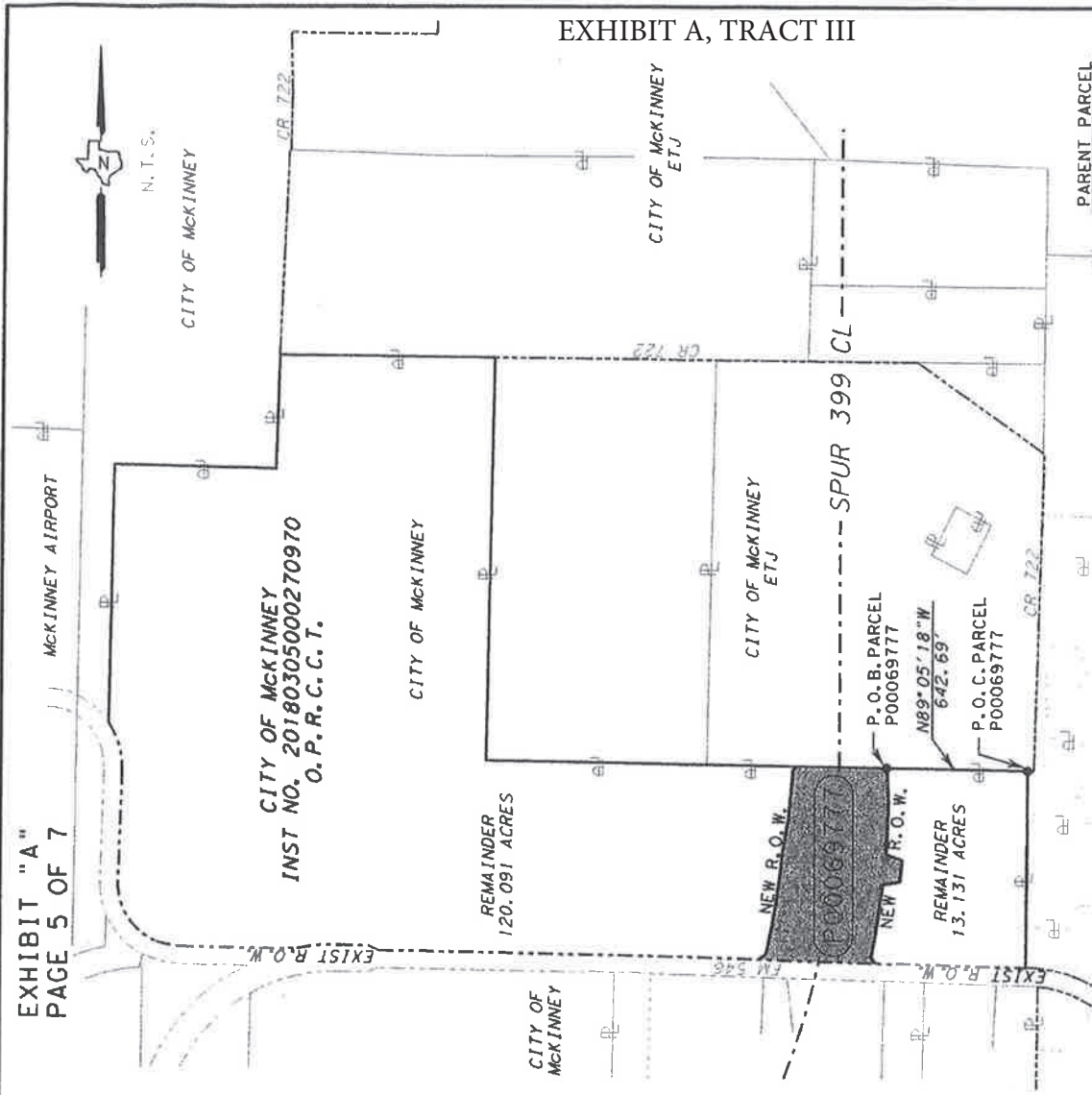
Robert L. Davis  
Texas Registration No. 5836

Lamb-Star Engineering, L.L.C.  
3801 Parkwood Boulevard, Suite 550  
Frisco, Texas 75034  
PH. (214) 440-3600  
Firm Registration Certificate No. 10048300



**EXHIBIT "A"  
PAGE 5 OF 7**

**EXHIBIT A, TRACT III**



AREA TABLE (ACRES)		
EXISTING	REMAINDER (CALCULATED)	
	LEFT	RIGHT
142.599	408522 SQ. FT	120.091
9.378	ACRES	13.131

REMAINDER CALCULATED AREAS ARE BASED ON DEEDS, BOUNDARY DETERMINATION, AND/OR FOUND MONUMENTATION.

**PLAT OF A SURVEY  
PARCEL P00069777  
FOR SPUR 399  
RIGHT OF WAY CSJ: 0047-10-004  
A 408,522 SQ FT, (9.378 AC)  
TRACT OF LAND, IN THE  
RICHARD H LOCK SURVEY  
ABSTRACT NUMBER 517  
COLLIN COUNTY, TEXAS**

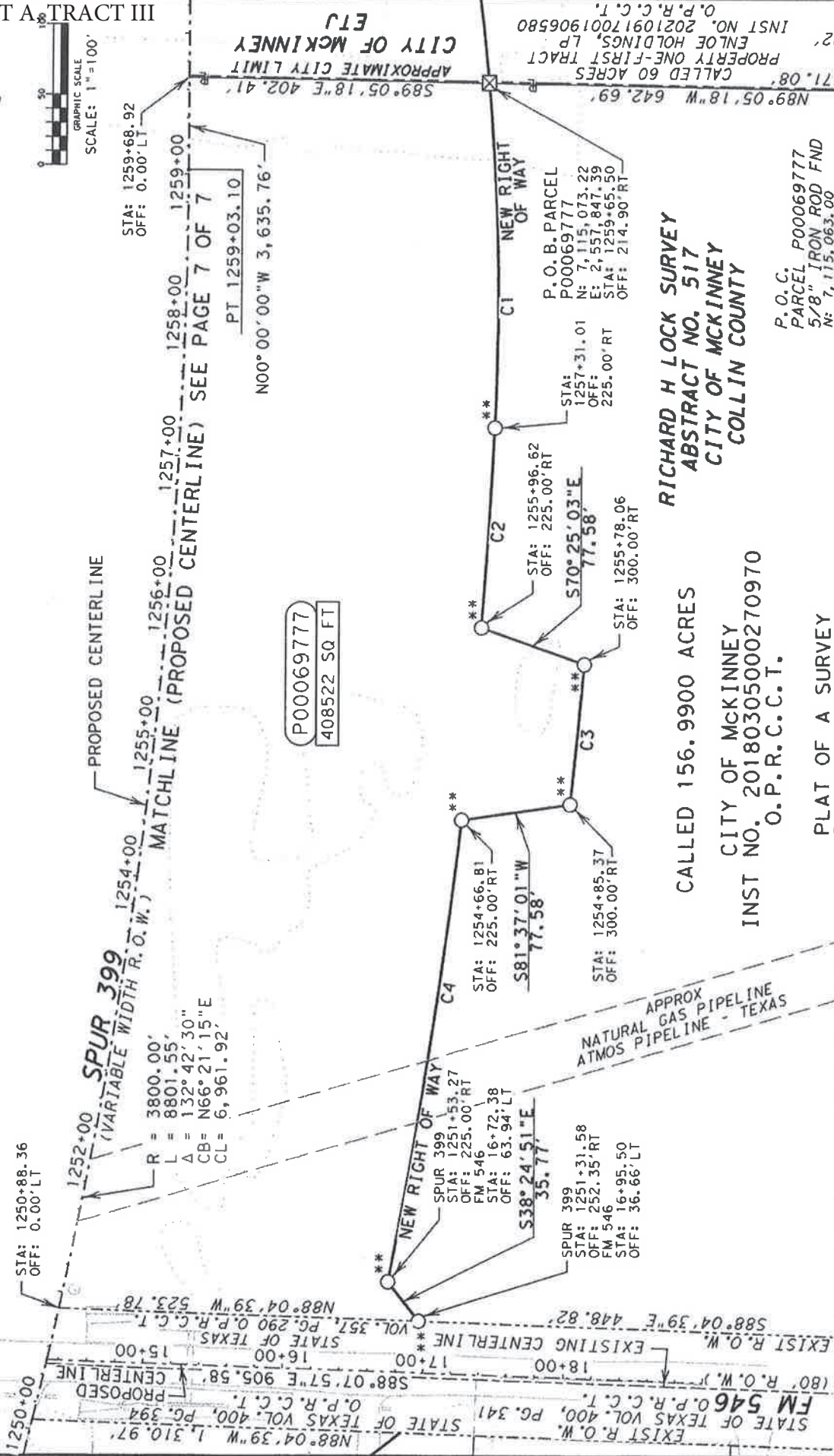
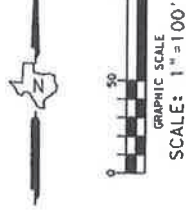
**NOTES**

- A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND WERE DERIVED FROM THE TXDOT REAL TIME NETWORK UTILIZING VIRTUAL REFERENCE STATION METHODOLOGIES.
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID VALUES BY MULTIPLYING THE SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.99984731317, OR BY DIVIDING THOSE SURFACE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00015271.
- THE STATION AND OFFSET INFORMATION HEREIN REFERS TO THE BASELINE AS SHOWN BY TXDOT PROJECT SCHEMATIC RECEIVED 12-21-2022, PROJECT CONTROL SECTION JOB NO. 0047-10-002.
- PROJECT CONTROL ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.
- ABSTRACTING DATES: MARCH 2021 TO DECEMBER 2022
- FIELD SURVEYS COMPLETE: SEPTEMBER 2020 TO JANUARY 2023

**LEGEND**

- EXISTING RIGHT OF WAY LINE -----
- NEW RIGHT OF WAY LINE -----
- EASEMENT LINE -----
- TXDOT ACQUISITION LINE -----
- PROPERTY LINE -----
- APPROXIMATE SURVEY LINE -----
- APPROXIMATE CITY LIMITS -----
- PLAT BOUNDARY LINE -----
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
- R.P.R.C.C.T. = REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- = 5/8 INCH IRON ROD WITH A PINK CAP STAMPED
- = "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" SET FOR RIGHT-OF-WAY (UNLESS OTHERWISE INDICATED)
- ☒ = NO RIGHT OF ENTRY AT TIME OF SURVEY, TXDOT RIGHT-OF-WAY MONUMENT NOT SET
- = EXISTING MONUMENT FOUND
- \*\* = THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.





P00069777  
408522 SQ FT

CALLLED 156.9900 ACRES  
 CITY OF MCKINNEY  
 INST NO. 20180305000270970  
 O.P.R.C.C.T.

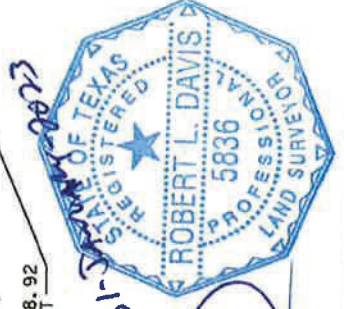
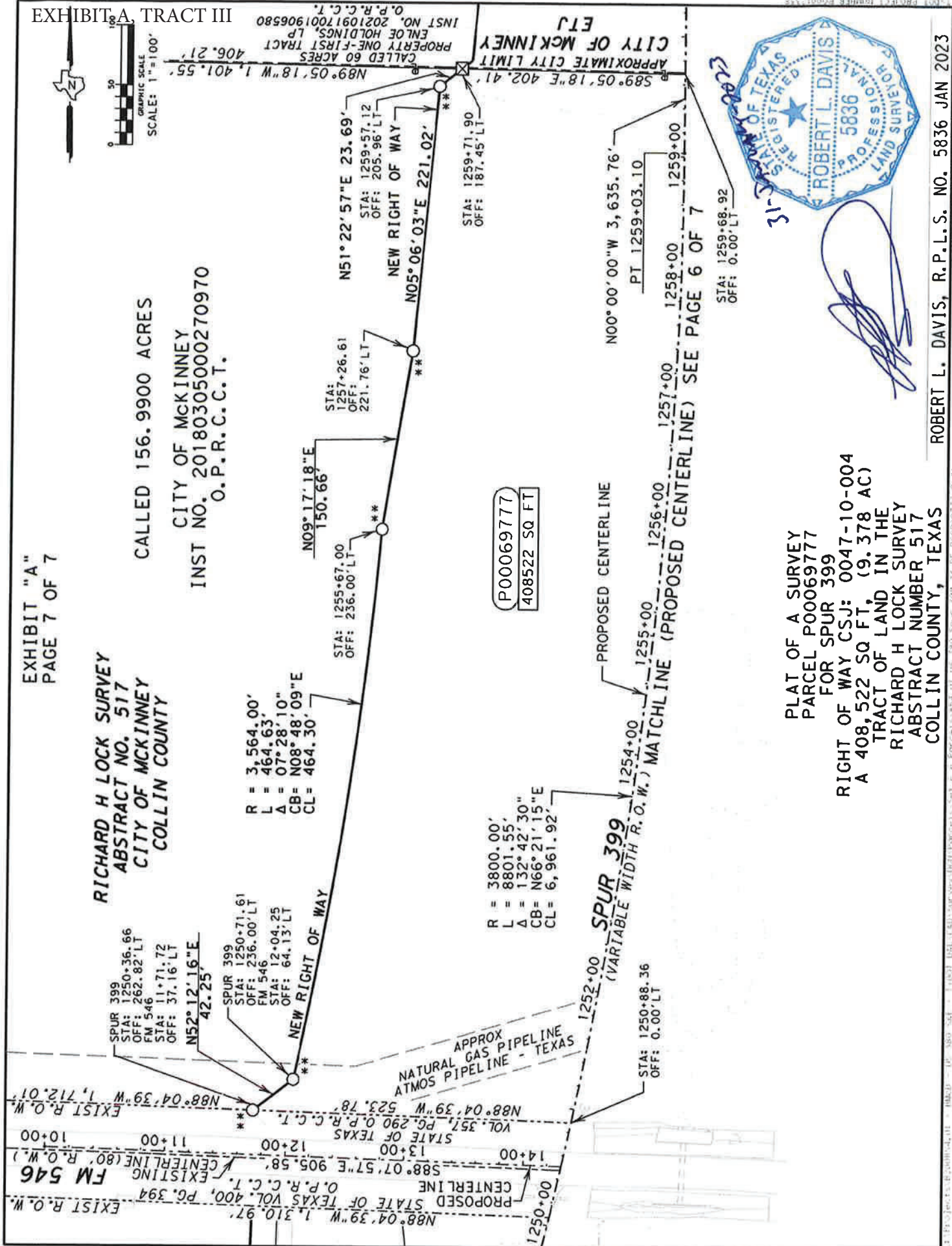
**RICHARD H LOCK SURVEY**  
**ABSTRACT NO. 517**  
**CITY OF MCKINNEY**  
**COLLIN COUNTY**

PLAT OF A SURVEY  
 PARCEL P00069777  
 FOR SPUR 399  
 RIGHT OF WAY CSJ: 0047-10-004  
 A 408,522 SQ FT, (9.378 AC)  
 TRACT OF LAND IN THE  
**RICHARD H LOCK SURVEY**  
**ABSTRACT NUMBER 517**  
**COLLIN COUNTY, TEXAS**

CALL	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	1757.00'	07° 59' 09"	244.89'	S01° 23' 53" E	244.69'
C2	4025.00'	02° 01' 35"	142.35'	S03° 36' 28" W	142.34'
C3	4100.00'	01° 23' 51"	100.00'	S05° 35' 59" W	100.00'
C4	4025.00'	04° 43' 39"	332.10'	S08° 56' 32" W	332.01'

**RICHARD H LOCK SURVEY**  
ABSTRACT NO. 517  
CITY OF MCKINNEY  
COLLIN COUNTY

CALLED 156.9900 ACRES  
CITY OF MCKINNEY  
INST NO. 20180305000270970  
O.P.R.C.C.T.



*[Handwritten Signature]*

PLAT OF A SURVEY  
 PARCEL P00069777  
 FOR SPUR 399  
 A 408,522 SQ FT. (9.378 AC)  
 TRACT OF LAND IN THE  
 RICHARD H LOCK SURVEY  
 ABSTRACT NUMBER 517  
 COLLIN COUNTY, TEXAS

ROBERT L. DAVIS, R.P.L.S. NO. 5836 JAN 2023

PROJECT NUMBER: 20230101

STATE OF TEXAS, DEPARTMENT OF AGRICULTURE AND FORESTRY, DIVISION OF GEODESIC SURVEYING AND MAPPING, 2023 JAN 10 10:48 AM