

EXHIBIT "A"
LEGAL DESCRIPTION FOR
10' TEMPORARY CONSTRUCTION EASEMENT
TCE-15

All that certain lot, tract, or parcel of land, situated in a portion of the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, being part of The McKinney Gateway Condominium Association, Inc., a condominium regime in the City of McKinney, Collin County, Texas, according to the Amended and Restated Condominium Declaration for the McKinney Gateway Condominium filed 06/27/2013, and recorded as Document No. 20130627000895180, Real Property Records, Collin County, Texas, which condominium is located on Lot 3R, Block A, Minor Replat of McKinney Bridge Street Town Centre, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet 2013, Slide 48, Official Public Records, Collin County, Texas, together with the access, support and utility easements within the General Common Elements, all as described in said Declaration and being more completely described as follows, to-wit:

BEGINNING at the Northeast corner of said Lot 3R, Block A, the Northwest corner of Lot 8, Block A of said McKinney Bridge Street Town Centre and being in the South right-of-way line of Gateway Boulevard (variable width right-of-way) recorded in Cabinet R, Page 159 (MRCCT), from which a 5/8" iron rod found in the North right-of-way line of said Gateway Boulevard and in the South line of a called 45.71 acre tract described in a deed to Sunset Grounds at McKinney LLC recorded in Instrument No. 2025000005931 (DRCCT) bears North 50 deg. 05 min. 51 sec. East – 106.79 feet;

THENCE South 05 deg. 59 min. 28 sec. East departing said South right-of-way line and continue along the East line of said Lot 3R, Block A and the West line of said Lot 8, Block A, a distance of 10.00 feet;

THENCE South 84 deg. 16 min. 52 sec. West departing said East and West lines, a distance of 22.97 feet to a Point of Curvature of a tangent circular curve to the right, having a radius of 1,171.50 feet, a central angle of 16 deg. 21 min. 55 sec., and being subtended by a chord which bears North 87 deg. 32 min. 10 sec. West - 333.48 feet;

THENCE in a northwesterly direction along said curve to the right, an arc distance of 334.61 feet to the East line of Lot 5, Block A of McKinney Bridge Street Town Centre recorded in Volume 2008, Page 65 (MRCCT) and the West line of said Lot 3R, Block A;

THENCE North 16 deg. 36 min. 50 sec. East non-tangent to said curve and continue along said East and West lines, a distance of 10.05 feet to the Northeast corner of said Lot 5, Block A, the Northwest corner of said Lot 3R, Block A and being in the South right-of-way line of said Gateway Boulevard, from which a 5/8" iron rod found in the North right-of-way line of said Gateway Boulevard and the South line of said 45.71 acre tract bears North 23 deg. 01 min. 06 sec. West – 111.14 feet, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,161.50 feet, a



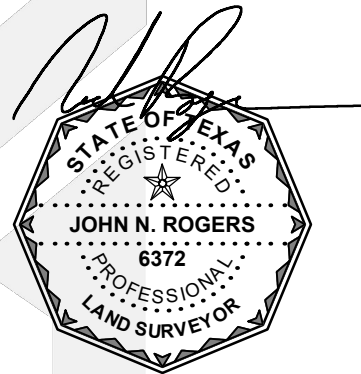
central angle of 16 deg. 18 min. 49 sec., and being subtended by a chord which bears South 87 deg. 33 min. 43 sec. East - 329.60 feet;

THENCE in a southeasterly direction along said curve to the left and continue along the North line of said Lot 3R, Block A and said South right-of-way line, an arc distance of 330.71 feet;

THENCE North 84 deg. 16 min. 52 sec. East tangent to said curve and continue along said North line and South right-of-way line, a distance of 22.92 feet to the **POINT OF BEGINNING**, containing 3,556 square feet or 0.082 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

Exhibit map attached and made a part hereof.



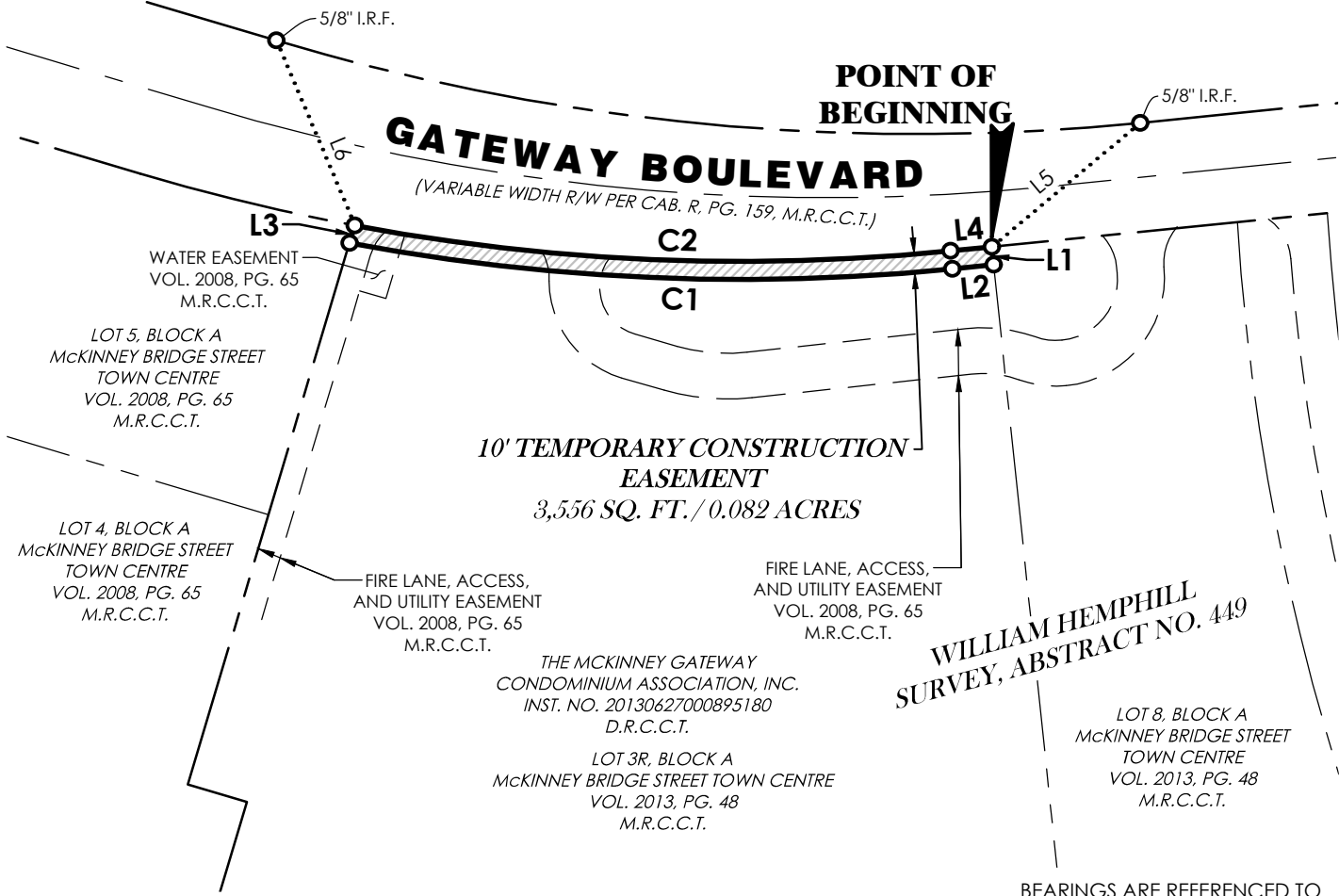
3/6/2026



CURVE TABLE					
C#	R	L	D	CHD B	CHD L
C1	1171.50'	334.61'	16°21'55"	N87°32'10"W	333.48'
C2	1161.50'	330.71'	16°18'49"	S87°33'43"E	329.60'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S05°59'28"E	10.00'
L2	S84°16'52"W	22.97'
L3	N16°36'50"E	10.05'
L4	N84°16'52"E	22.92'
L5	N50°05'51"E	106.79'
L6	N23°01'06"W	111.14'

CALLED 45.71 ACRES
 SUNSET GROUNDS AT MCKINNEY LLC,
 INST. NO. 202500005931
 D.R.C.C.T.



10' TEMPORARY CONSTRUCTION EASEMENT
 3,556 SQ. FT. / 0.082 ACRES

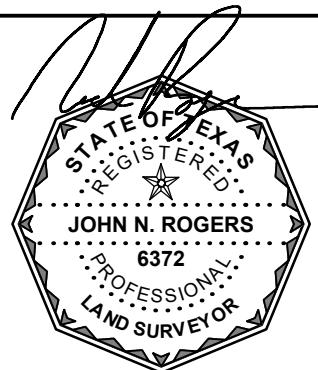
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
 10' TEMPORARY CONSTRUCTION EASEMENT,
 SITUATED IN A PORTION OF THE
 WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=100'	Sheet
Drafted:	L.J.C.	Checked:	J.N.R.	3
Surveyed on the Ground:	6/10/2025			of
Date Prepared:	11/10/2025			3
Revised:	11/18/2025	Revised:	3/5/2026	Date Signed:



Date Signed: 3/6/2026