

EXHIBIT "A"
64.065 ACRE LEGAL DESCRIPTION FOR ZONING PURPOSES

Situating in the
Francis T. Duffau Survey, Abstract Number 287
City of McKinney, Collin County, Texas

BEING a 64.065 acre tract of land situated in the Francis T. Duffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, said tract being all of that called 25.10 acre tract of land described in General Warranty Deed to Andrea Pitman and Charles L. Pitman, her husband as recorded in Volume 4869, Page 988 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and all of that called 26.53 acre tract of land described in Warranty Deed to Amon C. Nixon as recorded in Volume 4329, Page 2956, D.R.C.C.T., and a part of that called 13.933 acre tract of land described in Warranty Deed to Christopher R. Spain and Yvonne C. Spain as recorded in Volume 4878, Page 2347, D.R.C.C.T., said tract being more particularly described by metes and bounds as follows:

BEGINNING at a found nail in the center line of Old Mill Road (variable width public right-of-way, no deed of record found) for the northeast corner of said Pitman tract, having Texas State Plane Grid Coordinates (North Central Zone) of N=7,110,959.51 E=2,549,397.35, said point also being the northwest corner of a called 0.72 acre tract of land described in Texas General Warranty Deed with Vendor's Lien to Julie McGee as recorded in Instrument Number 20171128001570230, Official Public Records of Collin County, Texas (O.P.R.C.C.T.);

THENCE South 00 degrees 00 minutes 43 seconds East, along the east line of said Pitman tract and the west line of said McGee tract, passing at a call distance of 231.34 feet the southwest corner of said McGee tract, same being the northwest corner of a called 18,644 square foot tract of land described in Warranty Deed to Marvin Duane Carter, Jr. and Treena Danayeal Smith, as recorded in Instrument Number 20090218000176390, O.P.R.C.C.T., continuing along said east line and along the west line of said Carter tract, passing at an additional distance of 127.04 feet the southwest corner of said Carter tract, same being the northwest corner of a called 1.592 acre tract of land described in Warranty Deed with Vendor's Lien to Morgan L. Spangler and Shawn W. McGown, as recorded in Instrument Number 2022000070542, O.P.R.C.C.T., and continuing along said east line and along the west line of said Spangler and McGown tract, in all a total distance 770.99 feet to a found 1/2-inch iron rod with cap stamped "Roome" for the southwest corner of said Spangler and McGown tract, also being a northwesterly corner of the remainder of a called 31.488 acre tract of land described in Special Warranty Deed to Dorothy J. Sperry, as recorded in Instrument Number 20211001002013240, O.P.R.C.C.T.;

THENCE South 00 degrees 19 minutes 53 seconds West, continuing along the east line of said Pitman tract and along the west line of said Sperry tract, a distance of 651.10 feet to a point in the middle of Wilson Creek for the southeast corner of said Pitman tract;

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THENCE in a generally westerly direction along the centerline meanders of Wilson Creek as follows:

South 79 degrees 38 minutes 16 seconds West, along the south line of said Pitman tract, a distance of 242.60 feet;

South 53 degrees 11 minutes 16 seconds West, continuing along the south line of said Pitman tract, a distance of 130.70 feet;

South 80 degrees 56 minutes 16 seconds West, continuing along the south line of said Pitman tract, a distance of 142.50 feet;

North 06 degrees 28 minutes 16 seconds East, continuing along the south line of said Pitman tract, a distance of 180.50 feet;

North 16 degrees 04 minutes 40 seconds West, continuing along the south line of said Pitman tract, a distance of 47.30 feet;

North 63 degrees 26 minutes 29 seconds West, continuing along the south line of said Pitman tract, a distance of 273.63 feet to the southwest corner of said Pitman tract, and the common southeast corner of said Nixon tract;

North 90 degrees 00 minutes 00 seconds West, along the south line of said Nixon tract, a distance of 60.00 feet;

South 46 degrees 43 minutes 00 seconds West, continuing along the south line of said Nixon tract, a distance of 200.00 feet;

North 53 degrees 23 minutes 13 seconds West, continuing along the south line of said Nixon tract, a distance of 60.00 feet;

North 10 degrees 43 minutes 17 seconds East, continuing along the south line of said Nixon tract, a distance of 180.00 feet;

North 38 degrees 45 minutes 51 seconds West, continuing along the south line of said Nixon tract, a distance of 84.00 feet;

North 76 degrees 47 minutes 00 seconds West, continuing along the south line of said Nixon tract, a distance of 320.00 feet;

South 28 degrees 13 minutes 00 seconds West, continuing along the south line of said Nixon tract, a distance of 225.00 feet;

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North 90 degrees 00 minutes 00 seconds West, continuing along the south line of said Nixon tract, a distance of 53.00 feet;

North 20 degrees 47 minutes 59 seconds West, continuing along the south line of said Nixon tract, a distance of 160.84 feet to the southwest corner of said Nixon tract, said point also being the southeast corner of a called 2.08 acre tract of land described in Special Warranty Deed to the City of McKinney, as recorded in Instrument Number 20090603000681900, O.P.R.C.C.T.;

THENCE North 01 degree 42 minutes 57 seconds East, departing said Wilson Creek, along the west line of said Nixon tract and the east line of said 2.08 acre City of McKinney tract, a distance of a distance of 167.69 feet to the northeast corner of said 2.08 acre City of McKinney tract;

THENCE North 80 degrees 24 minutes 27 seconds West, departing the west line of said Nixon tract and along the north line of said 2.08 acre City of McKinney tract, a distance of 456.17 feet to the northwest corner of said 2.08 acre City of McKinney tract, said point being on the east line of a called 55.234 acre tract of land described in Special Warranty Deed to the City of McKinney as recorded in Instrument Number 20081231001462680, O.P.R.C.C.T., also being on the west line of said Spain tract;

THENCE Northerly along the said west line of the Spain tract and east line of said 55.234 acre City of McKinney tract as follows:

North 01 degree 52 minutes 40 seconds East, a distance of 369.17 feet;

North 01 degree 23 minutes 26 seconds East, a distance of 317.87 feet to a found nail for corner;

North 00 degrees 38 minutes 26 seconds East, a distance of 390.62 feet to a found 1/2-inch iron rod for the northwest corner of said Spain tract, and being the southwest corner of a called 2.41 acre tract of land described in General Warranty Deed to Xuanmin Li and Jingjie Yu, as recorded in Instrument Number 2022000080034, O.P.R.C.C.T.;

THENCE North 86 degrees 43 minutes 25 seconds East, departing the east line of said 55.234 acre City of McKinney tract, along the north line of said Spain tract and the common south line of said Li and Yu tract, a distance of 354.00 feet to a point for corner;

THENCE North 30 degrees 20 minutes 51 seconds East, continuing along said common north and south lines, a distance of 79.20 feet to a point for corner, being in the center of Old Mill Road extended from the north, for the northernmost corner of said Spain tract;

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THENCE South 01 degree 30 minutes 00 seconds West, along the north line of said Spain tract and the extended center of Old Mill Road, a distance of 24.49 feet to a point for corner;

THENCE South 88 degrees 36 minutes 05 seconds East, continuing along the north line of said Spain tract and with the center of Old Mill Road extended from the east, a distance of 69.29 feet to a found 1/2-inch iron rod for the northeast corner of said Spain tract, being the northwest corner of said Nixon tract;

THENCE South 87 degrees 46 minutes 59 seconds East, along the north line of said Nixon tract and continuing along and crossing over said Old Mill Road center line, a distance of 818.03 feet to a point for corner on the north side of Old Mill Road;

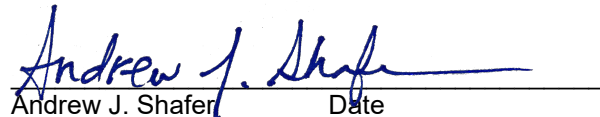
THENCE South 02 degrees 11 minutes 18 seconds West, along the east line of said Nixon tract, a distance of 29.09 feet to a found nail in the center of said Old Mill Road for the northwest corner of said Pitman tract;

THENCE South 69 degrees 54 minutes 41 seconds East, along the north line of said Pitman tract and along the center of said Old Mill Road, a distance of 366.84 feet to a found nail for an angle point in said north line;

THENCE South 66 degrees 04 minutes 35 seconds East, continuing along the north line of said Pitman tract and the center of said Old Mill Road, a distance of 354.12 feet to the **POINT OF BEGINNING AND CONTAINING** 2,790,687 Square Feet, or 64.065 acres of land, more or less.

General notes:

- 1) The basis of bearing for this description is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates are in grid; distances shown are surface and can be converted to grid by dividing by a scale factor of 1.00015271.
- 2) This metes and bounds description is accompanied by an exhibit of even date.
- 4) Field surveys to prepare this description were completed in June, 2026.



Andrew J. Shafer Date

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