

## **EXHIBIT A, TRACT I**

### **EXHIBIT "A" 0.207 ACRES RIGHT-OF-WAY TRACT**

BEING A 0.207 ACRE TRACT OF LAND SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF A 0.388 ACRE TRACT OF LAND, CONVEYED TO BILLY TATE AND WIFE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190725000882260, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 0.207 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 0.388 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 24.15 ACRE TRACT OF LAND CONVEYED AS "TRACT 17" TO JODY LAWLER, TRUSTEE OF THE WAYZATA TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210708001376610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A MAG NAIL FOUND FOR THE SOUTHEAST CORNER OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JASON BRADLEY KOPP AND SHELBY G. KOPP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210922001931820, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON SOUTHWEST CORNER OF A 7.325 ACRE TRACT OF LAND CONVEYED TO RANDALL J. LUDWIG AND BRENDA LUDWIG, AS RECORDED IN COUNTY CLERK'S FILE NO. 2001-0063659, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING ON THE NORTH LINE OF SAID 24.15 ACRE TRACT AND WITHIN COUNTY ROAD NO. 202, (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) BEARS SOUTH 89 DEGREES 31 MINUTES 34 SECONDS EAST, A DISTANCE OF 396.24 FEET;

THENCE, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG THE COMMON LINE OF SAID 0.388 ACRE TRACT AND SAID 24.15 ACRE TRACT, A DISTANCE OF 322.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 31 MINUTES 56 SECONDS, A RADIUS OF 1220.00 FEET, AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 10 MINUTES 09 SECONDS WEST, A DISTANCE OF 53.92 FEET, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 24.15 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 2.102 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO BILLY J. TATE AND SPOUSE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20150825001076760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 87 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 660.82 FEET;

## EXHIBIT A, TRACT I

THENCE, OVER AND ACROSS SAID 0.388 ACRE TRACT AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 53.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF SAID 0.388 ACRE TRACT AND THE COMMON EAST LINE OF A 36.074 ACRE TRACT OF LAND CONVEYED TO STEPPING STONES CHURCH OF MCKINNEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20160531000672720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 277.76 FEET TO A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 0.388 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 36.074 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 7.730 ACRE TRACT OF LAND CONVEYED TO BARCELONA 93, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20160822001096540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN AFORESAID COUNTY ROAD NO. 202;

THENCE, SOUTH 89 DEGREES 50 MINUTES 30 SECONDS EAST, ALONG THE COMMON LINE OF SAID 0.388 ACRE TRACT AND SAID 7.730 ACRE TRACT, A DISTANCE OF 30.00 FEET TO **THE POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 9,019 SQUARE FEET OR 0.207 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



Chris Matteo, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6501  
LJA Surveying, Inc.  
6060 North Central Expressway, Suite 400  
Dallas, Texas 75206  
469-484-0778  
TBPELS Firm No. 10194465



OCTOBER 23, 2025

# EXHIBIT A, TRACT I

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°31'56"	1220.00'	N33°10'09"W	53.92'	53.92'

LINE	BEARING	DISTANCE
L1	S0°38'24"W	322.81'
L2	N0°38'24"E	277.76'
L3	S89°50'30"E	30.00'

MEREDITH HART SURVEY  
ABSTRACT NO. 371

7.730 ACRES  
BARCELONA 93, LTD.  
C.C.# 20160822001096540  
O.P.R.C.C.T.

3.000 ACRES  
LINDA J JEWELL  
C.C.# 20210311000482520  
O.P.R.C.C.T.

3.000 ACRES  
JASON BRADLEY KOPP AND  
SHELBY G. KOPP  
C.C.# 20210922001931820  
O.P.R.C.C.T.

7.325 ACRES  
RANDALL J. LUDWIG AND  
BRENDA LUDWIG  
C.C.# 2001-0063659  
O.P.R.C.C.T.



COUNTY ROAD NO. 202  
(A VARIABLE WIDTH  
PRESCRIPTIVE RIGHT-OF-WAY)

COUNTY ROAD NO. 202  
(A VARIABLE WIDTH  
PRESCRIPTIVE RIGHT-OF-WAY)

0.207 ACRES  
9,019 SF

36.074 ACRES  
STEPPING STONES CHURCH  
OF MCKINNEY  
C.C.# 20160531000672720  
O.P.R.C.C.T.

0.388 ACRES  
BILLY TATE AND WIFE,  
BRANDEE TATE  
C.C. # 20190725000882260  
O.P.R.C.C.T.

POINT OF  
BEGINNING  
MNS

MAGNF  
(CM)

TRACT 1  
2.102 ACRES  
BILLY J. TATE AND  
SPOUSE, BRANDEE TATE  
C.C.# 20150825001076760  
O.P.R.C.C.T.

TRACT 17  
24.15 ACRES  
JODY LAWLER, TRUSTEE OF  
THE WAYZATA TRUST  
C.C.# 20210708001376610  
O.P.R.C.C.T.

L3  
MNS  
L2  
CIRS  
C1

(DIRECTIONAL  
CONTROL LINE)

N87°38'32"E  
660.82'

1/2"IRF  
(CM)

## LEGEND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN  
COUNTY, TEXAS  
C.C.# COUNTY CLERK'S FILE NUMBER  
MNS MAG-NAIL WITH WASHER STAMPED "LJA  
SURVEYING" SET  
CIRS 5/8" IRON ROD WITH YELLOW PLASTIC  
CAP STAMPED "LJA SURVEYING" SET  
IRF IRON ROD FOUND  
MAGNF MAG NAIL FOUND  
(CM) CONTROLLING MONUMENT  
SF SQUARE FEET

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL  
ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET



*Chris Matteo*

PAGE 3  
OF 3

DATE: 10/23/2025  
DRWN BY: B.M.Y.  
CHKD BY: C.M.  
PROJ NO. 0285

## EXHIBIT "A"

0.201 ACRES  
RIGHT-OF-WAY TRACT

IN THE  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**LJA SURVEYING, INC.**

6060 North Central Expressway  
Suite 400  
Dallas, Texas 75206

Phone 469.621.0710

T.B.P.E.L.S. Firm No. 10194382

## EXHIBIT A, TRACT II

### EXHIBIT "A" 0.054 ACRES PERMANENT SLOPE EASEMENT

BEING A 0.054 ACRE TRACT OF LAND SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF A 0.388 ACRE TRACT OF LAND, CONVEYED TO BILLY TATE AND WIFE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190725000882260, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 0.054 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 0.388 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 24.15 ACRE TRACT OF LAND CONVEYED AS "TRACT 17" TO JODY LAWLER, TRUSTEE OF THE WAYZATA TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210708001376610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY ROAD NO. 202, (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A MAG NAIL FOUND FOR THE SOUTHEAST CORNER OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JASON BRADLEY KOPP AND SHELBY G. KOPP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210922001931820, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON SOUTHWEST CORNER OF A 7.325 ACRE TRACT OF LAND CONVEYED TO RANDALL J. LUDWIG AND BRENDA LUDWIG, AS RECORDED IN COUNTY CLERK'S FILE NO. 2001-0063659, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING ON THE NORTH LINE OF SAID 24.15 ACRE TRACT AND WITHIN COUNTY ROAD NO. 202, BEARS SOUTH 89 DEGREES 31 MINUTES 34 SECONDS EAST, A DISTANCE OF 396.24 FEET;

THENCE, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG THE COMMON LINE OF SAID 0.388 ACRE TRACT AND SAID 24.15 ACRE TRACT, A DISTANCE OF 322.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 24.15 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 2.102 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO BILLY J. TATE AND SPOUSE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20150825001076760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 87 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 660.82 FEET;

THENCE, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID COMMON LINES, A DISTANCE OF 72.91 FEET TO A POINT FOR CORNER;

## EXHIBIT A, TRACT II

THENCE, NORTH 40 DEGREES 35 MINUTES 52 SECONDS WEST, OVER AND ACROSS SAID 0.388 ACRE TRACT, A DISTANCE OF 45.51 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE WEST LINE OF SAID 0.388 ACRE TRACT AND THE COMMON EAST LINE OF A 36.074 ACRE TRACT OF LAND CONVEYED TO STEPPING STONES CHURCH OF MCKINNEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20160531000672720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 83.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 31 MINUTES 56 SECONDS, A RADIUS OF 1220.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 33 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 53.92 FEET;

THENCE, OVER AND ACROSS SAID 0.388 ACRE TRACT AND ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 53.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,335 SQUARE FEET OR 0.054 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



Chris Matteo, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6501  
LJA Surveying, Inc.  
6060 North Central Expressway, Suite 400  
Dallas, Texas 75206  
469-484-0778  
TBPELS Firm No. 10194465

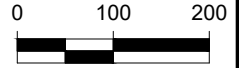


OCTOBER 24, 2025

# EXHIBIT A, TRACT II

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°31'56"	1220.00'	S33°10'09"E	53.92'	53.92'

LINE	BEARING	DISTANCE
L1	S0°38'24"W	72.91'
L2	N40°35'52"W	45.51'
L3	N0°38'24"E	83.49'
L4	S0°38'24"W	322.81'



MEREDITH HART SURVEY  
ABSTRACT NO. 371

7.730 ACRES  
BARCELONA 93, LTD.  
C.C.# 20160822001096540  
O.P.R.C.C.T.

3.000 ACRES  
LINDA J JEWELL  
C.C.# 20210311000482520  
O.P.R.C.C.T.

3.000 ACRES  
JASON BRADLEY KOPP AND  
SHELBY G. KOPP  
C.C.# 20210922001931820  
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7.325 ACRES  
RANDALL J. LUDWIG AND  
BRENDA LUDWIG  
C.C.# 2001-0063659  
O.P.R.C.C.T.

COUNTY ROAD NO. 202  
(A VARIABLE WIDTH  
PRESCRIPTIVE RIGHT-OF-WAY)

COUNTY ROAD NO. 202  
(A VARIABLE WIDTH  
PRESCRIPTIVE RIGHT-OF-WAY)

36.074 ACRES  
STEPPING STONES CHURCH  
OF MCKINNEY  
C.C.# 20160531000672720  
O.P.R.C.C.T.

0.054 ACRES  
2,335 SF

0.388 ACRES  
BILLY TATE AND WIFE,  
BRANDEE TATE  
C.C.# 20190725000882260  
O.P.R.C.C.T.

POINT OF  
COMMENCING  
MNS  
(CM)

POINT OF  
BEGINNING

C1  
CIRS  
(CM)  
CIRS

L1  
L2  
L3

(DIRECTIONAL  
CONTROL LINE)

TRACT 1  
2.102 ACRES  
BILLY J. TATE AND  
SPOUSE, BRANDEE TATE  
C.C.# 20150825001076760  
O.P.R.C.C.T.

TRACT 17  
24.15 ACRES  
JODY LAWLER, TRUSTEE OF  
THE WAYZATA TRUST  
C.C.# 20210708001376610  
O.P.R.C.C.T.

N87°38'32"E  
660.82'

1/2"IRF  
(CM)

## LEGEND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN  
COUNTY, TEXAS  
C.C.# COUNTY CLERK'S FILE NUMBER  
MNS MAG-NAIL WITH WASHER STAMPED "LJA  
SURVEYING" SET  
CIRS 5/8" IRON ROD WITH YELLOW PLASTIC  
CAP STAMPED "LJA SURVEYING" SET  
IRF IRON ROD FOUND  
MNF MAG NAIL FOUND  
(CM) CONTROLLING MONUMENT  
SF SQUARE FEET

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL  
ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET



PAGE 3  
OF 3

DATE: 10/24/2025  
DRWN BY: B.N.W.  
CHKD BY: C.M.  
PROJ NO. 0285

## EXHIBIT "A"

0.054 ACRES  
PERMANENT SLOPE EASEMENT  
IN THE  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**LJA SURVEYING, INC.**

6060 North Central Expressway  
Suite 400  
Dallas, Texas 75206

Phone 469.621.0710

T.B.P.E.L.S. Firm No. 10194382

## EXHIBIT A, TRACT III

### EXHIBIT "A" 0.140 ACRES TEMPORARY CONSTRUCTION EASEMENT

BEING A 0.140 ACRE TRACT OF LAND SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF A 0.388 ACRE TRACT OF LAND, CONVEYED TO BILLY TATE AND WIFE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190725000882260, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 0.140 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 0.388 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 24.15 ACRE TRACT OF LAND CONVEYED AS "TRACT 17" TO JODY LAWLER, TRUSTEE OF THE WAYZATA TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210708001376610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY ROAD NO. 202, (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A MAG NAIL FOUND FOR THE SOUTHEAST CORNER OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JASON BRADLEY KOPP AND SHELBY G. KOPP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210922001931820, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON SOUTHWEST CORNER OF A 7.325 ACRE TRACT OF LAND CONVEYED TO RANDALL J. LUDWIG AND BRENDA LUDWIG, AS RECORDED IN COUNTY CLERK'S FILE NO. 2001-0063659, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING ON THE NORTH LINE OF SAID 24.15 ACRE TRACT AND WITHIN SAID COUNTY ROAD NO. 202 BEARS SOUTH 89 DEGREES 31 MINUTES 34 SECONDS EAST, A DISTANCE OF 396.24 FEET;

THENCE, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG THE COMMON LINE OF SAID 0.388 ACRE TRACT AND SAID 24.15 ACRE TRACT, A DISTANCE OF 322.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 24.15 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 2.102 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO BILLY J. TATE AND SPOUSE, BRANDEE TATE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20150825001076760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 87 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 660.82 FEET;

THENCE, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID COMMON LINES, A DISTANCE OF 181.31 FEET TO A POINT FOR CORNER;

## EXHIBIT A, TRACT III

THENCE, NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST, OVER AND ACROSS SAID 0.388 ACRE TRACT, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE WEST LINE OF SAID 0.388 ACRE TRACT AND THE COMMON EAST LINE OF A 36.074 ACRE TRACT OF LAND CONVEYED TO STEPPING STONES CHURCH OF MCKINNEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20160531000672720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 226.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 31 MINUTES 56 SECONDS, A RADIUS OF 1220.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 33 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 53.92 FEET;

THENCE, OVER AND ACROSS SAID 0.388 ACRE TRACT AND ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 53.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 6,105 SQUARE FEET OR 0.140 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



---

Chris Matteo, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6501  
LJA Surveying, Inc.  
6060 North Central Expressway, Suite 400  
Dallas, Texas 75206  
469-484-0778  
TBPELS Firm No. 10194465



OCTOBER 24, 2025



# EXHIBIT A, TRACT III

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°31'56"	1220.00'	S33°10'09"E	53.92'	53.92'

LINE	BEARING	DISTANCE
L1	S0°38'24"W	181.31'
L2	N89°54'23"W	30.00'
L3	N0°38'24"E	226.39'
L4	S0°38'24"W	322.81'



MEREDITH HART SURVEY  
ABSTRACT NO. 371

7.730 ACRES  
BARCELONA 93, LTD.  
C.C.# 20160822001096540  
O.P.R.C.C.T.

3.000 ACRES  
LINDA J JEWELL  
C.C.# 20210311000482520  
O.P.R.C.C.T.

3.000 ACRES  
JASON BRADLEY KOPP AND  
SHELBY G. KOPP  
C.C.# 20210922001931820  
O.P.R.C.C.T.

7.325 ACRES  
RANDALL J. LUDWIG AND  
BRENDA LUDWIG  
C.C.# 2001-0063659  
O.P.R.C.C.T.

COUNTY ROAD NO. 202  
(A VARIABLE WIDTH  
PRESCRIPTIVE RIGHT-OF-WAY)

COUNTY ROAD NO. 202  
(A VARIABLE WIDTH  
PRESCRIPTIVE RIGHT-OF-WAY)

0.388 ACRES  
BILLY TATE AND WIFE,  
BRANDEE TATE  
C.C.# 20190725000882260  
O.P.R.C.C.T.

POINT OF  
COMMENCING  
MNS  
(CM)

TRACT 1  
2.102 ACRES  
BILLY J. TATE AND  
SPOUSE, BRANDEE TATE  
C.C.# 20150825001076760  
O.P.R.C.C.T.

0.140 ACRES  
6,105 SF

POINT OF  
BEGINNING  
CIRS (CM)

N87°38'32"E  
660.82'

1/2" IRF  
(CM)

36.074 ACRES  
STEPPING STONES CHURCH  
OF MCKINNEY  
C.C.# 20160531000672720  
O.P.R.C.C.T.

TRACT 17  
24.15 ACRES  
JODY LAWLER, TRUSTEE OF  
THE WAYZATA TRUST  
C.C.# 20210708001376610  
O.P.R.C.C.T.

CIRS

L4

C1

L3

L1

L2

30'

## LEGEND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN  
COUNTY, TEXAS  
C.C.# COUNTY CLERK'S FILE NUMBER  
MNS MAG-NAIL WITH WASHER STAMPED "LJA  
SURVEYING" SET  
CIRS 5/8" IRON ROD WITH YELLOW PLASTIC  
CAP STAMPED "LJA SURVEYING" SET  
IRF IRON ROD FOUND  
MNF MAG NAIL FOUND  
(CM) CONTROLLING MONUMENT  
SF SQUARE FEET

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL  
ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET



PAGE 3  
OF 3

DATE: 10/24/2025  
DRWN BY: B.N.W.  
CHKD BY: C.M.  
PROJ NO. 0285

EXHIBIT "A"  
0.140 ACRES  
TEMPORARY CONSTRUCTION EASEMENT  
IN THE  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**LJA SURVEYING, INC.**

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