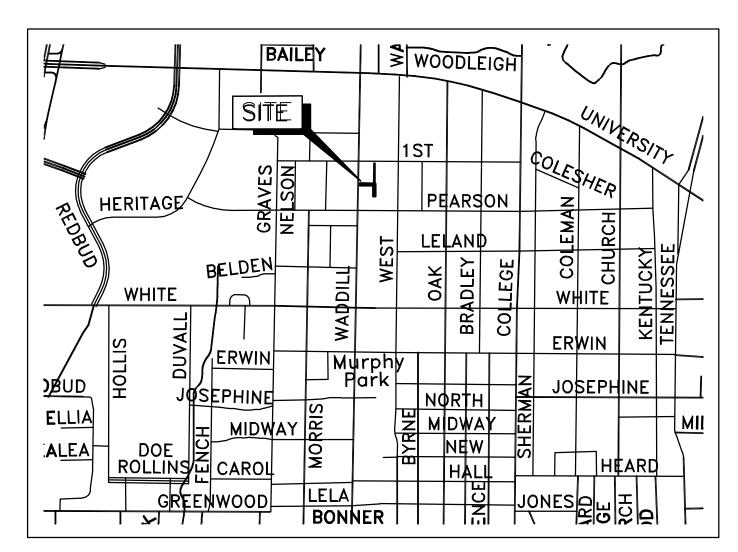
EXHIBIT A FIRST STREET (50' RIGHT-OF-WAY) **VOLUME 1, PAGE 45** M.R.C.C.T. S 89°27'01" E 15.00' SET 5/8" I.R. LOT 13 1616 N. WADDILL STREET 1205 FIRST STREET 1617 WEST STREET KAM AND KWAM MAK KAM AND KWAN MAK FAMILY, LTD FAMILY, LTD JAMES ALAN HANNA CC# 20140911000986130 CC# 20130604000761560 CC# 20130719001016070 D.R.C.C.T. D.R.C.C.T. D.R.C.C.T. COLLEGE ADDITION VOLUME 1, PAGE 45 M.R.C.C.T. LOT 16 1614 N. WADDILL STREET 1615 WEST STREET DOMINGO J. GONZALEZ JESS JENKINS AND BEULAH JENKINS VOLUME 5439, PAGE 6386 VOLUME 659, PAGE 520 D.R.C.C.T. D.R.C.C.T. VOLUME 1, PAGE 45 M.R.C.C.T. FND 1" I.P. (MRD) FND 5/8" I.R. (MRD) STRE 1612 N. WADDILL STREET AARON D. PARHAM 1605 WEST STREET CC# 20200813001317590 CHARLES HOPE AND LISA HOPE D.R.C.C.T. WADDIL! POINT OF CC# 20161003001329780 D.R.C.C.T. *BEGINNING* ND 3/8" I.R. (MRD S 89°07'46" E 140.78' FND 1/2" I.R. BEARS 15' ALLEY RIGHT-OF-WAY 7,273 SQ. FT. LOT 9 VOLUME 1, PAGE 45 /,2/3 SQ. FI. M.R.C.C.T. (0.167 ACRES) FND 1/2" I.R. (MRD) N 76'30'58" E 0.49' N 89°07'46" W 141.34' 1607 1/2 WEST STREET 1607 WEST STREET JAMES HALIM JAMES HALIM VOLUME 5621, PAGE 2672 VOLUME 5621, PAGE 2672 D.R.C.C.T. 1608 N. WADDILL STREET (TRACT 2) LOT 8 (TRACT 1) ALLENE F. OGDON CC# 20160302000249850 D.R.C.C.T. LOT 4 LOT 2 LOT 3 COLLEGE ADDITION VOLUME 1, PAGE 45 M.R.C.C.T. 1603 WEST STREET ANTHONY ANDERSON AND JAIME ANDERSON CC# 20120716000856550 / FND 1/2" I.R. (MRD) SET 5/8" I.R. NO DEED__ N 88°20'52" W 15.00° FOUND FND 1/2" I.R. (MRD) 1404 PEARSON AVENUE JULIO ZAVALA AND LOT 6 ALTAGRACIA ZAVALA 1600 N. WADDILL STREET CC# 20090629000809070 PRATT PROPERTY INVESTMENTS LLC 1601 WEST STREET D.R.C.C.T. JOHN ALEXANDER STEIMER AND SERIES A CC# 20191211001576360 COURTNEY MICHELLE RUNEBERG D.R.C.C.T. CC# 2022000137311 LOT 1 LOT 2 STAILEY ADDITION VOLUME 10, PAGE 25 M.R.C.C.T. LOT 5 FND 1/2" I.R. FND 1/2" I.R. (MRD) PEARSON AVENUE (50' RIGHT-OF-WAY) VOLUME 1, PAGE 45 M.R.C.C.T. GRAPHIC SCALE 15 30 (IN FEET) 1 INCH = 30 FEET



VICINITY MAP (1"=1000')

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE BENJAMIN F. STAPP SURVEY, ABSTRACT NO. 837, COLLIN COUNTY, TEXAS, AND BEING A PART OF A 15-FOOT ALLEY LOCATED WITHIN BLOCK 26, AS DEDICATED BY COLLEGE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 45, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WADDILL STREET (VARIABLE WIDTH RIGHT-OF-WAY), WITH THE NORTH LINE OF A 15 FOOT ALLEY RIGHT-OF-WAY RUNNING EAST AND WEST, AS DEDICATED BY SAID ADDITION, IN THE SOUTH LINE OF LOT 16 OF SAID COLLEGE ADDITION, AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO AARON D. PARKHAM, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20200813001317590, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°07'46" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST-WEST ALLEY, THE SOUTH LINE OF LOTS 14 TO 16, AND THE SOUTH LINE OF SAID PARKHAM TRACT, A DISTANCE OF 140.78 FEET TO A POINT FOR CORNER IN THE WEST LINE OF A 15 FOOT ALLEY RIGHT-OF-WAY RUNNING NORTH AND SOUTH, AS DEDICATED BY SAID ADDITION, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 14 AND THE SOUTHEAST CORNER OF SAID PARKHAM TRACT:

THENCE NORTH 00°32'59" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH-SOUTH ALLEY AND THE EAST LINE OF SAID LOT 14, A DISTANCE OF 217.03 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FIRST STREET (50' RIGHT-OF-WAY) AND THE WEST LINE OF SAID NORTH-SOUTH ALLEY, SAME BEING THE NORTHEAST CORNER OF SAID LOT 14 AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO KAM AND KWAM MAK FAMILY, LTD. OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20130604000761560, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°27'01" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FIRST STREET, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF SAID FIRST STREET WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH-SOUTH ALLEY, SAME BEING THE NORTHWEST CORNER OF LOT 13 AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KAM AND KWAN MAK FAMILY LTD. OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20130719001016070, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

WEST LINE OF LOTS 7 TO 13, BLOCK 26, A DISTANCE OF 343.93 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID LOT 7;

THENCE SOUTH 00°32'59" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH-SOUTH ALLEY AND THE

THENCE NORTH 88°20'52" WEST A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID NORTH-SOUTH ALLEY;

THENCE NORTH 00°32'59" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH-SOUTH ALLEY, A DISTANCE OF 111.60 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID EAST-WEST ALLEY AT THE NORTHEAST CORNER OF SAID LOT 4;

THENCE NORTH 89°07'46" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST-WEST ALLEY, A DISTANCE OF 141.34 FEET TO A POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID WADDILL STREET, AT THE NORTHWEST CORNER OF SAID OGDON TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 76°30'58" EAST, A DISTANCE OF 0.49 FEET;

THENCE NORTH 02'40'58" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WADDILL STREET, A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,273 SQ. FT. OR 0.167 ACRES OF LAND.



ABANDONMENT OF PART OF
A 15 FOOT ALLEY RIGHT-OF-WAY
OUT OF BLOCK 26 OF
COLLEGE ADDITION
AN ADDITION TO
THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS



Global Land Surveying, Inc.
SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002

