

EXHIBIT "A"

COUNTY: COLLIN  
HIGHWAY: COLLIN COUNTY OUTER LOOP  
SEGMENT 3a

PAGE 1 OF 4  
DATE: MARCH 7, 2016

DESCRIPTION FOR PARCEL 11

BEING A 1.192 ACRE TRACT OF LAND, MORE OR LESS, IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, COLLIN COUNTY, TEXAS, AND BEING A PART OF THAT TRACT OF LAND TO BNSF RAILROAD WITH A 100 FOOT RIGHT-OF-WAY (ROW) (NO RECORDED INFORMATION FOUND), SAID 1.192 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2" CAPPED IRON ROD FOUND (CIRF) STAMPED "TX NO. 3258" AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MADELINE ELIZABETH STONE RECORDED IN VOLUME 810, PAGE 64 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), SAME BEING THE WESTERLY ROW LINE OF SAID BNSF RAILROAD, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD. RECORDED IN VOLUME 5398, PAGE 693 O.P.R.C.C.T., FROM WHICH A 1/2" CIRF STAMPED "TX NO. 3258" BEARS SOUTH 89 DEGREES 11 MINUTES 25 SECONDS WEST, A DISTANCE OF 251.02 FEET;

THENCE SOUTH 11 DEGREES 20 MINUTES 27 SECONDS WEST ALONG THE WESTERLY ROW LINE OF SAID BNSF RAILROAD, SAME BEING THE EASTERLY LINE OF SAID MADELINE ELIZABETH STONE TRACT, A DISTANCE 675.91 FEET TO A 5/8" CAPPED IRON ROD SET STAMPED "LAMB-STAR" (CIRS) IN THE WESTERLY ROW LINE OF SAID BNSF RAILROAD TRACT, SAME BEING IN THE NORTHERLY PROPOSED ROW LINE OF COLLIN COUNTY OUTER LOOP (CCOL), ALSO BEING IN A CURVE TO THE RIGHT HAVING A RADIUS OF 4250.00 FEET AND A RADIAL BEARING OF SOUTH 04 DEGREES 03 MINUTES 31 SECONDS EAST, AND FURTHER BEING THE **POINT OF BEGINNING**, HAVING A COORDINATE OF NORTH 7,159,588.17 EAST 2,490,733.57;

- 1) THENCE OVER AND ACROSS SAID BNSF RAILROAD TRACT AND ALONG SAID NORTHERLY PROPOSED ROW LINE OF CCOL AND WITH SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 01 DEGREES 23 MINUTES 38 SECONDS, AN ARC LENGTH OF 103.39 FEET, A CHORD BEARING OF NORTH 86 DEGREES 38 MINUTES 18 SECONDS EAST, AND A CHORD LENGTH OF 103.39 FEET TO A CIRS IN THE EASTERLY ROW LINE OF SAID BNSF RAILROAD TRACT, SAME BEING IN THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO STERLING TRUST COMPANY, CUSTODIAN FBO REX GLENDENNING, ACCOUNT #073384 RECORDED IN INSTRUMENT 20081212001412830 O.P.R.C.C.T.;

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- 2) THENCE SOUTH 11 DEGREES 20 MINUTES 27 SECONDS WEST ALONG THE EASTERLY ROW LINE OF SAID BNSF RAILROAD TRACT, SAME BEING THE WESTERLY LINE OF SAID STERLING TRUST COMPANY TRACT, PASSING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ENSERCH CORPORATION ATMOS ENERGY/MID-TEX DIVISION RECORDED IN VOLUME 467, PAGE 189 O.P.R.C.C.T., AT A DISTANCE OF 503.87 FEET, FROM WHICH A 1/2" CIRF STAMPED "RPLS" BEARS NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST AT A DISTANCE OF 0.29 FEET AND ANOTHER 1/2" CIRF STAMPED "RPLS" BEARS NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST AT A DISTANCE OF 50.22 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 517.48 FEET TO A CIRS FOR THE SOUTHERLY PROPOSED ROW LINE OF CCOL, SAME BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 3750.00 FEET AND A RADIAL BEARING OF SOUTH 04 DEGREES 34 MINUTES 43 SECONDS EAST;
- 3) THENCE OVER AND ACROSS SAID BNSF RAILROAD TRACT AND ALONG SAID SOUTHERLY PROPOSED ROW LINE OF CCOL AND WITH SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 01 DEGREES 35 MINUTES 43 SECONDS, AN ARC LENGTH OF 104.42 FEET, A CHORD BEARING OF SOUTH 84 DEGREES 37 MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 104.41 FEET TO A CIRS IN THE WESTERLY ROW LINE OF SAID BNSF RAILROAD TRACT, SAME BEING THE COMMON EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MADELINE ELIZABETH STONE RECORDED IN VOLUME 810, PAGE 64 O.P.R.C.C.T.,
- 4) THENCE NORTH 11 DEGREES 20 MINUTES 27 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 521.27 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.192 ACRES [51,934 SQUARE FEET] OF LAND, MORE OR LESS.

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DATE: MARCH 7, 2016

DESCRIPTION FOR PARCEL 11

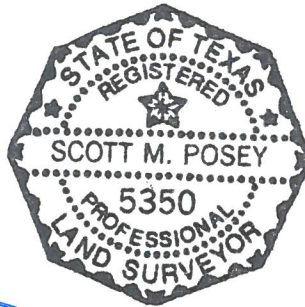
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY PERFORMED BY LAMB-STAR ENGINEERING FROM JULY TO NOVEMBER OF 2013 AND JUNE TO JULY OF 2015, WITH THE SET ROW MONUMENTATION COMPLETED ON MARCH 7, 2016 UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00015271.

COORDINATE VALUES DERIVED USING THE WESTERN DATA SYSTEM VRS NETWORK.

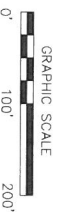
RESEARCH FOR PROPERTY RECORDING INFORMATION SHOWN HEREON WAS PERFORMED BY LAMB-STAR ENGINEERING IN JUNE OF 2015.

A PLAT OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS DESCRIPTION.



  
SCOTT M. POSEY  
TEXAS REGISTRATION NO. 5350

LAMB-STAR ENGINEERING, L.P.  
5700 W. PLANO PARKWAY, SUITE 1000  
PLANO, TEXAS 75093  
PH. (214) 440-3600  
FIRM REGISTRATION CERTIFICATE NO. 10048300  
JUNE 3, 2016



OLD CELINA, LTD.  
CALLED 46.743 ACRES  
VOLUME 5398, PAGE 693  
O.P.R.C.C.T.

1/2" CIRF STAMPED  
"TX NO. 3258"

P.O.C.  
1/2" CIRF STAMPED  
"TX NO. 3258"

G BAR 7, LTD.  
TRACT II  
CALLED 41 ACRES  
VOLUME 5850, PAGE 990  
O.P.R.C.C.T.

S 11°20'27" W 675.91'  
S 89°11'25" W 251.02'

P.O.B.  
N: 7.159, 588.17  
E: 2.490, 733.57

A=01°23'38"  
R=4250.00'  
L=103.39'  
CB=N86°38'18"E  
CH=103.39'

STERLING TRUST COMPANY,  
CUSTODIAN  
FBO REX GLENNENING,  
ACCOUNT #073383  
CALLED 2.500 ACRES  
INSTRUMENT NO.  
20081212001412840  
O.P.R.C.C.T.

MADELINE ELIZABETH STONE  
CALLED 4 2/3 ACRES  
VOLUME 810, PAGE 64  
O.P.R.C.C.T.

1.192 ACRES

STERLING TRUST COMPANY,  
CUSTODIAN  
FBO REX GLENNENING,  
ACCOUNT #073384  
CALLED 5.500 ACRES  
INSTRUMENT NO.  
20081212001412830  
O.P.R.C.C.T.

DREWRY INVESTMENTS LLC  
CALLED 49.616 ACRES  
INSTRUMENT NO.  
20150511000543490  
O.P.R.C.C.T.

30' GAS PIPELINE EASEMENT  
VOLUME 922, PAGE 294  
O.P.R.C.C.T.

A=01°35'43"  
R=3750.00'  
L=104.42'  
CB=S84°37'26"W  
CH=104.41'

1/2" CIRF STAMPED "RPLS"  
BEARS N89°16'46"E, 0.29'

AYALA METRO PARK  
PROPERTIES, LTD.  
CALLED 7.646 ACRES  
VOLUME 5431,  
PAGE 6738  
O.P.R.C.C.T.

CITY OF CELINA,  
TEXAS  
CALLED 0.583 ACRES  
VOLUME 5573,  
PAGE 1507  
O.P.R.C.C.T.

**LEGEND**

- EXISTING ROADWAY RIGHT OF WAY LINE BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- PREScriptive RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- COMMENCING/BEARING CALLS
- EASEMENT LINE
- P.O.B. = POINT OF BEGINNING
- ROW = RIGHT OF WAY
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- CM = FOUND MONUMENTATION
- = 5/8" CAPPED IRON ROD SET STAMPED "LAMB-STAR", UNLESS STATED OTHERWISE

A PLAT OF A SURVEY  
FOR PARCEL 11  
COLLIN COUNTY OUTER LOOP  
A 1.192 AC., [51,934 Sq.Ft.]  
TRACT OF LAND SITUATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY,  
ABSTRACT NUMBER 167,  
COLLIN COUNTY, TEXAS  
MARCH 7, 2016

I HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ON THE GROUND SURVEY PERFORMED BY LAMB-STAR ENGINEERING FROM JULY TO NOVEMBER OF 2013 AND JUNE TO JULY OF 2015, WITH THE SET ROW MONUMENTATION COMPLETED ON MARCH 7, 2016 UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A DESCRIPTION OF EVEN SURVEY DATE HEREMITH ACCOMPANIES THIS PLAT.

RESEARCH FOR PROPERTY RECORDING INFORMATION SHOWN HEREON WAS PERFORMED BY LAMB-STAR ENGINEERING IN JUNE 2015.

FINAL REGISTRATION CERTIFICATE NO. 10048300