

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY**

**KAYASA FAMILY, LTD., YOUNG KIM, & TIM MUELLER
INSTRUMENT NUMBER 20211207002476830**

BEING, all of that 4.204 acre (183,138 square foot) tract of land situated in the Milo Jones Survey, Abstract No. 494, Collin County, Texas; being part of that tract of land described as Tract 3 in Special Warranty Deed to Kayasa Family, LTD., Young Kim, and Tim Mueller as recorded in Instrument No. 20211207002476830 of the Official Public Records of Collin County, Texas; said 4.204 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

BEGINNING, at a PK Nail found at the southwest corner of said Kayasa tract; said point being the northwest corner of that tract of land described in General Warranty Deed to Edward R. Cimler & B. Melina Cimler trustees of the Cimler Family Trust dated June 22, 2007 as recorded in Instrument No. 20210517000990710 of said Official Public Records; said point being in the east line of that tract of land described in Warranty Deed with Vendor's Lien to Surekha Poosarla & Srinivasa Raja Poosarla as recorded in Instrument No. 20150930001241400 of said Official Public Records;

THENCE, North 00 degrees 17 minutes 02 seconds East, along the west line of said Kayasa tract and the east line of said Poosarla tract, a distance of 84.08 feet to a point for corner;

THENCE, North 89 degrees 05 minutes 19 seconds East, departing the west line of said Kayasa tract and the east line of said Poosarla tract, a distance of 13.42 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 07 degrees 18 minutes 26 seconds East, a distance of 40.40 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 50 degrees 59 minutes 25 seconds East, a distance of 41.44 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 85 degrees 19 minutes 36 seconds East, a distance of 39.02 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 13 degrees 54 minutes 10 seconds East, a distance of 13.16 feet to 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, along said curve to the left, an arc length of 752.77 feet, having a radius of 938.00 feet, a central angle of 45 degrees 58 minutes 53 seconds, and a chord which bears North 53 degrees 06 minutes 23 seconds East, 732.73 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 31 degrees 22 minutes 59 seconds West, a distance of 61.11 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 88 degrees 30 minutes 14 seconds West, a distance of 107.77 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 01 degrees 29 minutes 46 seconds East, a distance of 38.84 feet to a point for corner in the north line of said Kayasa Tract; said point being in the south line of that tract of land described in Deed to Lowell V. Highnote as recorded in Instrument No. 20180725000923970 of said Official Public Records;

THENCE, South 89 degrees 09 minutes 57 seconds East, along the north line of said Kayasa and the south line of said Highnote tract, a distance of 468.93 feet to a point for corner;

THENCE, South 75 degrees 33 minutes 19 seconds East, departing the south line of said Highnote tract, continuing along the north line of said Kayasa tract, a distance of 11.10 feet to a point for corner in the east line of said Kayasa tract; said point being in the west line of that tract of land described in General Warranty Deed to Zhaoxi Chen and Lisha Shao as recorded in Instrument No. 20160809001034410 of said Official Public Records;

THENCE, South 00 degrees 38 minutes 12 seconds West, along the east line of said Kayasa tract and the west line of said Chen tract, a distance of 315.58 feet to a point for corner;

THENCE, North 89 degrees 56 minutes 39 seconds West, departing the east line of said Kayasa tract and the west line of said Chen tract, a distance of 20.82 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 00 degrees 03 minutes 21 seconds East, a distance of 38.99 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 11 degrees 52 minutes 28 seconds West, a distance of 94.19 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 57 degrees 23 minutes 10 seconds West, a distance of 97.50 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 39 degrees 29 minutes 28 seconds West, a distance of 169.55 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 32 degrees 39 minutes 42 seconds West, a distance of 108.04 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 43 degrees 25 minutes 23 seconds West, a distance of 108.05 feet to 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 54 degrees 23 minutes 32 seconds West, a distance of 186.33 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the south line of said Kayasa tract; said point being in the north line of said Cimler Family Trust tract; from said point a 1/2-inch iron pipe found bears South 89 degrees 05 minutes 32 seconds East, a distance of 119.78 feet;

THENCE, North 89 degrees 05 minutes 32 seconds West, along the south line of said Kayasa tract and the north line of said Cimler Family Trust tract; a distance of 502.70 feet to the POINT OF BEGINNING and containing an area of 4.204 acres or 183,138 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the North America Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas are surface values in U.S. Survey Feet.
2. Field Survey concluded on 02/14/2022
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description.
4. All "CIRS" are 5/8-inch iron rod with "BGE" cap set.

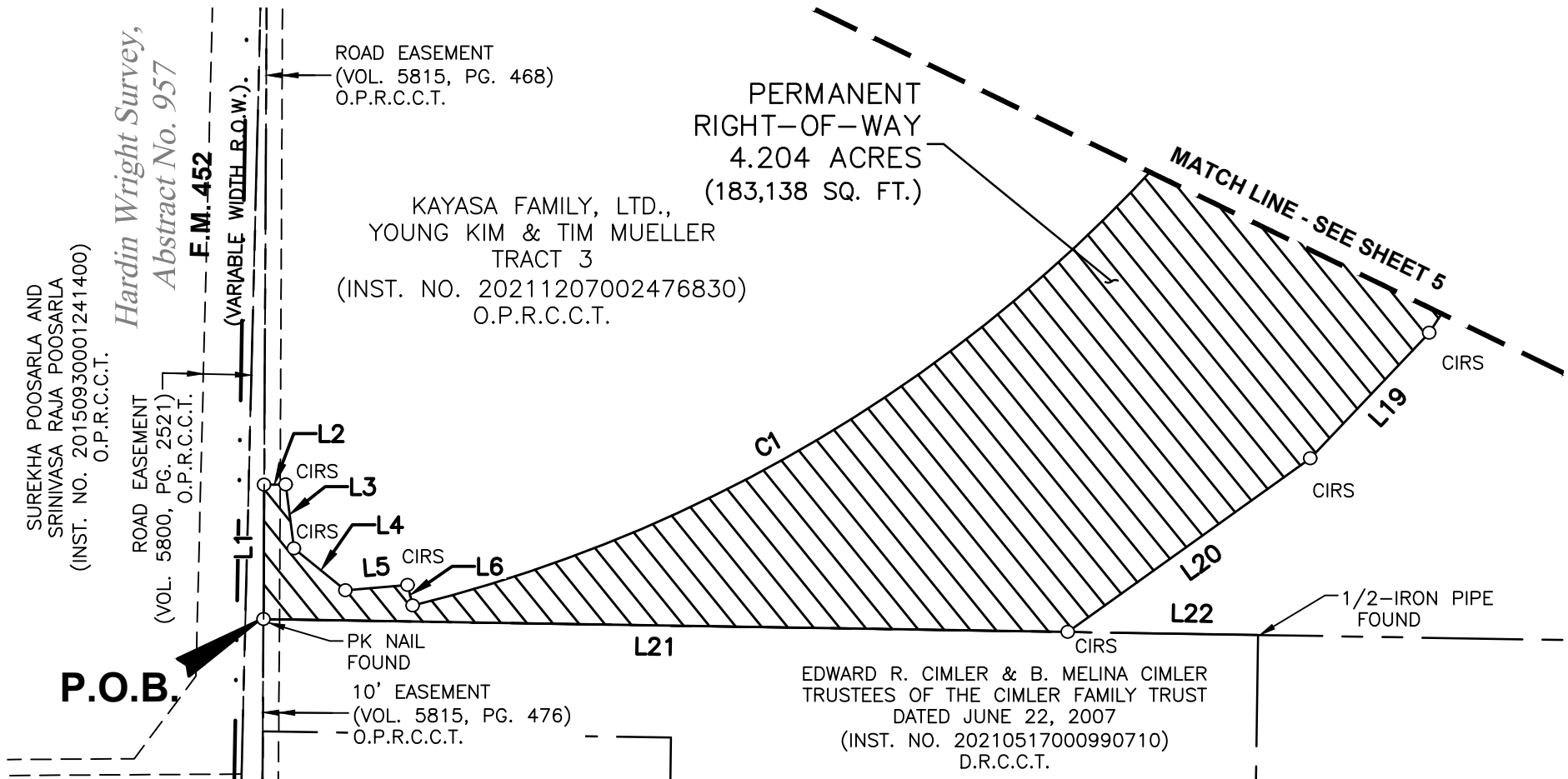
6/19/2024

Rene Silvas
RPLS No. 5921

Date



EXHIBIT "A"



NOTES:

A legal description of even survey date accompanies this survey plat.

Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.

This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting the subject property that are not shown hereon.



BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
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TBPLS Registration No. 10194416

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LEGEND

	/M.R.D. MONUMENT OF RECORD DIGNITY
CIRS	5/8-INCH IRON ROD W/ "BGE" CAP SET
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
	PROPOSED RIGHT-OF-WAY LINE
	PROPERTY LINE
	EXISTING EASEMENT LINE
	ABSTRACT LINE



0 50 100
SCALE: 1" = 100'

PERMANENT RIGHT-OF-WAY

BEING PART OF THE
KAYASA FAMILY, LTD., YOUNG KIM
& TIM MUELLER TRACT
AND BEING SITUATED IN THE
MILO JONES SURVEY, ABSTRACT NO. 494,
COLLIN COUNTY, TEXAS
SEPTEMBER 2022
SHEET 4 OF 6

PARCEL NO. 317

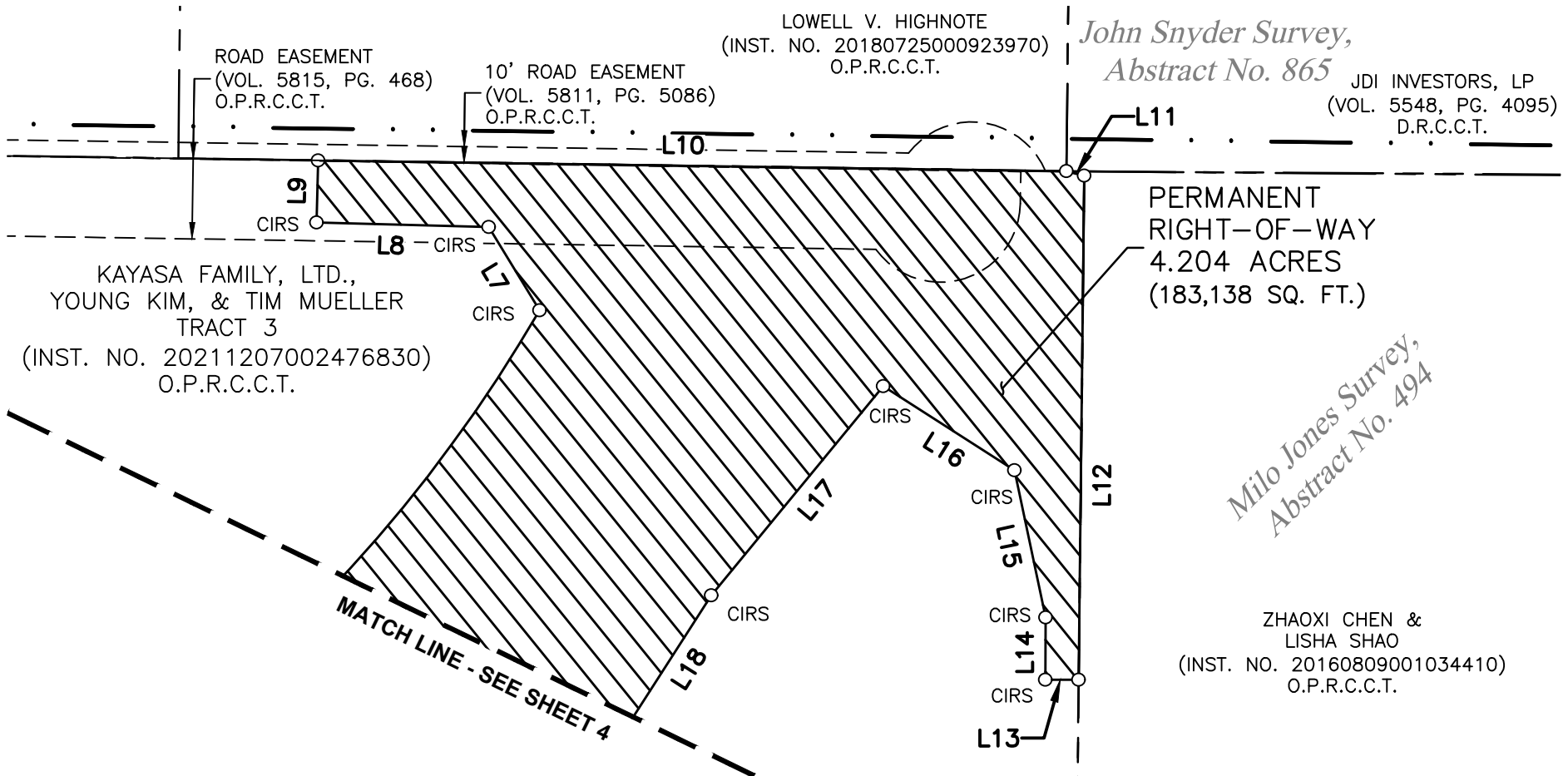
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EXHIBIT "A"

LOWELL V. HIGHNOTE
(INST. NO. 20180725000923970)
O.P.R.C.C.T.

*John Snyder Survey,
Abstract No. 865*

JDI INVESTORS, LP
(VOL. 5548, PG. 4095)
D.R.C.C.T.



NOTES:

A legal description of even survey date accompanies this survey plat.

Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.

This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting the subject property that are not shown hereon.



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P.O.B.	POINT OF BEGINNING
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	PROPERTY LINE
	EXISTING EASEMENT LINE
	ABSTRACT LINE



0 50 100
SCALE: 1" = 100'

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COLLIN COUNTY, TEXAS
SEPTEMBER 2022
SHEET 5 OF 6

PARCEL NO. 317

EXHIBIT "A"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 00°17'02" E	84.08'
L2	N 89°05'19" E	13.42'
L3	S 07°18'26" E	40.40'
L4	S 50°59'25" E	41.44'
L5	N 85°19'36" E	39.02'
L6	S 13°54'10" E	13.16'
L7	N 31°22'59" W	61.11'
L8	N 88°30'14" W	107.77'
L9	N 01°29'46" E	38.84'
L10	S 89°09'57" E	468.93'
L11	S 75°33'19" E	11.10'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	S 00°38'12" W	315.58'
L13	N 89°56'39" W	20.82'
L14	N 00°03'21" E	38.99'
L15	N 11°52'28" W	94.19'
L16	N 57°23'10" W	97.50'
L17	S 39°29'28" W	169.55'
L18	S 32°39'42" W	108.04'
L19	S 43°25'23" W	108.05'
L20	S 54°23'32" W	186.33'
L21	N 89°05'32" W	502.70'
L22	S 89°05'32" E	119.78'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	45°58'53"	938.00'	N 53°06'23" E	732.73'	752.77'

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SHEET 6 OF 6



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