

**US 75 NORTH WATERLINE RELOCATIONS
CITY PROJECT No. WA9120 AND WW9121
PARCEL No. 1 PE
S. CENTRAL EXPRESSWAY
LOT 1R, BLOCK 1, COLLIN COUNTY JUSTICE CENTER**

Exhibit "A"

Being a permanent waterline easement out of Lot 1R, Block 1 of Collin County Justice Center, an addition to the City of McKinney, Collin County, Texas, as recorded in Volume 2006, Page 598 of the Map Records of Collin County, Texas, said Lot 1R being deeded to Collin County, Texas as recorded in Volume 4470, Page 2524 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most easterly corner of an existing 30.0' Firelane Access, Utility and Drainage Easement as recorded in Volume 2006, Page 598 of said Map Records of Collin County, Texas, said point being in the westerly line of a 1.8592 acre tract of land (by deed) deeded to the State of Texas as recorded in Instrument No. 20070102000000470 of the Official Public Records of Collin County, said point being in the westerly right-of-way line of U.S. Highway 75 (a variable width right-of-way), from which a 1/2 inch iron rod with cap stamped "Halff & Associates" found for an angle point in the westerly line of said 1.8592 acre tract of land bears South 33 degrees 47 minutes 25 seconds West, a distance of 85.83 feet, said 1/2 inch iron rod with cap stamped "Half & Associates" being an angle point in the westerly right-of-way line of said U.S. Highway 75;

THENCE North 56 degrees 06 minutes 48 seconds West, with a northeasterly line of said existing 30.0' Firelane Access, Utility and Drainage Easement, a distance of 20.00 feet to a point for corner;

THENCE North 33 degrees 47 minutes 25 seconds East, a distance of 118.99 feet to a point for corner;

THENCE North 37 degrees 45 minutes 27 seconds East, a distance of 414.23 feet to a point for corner;

THENCE North 22 degrees 07 minutes 56 seconds East, a distance of 98.73 feet to a point for corner;

THENCE North 52 degrees 43 minutes 56 seconds West, a distance of 15.54 feet to a point for corner;

THENCE North 22 degrees 07 minutes 56 seconds East, a distance of 20.72 feet to a point for corner;

THENCE South 52 degrees 43 minutes 56 seconds East, a distance of 36.26 feet to a point for corner in the westerly line of said 1.8592 acre tract of land, said point being in the westerly right-of-way line of said U.S. Highway 75;

THENCE South 22 degrees 07 minutes 56 seconds West, with the westerly line of said 1.8592 acre tract of land and with the westerly right-of-way line of said U.S. Highway 75, a distance of 116.78 feet to a TxDOT monument with aluminum cap found for corner;

THENCE South 37 degrees 45 minutes 27 seconds West, with the westerly line of said 1.8592 acre tract of land and with the westerly right-of-way line of said U.S. Highway 75, a distance of 416.28 feet to a TxDOT monument with aluminum cap found for corner;

THENCE South 33 degrees 47 minutes 25 seconds West, with the westerly line of said 1.8592 acre tract of land and with the westerly right-of-way line of said U.S. Highway 75, a distance of 118.33 feet to the **POINT OF BEGINNING** and containing 13,351 square feet or 0.307 acres of land, more or less.

NOTES: 1) Bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone 4202. All distances and areas shown are surface.

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

Date: July 06, 2012

PRELIMINARY NOT FOR RECORDING

Curtis Smith
Registered Professional Land Surveyor
No. 5494

EXHIBIT "B"

PARCEL No. 1 PE



WHOLE PROPERTY MAP & EASEMENT LOCATION

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 56°06'48"W	20.00'
L-2	N 33°47'25"E	118.99'
L-3	N 22°07'56"E	98.73'
L-4	N 52°43'56"W	15.54'
L-5	N 22°07'56"E	20.72'
L-6	S 52°43'56"E	36.26'
L-7	S 22°07'56"W	116.78'
L-8	S 33°47'25"W	118.33'

**LOT 1R, BLOCK 1
COLLIN COUNTY JUSTICE CENTER
VOLUME 2006, PAGE 598
M.R.C.C.T.**

COLLIN COUNTY, TEXAS
VOLUME 4470, PAGE 2524
D.R.C.C.T.

**PERMANENT WATER LINE
EASEMENT
13,351 SQ. FT. OR
0.307 ACRES**

30.0' FIRELANE ACCESS,
UTILITY & DRAINAGE EASEMENT
VOLUME 2006, PAGE 598
M.R.C.C.T.

15.0' UTILITY EASEMENT
VOLUME 2006, PAGE 598
M.R.C.C.T.

20.0' UTILITY EASEMENT
VOLUME 2006, PAGE 598
M.R.C.C.T.

FND 1/2"IR W/ CAP
STAMPED HALFF & ASSOC.

FND TXDOT MONUMENT
W/ ALUMINUM CAP

1.8592 ACRES (BY DEED)
STATE OF TEXAS
INSTRUMENT No.
2007010200000470
O.P.R.C.C.T.

P.O.B.

U.S. HIGHWAY 75
(A VARIABLE WIDTH RIGHT-OF-WAY)

NOTES: A LEGAL DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS PLAT.
ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83,
THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of McKinney

222 N. TENNESSEE STREET • MCKINNEY, TEXAS 75069

EXHIBIT SHOWING
A
PERMANENT WATERLINE EASEMENT
OUT OF
LOT 1R, BLOCK 1
COLLIN COUNTY JUSTICE CENTER
AS RECORDED IN
VOLUME 2006, PAGE 598
MAP RECORDS OF COLLIN COUNTY, TEXAS

**PRELIMINARY
NOT FOR RECORDING**

PROJECT: US 75 NORTH WATERLINE RELOCATIONS

CITY PROJECT No. WA9120 AND WW9121

EASEMENT AREA: 13,351 SQUARE FEET OR 0.307 ACRES

JOB NO. B&G_1203.00

DRAWN BY: RCS

CAD FILE: B&G_1203.00_BLOOMDALE_ESMT.dwg

DATE: JULY 06, 2012

EXHIBIT B PAGE 1 OF 1

SCALE: 1" = 100'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM NO. 10106900