

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
DRAINAGE EASEMENT**

**PULTE HOMES OF TEXAS, L.P.
INSTRUMENT NUMBER 2023000038987**

BEING, all of that 0.030 acre (1,287 square foot) tract of land situated in the E.M. Wood Survey, Abstract No. 960, Collin County, Texas; being part of that tract of land described in Special Warranty Deed to Pulte Homes of Texas, L.P., as recorded in Instrument No. 2023000038987 of the Official Public Records of Collin County, Texas; and being part of Lot 1X HOA, Block L, Ashford Crossing Phase 1, an addition to Collin County as recorded in Instrument Number 2024010000095 of the Plat Records of Collin County, Texas; said 0.030 acre tract of land being more particularly described by metes and bounds as follows:

Drainage Easement

COMMENCING, at a 1/2-inch iron rod found at the southeast corner of said Ashford Crossing Phase 1; said point being a reentrant corner in the north line of that tract of land described in Special Warranty Deed to D.R. Horton – Texas, LTD., as recorded Instrument No. 20211201002443260 of said Official Public Records; from said point a 1/2-inch iron rod with "JBI" cap found bears North 02 degrees 07 minutes 07 seconds East, a distance of 1,148.09 feet, and a 1/2-inch iron rod with "JBI" cap found in a north line of said Horton tract bears North 88 degrees 44 minutes 14 seconds West, a distance of 260.70 feet;

THENCE, North 47 degrees 52 minutes 14 seconds West, departing the north line of said Horton tract, a distance of 135.52 feet to the POINT OF BEGINNING;

THENCE, North 52 degrees 17 minutes 53 seconds West, a distance of 14.27 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being in the southeast right-of-way line of Myrick Lane (185' right-of-way) and at the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, along said curve to the left and the southeast line of said Myrick Lane, an arc length of 88.60 feet, having a radius of 1,165.00 feet, a central angle of 04 degrees 21 minutes 28 seconds, and a chord which bears North 36 degrees 35 minutes 07 seconds East, 88.58 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

THENCE, South 52 degrees 16 minutes 22 seconds East, departing the southeast line of said Myrick Lane, across said Lot 1X HOA, a distance of 15.91 feet to a point for corner;

THENCE, South 37 degrees 38 minutes 56 seconds West, a distance of 88.56 feet to the POINT OF BEGINNING and containing an area of 0.030 acres or 1,287 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 2/14/2025
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.



René Silvas
RPLS No. 5921

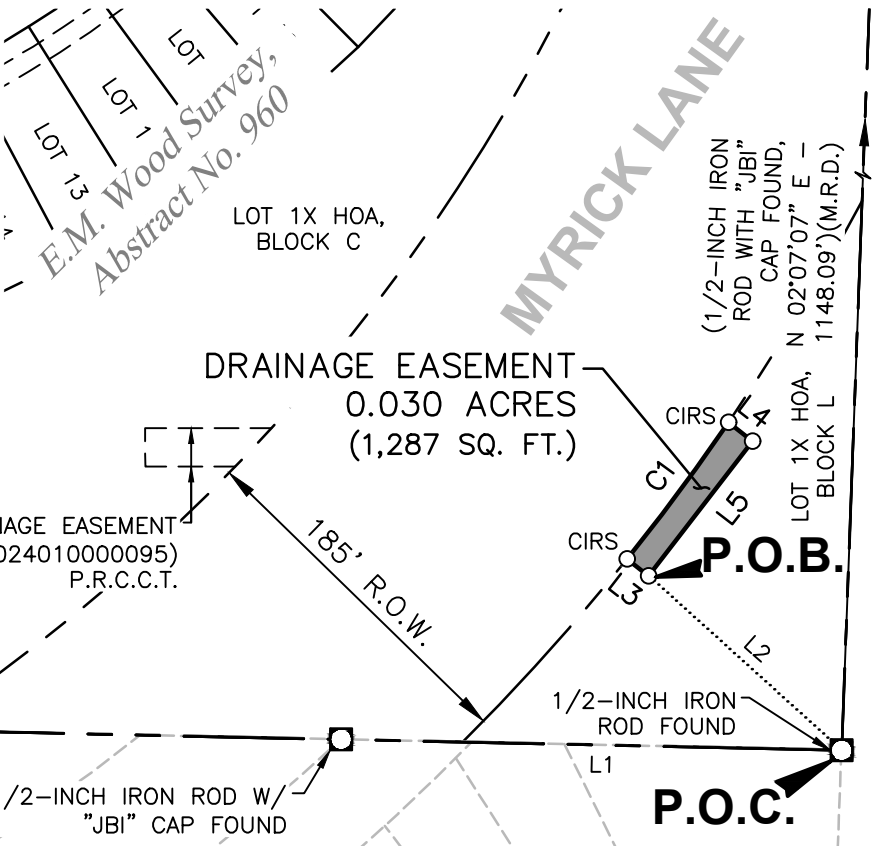
08/25/2025



EXHIBIT "A"

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.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- PROPOSED EASEMENT
- - - PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED PROPERTY LINE



PULTE HOMES OF TEXAS, L.P.
(INST. NO. 2023000038987)
O.P.R.C.C.T.

20' DRAINAGE EASEMENT
(INST. NO. 2024010000095)
P.R.C.C.T.

LOT 1X HOA, BLOCK C
ASHFORD CROSSING PHASE 1
(INST. NO. 2024010000095)
P.R.C.C.T.

DRAINAGE EASEMENT
0.030 ACRES
(1,287 SQ. FT.)

MYRICK LANE
(70' R.O.W.)

WINCHESTER CROSSING PHASE 11
(PLAT PENDING)
D.R. HORTON - TEXAS, LTD.
(INST. NO. 20211201002443260)
O.P.R.C.C.T.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 88°44'14" W	260.70'
L2	N 47°52'57" W	135.52'
L3	N 52°17'53" W	14.27'
L4	S 52°16'22" E	15.91'
L5	S 37°38'56" W	88.56'

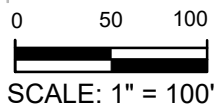
CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	4°21'28"	1165.00'	N 36°35'07" E	88.58'	88.60'

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.



SCALE: 1" = 100'



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PARCEL NO. 199B

DRAINAGE EASEMENT
BEING PART OF THE
D.R. HORTON - TEXAS, LTD. TRACT
AND BEING SITUATED IN THE
E.R. WOOD SURVEY, ABSTRACT NO. 960,
COLLIN COUNTY, TEXAS
AUGUST 2025
SHEET 3 OF 3

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