

EXHIBIT "A"
 NORTH TEXAS MUNICIPAL WATER DISTRICT
 STOVER CREEK FORCE MAIN PIPELINE
 PROJECT NO. 501-0624-23

PARCEL NO. 39
 OWNER: COLLIN COUNTY, TEXAS
 40' PERMANENT SANITARY SEWER EASEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

LEGAL DESCRIPTION

BEING A 0.958 ACRE (41,750 SQUARE FEET) PORTION OF A REMAINDER OF A CALLED 33.756 ACRE TRACT, AS CONVEYED TO COLLIN COUNTY, TEXAS, IN A GENERAL WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 2023000111799, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND BEING LOCATED IN THE MEREDITH HART SURVEY, ABSTRACT NUMBER 371, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 5/8-INCH IRON ROD WITH BLUE CAP STAMPED "ACS CONTROL" FOUND (CONTROLLING MONUMENT 1) FOR THE COMMON CORNER OF A REMAINDER OF A CALLED 65.630 ACRE TRACT, AS CONVEYED TO PAMELA G. HOWELL WOOD AND MICHAEL BRUCE HOWELL, RECORDED AS INSTRUMENT NUMBER 2023000115102, D.R.C.C.T., A REMAINDER OF A CALLED 1,218.714 ACRE TRACT, AS CONVEYED TO MCKINNEY RANCH, LTD., RECORDED AS INSTRUMENT NUMBER 20090720000911820, D.R.C.C.T., AND A CALLED 36.074 ACRE TRACT, AS CONVEYED TO STEPPING STONES CHURCH OF MCKINNEY, RECORDED AS INSTRUMENT NUMBER 20160531000672720, D.R.C.C.T.;

THENCE SOUTH 44 DEGREES 49 MINUTES 43 SECONDS EAST, A DISTANCE OF 1,610.19 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID HOWELL TRACT AND SAID COLLIN COUNTY TRACT, SAID CALCULATED POINT ALSO BEING THE POINT OF BEGINNING (TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) GRID COORDINATE OF N: 7,144,206.07 E: 2,539,206.42);

THENCE ACROSS SAID COLLIN COUNTY TRACT THE FOLLOWING COURSES:

SOUTH 83 DEGREES 01 MINUTES 36 SECONDS EAST, A DISTANCE OF 215.98 FEET, TO A CALCULATED POINT FOR CORNER,
 SOUTH 22 DEGREES 30 MINUTES 09 SECONDS EAST, A DISTANCE OF 434.19 FEET, TO A CALCULATED POINT FOR CORNER,
 SOUTH 65 DEGREES 24 MINUTES 34 SECONDS EAST, A DISTANCE OF 127.30 FEET, TO A CALCULATED POINT FOR CORNER,
 SOUTH 89 DEGREES 30 MINUTES 52 SECONDS EAST, A DISTANCE OF 267.57 FEET, TO A CALCULATED POINT FOR CORNER,
 SOUTH 00 DEGREES 29 MINUTES 14 SECONDS WEST, A DISTANCE OF 40.00 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID COLLIN COUNTY TRACT AND A CALLED 11.932 ACRE TRACT, AS CONVEYED TO THE STATE OF TEXAS, RECORDED AS INSTRUMENT NUMBER 2024000091785, D.R.C.C.T.;

THENCE WITH THE COMMON LINE OF SAID CALLED 11.932 ACRE TRACT AND SAID COLLIN COUNTY TRACT, NORTH 89 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 276.11 FEET TO A CALCULATED POINT FOR CORNER;

THENCE ACROSS SAID COLLIN COUNTY TRACT THE FOLLOWING COURSES:

NORTH 65 DEGREES 24 MINUTES 34 SECONDS WEST, A DISTANCE OF 151.56 FEET, TO A CALCULATED POINT FOR CORNER,
 NORTH 22 DEGREES 30 MINUTES 09 SECONDS WEST, A DISTANCE OF 426.57 FEET, TO A CALCULATED POINT FOR CORNER,
 NORTH 83 DEGREES 01 MINUTES 36 SECONDS WEST, A DISTANCE OF 188.21 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID HOWELL TRACT AND SAID COLLIN COUNTY TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH PINK CAP STAMPED "TXDOT RIGHT OF WAY MONUMENT" FOUND (CONTROLLING MONUMENT 2) BEARS, SOUTH 00 DEGREES 38 MINUTES 24 SECONDS WEST, A DISTANCE OF 475.86 FEET, FOR THE COMMON CORNER OF SAID CALLED 11.932 ACRE TRACT, A CALLED 13.297 ACRE TRACT, AS CONVEYED TO THE STATE OF TEXAS, RECORDED AS INSTRUMENT NUMBER 2024000038902, D.R.C.C.T., SAID HOWELL TRACT, AND SAID COLLIN COUNTY TRACT;

THENCE WITH THE COMMON LINE OF SAID HOWELL TRACT AND SAID COLLIN COUNTY TRACT, NORTH 00 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 40.25 FEET, TO THE POINT OF BEGINNING, CONTAINING 41,750 SQUARE FEET OR 0.958 ACRES OF LAND, MORE OR LESS.

OWNER/CLIENT:
 PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN
 2801 NETWORK BLVD., STE. 101
 FRISCO, TX 75034
 972-638-7260
 PBWHEAT@LAN-INC.COM

SURVEYOR:
 HANNA SURVEYING AND ENGINEERING, LLC
 SAM HANNA, PE, RPLS
 1380 US 287 FRONTAGE RD., STE. 101
 MANSFIELD, TX 76063
 682-553-9474
 FIRM NO. 10194633



NOTES

- THE BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GROUND/SURFACE VALUES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET AS OBSERVED ON THE ALTERRA RTK NETWORK. SURVEY DATA CAPTURED HAS BEEN SCALED FROM A BASED POINT AT 0,0 USING THE PUBLISHED TXDOT COMBINED FACTOR OF 1.000152710. COORDINATES ARE GRID VALUES.
- AN EXHIBIT DRAWING WITH THE SAME DATE HEREON ACCOMPANIES THIS LEGAL DESCRIPTION.

FIELD SURVEY BY: AA, JC, AV DATE: 7/3/2025 PROJECT NO. 23-724
 DRAWN BY: AR SCALE: 1"=150' SAM@HANNA-SE.COM



**40' PERMANENT SANITARY
 SEWER EASEMENT**
 MEREDITH HART SURVEY,
 ABSTRACT NUMBER 371,
 COLLIN COUNTY, TEXAS.
 0.958 ACRES



* LEGEND *

PROPOSED EASEMENT BOUNDARY	
ADJOINER PROPERTY LINE	
BEARING LINE	
EASEMENT	

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(C.M.)	CONTROLLING MONUMENT
PFC	POINT FOR CORNER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
MON.	MONUMENT
CAB.	CABINET
SLD.	SLIDE
ESMT.	EASEMENT
MAG	MAG NAIL FOUND
sqft	SQUARE FEET
	CALCULATED POINT FOR CORNER

PARCEL ID: 1062138
REMAINDER OF A
CALLED 1,218.714 ACRES
MCKINNEY RANCH, LTD.
INST. NO. 20090720000911820
D.R.C.C.T.

PARCEL ID: 2121035
CALLED 36.074 ACRES
STEPPING STONES CHURCH OF MCKINNEY
INST. NO. 20160531000672720
D.R.C.C.T.

PARCEL ID: 2895816
REMAINDER OF A CALLED 65.630 ACRES
PAMELA G. HOWELL WOOD AND
MICHAEL BRUCE HOWELL
INST. NO. 2023000115102
D.R.C.C.T.

PARCEL ID: 2895816
REMAINDER OF A CALLED
65.630 ACRES
PAMELA G. HOWELL WOOD
AND MICHAEL BRUCE HOWELL
INST. NO. 2023000115102
D.R.C.C.T.

PARCEL ID: 2124156
REMAINDER OF A
CALLED 33.756 ACRES
COLLIN COUNTY, TEXAS
INST. NO. 2023000111799
D.R.C.C.T.

CITY OF MCKINNEY
20' SANITARY SEWER ESMT.,
INST. NO. 20180727000938220
D.R.C.C.T.

CALLLED 13.297 ACRES
STATE OF TEXAS
INST. NO. 2024000038902
D.R.C.C.T.

CALLLED 11.932 ACRES
STATE OF TEXAS
INST. NO. 2024000091785
D.R.C.C.T.

*POINT OF COMMENCEMENT
CONTROLLING MONUMENT 1
5/8-INCH CAPPED IRON ROD
STAMPED "ACS CONTROL" FOUND,
TEXAS STATE PLANE, NAD-83,
NORTH CENTRAL ZONE 4202,
GRID COORDINATES:
N: 7,145,347.88
E: 2,538,071.42

*POINT OF BEGINNING,
TEXAS STATE PLANE, NAD-83,
NORTH CENTRAL ZONE 4202,
GRID COORDINATES:
N: 7,144,206.07
E: 2,539,206.42

*CONTROLLING MONUMENT 2
5/8-INCH IRON ROD/PINK
CAP STAMPED "TXDOT RIGHT
OF WAY MONUMENT" FOUND,
TEXAS STATE PLANE, NAD-83,
NORTH CENTRAL ZONE 4202,
GRID COORDINATES:
N: 7,143,690.08
E: 2,539,200.65

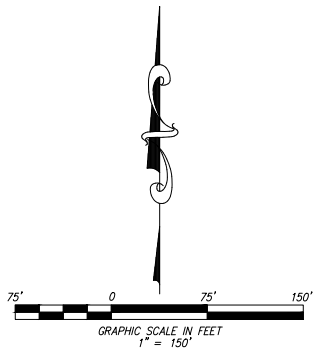
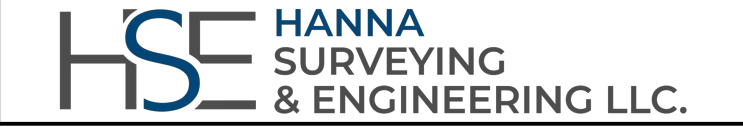
OWNER/CLIENT:
PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN
2801 NETWORK BLVD., STE. 101
FRISCO, TX 75034
972-638-7260
PBWHEAT@LAN-INC.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA, PE, RPLS
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
682-553-9474
FIRM NO. 10194633

NOTES

1. THE BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GROUND/SURFACE VALUES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET AS OBSERVED ON THE ALTERRA RTK NETWORK. SURVEY DATA CAPTURED HAS BEEN SCALED FROM A BASED POINT AT 0,0 USING THE PUBLISHED TXDOT COMBINED FACTOR OF 1.000152710. COORDINATES ARE GRID VALUES.
2. A LEGAL DESCRIPTION WITH THE SAME DATE HEREON ACCOMPANIES THIS EXHIBIT DRAWING.

FIELD SURVEY BY: AA, JC, AV DATE: 7/3/2025 PROJECT NO. 23-724
DRAWN BY: AR SCALE: 1"=150' SAM@HANNA-SE.COM



Line Table		
Line #	Direction	Length
L1	S00° 29' 14"W	40.00'
L2	N00° 38' 24"E	40.25'

40' PERMANENT SANITARY SEWER EASEMENT
MEREDITH HART SURVEY,
ABSTRACT NUMBER 371,
COLLIN COUNTY, TEXAS.
0.958 ACRES