

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

PARCEL NO. 39
 OWNER: COLLIN COUNTY, TEXAS
 20' TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

LEGAL DESCRIPTION

BEING A 0.161 ACRE (6,998 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 202300011799, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), 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 PINK CAP STAMPED "TXDOT RIGHT OF WAY MONUMENT" FOUND (CONTROLLING MONUMENT 1) FOR THE COMMON CORNER OF SAID CALLED 33.756 ACRE TRACT, 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 CALLED 11.932 ACRE TRACT, AS CONVEYED TO THE STATE OF TEXAS, RECORDED AS INSTRUMENT NUMBER 2024000091785, D.R.C.C.T., AND A CALLED 13.297 ACRE TRACT, AS CONVEYED TO THE STATE OF TEXAS, RECORDED AS INSTRUMENT NUMBER 2024000038902, D.R.C.C.T.;

THENCE NORTH 82 DEGREES 57 MINUTES 46 SECONDS EAST, A DISTANCE OF 459.81 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT ALSO BEING THE POINT OF BEGINNING (TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) GRID COORDINATE OF N: 7,143,746.20 E: 2,539,658.13);

THENCE ACROSS SAID COLLIN COUNTY TRACT THE FOLLOWING COURSES:

SOUTH 89 DEGREES 30 MINUTES 52 SECONDS EAST, A DISTANCE OF 332.27 FEET, TO A CALCULATED POINT FOR CORNER,

SOUTH 00 DEGREES 29 MINUTES 14 SECONDS WEST, A DISTANCE OF 60.00 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID CALLED 33.756 ACRE TRACT AND SAID CALLED 11.932 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID CALLED 33.756 ACRE TRACT AND SAID CALLED 11.932 ACRE TRACT, NORTH 89 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 20.00 FEET, TO A CALCULATED POINT FOR CORNER;

THENCE ACROSS SAID CALLED 33.756 ACRE TRACT THE FOLLOWING COURSES:

NORTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 40.00 FEET, TO A CALCULATED POINT FOR CORNER,

NORTH 89 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 267.57 FEET, TO A CALCULATED POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT 2) BEARS, SOUTH 51 DEGREES 20 MINUTES 46 SECONDS WEST, A DISTANCE OF 1,280.89 FEET, FOR A COMMON CORNER OF LOT 1R1, BLOCK 1, OF COLLIN COUNTY JUSTICE CENTER, AN ADDITION TO THE CITY OF MCKINNEY, RECORDED AS INSTRUMENT NUMBER 2022010000485, P.R.C.C.T., SAID COLLIN COUNTY JUSTICE CENTER BEING A PORTION OF A REMAINDER OF A CALLED 292.757 ACRE TRACT, AS CONVEYED TO COLLIN COUNTY, TEXAS, RECORDED AS INSTRUMENT NUMBER 19990802000962310, D.R.C.C.T., AND COMMUNITY BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY, AS DEPICTED IN SAID LOT 1R1, BLOCK 1, COLLIN COUNTY JUSTICE CENTER, AN ADDITION TO THE CITY OF MCKINNEY;

NORTH 65 DEGREES 24 MINUTES 34 SECONDS WEST, A DISTANCE OF 48.97 FEET, TO THE POINT OF BEGINNING, CONTAINING 6,998 SQUARE FEET OR 0.161 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

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 DESCRIPTION WITH THE SAME DATE HEREON ACCOMPANIES THIS EXHIBIT DRAWING.

FIELD SURVEY BY: AA, JC, AV
 DRAWN BY: AR

DATE: 7/1/2025
 SCALE: 1"=150'

PROJECT NO. 23-724
 SAM@HANNA-SE.COM

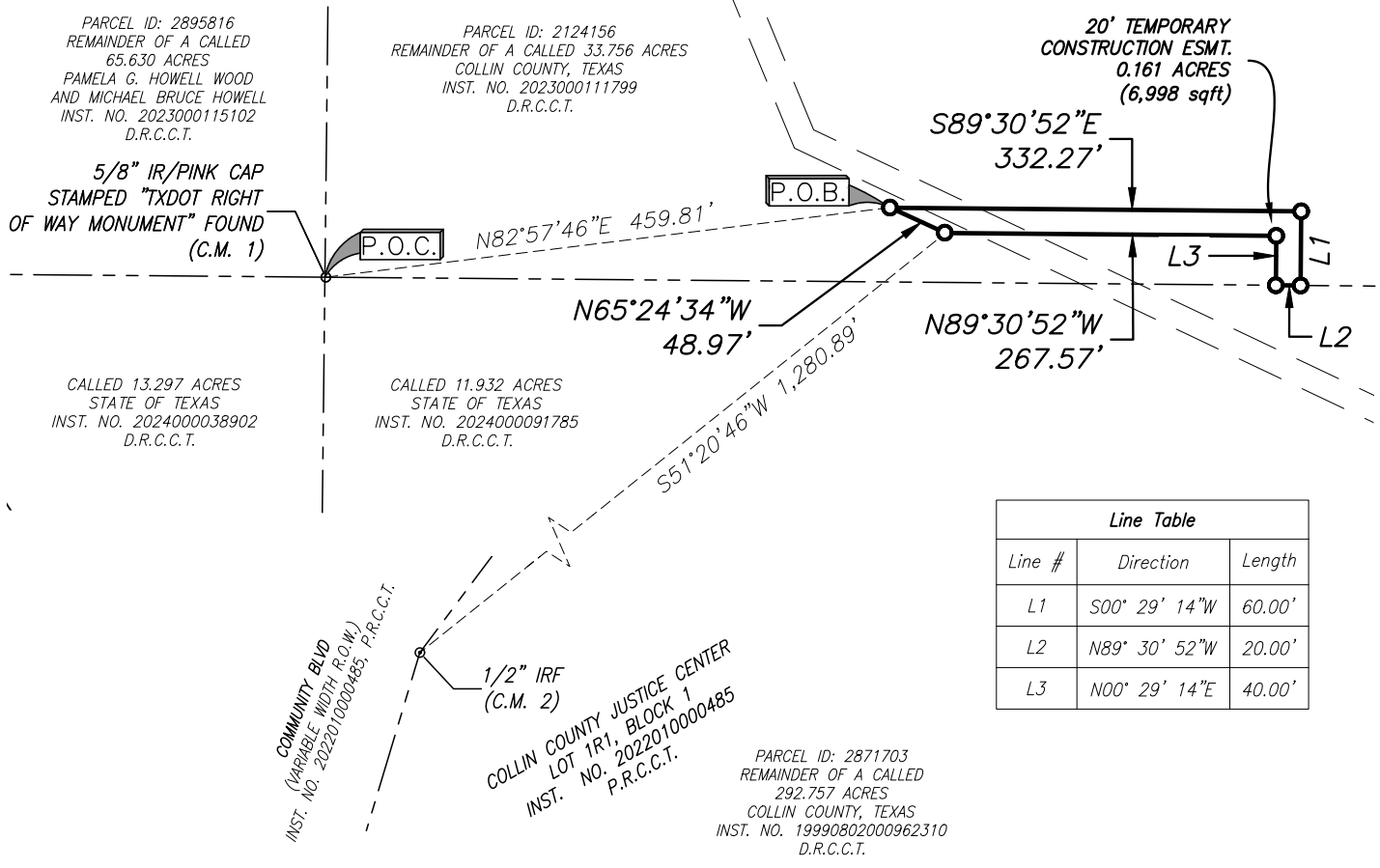
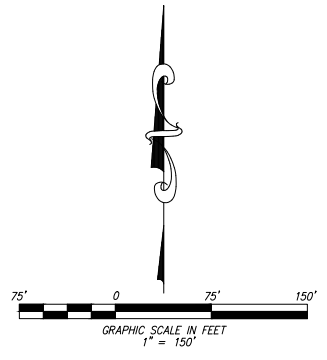


20' TEMPORARY
 CONSTRUCTION EASEMENT
 MEREDITH HART SURVEY,
 ABSTRACT NUMBER 371,
 COLLIN COUNTY, TEXAS.
 0.161 ACRES

*** 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



Line Table		
Line #	Direction	Length
L1	S00° 29' 14"W	60.00'
L2	N89° 30' 52"W	20.00'
L3	N00° 29' 14"E	40.00'

***POINT OF COMMENCEMENT CONTROLLING MONUMENT 1**
 5/8-INCH IRON ROD STAMPED "ACS CONTROL" FOUND,
 TEXAS STATE PLANE, NAD-83,
 NORTH CENTRAL ZONE 4202,
 GRID COORDINATES:
 N: 7,143,690.08
 E: 2,539,201.41

***POINT OF BEGINNING,**
 TEXAS STATE PLANE, NAD-83,
 NORTH CENTRAL ZONE 4202,
 GRID COORDINATES:
 N: 7,143,746.20
 E: 2,539,658.13

***CONTROLLING MONUMENT 2**
 1/2-INCH IRON ROD FOUND,
 TEXAS STATE PLANE, NAD-83,
 NORTH CENTRAL ZONE 4202,
 GRID COORDINATES:
 N: 7,142,925.88
 E: 2,538,702.52

NOTES

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

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