

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 0.339 ACRE (14,781 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 BLUE CAP STAMPED "ACS CONTROL" FOUND (CONTROLLING MONUMENT 1) FOR THE COMMON CORNER OF 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., A CALLED 36.074 ACRE TRACT, AS CONVEYED TO STEPPING STONES CHURCH OF MCKINNEY, RECORDED AS INSTRUMENT NUMBER 20160531000672720, D.R.C.C.T., AND 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.;

THENCE SOUTH 43 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 1,638.67 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID HOWELL TRACT AND SAID CALLED 33.756 ACRE TRACT, SAID CALCULATED POINT ALSO BEING THE POINT OF BEGINNING (TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) GRID COORDINATE OF N: 7,144,165.84 E: 2,539,205.97);

THENCE ACROSS SAID 33.756 ACRE TRACT THE FOLLOWING COURSES:

- SOUTH 83 DEGREES 01 MINUTES 36 SECONDS EAST, A DISTANCE OF 188.21 FEET, TO A CALCULATED POINT FOR CORNER,
- SOUTH 22 DEGREES 30 MINUTES 09 SECONDS EAST, A DISTANCE OF 426.57 FEET, TO A CALCULATED POINT FOR CORNER,
- SOUTH 65 DEGREES 24 MINUTES 34 SECONDS EAST, A DISTANCE OF 151.56 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID 33.756 ACRE 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 33.756 ACRE TRACT AND SAID CALLED 11.932 ACRE TRACT, NORTH 89 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 48.97 FEET, TO A CALCULATED POINT FOR CORNER;

THENCE ACROSS SAID CALLED 33.756 ACRE TRACT THE FOLLOWING COURSES:

- NORTH 65 DEGREES 24 MINUTES 34 SECONDS WEST, A DISTANCE OF 114.72 FEET, TO A CALCULATED POINT FOR CORNER,
- NORTH 22 DEGREES 30 MINUTES 09 SECONDS WEST, A DISTANCE OF 422.76 FEET, TO A CALCULATED POINT FOR CORNER,
- NORTH 83 DEGREES 01 MINUTES 36 SECONDS WEST, A DISTANCE OF 174.32 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID CALLED 33.756 ACRE TRACT AND SAID HOWELL 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 455.73 FEET, FOR THE COMMON CORNER OF SAID HOWELL TRACT, SAID CALLED 33.756 ACRE TRACT, SAID CALLED 11.932 ACRE TRACT, 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 FOLLOWING THE COMMON LINE OF SAID HOWELL TRACT AND SAID CALLED 33.756 ACRE TRACT, NORTH 00 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 20.12 FEET, TO THE POINT OF BEGINNING, CONTAINING 14,781 SQUARE FEET OR 0.339 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


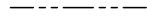
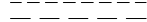

1. THE BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GROUND/SURFACE VALUES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET AS OBSERVED ON THE ALTERRA RTK NETWORK. SURVEY DATA CAPTURED HAS BEEN SCALED FROM A BASED POINT AT 0,0 USING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


FIELD SURVEY BY: AA, JC, AV DATE: 6/27/2025 PROJECT NO. 23-724
 DRAWN BY: AR SCALE: 1"=100' SAM@HANNA-SE.COM



**20' TEMPORARY
 CONSTRUCTION EASEMENT
 MEREDITH HART SURVEY,
 ABSTRACT NUMBER 371,
 COLLIN COUNTY, TEXAS.
 0.339 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.

P.O.C.

5/8" CIRF BLUE STAMPED
 "ACS CONTROL"
 (C.M. 1)

S43°49'32"E
 1,638.67'

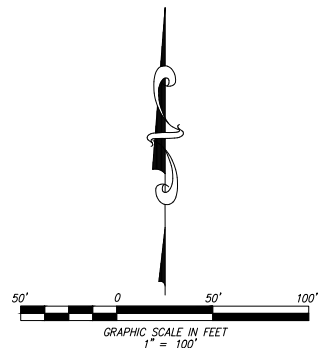
PARCEL ID: 2895816
 REMAINDER OF A CALLED
 65.630 ACRES
 PAMELA G. HOWELL WOOD
 AND MICHAEL BRUCE HOWELL
 INST. NO. 2023000115102
 D.R.C.C.T.

P.O.B.

S83°01'36"E 188.21'
 N83°01'36"W 174.32'

MEREDITH HART SURVEY
 ABSTRACT NUMBER 371

20' TEMPORARY
 CONSTRUCTION ESMT.
 0.339 ACRES
 (14,781 sqft)



*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

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
 A REMAINDER OF A CALLED
 33.756 ACRES
 COLLIN COUNTY, TEXAS
 INST. NO. 202300011799
 D.R.C.C.T.

*POINT OF BEGINNING,
 TEXAS STATE PLANE, NAD-83,
 NORTH CENTRAL ZONE 4202,
 GRID COORDINATES:
 N: 7,144,165.84
 E: 2,539,205.97

*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

Line Table		
Line #	Direction	Length
L1	N89° 30' 52"W	48.97'
L2	N00° 38' 24"E	20.12'

S00°38'24"W 455.73'

5/8" IR/PINK CAP
 STAMPED "TXDOT
 RIGHT OF WAY
 MONUMENT"
 (C.M. 2)

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

S65°24'34"E
 151.56'

N65°24'34"W
 114.72'

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 PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN
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CALLED 13.297 ACRES
 STATE OF TEXAS
 INST. NO. 2024000038902
 D.R.C.C.T.

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

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

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