

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

PARCEL NO. 56  
OWNER: COLLIN COUNTY, TEXAS  
20' PERMANENT ACCESS EASEMENT

STATE OF TEXAS     §  
COUNTY OF COLLIN   §

LEGAL DESCRIPTION

BEING A 0.013 ACRE (565 SQUARE FEET) PORTION OF LOT 1R1, BLOCK 1, OF COLLIN COUNTY JUSTICE CENTER, AN ADDITION TO THE CITY OF MCKINNEY, RECORDED AS INSTRUMENT NUMBER, 2022010000485, PLAT RECORDS, COLLIN COUNTY, TEXAS (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, IN A SPECIAL WARRANTY DEED, RECORDED AS VOLUME 4470, PAGE 2524, D.R.C.C.T., ALSO BEING LOCATED IN THE MEREDITH HART SURVEY, ABSTRACT NUMBER 371, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT 1) FOR THE COMMON CORNER OF SAID LOT 1R1 AND COMMUNITY BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY, AS DEPICTED IN SAID LOT 1R1, BLOCK 1, OF SAID COLLIN COUNTY JUSTICE CENTER;

THENCE NORTH 75 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 1,238.95 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: 7,143,228.18 E: 2,539,903.82);

THENCE ACROSS SAID LOT 1R1 THE FOLLOWING COURSES:

NORTH 88 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 28.27 FEET, TO A CALCULATED POINT FOR CORNER,  
SOUTH 46 DEGREES 27 MINUTES 51 SECONDS EAST, A DISTANCE OF 28.51 FEET, TO A CALCULATED POINT FOR CORNER, FROM WHICH AN ALUMINUM TXDOT MONUMENT FOUND (CONTROLLING MONUMENT 2) BEARS, SOUTH 47 DEGREES 38 MINUTES 56 SECONDS EAST, A DISTANCE OF 2,504.72 FEET, FOR A COMMON CORNER OF SAID LOT 1R1, AND US HIGHWAY NUMBER 75, A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED AS TXDOT PROJECT, CONTROL 0047, PROJECT 14, JOB 058;  
SOUTH 88 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 28.27 FEET, TO A CALCULATED POINT FOR CORNER,  
NORTH 46 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 28.51 FEET, TO THE POINT OF BEGINNING, CONTAINING 565 SQUARE FEET OR 0.013 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 DRAWING WITH THE SAME DATE HEREON ACCOMPANIES THIS LEGAL DESCRIPTION.

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

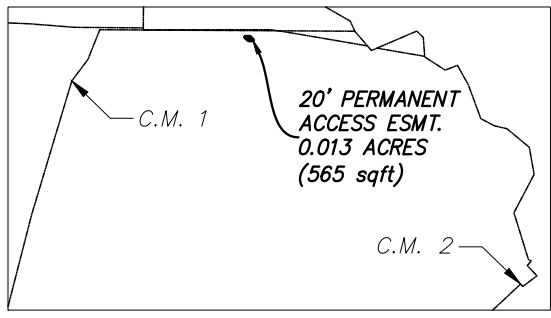
DATE: 8/11/2025  
SCALE: 1"=50'

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

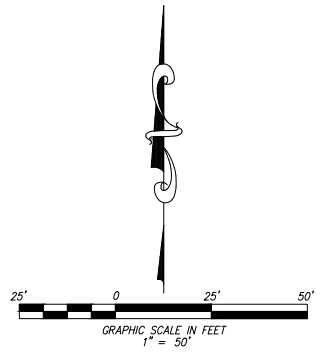
**HSE** HANNA  
SURVEYING  
& ENGINEERING LLC.

20' PERMANENT ACCESS  
EASEMENT  
MEREDITH HART SURVEY,  
ABSTRACT NUMBER 371,  
COLLIN COUNTY, TEXAS.  
0.013 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



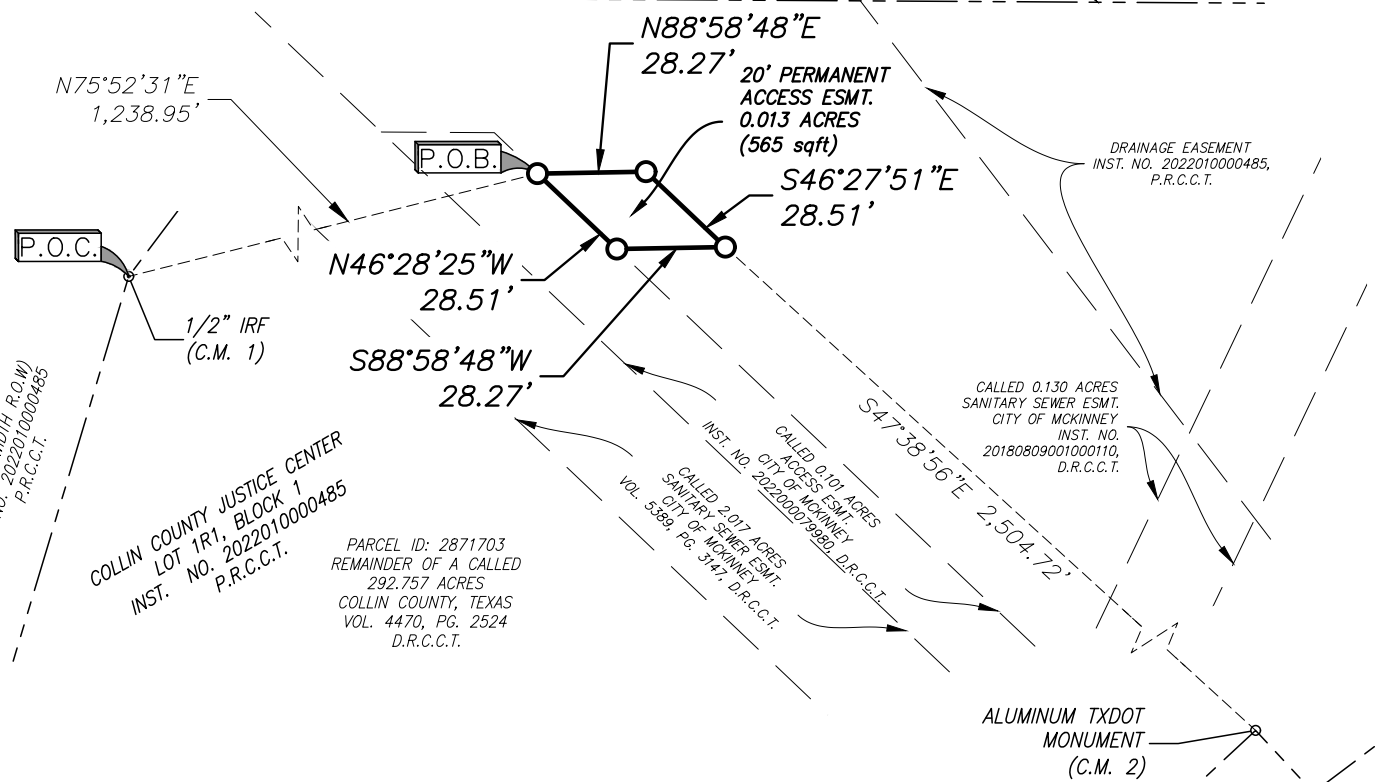
VICINITY MAP  
NOT TO SCALE



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

MEREDITH HART SURVEY  
ABSTRACT NUMBER 371

PARCEL ID: 2124156  
REMAINDER OF A CALLED 33.756 ACRES  
COLLIN COUNTY, TEXAS  
INST. NO. 202300011799, D.R.C.C.T.



**\*POINT OF COMMENCEMENT  
CONTROLLING MONUMENT 1**  
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

**\*POINT OF BEGINNING,**  
TEXAS STATE PLANE, NAD-83,  
NORTH CENTRAL ZONE 4202,  
GRID COORDINATES:  
N: 7,143,228.18  
E: 2,539,903.82

**\*CONTROLLING MONUMENT 2  
ALUMINUM TXDOT MONUMENT  
FOUND,**  
TEXAS STATE PLANE, NAD-83,  
NORTH CENTRAL ZONE 4202,  
GRID COORDINATES:  
N: 7,141,521.95  
E: 2,541,803.53

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2. A DESCRIPTION WITH THE SAME DATE HEREON ACCOMPANIES THIS EXHIBIT DRAWING.

FIELD SURVEY BY: AA, JC, AV DATE: 8/11/2025 PROJECT NO. 23-724  
DRAWN BY: AR SCALE: 1"=50' SAM@HANNA-SE.COM

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