

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

LEGAL DESCRIPTION

BEING A 0.167 ACRE (7,279 SQUARE FEET) TRACT OF LAND LOCATED IN 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 ADDITION 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, 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 AN ALUMINUM TXDOT MONUMENT FOUND (CONTROLLING MONUMENT 1) FOR THE COMMON CORNER OF SAID LOT 1R1 AND A CALLED 1.8592 ACRE TRACT AS CONVEYED TO STATE OF TEXAS RECORDED AS INSTRUMENT NUMBER 2007010200000470, D.R.C.C.T.;

THENCE WITH THE COMMON LINE OF SAID LOT 1R1 AND SAID CALLED 1.8592 ACRE TRACT, SOUTH 47 DEGREES 04 MINUTES 32 SECONDS WEST, A DISTANCE OF 222.42 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: 7,141,370.50 E: 2,541,640.69);

THENCE WITH THE COMMON LINE OF SAID LOT 1R1 AND SAID CALLED 1.8592 ACRE TRACT, SOUTH 47 DEGREES 04 MINUTES 32 SECONDS WEST, A DISTANCE OF 30.04 FEET, TO A CALCULATED POINT FOR CORNER;

THENCE ACROSS SAID LOT 1R1 THE FOLLOWING COURSES:

NORTH 46 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF 89.34 FEET, TO A CALCULATED POINT FOR CORNER,
SOUTH 43 DEGREES 59 MINUTES 51 SECONDS WEST, A DISTANCE OF 122.50 FEET, TO A CALCULATED POINT FOR CORNER, FROM WHICH AN ALUMINUM TXDOT MONUMENT FOUND (CONTROLLING MONUMENT 2) BEARS, SOUTH 21 DEGREES 47 MINUTES 59 SECONDS WEST, A DISTANCE OF 193.53 FEET, FOR A COMMON CORNER OF SAID LOT 1R1 AND SAID CALLED 1.8592 ACRE TRACT,
NORTH 46 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF 30.00 FEET, TO A CALCULATED POINT FOR CORNER,
NORTH 43 DEGREES 59 MINUTES 51 SECONDS EAST, A DISTANCE OF 152.50 FEET, TO A CALCULATED POINT FOR CORNER,
SOUTH 46 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 120.95 FEET, TO THE POINT OF BEGINNING, CONTAINING 7,279 SQUARE FEET OR 0.167 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

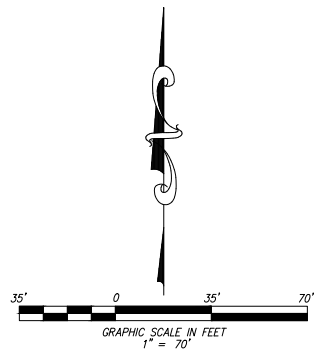
DATE: 8/8/2025
SCALE: 1" = 70'

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

HSE HANNA
SURVEYING
& ENGINEERING LLC.

30' PERMANENT ACCESS
EASEMENT
MEREDITH HART SURVEY,
ABSTRACT NUMBER 371,
COLLIN COUNTY, TEXAS.
0.167 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



COLLIN COUNTY JUSTICE CENTER
LOT 1R1, BLOCK 1
INST. NO. 2022010000485
P.R.C.C.T.

MEREDITH HART SURVEY
ABSTRACT NUMBER 371

ALUMINUM TXDOT
MONUMENT FOUND
(C.M. 1)

APPARENT LOCATIONS OF
T.P. & L. EASEMENTS
VOL. 209, PG. 602, VOL. 671,
PG. 808, VOL. 702, PG. 23
D.R.C.C.T.

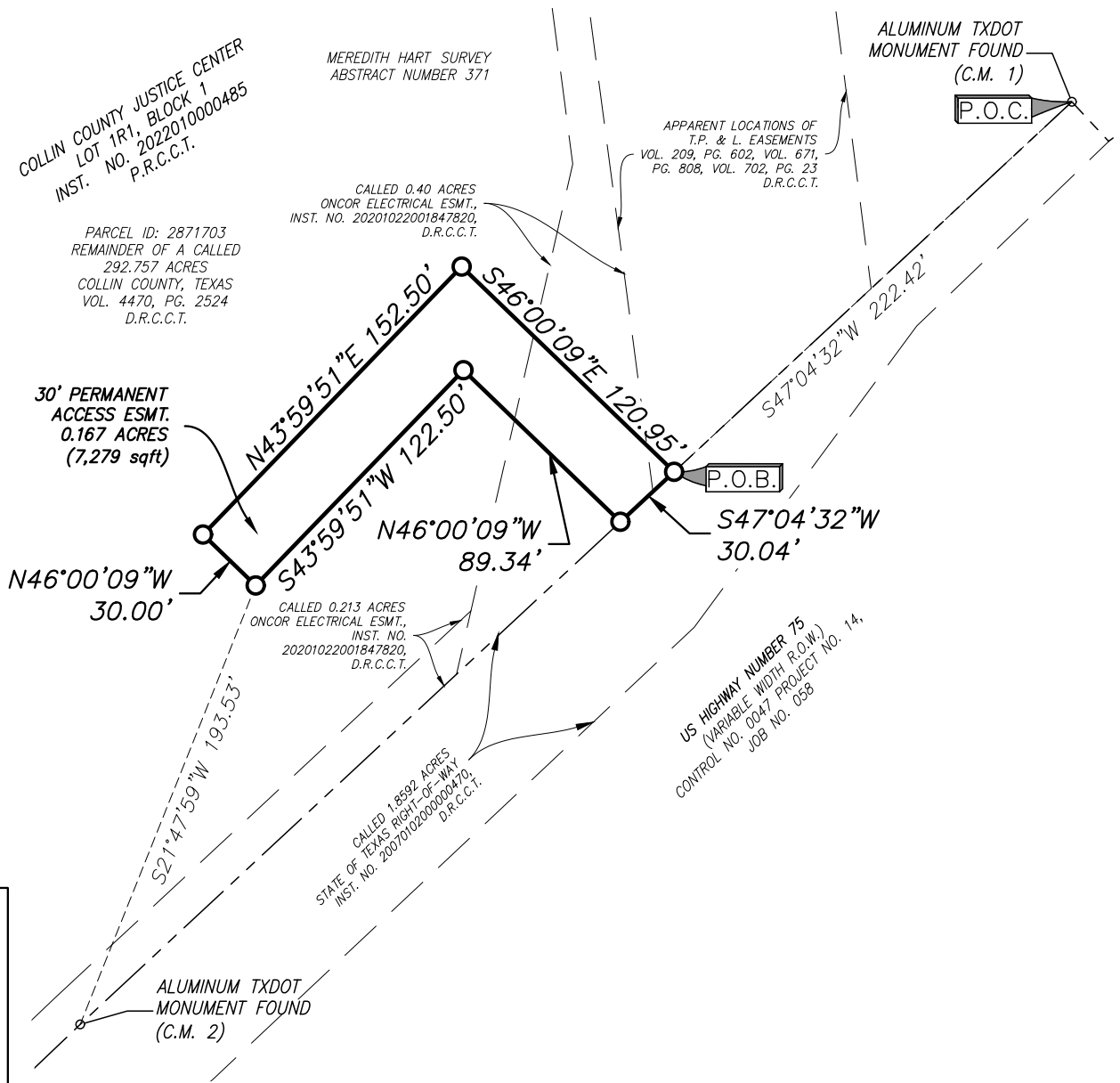
CALLED 0.40 ACRES
ONCOR ELECTRICAL ESMT.,
INST. NO. 20201022001847820,
D.R.C.C.T.

PARCEL ID: 2871703
REMAINDER OF A CALLED
292.757 ACRES
COLLIN COUNTY, TEXAS
VOL. 4470, PG. 2524
D.R.C.C.T.

*POINT OF COMMENCEMENT
CONTROLLING MONUMENT 1
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

*POINT OF BEGINNING,
TEXAS STATE PLANE, NAD-83,
NORTH CENTRAL ZONE 4202,
GRID COORDINATES:
N: 7,141,370.50
E: 2,541,640.69

*CONTROLLING MONUMENT 2
ALUMINUM TXDOT MONUMENT
FOUND,
TEXAS STATE PLANE, NAD-83,
NORTH CENTRAL ZONE 4202,
GRID COORDINATES:
N: 7,141,144.31
E: 2,541,397.50



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: 8/8/2025
SCALE: 1" = 70'

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

HSE HANNA
SURVEYING
& ENGINEERING LLC.

30' PERMANENT ACCESS
EASEMENT
MEREDITH HART SURVEY,
ABSTRACT NUMBER 371,
COLLIN COUNTY, TEXAS.
0.167 ACRES