

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

PARCEL NO. 56
 OWNER: COLLIN COUNTY, TEXAS
 40' PERMANENT SANITARY SEWER EASEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

LEGAL DESCRIPTION

BEING A 2.446 ACRE (106,547 SQUARE FEET) PORTION OF 2 TRACTS OF LAND, A REMAINDER OF A CALLED 33.756 ACRE TRACT, AS CONVEYED TO COLLIN COUNTY IN A GENERAL WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 202300011799, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND 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., AND 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 COLLIN COUNTY JUSTICE CENTER;

THENCE NORTH 74 DEGREES 08 MINUTES 32 SECONDS EAST, A DISTANCE OF 1,272.45 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID REMAINDER OF A CALLED 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., SAID CALCULATED POINT ALSO BEING THE POINT OF BEGINNING (TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) GRID COORDINATE OF N: 7,143,279.81 E: 2,539,926.40);

THENCE WITH THE COMMON LINE OF SAID CALLED 11.932 ACRE TRACT AND SAID REMAINDER OF A CALLED 33.756 ACRE TRACT, NORTH 89 DEGREES 55 MINUTES 03 SECONDS EAST, A DISTANCE OF 40.00 FEET, TO A CALCULATED POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 29 MINUTES 14 SECONDS WEST, PASSING THE COMMON LINE OF SAID REMAINDER OF A CALLED 33.756 ACRE TRACT AND SAID LOT 1R1 AT A DISTANCE OF 6.57 FEET, AND CONTINUING ACROSS SAID LOT 1R1 FOR A TOTAL DISTANCE OF 28.40 FEET, TO A CALCULATED POINT FOR CORNER;

THENCE ACROSS SAID LOT 1R1 THE FOLLOWING COURSES:

SOUTH 46 DEGREES 27 MINUTES 51 SECONDS EAST, A DISTANCE OF 723.17 FEET, TO A CALCULATED POINT FOR CORNER,
 SOUTH 13 DEGREES 51 MINUTES 57 SECONDS WEST, A DISTANCE OF 161.17 FEET, TO A CALCULATED POINT FOR CORNER,
 SOUTH 24 DEGREES 51 MINUTES 19 SECONDS EAST, A DISTANCE OF 575.08 FEET, TO A CALCULATED POINT FOR CORNER,
 SOUTH 41 DEGREES 32 MINUTES 11 SECONDS EAST, A DISTANCE OF 18.47 FEET, TO A CALCULATED POINT FOR CORNER,
 SOUTH 46 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,144.54 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT FOR CORNER BEING ON THE COMMON LINE OF SAID LOT 1R1 AND US HIGHWAY NUMBER 75, A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED AS TXDOT CONTROL NO. 0047, PROJECT NO. 14, JOB NO. 058, FROM WHICH AN ALUMINUM DISK STAMPED "TXDOT RIGHT-OF-WAY MONUMENT" FOUND (CONTROLLING MONUMENT 2) BEARS, NORTH 47 DEGREES 04 MINUTES 32 SECONDS EAST, WITH THE COMMON LINE OF SAID US HIGHWAY 75 AND SAID LOT 1R1, A DISTANCE OF 375.14 FEET, SAID CONTROLLING MONUMENT 2 BEING A COMMON CORNER OF SAID LOT 1R1 AND SAID US HIGHWAY NUMBER 75;

THENCE FOLLOWING THE COMMON LINE OF SAID LOT 1R1 AND SAID US HIGHWAY NUMBER 75, SOUTH 47 DEGREES 04 MINUTES 32 SECONDS WEST, A DISTANCE OF 40.06 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 1,085.13 FEET, TO A CALCULATED POINT FOR CORNER,
 NORTH 44 DEGREES 38 MINUTES 17 SECONDS WEST, A DISTANCE OF 84.66 FEET, TO A CALCULATED POINT FOR CORNER,

NORTH 24 DEGREES 51 MINUTES 19 SECONDS WEST, A DISTANCE OF 595.00 FEET, TO A CALCULATED POINT FOR CORNER,
 NORTH 13 DEGREES 51 MINUTES 57 SECONDS EAST, A DISTANCE OF 151.98 FEET, TO A CALCULATED POINT FOR CORNER,
 NORTH 46 DEGREES 27 MINUTES 51 SECONDS WEST, A DISTANCE OF 717.30 FEET, TO A CALCULATED POINT FOR CORNER,
 NORTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, PASSING THE COMMON LINE OF SAID LOT 1R1 AND SAID CALLED CALLED 33.756 ACRE TRACT AT A DISTANCE OF 39.09 FEET AND CONTINUING FOR A TOTAL OF 45.37 FEET, TO THE POINT OF BEGINNING, CONTAINING 106,547 SQUARE FEET OR 2.446 ACRES OF LAND, MORE OR LESS.

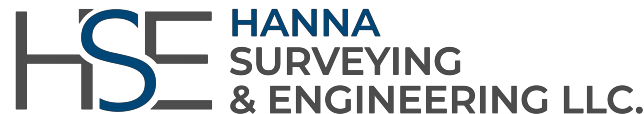
OWNER/CLIENT:
 PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN
 2801 NETWORK BLVD., STE. 101
 FRISCO, TX 75034
 972-638-7260
 PBWHEAT@LAN-INC.COM

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

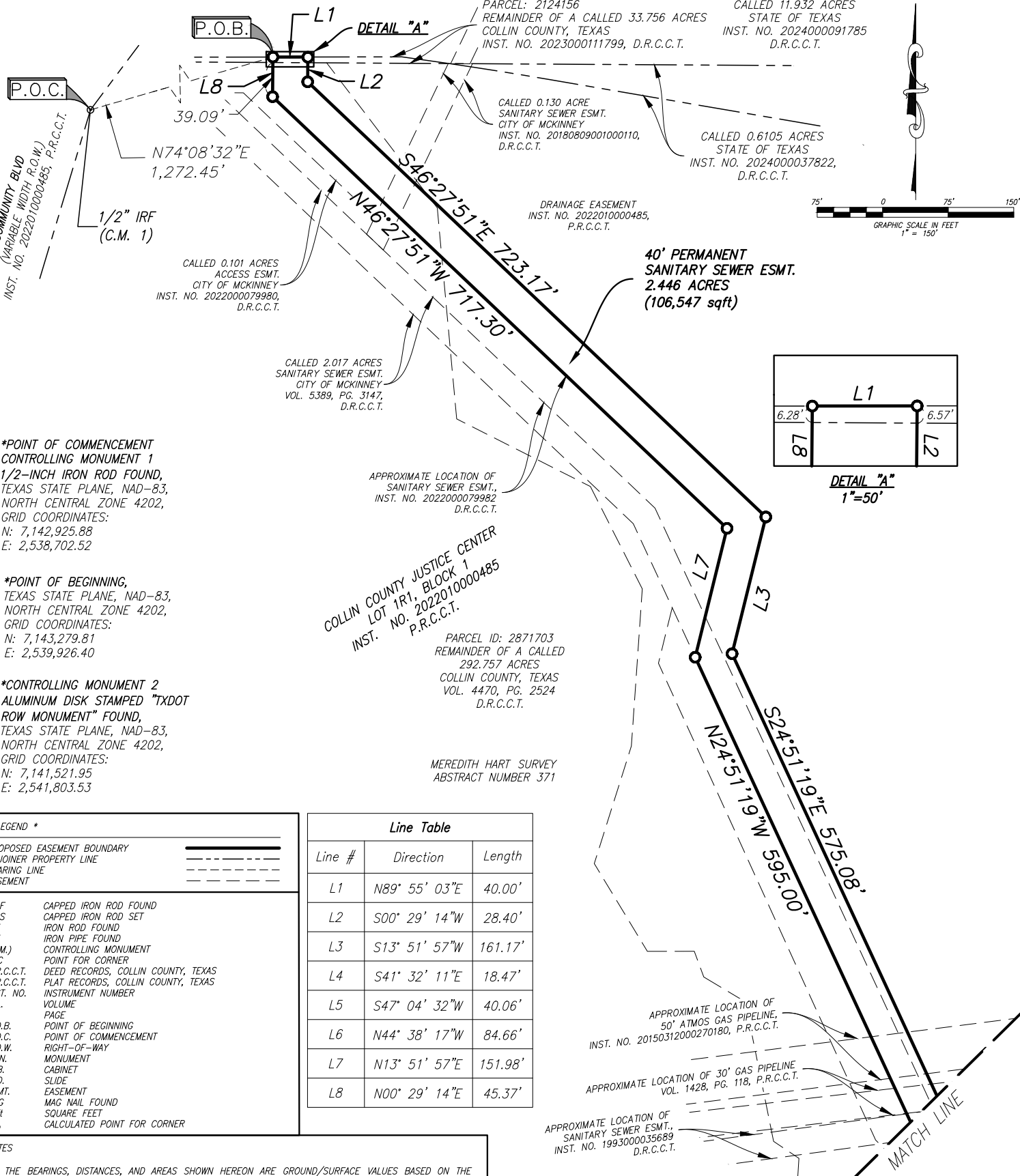
NOTES

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 DATE: 8/11/2025 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.
 2.446 ACRES



***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: 7,143,279.81
 E: 2,539,926.40

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

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

MEREDITH HART SURVEY
 ABSTRACT NUMBER 371

*** 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
S.L.D.	SLIDE
ESMT.	EASEMENT
MAG	MAG NAIL FOUND
sqft	SQUARE FEET
○	CALCULATED POINT FOR CORNER

Line Table		
Line #	Direction	Length
L1	N89° 55' 03"E	40.00'
L2	S00° 29' 14"W	28.40'
L3	S13° 51' 57"W	161.17'
L4	S41° 32' 11"E	18.47'
L5	S47° 04' 32"W	40.06'
L6	N44° 38' 17"W	84.66'
L7	N13° 51' 57"E	151.98'
L8	N00° 29' 14"E	45.37'

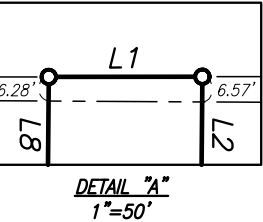
NOTES

- 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 ALTIERRA 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.
- 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"=150' SAM@HANNA-SE.COM

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



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

