

EXHIBIT "A"

Legal Description

Being a 1,466 square foot tract of land for a permanent drainage easement located in the THOMAS ARCHER SURVEY, ABSTRACT NO. 14, in the City of Plano, Collin County, Texas, being a portion of a tract of land to the the City of Plano as recorded in Volume 756, Page Page 795, Deed Records of Collin County, Texas (D.R.C.C.T.), more particularly described as follows;

COMMENCING at a found 2 inch iron pipe being the southeast corner of Lot 39, Block E of the Final Plat of Dallas North Estates, 4th Installment as recorded in Volume 4, Page 28, Plat Records of Collin County, Texas (P.R.C.C.T.), said point being the true **Point of Commencing** of this description, said point having a Texas State Plane coordinate value of N=7057678.90, E=2513035.95 (ground);

THENCE southwesterly along the south line of said Lot 39, being the north Right of Way line of Janwood Drive, a 60.00 foot wide public Right of Way, along the arc of a tangent curve to the right with a radius of 1420.00 feet, a central angle of 03°19'42", a chord bearing of South 87°29'25" West, a chord distance of 82.48 feet, for an arc length of 82.49 feet to a point for corner being the point of tangency of said Right of Way and lot line;

THENCE South 00°50'39" East, crossing said Right of Way for a distance of 60.00 feet to a point for corner, being on the south Right of Way line of said Janwood Drive, being the north line of said City of Plano Tract;

THENCE South 89°09'16" West along said Right of Way line and tract line for a distance of 21.21 feet to a point for corner being the northwest corner of said City of Plano tract, being the southeast corner Westwood Drive and Janwood Drive;

THENCE South 00°10'04" East along the east Right of Way line of said Westwood Drive for a distance of 13.11 feet to a point for corner, being the Point of Beginning of this drainage easement tract;

THENCE South 41°01'28" East crossing said City of Plano tract for a distance of 46.38 feet to a point for corner;

THENCE South 47°00'44" East crossing said City of Plano tract for a distance of 41.35 feet to a point for corner;

THENCE South 64°18'54" West crossing said City of Plano tract for a distance of 21.47 feet to a point for corner;

THENCE North 47°00'44" West crossing said City of Plano tract for a distance of 34.59 feet to a point for corner;

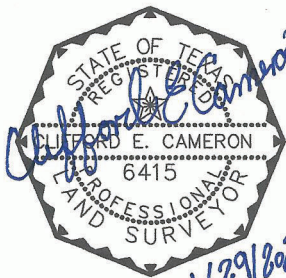
THENCE North 41°01'28" West crossing said City of Plano tract for a distance of 24.30 feet to a point for corner, being on the east Right of Way line of said Westwood Drive, being the west line of the City of Plano tract;

THENCE North 00°10'04" West along said Right of Way and City of Plano tract line for a distance of 30.57 feet to a the Point of Beginning, containing 1,456 square feet more or less.

Subject to all easements of record.

Situated in the City of Plano, Collin County, Texas.

BASIS OF BEARING:
USING WESTERN DATA SYSTEMS VRS
NETWORK, ALL BEARINGS ARE BASED ON
THE TEXAS COORDINATE SYSTEMS, N.A.D.
83, NORTH CENTRAL ZONE, 4202.
COORDINATES ARE AT SURFACE, USING
A SCALE FACTOR OF 1.000152710 ABOUT 0,0 (GROUND)



JAN. 2021

1747ESMT.DWG



1919 S. Shiloh Road
Suite 500, L.B. 27
Garland, Texas 75042
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

DRAINAGE EASEMENT
THOMAS ARCHER SURVEY
ABSTRACT NO. 14
CITY OF PLANO, TEXAS

EXHIBIT "A"

WESTWOOD DRIVE
(VARIABLE WIDTH R.O.W.)

LOT 40

DALLAS NORTH ESTATES, 4TH INSTALLMENT
VOL. 4, PG. 28
P.R.C.C.T.

P.O.C.

2" PIPE FD.
N=7057678.90
E=2513035.95

LOT 38

BLOCK E

LOT 37

LOT 39

86.00'

"X"-CUT FD.

JANWOOD DRIVE
(60' R.O.W.)

THOMAS ARCHER SURVEY
ABSTRACT NO. 14

P.O.B.

L2

L9

L4

L8

L5

L7

L6

DRAINAGE
EASEMENT

CITY OF PLANO
VOL. 756, PG. 795
D.R.C.C.T.

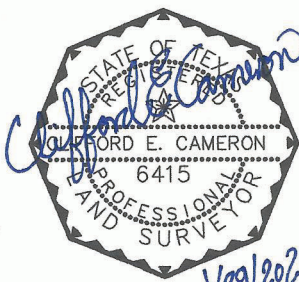
R = 1420.00 FT
Ic = 03°19'42"
L = 82.49 FT
CH = S 87°29'25" W
CL = 82.48 FT

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 00°50'39" E	60.00'
L2	S 89°09'16" W	21.21'
L3	S 00°10'04" E	13.11'
L4	S 41°01'28" E	46.38'
L5	S 47°00'44" E	41.35'
L6	S 64°18'54" W	21.47'
L7	N 47°00'44" W	34.59'
L8	N 41°01'28" W	24.30'
L9	N 00°10'04" W	30.57'

AREA: 1,466 S.F.

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