

Exhibit - A

PROPERTY DESCRIPTION – WATER LINE EASEMENT

BEING a 1,987 square foot tract of land for a permanent water line easement situated in the J.B. ROUNDTREE, ABSTRACT No. 767, Collin County, Texas, and being part of a 18.65 acre tract of land (now commonly known as A.R. Schell Park) described in deed to City of Plano, Collin County, Texas, recorded in Volume 656, Page 307, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING from a point at the intersection of the west line of Avenue R (a 50 foot Right-of-Way) and the the north line of Puma Road (a 50 foot Right-of-Way), also being the southwest corner of EAST DISTRICT PARK MAINTENANCE, an addition to the City of Plano, Collin County, Texas according to the map or plat thereof recorded in Volume B, Page 342, Plat Records, Collin County, Texas, and from which a capped 1/2 inch iron rod found bears S80°02'06"W, a distance of 0.65 feet for reference, said iron rod also being the true Point of Commencing of this description, said point having a Texas State Plane coordinate value of N=7065979.98, E=2525079.10 (ground), said point also being in a tangent curve to the right with a radius of 314.75 feet, having a central angle of 15°08'32", a chord bearing of South 10°03'37" West, a chord distance of 82.94 feet;

Continuing along the west line of said Avenue R and said curve to the right, an arc length of 83.18 feet to a point for corner in the west line of said Avenue R, and also being in the west line of Lot 11, Block 9, a park dedicated to the City of Plano as recorded in Volume C, Page 14, Plat Records, Collin County, Texas;

THENCE, South 17°37'53" West, along the west line of said Avenue R and the east line of said Lot 11, Block 9, a distance of 13.68 feet to a point for corner;

THENCE, South 72°22'07" East, across said Avenue R, a distance of 50 feet to the POINT OF BEGINNING, being in the east line of said Avenue R, and being in the west line of a xxx acre tract of land of The City of Plano, commonly known as A.R. Schell Park, City of Plano, Collin County, Texas;

THENCE, South 06°22'53" West, crossing Schell Park, a distance of 76.89 feet to a point for corner;

THENCE, South 17°37'53" West, crossing Schell Park a distance of 76.66 feet to a point for corner ;

THENCE, South 40°07'53" West, crossing Schell Park, a distance of 39.20 feet feet to a point for corner in the east line of said Avenue R;

THENCE, North 17°37'53" East, along the east line of said Avenue R, a distance of 188.28 feet to the POINT OF BEGINNING, containing 1,987 square feet of land.

Subject to all easements of record.

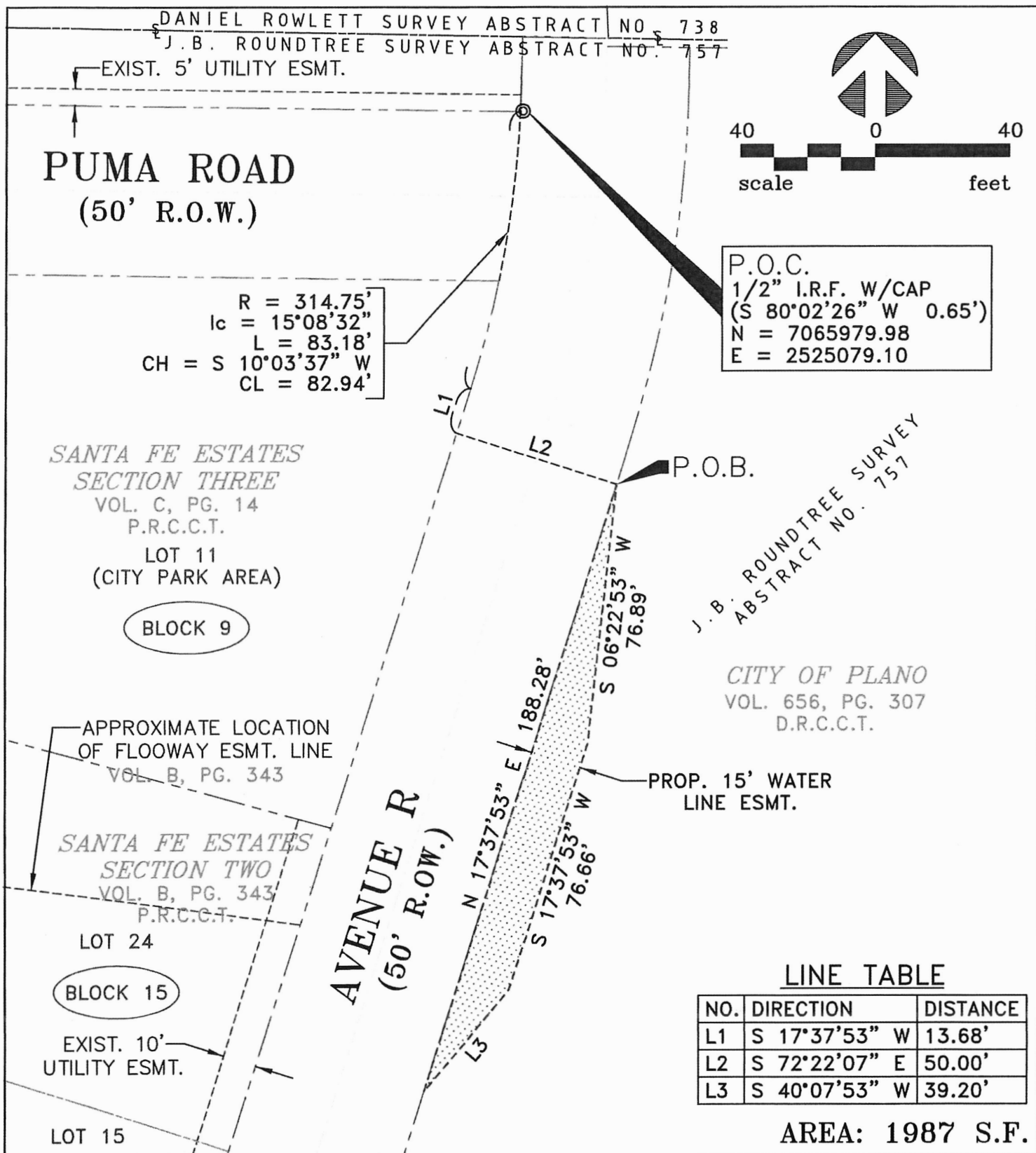
Situated in the City of Plano, Collin County, Texas.

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)

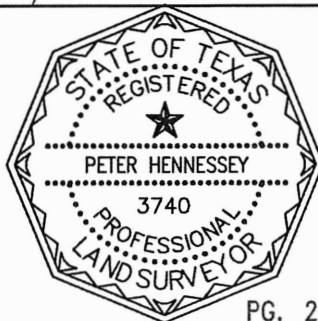


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WATER LINE EASEMENT
J.B. ROUNDTREE SURVEY
ABSTRACT NO. 757
CITY OF PLANO, TEXAS



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
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 ABOUT 0,0 (GROUND)
 TBPE&LS FIRM CERTIFICATE
 OF REGISTRATION NO. F-10042000



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WATER LINE EASEMENT
J.B. ROUNDTREE SURVEY
ABSTRACT NO. 757
CITY OF PLANO, TEXAS

Exhibit - B

PROPERTY DESCRIPTION – DRAINAGE EASEMENT

BEING a 1,799 square foot tract of land for a permanent drainage easement situated in the J.B. ROUNDTREE, ABSTRACT No. 767, Collin County, Texas, and being part of a 18.65 acre tract of land (now commonly known as A.R. Schell Park) described in deed to City of Plano, Collin County, Texas, recorded in Volume 656, Page 307, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING from a point in the north line of Jasmine Lane (a 50 foot Right-of-Way) also being the southwest corner of Lot 23, Block 15 of Santa Fe Estates, Section 2, an addition to the City of Plano, Collin County, Texas according to the map or plat thereof recorded in Volume B , Page 343, Plat Records, Collin County, Texas, and from which a 1/2 inch iron rod found bears S09°11'01"W, a distance of 0.97 feet for reference, said iron rod also being the true POINT OF COMMENCING of this description, said point having a Texas State Plane coordinate value of N=7065558.62, E=2524864.61 (ground), also said point being in a tangent curve to the right with a radius of 572.15 feet, having a central angle of 08°46'23", a chord bearing of South 76°46'49" East, a chord distance of 87.52 feet;

Continuing along the north line of said Jasmine Lane and with said curve to the right, a distance of 87.61 feet to a point for corner at the intersection of the north line of said Jasmine Lane and the west line of Avenue R (a 50 foot Right-of-Way), and also being the southeast corner of said Lot 23, Block 15;

THENCE, North 17°37'53" East, along the west line of said Avenue R and the east line of said Lot 23, Block 15, a distance of 13.21 feet to a point for corner;

THENCE, South 72°22'07" West, across said Avenue R, a distance of 50.00 feet to the POINT OF BEGINNING, being in the east line of said Avenue R, and being in the west line of the said A. R. Schell Park, City of Plano, Collin County, Texas;

THENCE, North 67°56'09" East, crossing A.R. Schell Park, a distance of 81.07 feet to a point for corner;

THENCE, N52°03'51"W, crossing A.R. Schell Park a distance of 34.64 feet to a point for corner;

THENCE, South 67°56'09" West, crossing A.R. Schell Park, a distance of 38.84 feet to a point for corner in the east line of said Avenue R;

THENCE, South 17°37'53" West, along the east line of said Avenue R, a distance of 38.99 feet to the POINT OF BEGINNING, containing 1,799 square feet of land.

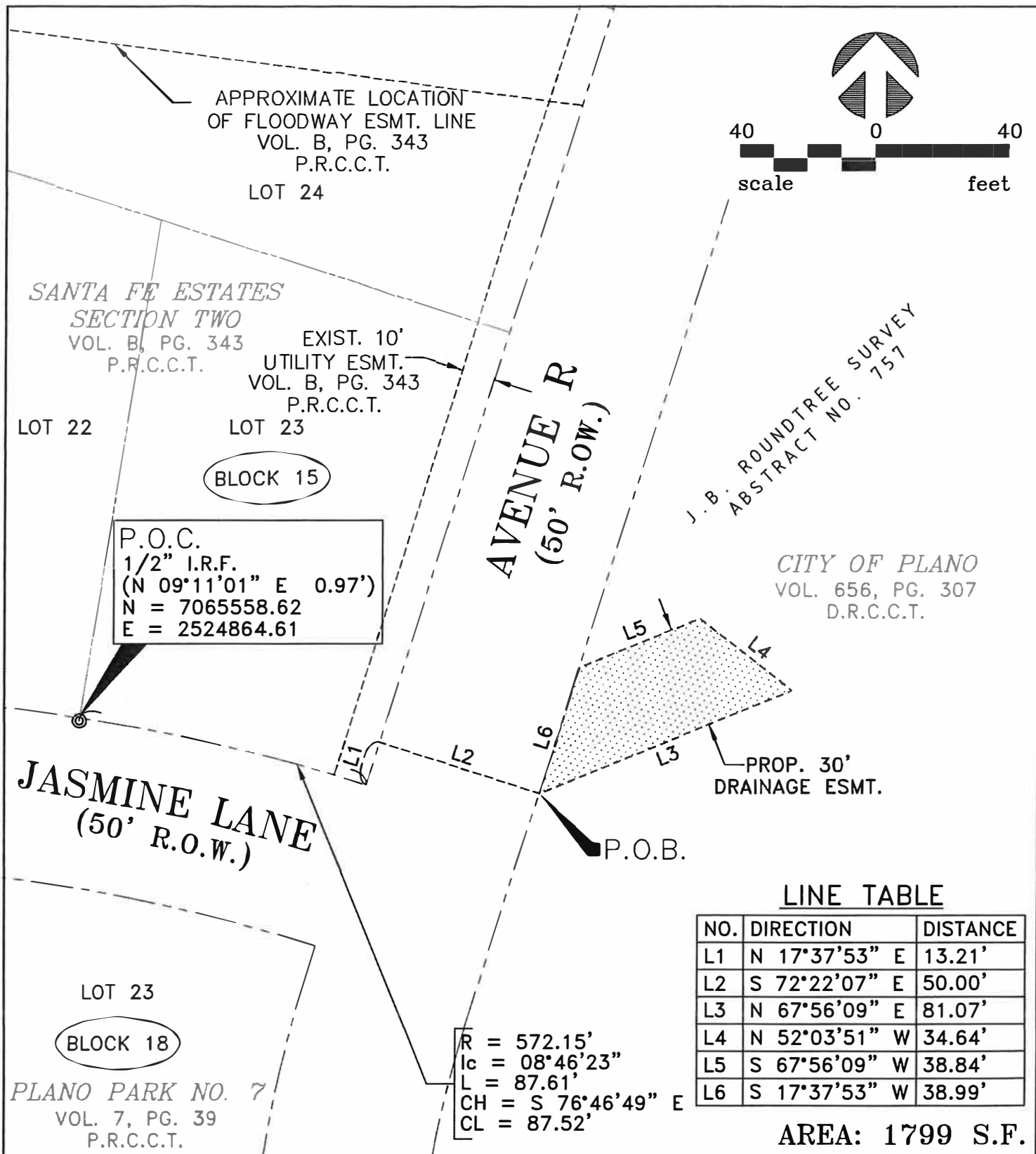
Subject to all easements of record.

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)
TBPE&LS FIRM CERTIFICATE OF REGISTRATION NO. F-10042000



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DRAINAGE EASEMENT	
J.B. ROUNDTREE SURVEY	
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DRAINAGE EASEMENT
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