

EXHIBIT A

**30 FOOT SANITARY SEWER EASEMENT
7,893 SQUARE FEET (0.1812 ACRES)
MANLEY S. BECK SURVEY, ABST. NO. 76
CITY OF PLANO, COLLIN COUNTY, TEXAS**

BEING a 7,893 square foot (0.1812 acre) tract of land situated in the Manley S. Beck Survey, Abstract Number 76, City of Plano, Collin County, Texas and being out of a called 45.0764 acre tract of land described in a General Warranty Deed to the City of Plano, recorded in Volume 2546, Page 399, Deed Records, Collin County, Texas (D.R.C.C.T.) and being part of Lot 1R, Block 1 of Replat of Oak Point Center, an addition to the City of Plano, according to the plat recorded in Volume 2016, Page 320, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described as follows:

COMMENCEING at a 5/8-inch iron rod with yellow cap stamped "CSN INC" found in the east line of a called 0.827 acre right-of-way dedication of Jupiter Road (a variable width right-of-way) as dedicated by Oak Point Center, Block 1, Lot 1, an addition to the City of Plano, according to the plat recorded in Volume L, Page 971 (P.R.C.C.T.) and being the west line of said Lot 1R and said 45.0764 acre tract and for the beginning a tangent curve to the right;

THENCE along the common line of the east right-of-way line of said Jupiter Road and said Lot 1R and said 45.0764 acre tract the following courses and distance:

Northeasterly, along said tangent curve to the right having a radius 3,534.54 feet, a delta angle of 06° 28' 01", for an arc length of 398.94 feet, with a chord that bears North 03° 07' 06" East, a distance of 398.73 feet to a point;

North 06° 21' 27" East, a distance of 192.85 feet to a 1/2-inch iron rod with yellow cap stamped "WCG" set in the east right-of-way line of said Jupiter Road and the west line of said Lot 1R and said 45.0764 acre tract and for the **POINT OF BEGINNING**;

THENCE North 06° 15' 23" East, continuing along the common line of the east right-of-way line of said Jupiter Road and the west line of said Lot 1R and said 45.0764 acre tract, a distance of 30.00 feet to a 1/2-inch iron rod with yellow cap stamped "WCG" set;

THENCE over and across the said Lot 1R and said 45.0764 acre tract the following courses and distances:

South 83° 22' 51" East, a distance of 263.33 feet to a 1/2-inch iron rod with yellow cap stamped "WCG" set in the west line of a 15 foot sanitary sewer easement as shown on said Oak Point Center, Lot 1, Block 1 plat;

South 24° 32' 13" West, along the west line of said 15.00 foot sanitary sewer easement, a distance of 21.37 feet to a 1/2-inch iron rod with yellow cap stamped "WCG" set for the southwest corner of said 15 foot sanitary sewer easement;

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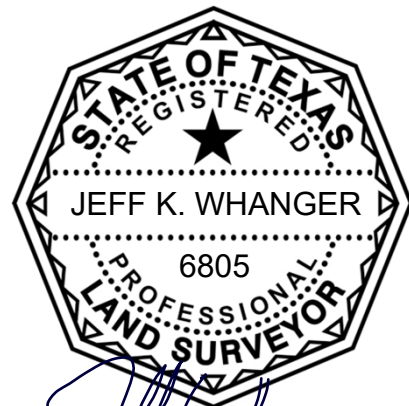
South 65° 27' 47" East, along the south line of said 15.00 foot sanitary sewer easement, a distance of 15.00 feet to a 1/2-inch iron rod with yellow cap stamped "WCG" set for the southeast corner of said 15 foot sanitary sewer easement;

South 24° 32' 13" West, leaving the south line of said 15.00 foot sanitary sewer easement, a distance of 5.27 feet to a 1/2-inch iron rod with yellow cap stamped "WCG" for corner;

North 83° 22' 51" West, a distance of 269.39 feet to the **POINT OF BEGINNING** and containing 7,893 square feet (0.1812 acre), more or less.

SURVEYOR NOTES: BASIS OF BEARING: OPUS PROCESSED FAST STATIC NAD83(2011) [EPOCH 2010.00] CENTRAL ZONE (4202) GRID OBSERVATIONS OF EXISTING TXDOT CONTROL MONUMENTS AS FOUND ON THE GROUND CALIBRATED TO PUBLISHED TXDOT NAD83(2011) CENTRAL ZONE (4202) GRID COORDINATES BASED ON PUBLISHED DATA SHEETS FOR FOUND TXDOT CONTROL MONUMENTS. DISTANCES AND COORDINATES CAN BE CONVERTED TO SURFACE BY APPLYING THE TXDOT GRIMES COUNTY SURFACE ADJUSTMENT FACTOR 1.000152710 FROM ORIGIN 0,0.

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TBPLS REG# No. 10095400
TBPE REG# F- 3727

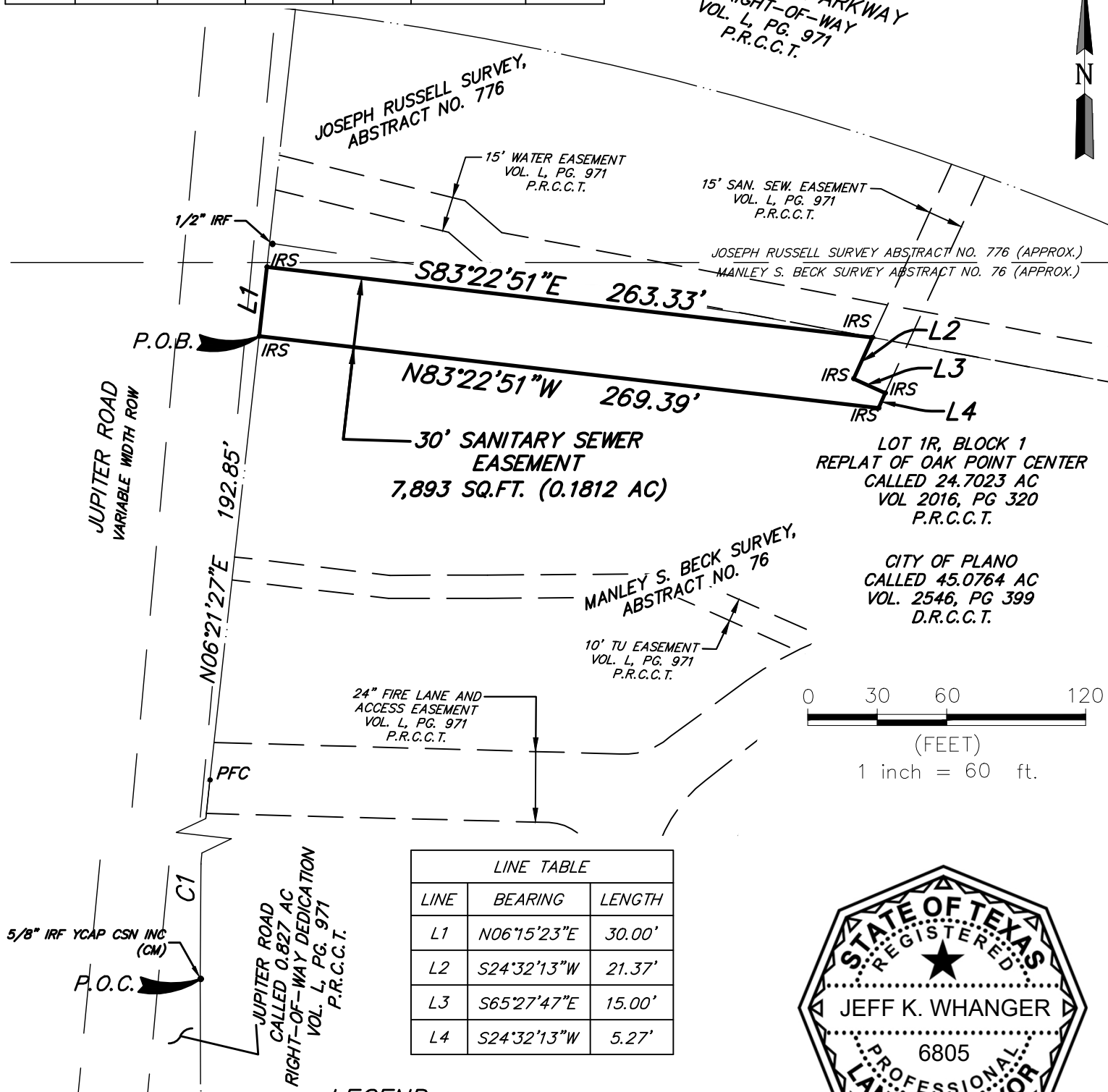


Jeff K. Whanger

RPLS No. 6808

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	06°28'01"	3,534.54'	199.68'	398.94'	N03°07'06"E	398.73'

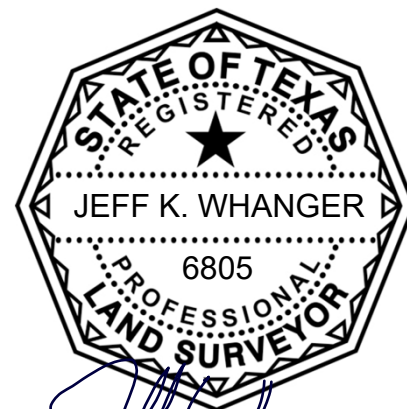
SPRING CREEK PARKWAY
160' RIGHT-OF-WAY
VOL. L, PG. 971
P.R.C.C.T.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°15'23"E	30.00'
L2	S24°32'13"W	21.37'
L3	S65°27'47"E	15.00'
L4	S24°32'13"W	5.27'

LEGEND

_____	.....	PROPERTY LINE	(CM)	.....	CONTROLLING MONUMENT
_____ .. _____	.....	LOT LINE	P.R.C.C.T.	.....	PLAT RECORDS, COLLIN COUNTY, TX
_____	.....	OLD LOT LINE	D.R.C.C.T.	.....	DEED RECORDS, COLLIN COUNTY, TX
_____	.....	EASEMENT LINE	O.P.R.C.C.T.	.....	OFFICIAL PUBLIC RECORDS,
	POC	.....			COLLIN COUNTY, TX
	POB	.....	INST. NO.	.....	INSTRUMENT NUMBER
	IRF	.....	VOL.	.....	VOLUME
	IRS	.....	PG.	.....	PAGE
		1/2" IRON ROD W/ YELLOW	PFC	.....	POINT FOR CORNER
		CAP STAMPED "WCG"			



Basis of Bearings: Texas Coordinate System of 1983, North Central Zone, NAD83 (2011) EPOCH 2010.00, (Geoid18) based on real time kinematic observations utilizing Allterra's RTKNET VRS network.

[illegible]

**30 FOOT SANITARY SEWER EASEMENT
7,893 SQUARE FEET (0.1812 ACRE)**
SITUATED IN THE MANLEY S. BECK SURVEY
ABSTRACT NO. 76, CITY OF PLANO,
COLLIN COUNTY, TEXAS

EXHIBIT A
PREPARED FOR:
CITY OF PLANO