

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
ROWLETT CREEK
PROJECT NO. 002

PARCEL NO. P02
OWNER: CITY OF PLANO, TEXAS
JAMES LEDBETTER SURVEY, ABSTRACT NUMBER 545
COLLIN COUNTY, TEXAS
TEMPORARY CONSTRUCTION EASEMENT

BEING, a 28,720 square foot (0.659 acre) tract of land situated in the James Ledbetter Survey, Abstract No. 545, City of Plano, Collin County, Texas and being part of that certain tract of land described in Special Warranty Deed to the City of Plano, Texas recorded in Instrument No. 20141111001231920 of the Official Public Records of Collin County, Texas; said 28,720 square foot (0.659 acre) tract of land being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod with "ARS ENGINEERS" yellow cap found (controlling monument) at an ell corner of Lot 1R, Block A, 544 Golf Training Facility Addition, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2003-0244124 of the said Official Public Records and the southeast corner of that certain tract of land described in Special Warranty Deed to North Texas Municipal Water District recorded in Instrument No. 20191219001620250 of the said Official Public Records;
(Grid: N: 7,057,696.60, E: 2,535,615.93)

THENCE, North 01 degrees, 40 minutes, 28 seconds East, along the northernmost west line of said Lot 1R and the east line of the said North Texas Municipal Water District tract, a distance of 551.24 feet to a point for corner at the northwest corner of Lot 1R and the northeast corner of the said North Texas Municipal Water District tract; said point also being in the south line of said City of Plano, Texas tract; from said point a "+" cut in concrete bears South 01 degrees, 40 minutes, 28 seconds West - 1.14 feet;

THENCE, South 88 degrees, 29 minutes, 22 seconds East, along the said south line of the City of Plano, Texas tract and the north line of said Lot 1R, a distance of 166.37 feet to a point for corner;

THENCE, departing the said south line of City of Plano, Texas tract and the said north line of Lot 1R, into and across said the City of Plano, Texas tract, the following eight (8) calls:

North 01 degrees, 30 minutes, 38 seconds East, a distance of 14.98 feet to the **POINT OF BEGINNING**;
(Grid: N: 7,058,258.10, E: 2,535,798.72)

North 01 degrees, 30 minutes, 44 seconds East, a distance of 99.82 feet to a point for corner;

North 50 degrees, 07 minutes, 24 seconds East, a distance of 24.16 feet to a point for corner;

North 87 degrees, 06 minutes, 21 seconds East, a distance of 216.48 feet to a point for corner;

PARCEL NO. P02

(Continued)

North 37 degrees, 26 minutes, 09 seconds East, a distance of 38.59 feet to a point for corner;

South 01 degrees, 30 minutes, 44 seconds West, a distance of 128.84 feet to a point for corner;

South 79 degrees, 30 minutes, 09 seconds West, a distance of 113.48 feet to a point for corner;

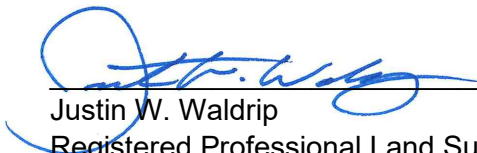
South 87 degrees, 06 minutes, 21 seconds West, a distance of 146.04 feet to the **POINT OF BEGINNING**;

CONTAINING: 28,720 square feet or 0.659 acres of land, more or less.

All bearings for this survey are based on the Texas State Plane Coordinate System, N.A.D. 83 (2011 Adj.), North Central Zone 4202. All coordinates shown are grid and may be converted to surface by multiplying by the TxDOT combined conversion factor of Collin County of 1.000152710.

A plat of the same survey date herewith accompanies this property description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the forgoing description accurately sets out the metes and bounds of the easement tract described.



09/08/2023

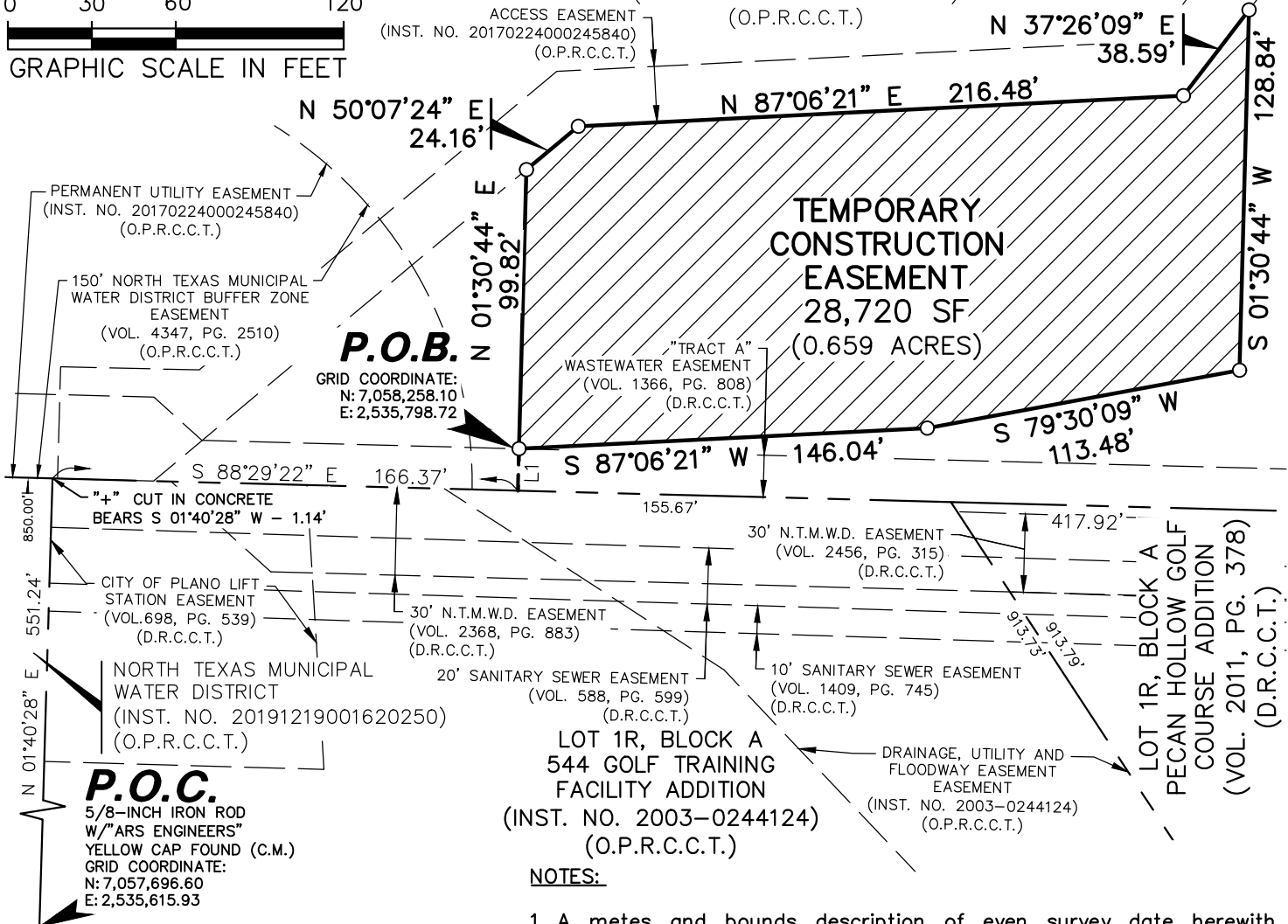
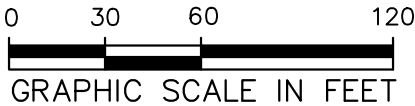
Justin W. Waldrip
Registered Professional Land Surveyor No. 6179
Pacheco Koch, a Westwood Company, LLC
7557 Rambler Road, Suite 1400, Dallas Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



EXHIBIT 'A'

CITY OF PLANO, TEXAS

(INST. NO. 20141111001231920)
(O.P.R.C.C.T.)

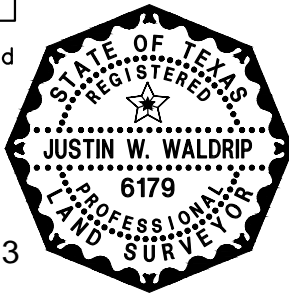


NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas State Plane Coordinate System, N.A.D. 83 (2011 Adj.), North Central Zone, 4202. All coordinates shown are grid values and may be converted to surface by multiplying by the TxDOT combined conversion factor for Collin County of 1.000152710.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°30'38" E	14.98'

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Justin W. Waldrip 09/08/2023
Justin W. Waldrip Date
Registered Professional TX REG. ENGINEERING FIRM F-469
Land Surveyor No. 6179 TX REG. SURVEYING FIRM LS-10008000

LEGEND	
	PROPERTY LINE
	TEMPORARY EASEMENT LINE
	EXISTING EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING

Pacheco Koch a Westwood company
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	MWW/JWW	1"=60'	SEPT. 2023	4014-22.637

TEMPORARY CONSTRUCTION EASEMENT
PART OF CITY OF PLANO, TEXAS TRACT JAMES LEDBETTER SURVEY, ABSTRACT NO. 545, COLLIN COUNTY, TEXAS
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