

**EXHIBIT "B"**  
**NORTH TEXAS MUNICIPAL WATER DISTRICT**  
**PRESTON ROAD LIFT STATION**  
**DISTRICT PROJECT NO. PN-559**

**PARCEL NO. TCE-1**  
**OWNER: CITY OF PLANO**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153**  
**CITY OF PLANO, COLLIN COUNTY, TEXAS**

Being a 11,553 square feet (0.265 acres) Temporary Construction Easement situated in the Collin County School Land Survey No. 7, Abstract No. 153, City of Plano, Collin County, Texas, said Temporary Construction Easement being a portion of a called 6.627 acre tract of land dedicated in Fee Simple to City of Plano by plat of Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Cabinet H, Page 496 of the Plat Records of Collin County, Texas (P.R.C.C.T.), also being a portion of Lot 2R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2011, Page 286 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said 11,553 square feet (0.265 acres) Temporary Construction Easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found (controlling monument) for an east interior ell corner of said Lot 2R and the west corner of that certain tract of land conveyed by Special Warranty Deed to North Texas Municipal Water District as recorded in Instrument No. 94-0077904, O.P.R.C.C.T. same being Lot 3R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2015, Page 116, O.P.R.C.C.T., said point having a grid coordinate of N= 7,081,960.557 and E= 2,490,240.046, from which a 3 1/2 inch aluminum monument stamped "Floodway Marker do not disturb" found (controlling monument) bears South 47 degrees 39 minutes 43 seconds East, a distance of 192.44 feet for an east corner of said Lot 2R and the northwest corner of a called 17.443 acre tract of land conveyed by Special Warranty Deed to Trinity Presbyterian Church of Plano as recorded in Volume 3711, Page 318 of the Deed Records of Collin County, Texas (D.R.C.C.T.), same being Lot 1R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2009, Page 01, O.P.R.C.C.T., also being in the south line of said Lot 3R;

**THENCE** over and across said Lot 2R, the following two (2) courses and distances to wit:

North 10 degrees 21 minutes 51 seconds East, a distance of 176.77 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

North 50 degrees 52 minutes 41 seconds East, a distance of 93.60 feet to a X cut on concrete set for corner on the northeast line of said Lot 2R and the existing southwest right-of-way line of Ohio Drive (85 foot width right-of-way) and the beginning of a non-tangent circular curve to the left;

**THENCE** Southeasterly, with the northeast line of said Lot 2R and the existing southwest right-of-way line of said Ohio Drive, and with said non-tangent circular curve to the left for a central angle of 00 degrees 06 minutes 26 seconds, a radius of 1,442.50 feet, an arc length of 2.70 feet and a chord bearing and distance of South 39 degrees 04 minutes 06 seconds East, a distance of 2.70 feet to a X cut on concrete found (controlling monument) for the end of said curve in the northeast line of said Lot 2R and the existing southwest right-of-way line of said Ohio Drive;

**THENCE** South 39 degrees 07 minutes 19 seconds East, continuing along the northeast line of said Lot 2R and the existing southwest right-of-way line of said Ohio Drive, a distance of 47.30 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

**THENCE** over and across said Lot 2R, the following two (2) courses and distances to wit:

South 50 degrees 52 minutes 41 seconds West, a distance of 35.27 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

South 05 degrees 52 minutes 41 seconds West, a distance of 35.86 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner on the east line of said Lot 2R and the northwest line of said Lot 3R;

**THENCE** South 37 degrees 36 minutes 21 seconds West, along the east line of said Lot 2R and the northwest line of said Lot 3R, a distance of 171.96 feet to the **POINT OF BEGINNING** and containing 11,553 square feet or 0.265 acres of land.

A plat of even survey date herewith accompanies this legal description.

All bearings are based on the Texas Coordinate System of 1983, North Central Zone 4202, North American Datum 1983 (N.A.D. 83) (2011 ADJ.), Epoch 2010.00, Geoid 12A Model derived from the Alterra Central RTK Network by GPS observations with a grid to surface adjustment factor of 1.00015421 (City of Plano). All distances and area shown are surface values and in U.S. Survey feet.

I, Heath W. Brown, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and attached plat accurately depict an actual survey made on the ground under my supervision.

Heath W. B.

Heath W. Brown  
Registered Professional Land Surveyor  
Texas No. 6189  
Arredondo, Zepeda & Brunz, LLC  
11355 McCree Road, Dallas, Texas 75238  
Ph. 214-341-9900  
TBPELS FIRM NO. 10088700

3-13-2024

Date



EXHIBIT "B"

PARCEL NO. TCE-1  
PAGE 9 OF 14

COLLIN COUNTY SCHOOL  
LAND SURVEY NO. 7  
ABSTRACT NO. 153

(CALLED 17.443 AC)  
TRINITY PRESBYTERIAN  
CHURCH OF PLANO  
VOL. 3711, PG. 318  
D.R.C.C.T.

LOT 3R, BLOCK A  
REPLAT TRINITY  
PRESBYTERIAN CHURCH ADDITION  
VOL. 2015, PG. 116  
O.P.R.C.C.T.

LOT 1R, BLOCK A  
REPLAT TRINITY PRESBYTERIAN  
CHURCH ADDITION  
VOL. 2009, PG. 01  
O.P.R.C.C.T.

DETAIL "A"  
N.T.S.

NORTH TEXAS MUNICIPAL  
WATER DISTRICT  
INST. NO. 94-0077904  
O.P.R.P.C.T.

DRAINAGE &  
FLOODWAY EASEMENT  
CAB. 1, PG. 299  
P.R.C.C.T.

TEMPORARY  
CONSTRUCTION EASEMENT  
11,553 SQ. FT.  
OR 0.265 ACRES

LOT 2R, BLOCK A  
REPLAT TRINITY PRESBYTERIAN  
CHURCH ADDITION  
VOL. 2011, PG. 286  
O.P.R.C.C.T.

SANITARY  
SEWER EASEMENT  
INST. NO. 20200929001665060  
O.P.R.C.C.T.

20' SANITARY SEWER EASEMENT  
CAB. 1, PG. 299  
P.R.C.C.T.

P.O.B.  
GRID COORDINATE  
N=7,081,960.557  
E=2,490,240.046

15' SANITARY  
SEWER EASEMENT  
CAB. 1, PG. 299  
P.R.C.C.T.

OHIO DRIVE  
(85' WIDTH ROW)

X CUT ON  
CONCRETE  
(CM)

X CUT ON  
CONCRETE SET

EMBANKMENT SLOPE  
FACILITIES AND  
DRAINAGE EASEMENT TO  
CITY OF PLANO  
VOL. 2311, PG. 755  
D.R.C.C.T.

DEDICATED IN FEE SIMPLE  
TO CITY OF PLANO BY PLAT  
TRINITY OF PRESBYTERIAN  
CHURCH ADDITION  
CAB. H, PG. 496  
P.R.C.C.T.



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. - P.O. BOX 2408 - WYLIE, TEXAS 75098

NTMWD PRESTON ROAD LIFT STATION  
DISTRICT PROJECT NO. PN-559

PARCEL NO: TCE-1	TEMPORARY CONSTRUCTION EASEMENT
OWNER: CITY OF PLANO	
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 11,553 SQUARE FEET OR 0.265 ACRES	
SUBJECT TRACT ACREAGE: 6.627 ACRES	

JOB NO. 220010    DRAWN BY: JAS    CAD FILE: PRESTON RD LIFT STA PARCEL TCE-1 PG9&10 Exhibit B.DGN

DATE: 03/13/2024    EXHIBIT A PAGE 9 OF 14    SCALE: 1"=50'

ARREDONDO, ZEPEDA & BRUNZ, LLC    11355 MCCREE ROAD, DALLAS, TX, 75238    (214) 341-9900    FIRM REGISTRATION NO. F-10098    TBPLS REGISTRATION NO. 10088700



HeathWB 3-13-2024

HEATH W. BROWN    DATE  
RPLS NO. 6189

SEE DETAIL "A"

L1  
L2  
L3

N50°52'41"E 93.60'

537°36'21"W

N10°21'51"E

176.77'

171.96'

547°39'43"E

192.44'

5/8" I.R.  
(CM)

3 1/2" ALUM. MON.  
STAMPED "FLOODWAY  
MARKER DO NOT  
DISTURB" (CM)

SCALE IN FEET



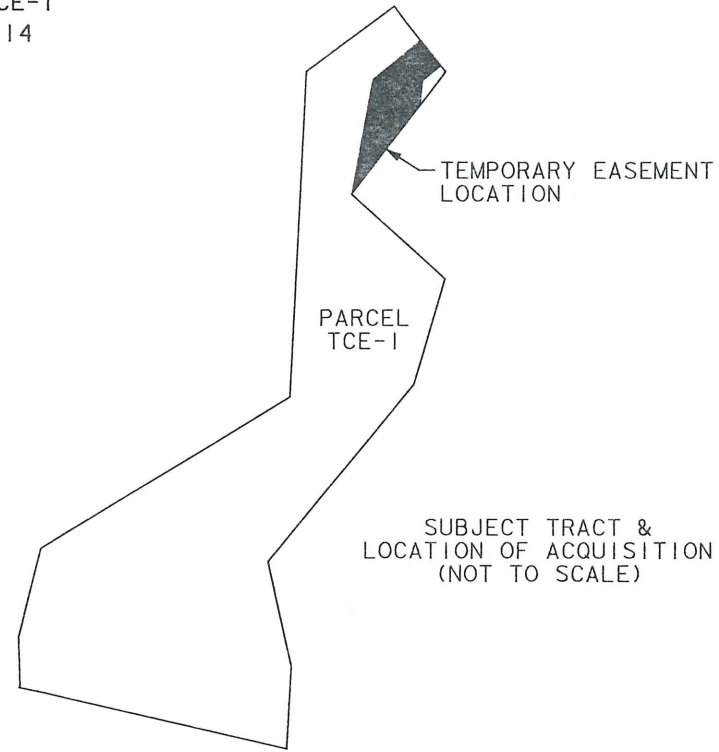
0    25    50    75    100

SCALE: 1"=50'

**LEGEND**

- EXISTING ROW LINE
- PROPERTY LINE
- COUNTY LINE
- SURVEY LINE
- CITY LIMITS
- EXISTING EASEMENTS
- PERMANENT EASEMENTS
- I.R. = IRON ROD
- I.P. = IRON PIPE
- CM = CONTROLLING MONUMENT
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- = FOUND MONUMENT, SIZE AND TYPE AS NOTED.
- = 5/8" I.R. W/ YELLOW CAP STAMPED "AZB" SET.
- INST. NO. = INSTRUMENT NUMBER
- VOL., PG. = VOLUME, PAGE
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
- = PROPOSED EASEMENT ACQUISITION AREA

**EXHIBIT "B"**  
**PARCEL NO. TCE-1**  
**PAGE 10 OF 14**



SUBJECT TRACT & LOCATION OF ACQUISITION (NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39° 07' 19"E	47.30'
L2	S50° 52' 41"W	35.27'
L3	S05° 52' 41"W	35.86'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C1	00° 06' 26" (LT)	1,442.50'	2.70'	S39° 04' 06"E	2.70'

**NOTES:**

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (NAD83) (2011 ADJ.), EPOCH 2010.00, GEOID 12A MODEL DERIVED FROM THE ALLTERRA CENTRAL RTK NETWORK BY GPS OBSERVATIONS WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00015421 (CITY OF PLANO). ALL DISTANCES AND AREA SHOWN ARE SURFACE VALUES AND IN U.S. SURVEY FEET.
2. CONTROL MONUMENTS USED FOR BOUNDARY SOLUTIONS ARE NOTED AS (CM) FOR CONTROLLING MONUMENT.
3. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

	<b>NORTH TEXAS MUNICIPAL WATER DISTRICT</b> 505 E. BROWN ST. - P.O. BOX 2408 - WYLIE, TEXAS 75098	
NTMWD PRESTON ROAD LIFT STATION DISTRICT PROJECT NO. PN-559		
PARCEL NO: TCE-1		TEMPORARY CONSTRUCTION EASEMENT
OWNER: CITY OF PLANO		
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ARREDONDO, ZEPEDA & BRUNZ, LLC 11355 MCCREE ROAD. DALLAS, TX. 75238 (214)341-9900 FIRM REGISTRATION NO. F-10098 TBPLS REGISTRATION NO. 10088700		



*Heath W. B.* 3-13-2024  
 HEATH W. BROWN DATE  
 RPLS NO. 6189