

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

PARCEL NO. TCE-2
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 5,108 square feet (0.117 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 5,108 square feet (0.117 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,

THENCE South 47 degrees 39 minutes 43 seconds East, along the east line of said Lot 2R and the southwest line of said Lot 3R, a distance of 152.51 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner, 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 39.93 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 departing the east line of said Lot 2R and the southwest line of said Lot 3R, over and across said Lot 2R, the following two (2) courses and distances to wit:

South 74 degrees 58 minutes 50 seconds West, a distance of 79.56 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

North 16 degrees 13 minutes 31 seconds West, a distance of 128.45 feet to the **POINT OF BEGINNING** and containing 5,108 square feet or 0.117 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



OHIO DRIVE
(85' WIDTH ROW)

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PAGE 13 OF 14

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

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

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.

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.

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

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

TEMPORARY
CONSTRUCTION EASEMENT
5,108 SQ. FT.
OR 0.117 ACRES

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

(CALLED 6.627 AC)
DEDICATED IN FEE SIMPLE
TO CITY OF PLANO BY PLAT
TRINITY PRESBYTERIAN
CHURCH ADDITION
CAB. H, PG. 496
P.R.C.C.T.

15' SANITARY
SEWER EASEMENT
CAB. 1, PG. 299
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

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S47° 39' 43" E	39.93'
L2	S74° 58' 50" W	79.56'



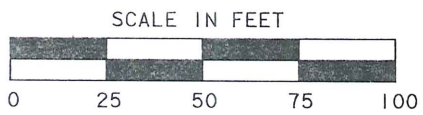
NORTH TEXAS MUNICIPAL WATER DISTRICT
505 E. BROWN ST. - P.O. BOX 2408 - WYLIE, TEXAS 75098

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

PARCEL NO: TCE-2	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: 5,108 SQUARE FEET OR 0.117 ACRES		
SUBJECT TRACT ACREAGE: 6.627 ACRES		
JOB NO. 220010	DRAWN BY: JAS	CAD FILE: PRESTON RD LIFT STA PARCEL TCE-2 PG13&14 Exhibit C.DGN
DATE: 03/13/2024	EXHIBIT A PAGE 13 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		



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

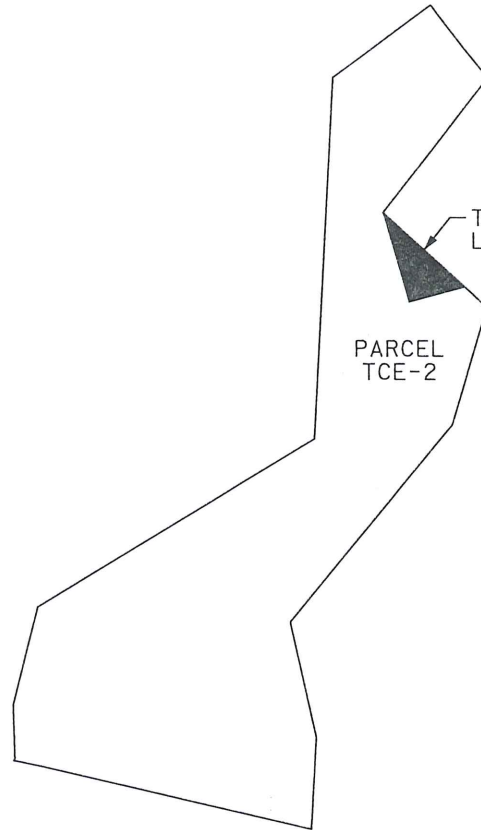


SCALE: 1"=50'

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 "C"
PARCEL NO. TCE-2
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TEMPORARY EASEMENT LOCATION

SUBJECT TRACT & LOCATION OF ACQUISITION (NOT TO SCALE)



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.

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		
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Heath W. B. 3-13-2024
 HEATH W. BROWN DATE
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