

Tract 1

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

**PARCEL NO. SSE**  
**OWNER: CITY OF PLANO**  
**PERMANENT SANITARY SEWER EASEMENT**  
**COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153**  
**CITY OF PLANO, COLLIN COUNTY, TEXAS**

Being a 6,261 square feet (0.144 acres) Permanent Sanitary Sewer Easement situated in the Collin County School Land Survey No. 7, Abstract No. 153, City of Plano, Collin County, Texas, said Permanent Sanitary Sewer 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.) and being a portion of Lot 2, Block A of a called 8.351 acre tract of land dedicated in Fee Simple to City of Plano by plat of Jefferson on The Bend, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Cabinet L, Page 910, P.R.C.C.T., said 6,261 square feet (0.144 acres) Permanent Sanitary Sewer Easement being more particularly described by metes and bounds as follows:

**COMMENCING** 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., 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.;

**THENCE** North 37 degrees 36 minutes 21 seconds East, along the east line of said Lot 2R and the northwest line of said Lot 3R, a distance of 32.85 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the **POINT OF BEGINNING**, said point having a grid coordinate of N= 7,081,986.581 and E= 2,490,260.091;

**THENCE** departing the east line of said Lot 2R and the northwest line of said Lot 3R, and over and across said Lot 2R and Lot 2, respectively, the following two (2) courses and distances to wit:

North 74 degrees 30 minutes 39 seconds West, a distance of 149.81 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" on the east line of a 50 foot sanitary sewer easement to the City of Plano, as recorded in Volume 2579, Page 850, D.R.C.C.T. for corner;

South 79 degrees 53 minutes 07 seconds West, a distance of 53.09 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" on the west line of said 50 foot sanitary sewer easement, also being a northeast corner of a 15 foot sanitary sewer easement to the City of Plano, as recorded in Instrument Number 97-0004344, D.R.C.C.T. for corner;

**THENCE** North 09 degrees 31 minutes 12 seconds East, along the west line of said 50 foot sanitary sewer easement, a distance of 52.34 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

**THENCE** departing the west line of said 50 foot sanitary sewer easement, and over and across said Lot 2 and Lot 2R, respectively, the following four (4) courses and distances to wit:

North 60 degrees 42 minutes 55 seconds East, a distance of 38.86 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

South 80 degrees 29 minutes 22 seconds East, a distance of 24.56 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

South 09 degrees 28 minutes 17 seconds West, a distance of 29.20 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

South 74 degrees 30 minutes 39 seconds East, a distance of 160.25 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" on the east line of said Lot 2R and the northwest line of said Lot 3R for corner;

**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 8.10 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the northeast corner of a 15 foot sanitary sewer easement to the City of Plano, as recorded in Cabinet I, Page 299, P.R.C.C.T.;

**THENCE** North 74 degrees 30 minutes 39 seconds West, departing the east line of said Lot 2R, the northwest line of said Lot 3R and along the north line of said 15 foot sanitary sewer easement, a distance of 112.97 feet to a point (unable to set; falls in water) on the west line of said Lot 2R and the east line of said Lot 2 for the northwest corner of said 15 foot sanitary sewer easement;

**THENCE** South 02 degrees 49 minutes 17 seconds West, along the west line of said Lot 2R, the east line of said Lot 2, and the west line of said 15 foot sanitary sewer easement, a distance of 15.37 feet to a point (unable to set; falls in water) for the southwest corner of said 15 foot sanitary sewer easement;

**THENCE** South 74 degrees 30 minutes 39 seconds East, departing the west line of said Lot 2R and the east line of said Lot 2, and along the south line of said 15 foot sanitary sewer easement, a distance of 103.50 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" on the east line of said Lot 2R and the northwest line of said Lot 3R for the southeast corner of said 15 foot sanitary sewer easement;

**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 8.10 feet to the **POINT OF BEGINNING** and containing 6,261 square feet or 0.144 acres of land.

Note:

1. 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.
2. Control monuments used for boundary solutions are noted as (CM) for controlling monument.
3. A plat of even survey date herewith accompanies this legal description.

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  
Ardurra Group, INC.  
12400 Coit Road, Suite 300, Dallas, Texas 75251  
Ph. 214-341-9900  
TBPELS FIRM NO. 10088700

03-31-2025

Date



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

(CALLED 8.351 AC)  
DEDICATED IN FEE SIMPLE  
TO CITY OF PLANO BY PLAT  
LOT 2, BLOCK A  
JEFFERSON ON THE BEND  
CAB. L, PG. 910  
P. R. C. C. T.

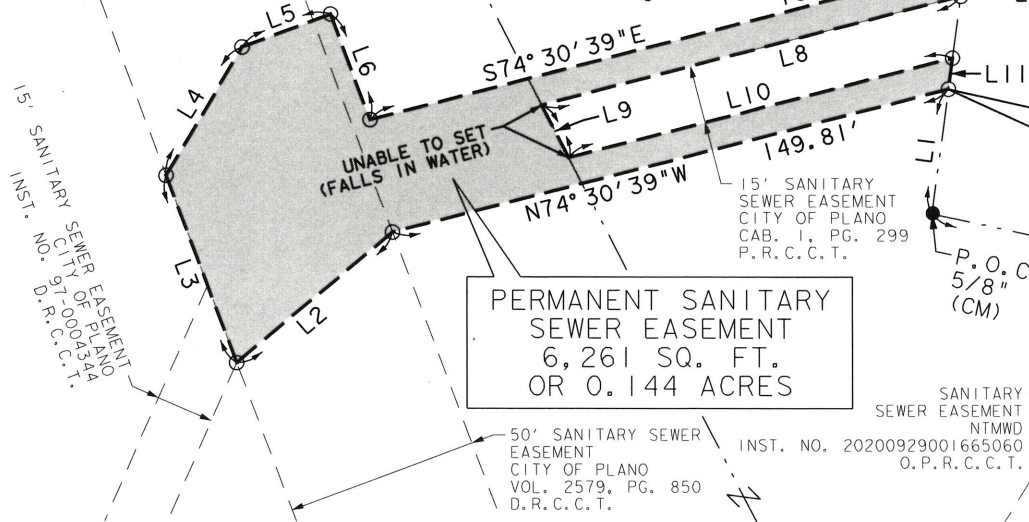
(CALLED 6.627 AC) EXHIBIT "A"  
DEDICATED IN FEE SIMPLE PARCEL NO. SSE  
TO CITY OF PLANO BY PLAT PAGE 5 OF 6  
TRINITY PRESBYTERIAN  
CHURCH ADDITION  
CAB. H, PG. 496  
P. R. C. C. T.

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

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

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N37° 36' 21" E	32.85'
L2	S79° 53' 07" W	53.09'
L3	N09° 31' 12" E	52.34'
L4	N60° 42' 55" E	38.86'
L5	S80° 29' 22" E	24.56'
L6	S09° 28' 17" W	29.20'
L7	S37° 36' 21" W	8.10'
L8	N74° 30' 39" W	112.97'
L9	S02° 49' 17" W	15.37'
L10	S74° 30' 39" E	103.50'
L11	S37° 36' 21" W	8.10'



**P.O.B.**  
GRID COORDINATE  
N=7,081,986.581  
E=2,490,260.091

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

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

PERMANENT SANITARY  
SEWER EASEMENT  
6,261 SQ. FT.  
OR 0.144 ACRES

P.O.C.  
5/8" I.R.  
(CM)

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

192.44'  
3 1/2" ALUM. MON.  
STAMPED "FLOODWAY  
MARKER DO NOT  
DISTURB" (CM)

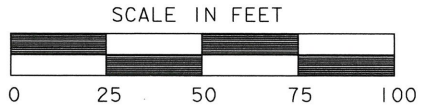
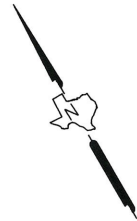
**NORTH TEXAS MUNICIPAL WATER DISTRICT**  
505 E. BROWN ST. - P.O. BOX 2408 - WYLIE, TEXAS 75098

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

PARCEL NO: SSE	PERMANENT SANITARY SEWER EASEMENT
OWNER: CITY OF PLANO	
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 6,261 SQUARE FEET OR 0.144 ACRES	
SUBJECT TRACT ACREAGE: 14.978 ACRES	
JOB NO. 2024-0074-02 (220010)	DRAWN BY: JAS
DATE: 03/31/2025	EXHIBIT A PAGE 5 OF 6
SCALE: 1"=50'	
ARDURRA GROUP, INC. 12400 COIT ROAD, SUITE 300, DALLAS, TX. 75251 (214)341-9900 FIRM REGISTRATION NO. F-10098	



*Heath W. B.* 03-31-25  
HEATH W. BROWN DATE  
RPLS NO. 6189



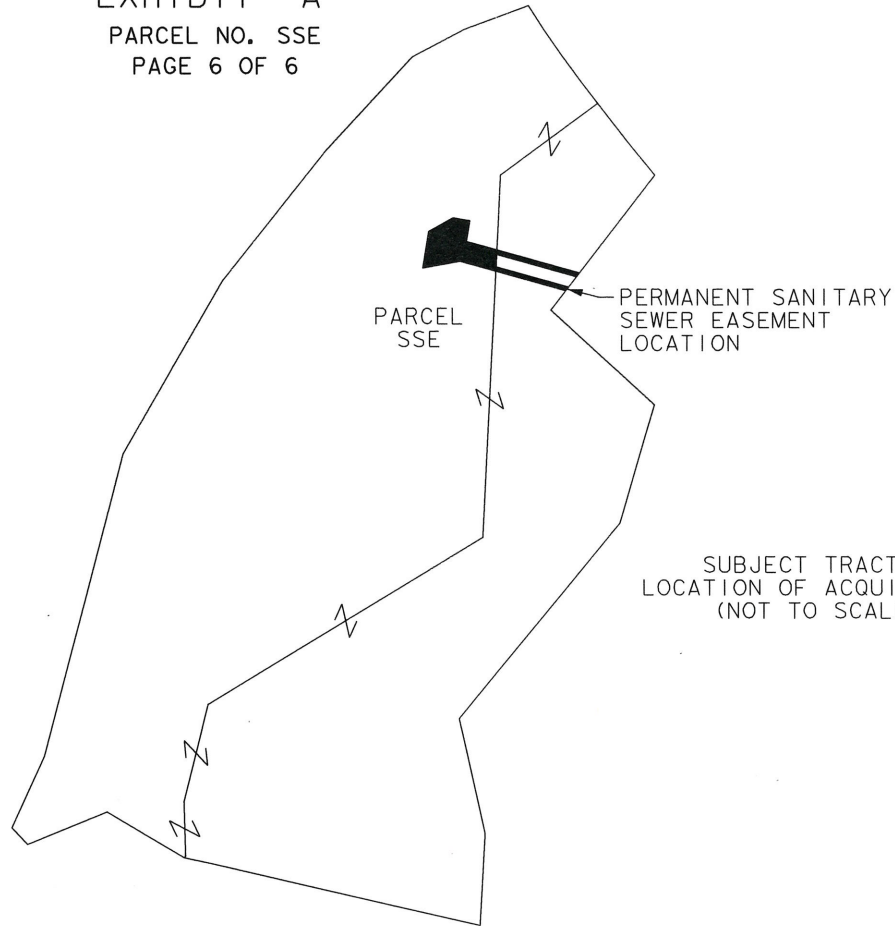
SCALE: 1"=50'

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

- (A) DRAINAGE & FLOODWAY EASEMENT  
CITY OF PLANO  
CAB. H. PG. 496  
P.R.C.C.T.
- (B) HIKE AND BIKE TRAIL EASEMENT  
CITY OF PLANO  
VOL. 2011, PG. 286  
O.P.R.C.C.T.

EXHIBIT "A"  
PARCEL NO. SSE  
PAGE 6 OF 6



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

PARCEL NO: SSE		PERMANENT SANITARY SEWER EASEMENT	
OWNER: CITY OF PLANO			
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153			
LOCATION: COLLIN COUNTY, TEXAS			
TOTAL EASEMENT AREA: 6,261 SQUARE FEET OR 0.144 ACRES			
SUBJECT TRACT ACREAGE: 14.978 ACRES			
JOB NO. 2024-0074-02 (220010)	DRAWN BY: JAS	CAD FILE: PRESTON RD LIFT STA PARCEL SSE PG5&6.DGN	
DATE: 03/31/2025	EXHIBIT A PAGE 6 OF 6	SCALE: 1"=50'	
ARDURRA GROUP, INC. 12400 COIT ROAD, SUITE 300, DALLAS, TX. 75251		(214)341-9900 FIRM REGISTRATION NO. F-10098	



*Heath W. Brown* 03-31-25  
HEATH W. BROWN DATE  
RPLS NO. 6189

Tract 2

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

**PARCEL NO. ACE-1**  
**OWNER: CITY OF PLANO**  
**VARIABLE WIDTH PERMANENT ACCESS EASEMENT**  
**COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153**  
**CITY OF PLANO, COLLIN COUNTY, TEXAS**

Being a 6,214 square feet (0.143 acres) Variable Width Permanent Access Easement situated in the Collin County School Land Survey No. 7, Abstract No. 153, City of Plano, Collin County, Texas, said Variable Width Permanent Access Easement being a portion of Lot 2, Block A of a called 8.351 acre tract of land dedicated in Fee Simple to City of Plano by plat of Jefferson on The Bend, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Cabinet L, Page 910 of the Plat Records of Collin County, Texas (P.R.C.C.T.), said 6,214 square feet (0.143 acres) Variable Width Permanent Access Easement being more particularly described by metes and bounds as follows:

**COMMENCING** at an "X" cut on concrete found (controlling monument) for the common northeast corner of said Lot 2 and southeast corner of Lot 1, Block A of said Jefferson on The Bend addition, the same being the southeast corner of a called 24.132 acre tract of land conveyed by Special Warranty Deed to WRPV XIV MG Plano, L.P. as recorded in Instrument Number 2022000122857 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), on the southwest right-of-way line of Ohio Drive (85 foot width right-of-way), as recorded in Cabinet F, Page 607, P.R.C.C.T.;

**THENCE** departing the southwest right-of-way line of said Ohio Drive and along the common north line of said Lot 2 and south line of said Lot 1, the following three (3) courses and distances to wit:

South 71 degrees 33 minutes 54 seconds West, a distance of 88.56 feet to a 1/2 inch iron rod with yellow cap found (controlling monument) for a common angle point of said Lots 1 and 2;

South 63 degrees 59 minutes 54 seconds West, a distance of 75.71 feet to a 1/2 inch iron rod with red cap stamped "BURY PITTMAN" found (controlling monument) for a common angle point of said Lots 1 and 2;

South 44 degrees 37 minutes 35 seconds West, a distance of 45.05 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the **POINT OF BEGINNING**, said point having a grid coordinate of N= 7,082,281.227 and E= 2,490,035.599;

**THENCE** departing the common north line of said Lot 2 and south line of said Lot 1, and over and across said Lot 2, the following six (6) courses and distances to wit:

South 13 degrees 48 minutes 51 seconds East, a distance of 121.88 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the beginning of a tangent curve to the right;

In a Southwesterly direction, 54.21 feet along the arc of said tangent curve to the right, through a central angle of 72 degrees 57 minutes 47 seconds, having a radius of 42.57 feet and a long chord which bears South 23 degrees 31 minutes 05 seconds West, a distance of 50.62 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the point of reverse curvature to the left;

In a Southwesterly direction, 17.37 feet along the arc of said reverse curve to the left, through a central angle of 69 degrees 19 minutes 53 seconds, having a radius of 14.35 feet and a long chord which bears South 24 degrees 05 minutes 39 seconds West, a distance of 16.33 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the end of said reverse curve;

South 10 degrees 33 minutes 25 seconds East, a distance of 19.37 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the beginning of a tangent curve to the left;

In a Southeasterly direction, 10.48 feet along the arc of said tangent curve to the left, through a central angle of 31 degrees 16 minutes 31 seconds, having a radius of 19.20 feet and a long chord which bears South 26 degrees 11 minutes 40 seconds East, a distance of 10.35 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the end of said tangent curve;

South 80 degrees 28 minutes 48 seconds East, a distance of 26.57 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner on the west line of a 50 foot sanitary sewer easement to the City of Plano, as recorded in Volume 2579, Page 850 of the Deed Records of Collin County, Texas (D.R.C.C.T.);

**THENCE** South 09 degrees 31 minutes 12 seconds West, along the west line of said 50 foot sanitary sewer easement, a distance of 30.80 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the northeast corner of a 15 foot sanitary sewer easement to the City of Plano, as recorded in Instrument Number 97-0004344, D.R.C.C.T.;

**THENCE** South 53 degrees 39 minutes 17 seconds West, along the northwest line of said 15 foot sanitary sewer easement, a distance of 41.30 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

**THENCE** departing the northwest line of said 15 foot sanitary sewer easement, and over and across said Lot 2, the following four (4) courses and distances to wit:

North 10 degrees 32 minutes 46 seconds West, a distance of 85.35 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the beginning of a tangent curve to the right;

In a Northeasterly direction, 41.86 feet along the arc of said tangent curve to the right, through a central angle of 69 degrees 48 minutes 27 seconds, having a radius of 34.35 feet and a long chord which bears North 24 degrees 20 minutes 49 seconds East, a distance of 39.32 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the point of reverse curvature to the left;

In a Northeasterly direction, 28.75 feet along the arc of said reverse curve to the left, through a central angle of 72 degrees 59 minutes 49 seconds, having a radius of 22.57 feet and a long chord which bears North 23 degrees 51 minutes 09 seconds East, a distance of 26.85 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the end of said reverse curve;

North 13 degrees 48 minutes 51 seconds West, a distance of 109.42 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" on the common north line of said Lot 2 and south line of said Lot 1, from which a 1/2 inch iron rod with red cap stamped "BURY PITTMAN" found (controlling monument) bears South 44 degrees 37 minutes 35 seconds West, a distance of 97.06 feet for a common angle point of said Lot 1 and 2;

**THENCE** North 44 degrees 37 minutes 35 seconds East, along the common north line of said Lot 2 and south line of said Lot 1, a distance of 23.47 feet to the **POINT OF BEGINNING** and containing 6,214 square feet or 0.143 acres of land.

Note:

1. 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.
2. Control monuments used for boundary solutions are noted as (CM) for controlling monument.
3. A plat of even survey date herewith accompanies this legal description.

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.

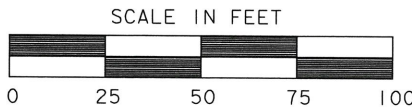
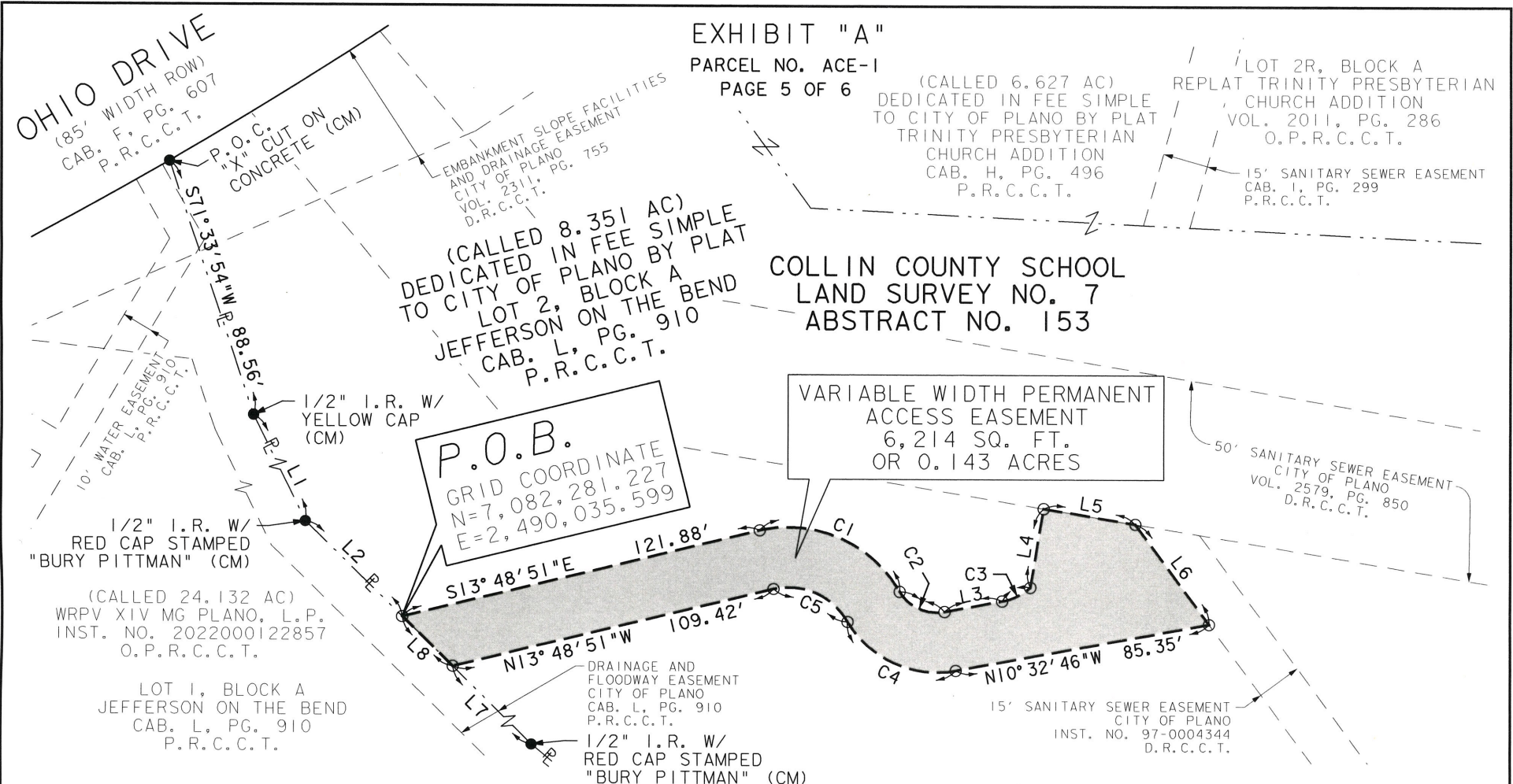
Heath W. B.

Heath W. Brown  
Registered Professional Land Surveyor  
Texas No. 6189  
Ardurra Group, INC.  
12400 Coit Road, Suite 300, Dallas, Texas 75251  
Ph. 214-341-9900  
TBPELS FIRM NO. 10088700


03-31-2025

Date





SCALE: 1"=50'

 <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: ACE-1	VARIABLE WIDTH PERMANENT ACCESS EASEMENT	
OWNER: CITY OF PLANO		
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153		
LOCATION: COLLIN COUNTY, TEXAS		
TOTAL EASEMENT AREA: 6,214 SQUARE FEET OR 0.143 ACRES		
SUBJECT TRACT ACREAGE: 8.351 ACRES		
JOB NO. 2024-0074-02 (220010)	DRAWN BY: JAS	CAD FILE: PRESTON RD LIFT STA PARCEL ACE-1 PG5&6.DGN
DATE: 03/31/2025	EXHIBIT A PAGE 5 OF 6	SCALE: 1"=50'
ARDURRA GROUP, INC. 12400 COIT ROAD, SUITE 300, DALLAS, TX. 75251 (214)341-9900 FIRM REGISTRATION NO. F-10098		



*Heath W. B.* 03-31-25

HEATH W. BROWN DATE  
RPLS NO. 6189

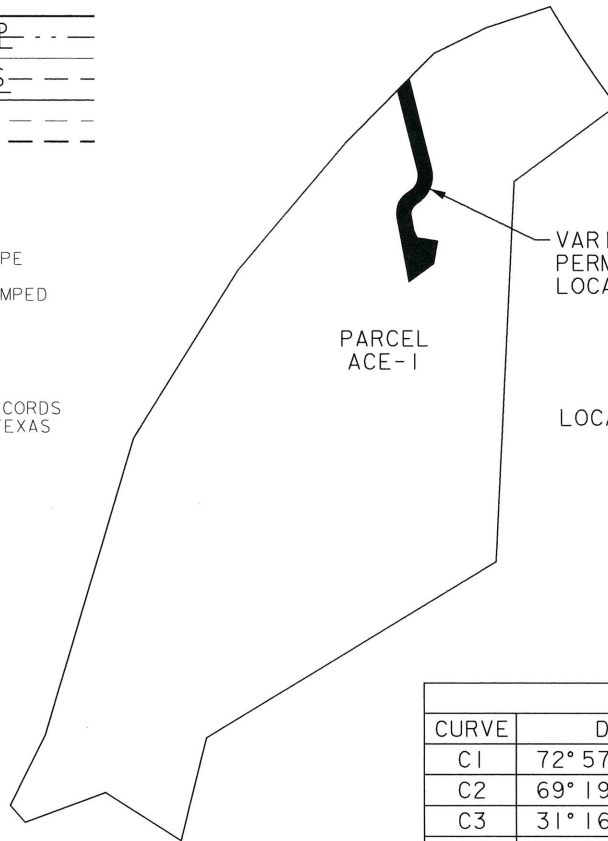
TBPELS REGISTRATION NO. 10088700

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 "A"  
PARCEL NO. ACE-1  
PAGE 6 OF 6

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63° 59' 54" W	75.71'
L2	S44° 37' 35" W	45.05'
L3	S10° 33' 25" E	19.37'
L4	S80° 28' 48" E	26.57'
L5	S09° 31' 12" W	30.80'
L6	S53° 39' 17" W	41.30'
L7	S44° 37' 35" W	97.06'
L8	N44° 37' 35" E	23.47'



VARIABLE WIDTH  
PERMANENT ACCESS EASEMENT  
LOCATION

SUBJECT TRACT &  
LOCATION OF ACQUISITION  
(NOT TO SCALE)

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	72° 57' 47" (RT)	42.57'	54.21'	S23° 31' 05" W	50.62'
C2	69° 19' 53" (LT)	14.35'	17.37'	S24° 05' 39" W	16.33'
C3	31° 16' 31" (LT)	19.20'	10.48'	S26° 11' 40" E	10.35'
C4	69° 48' 27" (RT)	34.35'	41.86'	N24° 20' 49" E	39.32'
C5	72° 59' 49" (LT)	22.57'	28.75'	N23° 51' 09" E	26.85'

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

PARCEL NO: ACE-1		VARIABLE WIDTH PERMANENT ACCESS EASEMENT	
OWNER: CITY OF PLANO			
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153			
LOCATION: COLLIN COUNTY, TEXAS			
TOTAL EASEMENT AREA: 6,214 SQUARE FEET OR 0.143 ACRES			
SUBJECT TRACT ACREAGE: 8.351 ACRES			
JOB NO. 2024-0074-02 (220010)	DRAWN BY: JAS	CAD FILE: PRESTON RD LIFT STA PARCEL ACE-1 PG5&6.DGN	
DATE: 03/31/2025	EXHIBIT A PAGE 6 OF 6	SCALE: 1"=50'	
ARDURRA GROUP, INC. 12400 COIT ROAD, SUITE 300, DALLAS, TX. 75251 (214) 341-9900 FIRM REGISTRATION NO. F-10098 TBPELS REGISTRATION NO. 10088700			



*Heath W. B.* 03-31-25  
HEATH W. BROWN DATE  
RPLS NO. 6189