

**EXHIBIT "A"
As Follows**

**REGIONAL WATER SYSTEM
PERMANENT WATERLINE EASEMENT FOR RIGHT-OF-WAY
METER VAULT STANDARDIZATION, PHASE II, SET-POINT CONTROL
PROJECT NO. 101-0338-13**

STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT the undersigned, **CITY OF PLANO**, (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid by the **NORTH TEXAS MUNICIPAL WATER DISTRICT** (hereinafter called "Grantee") the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed, and by these presents, does grant, sell and convey unto the Grantee a Permanent Access and Permanent Utility Easement and right-of-way in, over, across and through those certain premises owned by Grantor to construct, operate, reconstruct, perpetually maintain and remove one pipeline, for the transportation of water, with all incidental equipment, electric service lines required for the operation of the pipeline or cathodic protection devices and appurtenances under, over or through the following described lands situated in Collin County, Texas:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

The Grantee shall utilize the easement for underground pipelines, underground meter vault structure and appurtenances, including communication facilities, and above grade appurtenances consisting of meter vault structure, fencing, driveway, pavement, air valves, blow off valves, pipeline markers and cathodic protection equipment (referred to herein collectively as "Grantees Meter Station" or the meter station) as may be required for its operation of the meter station. The blow off valves shall be located so as to discharge any water from the pipeline into natural drainage areas currently existing on the Property.

Grantee, and Grantee's successors and assigns, shall have the continued and unobstructed right of ingress and egress over the permanent easement granted for the installation, operation, inspection, and maintenance of Grantee's facilities.

Grantee, and Grantee's successors and assigns, agrees to bury pipelines associated with the meter station to a depth of at least 48" from the top of the pipeline to existing ground surface. Grantee will, insofar as practicable, restore the ground disturbed by the laying, constructing, repairing, maintaining, replacing or removing of said meter station, and will take such steps as may be reasonably required to prevent damage to the property of Grantor from soil erosion resulting from operations of Grantee hereunder. Grantee will separate the topsoil during construction by double-ditching and will restore said topsoil within the easement. Grantee shall leave the surface as nearly as reasonably possible as it was prior to the construction of the meter station and will restore all improvements, including fences, driveways, bridges, drainage channels, and other improvements damaged through the use of said easement to substantially the same condition as they were prior to the construction of the pipeline. Grantee agrees to re-seed the easement areas after construction of said meter station.

Grantee has the right to trim or cut down or eliminate trees or shrubbery to the extent, in the reasonable judgment of Grantee, its successors and assigns, as may be necessary to prevent possible interference with the installation and operation of said pipelines and to remove possible hazards thereto, and the right to remove or prevent the construction of any and all improvements, buildings, reservoirs or other obstructions on said permanent easement, except as are specifically allowed under the terms hereof. Grantor shall not construct or permit to be constructed, any house, building, reservoir, or other prohibited improvement on or within the permanent easement or remove soil which would impair the lateral support for Grantee's Metering Station or leave it with insufficient cover for the safe operation of said pipeline. However, Grantor retains the right, to cross the permanent easement area with fences, streets, roads, and utilities ("facilities") at angles not less than 45 degrees provided that said facilities do not endanger or interfere with Grantee's metering station and provided that Grantee is provided with a copy of the construction plans and drawings not less than 30 days before the beginning of construction of said facilities. Grantor shall not grant any other easements within the permanent easement which would (1) endanger or interfere with the safe and efficient operation of Grantee's Metering Station, or (2) cross Grantee's easement at less than a 45 degree angle. Grantee may not fence or enclose the easement but may install gates in any fence along or crossing the easement for access.

If Grantee should abandon the rights granted herein for said metering station and appurtenances constructed upon said land and, if such abandonment should continue for a continuous period of as long as thirty-six (36) months, all rights of Grantee herein shall terminate and revert to Grantor, their heirs, legal representatives, successors and assigns. Grantee shall have the right for one year following any termination of this easement to remove its pipe, valves and all other property. Following the expiration of such period, any such property remaining on said land shall be and become the property of Grantor.

Grantee shall have the right to assign the easement in whole or in part to one or more assignees. Grantee, shall indemnify, defend, assume all liability for, and hold harmless the Grantor, its successors and assigns, from all actions, claims, suits, penalties, obligations, liabilities, and/or injuries and/or death to persons that may be caused by Grantee's activities pursuant to this Easement, or arising out of or in connection with such activities. Nothing in this indemnity provision shall be read to extend indemnification to Grantor for Grantor's own negligence, gross negligence, or intentional tortuous acts in the performance of this Easement.

The above described easements and rights shall inure unto the said Grantee, and Grantee's successors and assigns, and the covenants and agreements contained herein shall constitute covenants running with the land, binding upon Grantor, its legal representatives, successors and assigns, for the benefit of Grantee, and Grantee's successors and assigns.

By executing this Easement, the undersigned represents that they are duly authorized to execute this document; that Grantor is the owner of fee simple title to the property across which the easement is being granted; that the property is held by Grantor free and clear of any liens or encumbrances and that Grantor is the sole party entitled to receive the consideration being paid for the easement.

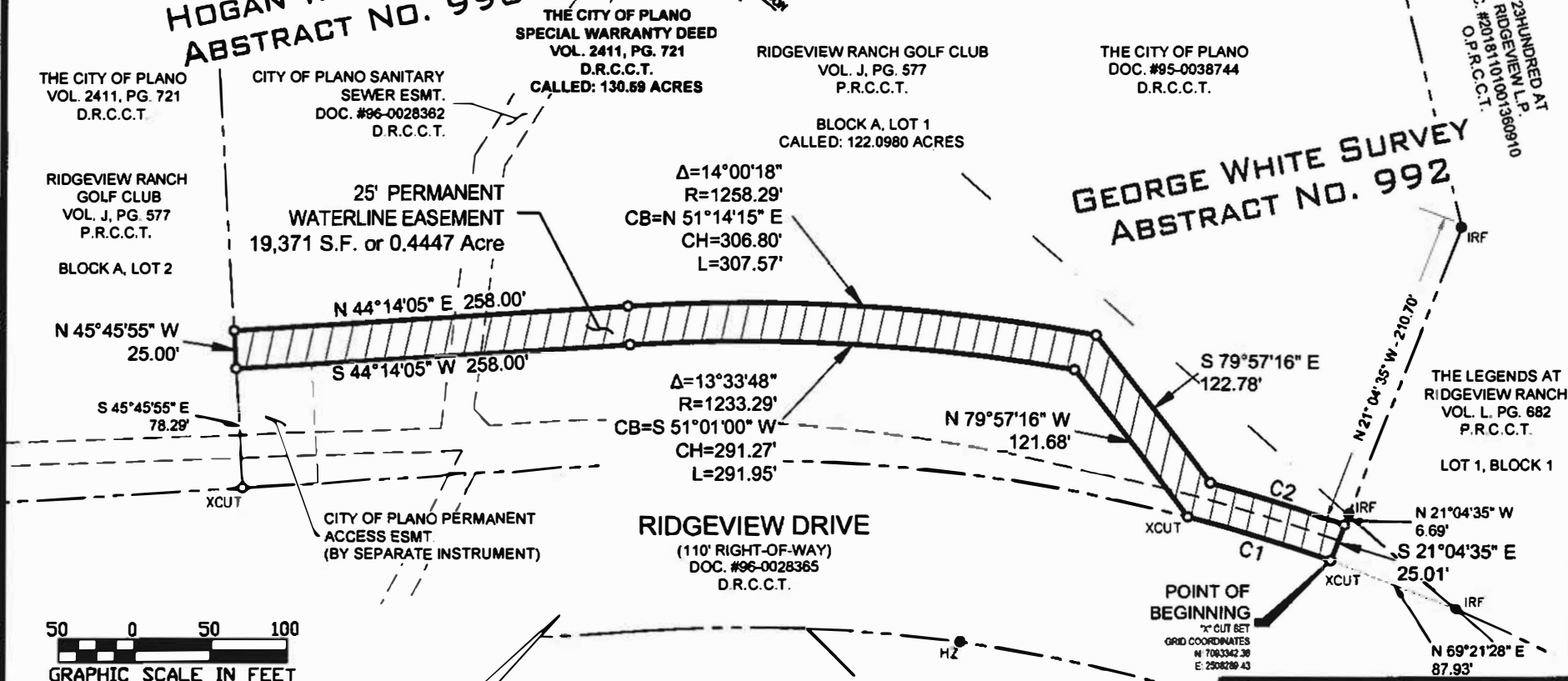
TO HAVE AND TO HOLD unto the said **NORTH TEXAS MUNICIPAL WATER DISTRICT**, its successors and assigns, the above described easement and right-of-way, and I do

BASIS OF BEARING:
 Bearings and coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011).

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	4°50'45"	1155.00'	S 64°41'38" W	97.66'	97.69'
C2	4°28'01"	1180.00'	N 64°55'18" E	91.97'	91.99'

**HOGAN WITT SURVEY
 ABSTRACT NO. 996**

**GEORGE WHITE SURVEY
 ABSTRACT NO. 992**



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

- LEGEND**
- POINT FOR CORNER
 - IRF ● 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 4023"
 - HZ ● 5/8" IRON ROD FOUND WITH CAP STAMPED "HUITT-ZOLLARS"
 - XCUT ○ "X" CUT SET IN CONCRETE
 - IRS ○ 5/8" IRON ROD SET WITH CAP STAMPED "HUITT-ZOLLARS"
 - P.R.C.C.T. PLAT RECORDS, COLLIN CO., TX
 - D.R.C.C.T. DEED RECORDS, COLLIN CO., TX
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN CO., TX

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400
 Dallas, Texas 75202-1236
 Phone (214) 871-3311 Fax (214) 871-0757
 Firm Registration No. 10025600

EXHIBIT MAP
25' PERMANENT WATERLINE EASEMENT
 NORTH TEXAS MUNICIPAL WATER DISTRICT
 REGIONAL WATER SYSTEM
 METER VAULT STANDARDIZATION,
 SET-POINT CONTROL IMPLEMENTATION, PHASE II
 19,371 SQ. FT. or 0.4447 ACRE
HOGAN WITT SURVEY, ABSTRACT NO. 996
CITY OF PLANO, COLLIN COUNTY, TEXAS

STATE OF TEXAS
 REGISTERED
 MITCHELL SAGUN PILLAR
 5491
 PROFESSIONAL LAND SURVEYOR
 Mitchell S. Pillar, RPLS No. 5491

DATE: December 12, 2018 Pg. 5 of 7

**NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEM
METER VAULT STANDARDIZATION,
SET-POINT CONTROL IMPLEMENTATION, PHASE II
PROJECT NO. 101-0338-13**

**25' PERMANENT WATERLINE EASEMENT
OWNER OF PARENT TRACT: THE CITY OF PLANO
HOGAN WITT SURVEY, ABSTRACT NO. 996
COLLIN COUNTY, TEXAS**

BEING a 0.4447-acre tract of land situated in the Hogan Witt Survey, Abstract No. 996, City of Plano, Collin County, Texas, and being a portion of a called 130.59-acre tract of land described in Special Warranty Deed to The City of Plano, as recorded in Volume 2411, Page 721, of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being a portion of the called 122.0980-acre Block A, Lot 1, of Ridgeview Ranch Golf Club, an addition to The City of Plano, Collin County, Texas, as recorded in Volume J, Page 577, of the Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at an "X" cut set in concrete at the most easterly southeast corner of said Block A, Lot 1, said point being in the northerly right-of-way line of Ridgeview Drive (a 110-foot right-of-way) as described in instrument to The City of Plano and recorded under Document No. 96-0028365, D.R.C.C.T., and being the beginning of a non-tangent curve to the left having a central angle of 04 degrees 50 minutes 45 seconds, a radius of 1155.00 feet, subtended by a 97.66 foot chord which bears South 64 degrees 41 minutes 38 seconds West, said point having grid coordinates of N: 7093342.36 and E: 2508289.43, from which a 1/2 inch iron rod with plastic cap stamped "RPLS 4023" found on the southerly line of Lot 1, Block 1, of The Legends at Ridgeview Ranch, an addition to The City of Plano, Collin County, Texas, as recorded in Volume L, Page 682, P.R.C.C.T., bears North 69 degrees 21 minutes 28 seconds East, a distance of 87.93 feet;

THENCE, along said curve to the left, and along the northerly right-of-way line of said Ridgeview Drive, an arc distance of 97.69 feet to an "X" cut set in concrete;

THENCE, over and across said Block A, Lot 1, the following courses:

North 79 degrees 57 minutes 16 seconds West, a distance of 121.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 13 degrees 33 minutes 48 seconds, a radius of 1233.29 feet, subtended by a 291.27 foot chord which bears South 51 degrees 01 minutes 00 seconds West;

Along said curve to the left an arc distance of 291.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 44 degrees 14 minutes 05 seconds West, a distance of 258.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the northeasterly line of Block A, Lot 2, of said Ridgeview Ranch Golf Club plat, from which an "X" cut set in concrete at the most easterly common corner of said Block A, Lot 1, and said Block A, Lot 2, on the northerly right-of-way line of said Ridgeview Drive, bears South 45 degrees 45 minutes 55seconds East, a distance of 78.29 feet;

THENCE, North 45 degrees 45 minutes 55 seconds West, along said northeasterly line of said Block A, Lot 2, a distance of 25.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, over and across said Block A, Lot 1, the following courses:

North 44 degrees 14 minutes 05 seconds East, a distance of 258.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 14 degrees 00 minutes 18 seconds, a radius of 1258.29 feet, subtended by a 306.80 foot chord which bears North 51 degrees 14 minutes 15 seconds East; Along said curve to the right an arc distance of 307.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 79 degrees 57 minutes 16 seconds East, a distance of 122.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the right having a central angle of 04 degrees 28 minutes 01 seconds, a radius of 1180.00 feet, subtended by a 91.97 foot chord which bears North 64 degrees 55 minutes 18 seconds East;

Along said curve to the right an arc distance of 91.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the northeasterly line of said Block A, Lot 1, from which a 1/2 inch iron rod with plastic cap stamped "RPLS 4023" found at the most southerly southwest corner of said Lot 1, Block 1, bears North 21 degrees 04 minutes 35 seconds West, a distance of 6.69 feet, and a 1/2 inch iron rod with plastic cap stamped "RPLS 4023" found at an angle point on the common line of said Block A, Lot 1, and said Lot 1, Block 1, bears North 21 degrees 04 minutes 35 seconds West, a distance of 210.70 feet;

THENCE, South 21 degrees 04 minutes 35 seconds East, along the northeasterly line of said Block A, Lot 1, a distance of 25.01 feet to the **POINT OF BEGINNING** and **CONTAINING** 19,371 Square Feet or 0.4447 of an Acre of land, more or less.

Bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.000154210.

For Huitt-Zollars, Inc.



Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Ave., Suite 1400
Dallas, Texas 75202
Date: December 12, 2018

**EXHIBIT "B"
As Follows**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PERMANENT ACCESS EASEMENT

Grantor: CITY OF PLANO
Grantor's Mailing Address: 1520 K Avenue
Plano, Texas 75074
Grantee: NORTH TEXAS MUNICIPAL WATER DISTRICT
Grantee's Mailing Address: 501 East Brown Street
Wylie, Texas 75098
Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING described by metes and bounds on Exhibit "B" attached hereto and made a part hereof for all purposes.

Grantor hereby grants unto Grantee a permanent access easement for ingress and egress on, over, and across Grantor's property to travel and transport such materials, equipment, and personnel as is necessary or expedient for Grantees access across Grantors property to construct, operate, inspect, repair, revise, or maintain Grantee's facilities. Grantee may install and maintain an all-weather surface road within the area of the access easement as it determines is necessary or convenient for ingress and egress across the easement. Grantor shall not take any steps or construct any improvement on, within, or across the access easement; which would hinder, prevent, or interfere with Grantees full use and enjoyment of the rights granted herein.

Reservations from and Exceptions to Conveyance and Warranty:

This Access Easement is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of Dallas County, Texas.

Grantor excepts from this easement the right, from time to time, to flood the easement area so that access may not be available at all times due to flooding.

TO HAVE AND TO HOLD, unto Grantee, Grantee's heirs, successors and/or assigns forever.

The rights granted herein may be assigned in whole or in part and the terms and provisions of this Agreement shall constitute covenants running with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, successors, assigns and personal representatives. Grantor covenants for itself, its successors and assigns, that Grantor, its successors, assigns, lessees, licensees and agents shall peaceably and quietly have, hold, and enjoy the above-described land.

When the context requires, singular nouns and pronouns include the plural.

WITNESS OUR HANDS, on this ___ day of _____, 2019.

**GRANTOR:
CITY OF PLANO**

Signature

Printed Name(s) and Title(s)

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, in his/her capacity as _____ for the **CITY OF PLANO**, known to me to be the person whose name is described to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL THIS ___ day of _____, 2019.

Notary Public, State of Texas

My Commission Expires: _____

GRANTEE:

NORTH TEXAS MUNICIPAL WATER DISTRICT

Signature

Printed Name(s) and Title(s)

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____, in his/her capacity as _____ for the **NORTH TEXAS MUNICIPAL WATER DISTRICT**, known to me to be the person whose name is described to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL THIS ___ day of _____, 2019.

Notary Public, State of Texas

My Commission Expires: _____

After Recording, Return This Document To:

Garrett Murphree, Real Estate Manager
North Texas Municipal Water District
505 East Brown Street
Wylie, Texas 75098

BASIS OF BEARING:
 Bearings and coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011).

**HOGAN WITT SURVEY
 ABSTRACT NO. 996**

**GEORGE WHITE SURVEY
 ABSTRACT NO. 992**

THE CITY OF PLANO
 VOL. 2411, PG. 721
 D.R.C.C.T.

CITY OF PLANO
 SANITARY SEWER ESMT.
 DOC. #96-0028362
 D.R.C.C.T.

THE CITY OF PLANO
 SPECIAL WARRANTY DEED
 VOL. 2411, PG. 721
 D.R.C.C.T.
 CALLED: 130.69 ACRES

RIDGEVIEW RANCH GOLF CLUB
 VOL. J, PG. 577
 P.R.C.C.T.

THE CITY OF PLANO
 DOC. #95-0038744
 D.R.C.C.T.

23 HUNDRED AT
 RIDGEVIEW L.P.
 #2018101001360910
 O.P.R.C.C.T.

RIDGEVIEW RANCH
 GOLF CLUB
 VOL. J, PG. 577
 P.R.C.C.T.

**PERMANENT ACCESS
 EASEMENT**
 3,864 S.F. or 0.0887 Acre

BLOCK A, LOT 1
 CALLED: 122.0980 ACRES

BLOCK A, LOT 2

N 44°14'05" E
 49.36'

N 45°45'55" W
 78.29'

S 45°45'55" E
 78.29'

CITY OF PLANO 25' PERMANENT
 WATERLINE ESMT.
 (BY SEPARATE INSTRUMENT)

S 44°14'05" W 208.64'

S 44°14'05" W
 49.36'

**POINT OF
 BEGINNING**
 "X" CUT SET
 GRID COORDINATES
 N: 7082934.58
 E: 2507785.54

RIDGEVIEW DRIVE
 (110' RIGHT-OF-WAY)
 DOC. #96-0028365
 D.R.C.C.T.

Δ=22°52'55"
 R=1155.00'
 CB=S 55°40'33" W
 CH=458.21'
 L=461.27'

**POINT OF
 COMMENCING**
 "X" CUT SET

N 21°04'35" W
 31.70'

THE LEGENDS AT
 RIDGEVIEW RANCH
 VOL. L, PG. 682
 P.R.C.C.T.

LOT 1, BLOCK 1

N 69°21'28" E
 87.93'



GRAPHIC SCALE IN FEET
 PLEASE REFER TO BAR SCALE. DRAWING
 MAY HAVE BEEN REDUCED OR ENLARGED.

LEGEND

- POINT FOR CORNER
- IRF ● 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 4023"
- HZ ● 5/8" IRON ROD FOUND WITH CAP STAMPED "HUITT-ZOLLARS"
- XCUT ○ "X" CUT SET IN CONCRETE
- IRS ○ 5/8" IRON ROD SET WITH CAP STAMPED "HUITT-ZOLLARS"
- P.R.C.C.T. PLAT RECORDS, COLLIN CO., TX
- D.R.C.C.T. DEED RECORDS, COLLIN CO., TX
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN CO., TX

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400
 Dallas, Texas 75202-1236
 Phone (214) 871-3311 Fax (214) 871-0757
 Firm Registration No. 10025600

**EXHIBIT MAP
 PERMANENT ACCESS EASEMENT**
 NORTH TEXAS MUNICIPAL WATER DISTRICT
 REGIONAL WATER SYSTEM
 METER VAULT STANDARDIZATION,
 SET-POINT CONTROL IMPLEMENTATION, PHASE II
 3,864 SQ. FT. or 0.0887 ACRE
HOGAN WITT SURVEY, ABSTRACT NO. 996
 CITY OF PLANO, COLLIN COUNTY, TEXAS

STATE OF TEXAS
 REGISTERED
 MITCHELL SAGUN PILLAR
 5491
 PROFESSIONAL
 LAND SURVEYOR
 Mitchell S. Pillar, RPLS No. 5491

DATE: December 12, 2018 Pg. 5 of 7

**NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEM
METER VAULT STANDARDIZATION,
SET-POINT CONTROL IMPLEMENTATION, PHASE II
PROJECT NO. 101-0338-13**

**PERMANENT ACCESS EASEMENT
OWNER OF PARENT TRACT: THE CITY OF PLANO
HOGAN WITT SURVEY, ABSTRACT NO. 996
COLLIN COUNTY, TEXAS**

BEING a 0.0887-acre tract of land situated in the Hogan Witt Survey, Abstract No. 996, City of Plano, Collin County, Texas, and being a portion of a called 130.59-acre tract of land described in Special Warranty Deed to The City of Plano, as recorded in Volume 2411, Page 721, of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being a portion of the called 122.0980-acre Block A, Lot 1, of Ridgeview Ranch Golf Club, an addition to The City of Plano, Collin County, Texas, as recorded in Volume J, Page 577, of the Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at an "X" cut set in concrete at the most easterly southeast corner of said Block A, Lot 1, said point being in the northerly right-of-way line of Ridgeview Drive (a 110-foot right-of-way) as described in instrument to The City of Plano and recorded under Document No. 96-0028365, D.R.C.C.T., and being the beginning of a non-tangent curve to the left having a central angle of 22 degrees 52 minutes 55 seconds, a radius of 1155.00 feet, subtended by a 458.21 foot chord which bears South 55 degrees 40 minutes 33 seconds West, from which a 1/2 inch iron rod with plastic cap stamped "RPLS 4023" found on the southerly line of Lot 1, Block 1, of The Legends at Ridgeview Ranch, an addition to The City of Plano, Collin County, Texas, as recorded in Volume L, Page 682, P.R.C.C.T., bears North 69 degrees 21 minutes 28 seconds East, a distance of 87.93 feet, and a 1/2 inch iron rod with plastic cap stamped "RPLS 4023" found at the most southerly southwest corner of said Lot 1, Block 1, bears North 21 degrees 04 minutes 35 seconds West, a distance of 31.70 feet, and a 1/2 inch iron rod with plastic cap stamped "RPLS 4023" found at an angle point on said southwesterly line bears North 21 degrees 04 minutes 35 seconds West, a distance of 235.71 feet;

THENCE, along the northerly right-of-way line of Ridgeview Drive the following courses:

Along said curve to the left, and along the northerly right-of-way line of said Ridgeview Drive, an arc distance of 461.27 feet to a point;

South 44 degrees 14 minutes 05 seconds West, a distance of 208.64 feet to an "X" cut set in concrete at the **POINT OF BEGINNING**, said point having grid coordinates of N: 7092934.56 and E: 2507765.54;

South 44 degrees 14 minutes 05 seconds West, a distance of 49.36 feet to an "X" cut set in concrete at the most easterly common corner of said Block A, Lot 1, and Block A, Lot 2, of said Ridgeview Ranch Golf Club plat;

THENCE, North 45 degrees 45 minutes 55 seconds West, along the common line of said Block A, Lot 1, and said Block A, Lot 2, a distance of 78.29 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars";

THENCE, over and across said Block A, Lot 1, the following courses:

North 44 degrees 14 minutes 05 seconds East, a distance of 49.36 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars";

South 45 degrees 45 minutes 55 seconds East, a distance of 78.29 feet to the **POINT OF BEGINNING** and **CONTAINING** 3,864 Square Feet or 0.0887 of an Acre, more or less.

Bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.000154210.

For Huitt-Zollars, Inc.



Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Ave., Suite 1400
Dallas, Texas 75202
Date: December 12, 2018

**EXHIBIT "C"
As Follows**

**TEMPORARY ACCESS AND
TEMPORARY CONSTRUCTION EASEMENT
REGIONAL WATER SYSTEM
METER VAULT STANDARDIZATION, PHASE II, SET-POINT CONTROL
PROJECT NO. 101-0338-13**

STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT the undersigned, **CITY OF PLANO**, (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid by the **NORTH TEXAS MUNICIPAL WATER DISTRICT** (hereinafter called "Grantee") the receipt of which is hereby acknowledged and confessed, have granted, sold and conveyed, and by these presents, does grant, sell, and convey unto the Grantee a Temporary Access and Temporary Construction Easement and right-of-way in, over, across and through those certain premises owned by Grantor. The Temporary Access and Temporary Construction Easement to be located on the following lands situated in Collin County, Texas:

SEE ATTACHED EXHIBIT "C" FOR DESCRIPTION

The conveyance is only temporary access for the purpose of access to and from the said pipeline. The said Temporary Construction Easement granted herein and described herein will terminate and cease upon completion of the construction and testing of improvements.

In addition to consideration above recited for the use of said easement, the Grantee will restore to a condition as good or better said property including, but not limited to fences, driveways, drainage channels, terraces, grass and other improvements damaged through the use of said easement.

By executing this easement, the undersigned represents that he/she is duly authorized to execute this document on behalf of Grantor; that Grantor is the owner of fee simple title to the property across which the easement is being granted; and that Grantor is the sole party entitled to receive the consideration being paid for the easement.

WITNESS OUR HANDS, on this ____ day of _____, 2019.

Signatures on pages to follow

GRANTOR:

CITY OF PLANO

SIGNATURE

PRINTED NAME(S) AND TITLE(S)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, in his/her capacity as _____ for the **CITY OF PLANO**, known to me to be the person whose name is described to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019.

Notary Public in and for The State of _____

My Commission Expires: _____

GRANTEE:

NORTH TEXAS MUNICIPAL WATER DISTRICT

SIGNATURE

PRINTED NAME(S) AND TITLE(S)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, in his/her capacity as _____ for the **NORTH TEXAS MUNICIPAL WATER DISTRICT**, known to me to be the person whose name is described to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2019.

Notary Public in and for The State of _____

My Commission Expires: _____

BASIS OF BEARING:
Bearings and coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011).

**HOGAN WITT SURVEY
ABSTRACT NO. 996**

**GEORGE WHITE SURVEY
ABSTRACT NO. 992**

THE CITY OF PLANO
VOL. 2411, PG. 721
D.R.C.C.T.

CITY OF PLANO SANITARY
SEWER ESMT.
DOC. #96-0028362
D.R.C.C.T.

THE CITY OF PLANO
SPECIAL WARRANTY DEED
VOL. 2411, PG. 721
D.R.C.C.T.
CALLED: 130.59 ACRES

RIDGEVIEW RANCH GOLF CLUB
VOL. J, PG. 577
P.R.C.C.T.

THE CITY OF PLANO
DOC. #95-0038744
D.R.C.C.T.

RIDGEVIEW RANCH
GOLF CLUB
VOL. J, PG. 577
P.R.C.C.T.

BLOCK A, LOT 2

BLOCK A, LOT 1
CALLED: 122.0980 ACRES

TEMPORARY
CONSTRUCTION EASEMENT
6,389 S.F. or 0.1467 Acre

23 HUNDRED AT
RIDGEVIEW L.P.
DOC. #20181101073609910
O.P.R.C.C.T.

N 45°45'55" W
56.42'

N 44°10'16" E
12.58'

S 79°09'55" E
17.17'

S 89°33'35" E
85.76'

N 76°32'11" E
55.38'

S 45°45'55" E
28.90'

S 44°14'05" W
49.36'

N 45°45'55" W
78.29'

S 44°14'05" W
49.38'

S 44°14'05" W
78.84'

POINT OF BEGINNING
GRID COORDINATES
N: 708291.04
E: 2507829.53

RIDGEVIEW DRIVE
(110' RIGHT-OF-WAY)
DOC. #96-0028365
D.R.C.C.T.

CITY OF PLANO 25' PERMANENT
WATERLINE ESMT
(BY SEPARATE INSTRUMENT)

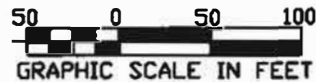
Δ=22°52'55"
R=1155.00'
CB=S 55°40'33" W
CH=458.21'
L=481.27'

POINT OF COMMENCING
"X" CUT SET

THE LEGENDS AT
RIDGEVIEW RANCH
VOL. L, PG. 682
P.R.C.C.T.
LOT 1, BLOCK 1

N 21°04'35" W
31.70'

N 69°21'28" E
87.93'



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

LEGEND

- POINT FOR CORNER
- IRF ● 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 4023"
- HZ ● 5/8" IRON ROD FOUND WITH CAP STAMPED "HUITT-ZOLLARS"
- XCUT ○ "X" CUT SET IN CONCRETE
- IRS ○ 5/8" IRON ROD SET WITH CAP STAMPED "HUITT-ZOLLARS"
- P.R.C.C.T. PLAT RECORDS, COLLIN CO., TX
- D.R.C.C.T. DEED RECORDS, COLLIN CO., TX
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN CO., TX

HUITT-ZOLLARS
Dallas
Huitt-Zollars, Inc.
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757
Firm Registration No. 10025600

EXHIBIT MAP
**TEMPORARY CONSTRUCTION
EASEMENT**
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEM
METER VAULT STANDARDIZATION,
SET-POINT CONTROL IMPLEMENTATION, PHASE II
6,389 SQ. FT. or 0.1467 ACRE
HOGAN WITT SURVEY, ABSTRACT NO. 996
CITY OF PLANO, COLLIN COUNTY, TEXAS



Mitchell S. Pillar, RPLS No. 5491

DATE: December 12, 2018

Pg. 5 of 7

**NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEM
METER VAULT STANDARDIZATION,
SET-POINT CONTROL IMPLEMENTATION, PHASE II
PROJECT NO. 101-0338-13**

**TEMPORARY CONSTRUCTION EASEMENT
OWNER OF PARENT TRACT: THE CITY OF PLANO
HOGAN WITT SURVEY, ABSTRACT NO. 996
COLLIN COUNTY, TEXAS**

BEING a 0.1467-acre tract of land situated in the Hogan Witt Survey, Abstract No. 996, City of Plano, Collin County, Texas, and being a portion of a called 130.59-acre tract of land described in Special Warranty Deed to The City of Plano, as recorded in Volume 2411, Page 721, of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being a portion of the called 122.0980-acre Block A, Lot 1, of Ridgeview Ranch Golf Club, an addition to The City of Plano, Collin County, Texas, as recorded in Volume J, Page 577, of the Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at an "X" cut set in concrete at the most easterly southeast corner of said Block A, Lot 1, said point being in the northerly right-of-way line of Ridgeview Drive (a 110-foot right-of-way) as described in instrument to The City of Plano and recorded under Document No. 96-0028365, D.R.C.C.T., and being the beginning of a non-tangent curve to the left having a central angle of 22 degrees 52 minutes 55 seconds, a radius of 1155.00 feet, subtended by a 458.21 foot chord which bears South 55 degrees 40 minutes 33 seconds West, from which a 1/2 inch iron rod with plastic cap stamped "RPLS 4023" found on the southerly line of Lot 1, Block 1, of The Legends at Ridgeview Ranch, an addition to The City of Plano, Collin County, Texas, as recorded in Volume L, Page 682, P.R.C.C.T., bears North 69 degrees 21 minutes 28 seconds East, a distance of 87.93 feet, and a 1/2 inch iron rod with plastic cap stamped "RPLS 4023" found at the most southerly southwest corner of said Lot 1, Block 1, bears North 21 degrees 04 minutes 35 seconds West, a distance of 31.70 feet, and a 1/2 inch iron rod with plastic cap stamped "RPLS 4023" found at an angle point on said southwesterly line bears North 21 degrees 04 minutes 35 seconds West, a distance of 235.71 feet;

THENCE, along the northerly right-of-way line of Ridgeview Drive the following courses:

Along said curve to the left, and along the northerly right-of-way line of said Ridgeview Drive, an arc distance of 461.27 feet to a point;

South 44 degrees 14 minutes 05 seconds West, a distance of 129.80 feet to the **POINT OF BEGINNING**, said point having grid coordinates of N: 7092991.04 and E: 2507820.53;

South 44 degrees 14 minutes 05 seconds West, a distance of 78.84 feet to an "X" cut set in concrete on the northerly right-of-way line of said Ridgeview Drive, from which an "X" cut set in concrete at the most easterly common corner of said Block A, Lot 1, and Block A, Lot 2, of said Ridgeview Ranch Golf Club plat, bears South 44 degrees 14 minutes 05 seconds West, a distance of 49.36 feet;

THENCE, over and across said Block A, Lot 1, the following courses:

North 45 degrees 45 minutes 55 seconds West, a distance of 78.29 feet to a point for corner;

South 44 degrees 14 minutes 05 seconds West, a distance of 49.36 feet to a point for corner

on the common line of said Block A, Lot 1, and Block A, Lot 2, of said Ridgeview Ranch Golf Club plat;

THENCE, North 45 degrees 45 minutes 55 seconds West, along the common line of said Lots 1 and 2, a distance of 56.42 feet to a point for corner;

THENCE, over and across said Block A, Lot 1, the following courses:

North 44 degrees 10 minutes 16 seconds East, a distance of 12.58 feet to a point for corner;

South 79 degrees 09 minutes 55 seconds East, a distance of 17.17 feet to a point for corner;

South 89 degrees 33 minutes 35 seconds East, a distance of 85.76 feet to a point for corner;

North 76 degrees 32 minutes 11 seconds East, a distance of 55.38 feet to a point for corner;

South 45 degrees 45 minutes 55 seconds East, a distance of 28.90 feet to the **POINT OF BEGINNING** and **CONTAINING** 6,389 Square Feet or 0.1467 of an Acre of land, more or less.

Bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.000154210.

For Huitt-Zollars, Inc.



Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Ave., Suite 1400
Dallas, Texas 75202
Date: December 12, 2018