

# Exhibit A

NORTH TEXAS MUNICIPAL WATER DISTRICT  
WYLIE TO ROCKWALL RELOCATION  
NTMWD PROJECT NO. 101-0526-18  
PARCEL NO. 5B  
WATER EASEMENT  
OWNER: CITY OF DALLAS  
0.605 ACRES OR 26,332 SQUARE FEET

Being a 0.605 acre (26,332 square feet) tract situated in the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas, being part of that certain tract of land described as Fourth Tract in deed to the City of Dallas recorded in Volume 65, Page 354 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a ½" iron rod found (Northing=7,046,431.32 feet, Easting=2,591,964.25 feet) on the north line of said City of Dallas tract, being on the existing east right-of-way line of State Highway 205 according to deed to the State of Texas recorded in Volume 32, Page 534 of the Deed Records of Rockwall County, Texas, said point being the southwest corner of that certain tract of land described as Parcel 2 in Judgement Number 003-01472-2019 in favor of the State of Texas recorded in Instrument Number 20200220000238790 of the Official Public Records of Collin County, Texas, being the southeast corner of a Right-of-Way tract for State Highway 205 recorded in Volume 388, Page 371 of the Deed Records of Collin County, Texas;

THENCE North 89 Degrees 17 Minutes 23 Seconds E, along the north line of said City of Dallas tract and the south line of said State of Texas tract, passing at 110.50 feet, a 5/8 inch iron rod found (cap destroyed) at the southeast corner thereof, being the southwest corner of that certain tract of land described in Special Warranty Deed to Bear Camp Residential, LP recorded in Instrument Number 20201216002263780 of the Official Public Records of Collin County, Texas, and continuing a total distance of 732.58 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set at the POINT OF BEGINNING (Northing=7,046,440.40 feet, Easting=2,592,696.66 feet);

THENCE North 89 Degrees 17 Minutes 23 Seconds East, 30.00 feet, along the south line of said Bear Camp tract and the north line of said City of Dallas tract, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

THENCE, over and across said City of Dallas tract, the following:

South 00 Degrees 42 Minutes 38 Seconds East, 91.84 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

South 65 Degrees 52 Minutes 54 Seconds West, 633.17 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

South 88 Degrees 22 Minutes 54 Seconds West, 178.48 feet, to a to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set on the west line of said City of Dallas tract and the east right-of-way line of State Highway 205;

THENCE North 01 Degrees 13 Minutes 06 Seconds West, 30.00 feet, along said line to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set; and back through said tract the following:

North 88 Degrees 22 Minutes 54 Seconds East, 172.30 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

# Exhibit A

NORTH TEXAS MUNICIPAL WATER DISTRICT  
WYLIE TO ROCKWALL RELOCATION  
NTMWD PROJECT NO. 101-0526-18  
PARCEL NO. 5B  
WATER EASEMENT  
OWNER: CITY OF DALLAS  
0.605 ACRES OR 26,332 SQUARE FEET

North 65 Degrees 52 Minutes 54 Seconds East, 607.49 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

North 00 Degrees 42 Minutes 38 Seconds West, 72.13 feet, to the POINT OF BEGINNING and containing approximately 0.605 acres or 26,332 square feet of land.

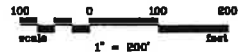
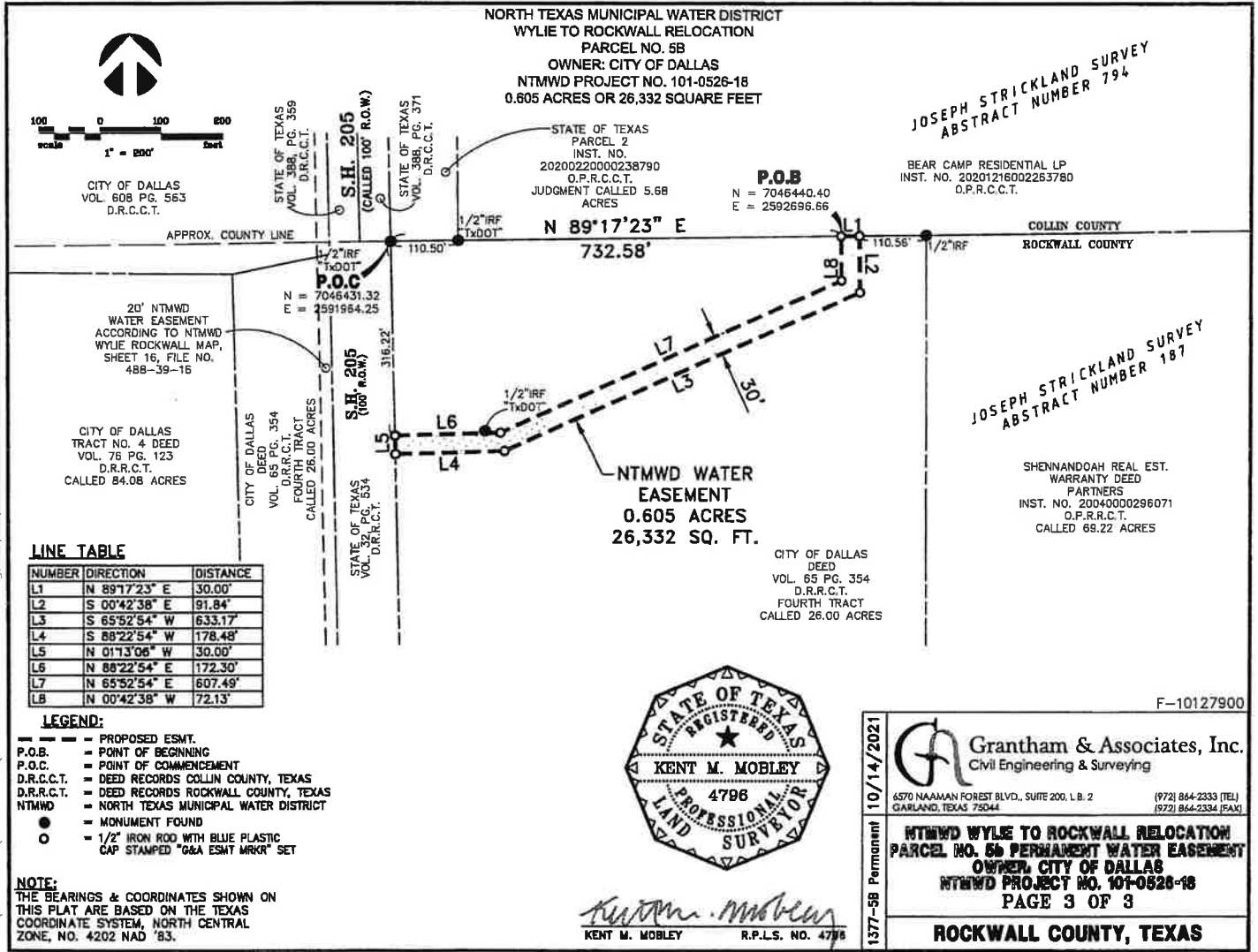
*Kent M. Mobley 10-14-2021*  
Kent M. Mobley, RPLS  
Texas Registration No.4796



**Notes:**

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

# Exhibit A



CITY OF DALLAS  
VOL. 608 PG. 563  
D.R.C.C.T.

STATE OF TEXAS  
VOL. 398, PG. 359  
D.R.C.C.T.

S.H. 205  
(CALLED 100' R.O.W.)

STATE OF TEXAS  
VOL. 398, PG. 371  
D.R.C.C.T.

NORTH TEXAS MUNICIPAL WATER DISTRICT  
WYLIE TO ROCKWALL RELOCATION  
PARCEL NO. 5B  
OWNER: CITY OF DALLAS  
NTMWD PROJECT NO. 101-0526-18  
0.805 ACRES OR 26,332 SQUARE FEET

STATE OF TEXAS  
PARCEL 2  
INST. NO.  
20200220000238790  
O.P.R.C.C.T.  
JUDGMENT CALLED 5.68  
ACRES

**P.O.B.**  
N = 7046440.40  
E = 2592696.66

JOSEPH STRICKLAND SURVEY  
ABSTRACT NUMBER 794

BEAR CAMP RESIDENTIAL LP  
INST. NO. 20201216002263780  
O.P.R.C.C.T.

APPROX. COUNTY LINE

COLLIN COUNTY  
ROCKWALL COUNTY

20' NTMWD  
WATER EASEMENT  
ACCORDING TO NTMWD  
WYLIE ROCKWALL MAP,  
SHEET 16, FILE NO.  
488-39-16

**P.O.C.**  
N = 7046431.32  
E = 2591984.25

CITY OF DALLAS  
VOL. 608 PG. 354  
D.R.C.C.T.  
FOURTH TRACT  
CALLED 26.00 ACRES

S.H. 205  
(100' R.O.W.)

STATE OF TEXAS  
VOL. 32 PG. 534  
D.R.C.C.T.

NTMWD WATER  
EASEMENT  
0.605 ACRES  
26,332 SQ. FT.

JOSEPH STRICKLAND SURVEY  
ABSTRACT NUMBER 187

SHENANDOAH REAL EST.  
WARRANTY DEED  
PARTNERS  
INST. NO. 20040000296071  
O.P.R.C.C.T.  
CALLED 68.22 ACRES

CITY OF DALLAS  
DEED  
VOL. 65 PG. 354  
D.R.R.C.T.  
FOURTH TRACT  
CALLED 26.00 ACRES

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 89°17'23" E	30.00'
L2	S 00°42'38" E	91.84'
L3	S 65°52'54" W	633.17'
L4	S 88°22'54" W	178.48'
L5	N 01°13'06" W	30.00'
L6	N 88°22'54" E	172.30'
L7	N 65°52'54" E	607.49'
L8	N 00°42'38" W	72.13'

**LEGEND:**

- PROPOSED ESMT.
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
- D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
- NTMWD = NORTH TEXAS MUNICIPAL WATER DISTRICT
- = MONUMENT FOUND
- = 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "G&A ESMT MKKR" SET

**NOTE:**  
THE BEARINGS & COORDINATES SHOWN ON  
THIS PLAT ARE BASED ON THE TEXAS  
COORDINATE SYSTEM, NORTH CENTRAL  
ZONE, NO. 4202 NAD '83.



*Kent M. Mobley*  
KENT M. MOBLEY R.P.L.S. NO. 4796

F-10127900

10/14/2021

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying  
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

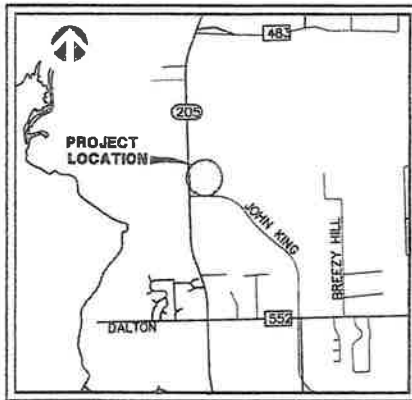
1377-5B Permanent

**NTMWD WYLIE TO ROCKWALL RELOCATION  
PARCEL NO. 5B PERMANENT WATER EASEMENT  
OWNER: CITY OF DALLAS  
NTMWD PROJECT NO. 101-0526-18  
PAGE 3 OF 3**

**ROCKWALL COUNTY, TEXAS**


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LOCATION MAP

F-10127900

1377-5B Permanent	10/14/2021	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying 4570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)
<b>NTWWD WYLE TO ROCKWALL RELOCATION          PARCEL NO. 56 PERMANENT WATER EASEMENT          LOCATION MAP          OWNER: CITY OF DALLAS          NTWWD PROJECT NO. 101-0528-18          ROCKWALL COUNTY, TEXAS</b>		

# Exhibit A

NORTH TEXAS MUNICIPAL WATER DISTRICT  
WYLIE TO ROCKWALL RELOCATION  
NTMWD PROJECT NO. 101-0526-18  
PARCEL NO. 5B  
TEMPORARY CONSTRUCTION EASEMENT  
OWNER: CITY OF DALLAS  
0.929 ACRES OR 40,448 SQUARE FEET

Being a 0.929 acres (40,448 square feet) tract situated in the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas, being part of that certain tract of land described as Fourth Tract in deed to the City of Dallas recorded in Volume 65, Page 354 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found (Northing=7,046,431.32 feet, Easting=2,591,964.25 feet) on the north line of said City of Dallas tract, being on the existing east right-of-way line of State Highway 205 according to deed to the State of Texas recorded in Volume 32, Page 534 of the Deed Records of Rockwall County, Texas, said point being the southwest corner of that certain tract of land described as Parcel 2 in Judgment Number 003-01472-2019 in favor of the State of Texas recorded in Instrument Number 20200220000238790 of the Official Public Records of Collin County, Texas, being the southeast corner of a Right-of-Way tract for State Highway 205 recorded in Volume 388, Page 371 of the Deed Records of Collin County, Texas;

THENCE North 89 Degrees 17 Minutes 23 Seconds East, along the north line of said City of Dallas tract and the south line of said State of Texas tract, passing at 110.50 feet a five-eighths inch iron rod found (cap destroyed) at the southeast corner thereof, being the southwest corner of that certain tract of land described in deed to Bear Camp Residential, LP recorded in Instrument Number 20201216002263780 of the Official Public Records of Collin County, Texas, and continuing a total distance of 732.58 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set at the POINT OF BEGINNING (Northing=7,046,440.40 feet, Easting=2,592,696.66 feet);

THENCE, over and across said City of Dallas tract, the following:

South 00 Degrees 42 Minutes 38 Seconds East, 72.13 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

South 65 Degrees 52 Minutes 54 Seconds West, 607.49 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

South 88 Degrees 22 Minutes 54 Seconds West 172.30 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set at a point on the west line of said City of Dallas tract and the east right-of-way line of State Highway 205;

THENCE North 01 Degrees 13 Minutes 06 Seconds West, 50.00 feet, along said line and back through said tract the following:

North 88 Degrees 22 Minutes 54 Seconds East, 162.01 feet;

North 65 Degrees 52 Minutes 54 Seconds East, 564.71 feet;

# Exhibit A

NORTH TEXAS MUNICIPAL WATER DISTRICT  
WYLIE TO ROCKWALL RELOCATION  
NTMWD PROJECT NO. 101-0526-18  
PARCEL NO. 5B  
TEMPORARY CONSTRUCTION EASEMENT  
OWNER: CITY OF DALLAS  
0.929 ACRES OR 40,448 SQUARE FEET

North 00 Degrees 42 Minutes 38 Seconds West, 39.29 feet, to a point on the south line of said Bear Camp Residential, LP tract and the north line of said City of Dallas tract;

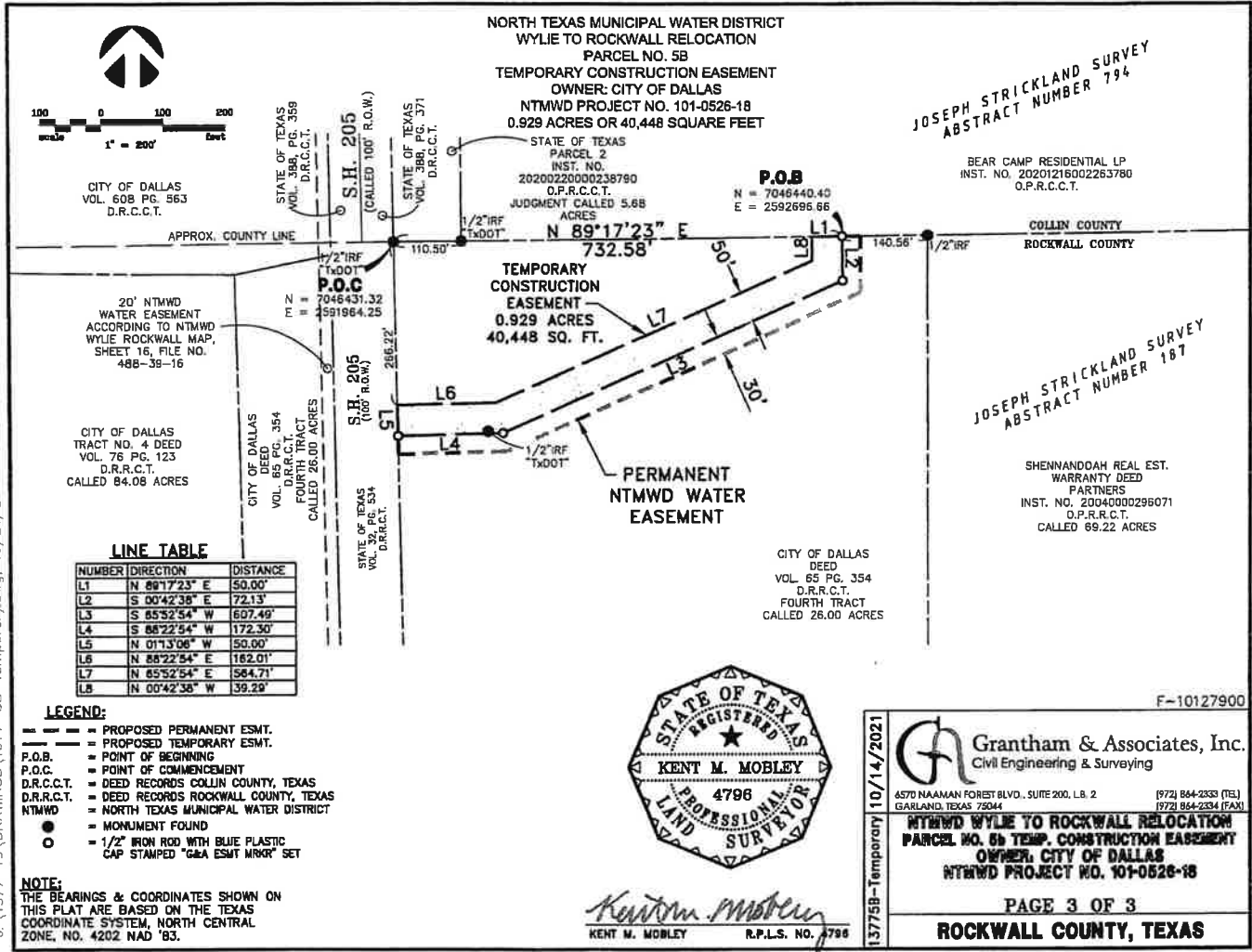
THENCE North 89 Degrees 17 Minutes 23 Seconds East, 50.00 feet, along said line to the POINT OF BEGINNING and containing 0.929 acres or 40,448 square feet of land.

*Kent M. Mobley 10-14-2021*  
Kent M. Mobley, RPLS  
Texas Registration No. 4796



Notes:

1. A drawing of the same date accompanies this description.
2. Bearings and coordinates expressed herein are referred to the Texas Coordinate System, North Central Zone, Number 4202, North American Datum, 1983.
3. The temporary construction easement shall expire as noted in the easement agreement.
4. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

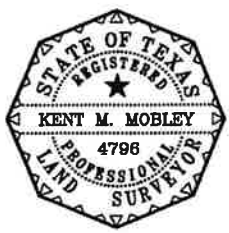


**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 89°17'23" E	50.00'
L2	S 00°42'38" E	72.13'
L3	S 85°52'54" W	607.49'
L4	S 88°22'54" W	172.30'
L5	N 01°13'06" W	50.00'
L6	N 88°22'54" E	182.01'
L7	N 85°52'54" E	584.71'
L8	N 00°42'38" W	39.29'

- LEGEND:**
- PROPOSED PERMANENT ESMT.
  - - - PROPOSED TEMPORARY ESMT.
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
  - D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
  - NTMWD = NORTH TEXAS MUNICIPAL WATER DISTRICT
  - MONUMENT FOUND
  - 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "G&A ESMT MARK" SET

**NOTE:**  
THE BEARINGS & COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NO. 4202 NAD '83.



*Kent M. Mobley*  
KENT M. MOBLEY R.P.L.S. NO. 4796

F-10127900

**Grantham & Associates, Inc.**  
Civil Engineering & Surveying

4570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 844-2333 (TEL) (972) 854-2334 (FAX)

**NTMWD WYLIE TO ROCKWALL RELOCATION  
PARCEL NO. 5B TEMP. CONSTRUCTION EASEMENT  
OWNER: CITY OF DALLAS  
NTMWD PROJECT NO. 101-0526-18**

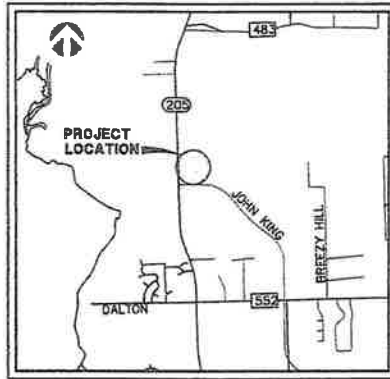
PAGE 3 OF 3

**ROCKWALL COUNTY, TEXAS**

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# Exhibit A

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LOCATION MAP

F-10127900

1377-5B Permonen	10/14/2021	 <b>Grantham &amp; Associates, Inc.</b> Civil Engineering & Surveying	
		6570 NAAMAN FOREST BLVD., SUITE 200, L.A. 2 GARLAND, TEXAS 75044	(972) 864-2333 (TEL) (972) 864-2334 (FAX)
		<b>RTWWD WYLE TO ROCKWALL RELOCATION PARCEL NO. 56 PERMANENT WATER EASEMENT LOCATION MAP OWNER: CITY OF DALLAS RTWWD PROJECT NO. 101-0820-18</b>	
		<b>ROCKWALL COUNTY, TEXAS</b>	