

**WATER AND WASTEWATER EASEMENT
TOWN OF RENNER
PART OF RONNIE DRIVE,
BETWEEN BLOCKS 4/8726 AND 5/8726
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 169
CITY OF DALLAS, COLLIN COUNTY, TEXAS**

EXHIBIT C

Being a 7,498 square foot (0.1721 acre) tract of land situated in the Collin County School Land Survey, Abstract No. 169, between Blocks 4/8726 and 5/8726 in the City of Dallas, Collin County, Texas, and being a portion of Ronnie Drive (60 foot right-of-way) (formerly First Street) as dedicated by plat recorded as Town of Renner, in Volume 36, Page 351, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 3/8 inch iron rod found (controlling monument) lying at the intersection of the northeast right-of-way line of Dickerson Street, a 60 foot right-of-way as dedicated by said Town of Renner, with the southeast line of a 20 foot alley as dedicated by said Town of Renner, being the northwest corner of Lot 12, Block 5/8726 of said Town of Renner;

Thence North 18 degrees 42 minutes 35 seconds West, along said northeast right-of-way line of Dickerson Street, passing at a distance of 20.00 feet a 3-1/4 inch aluminum disk stamped "RONNIE CORNER" and "RPLS 5299" set on a 1/2 inch iron rod found with at the northwest corner of said 20 foot alley at the southwest corner of Lot 1, Block 5/8726 of said Town of Renner, and continuing along said southwest line of Lot 1, Block 5/8726, and passing at a distance of 160.00 feet the northwest corner of said Lot 1, Block 5/8726 and with the southwest corner of Ronnie Drive, a 60 foot right-of-way as dedicated by said Town of Renner, and continuing a total distance of 177.47 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" and being the POINT OF BEGINNING;


THENCE North 18 degrees 42 minutes 35 seconds West, continuing along said northeast right-of-way line of Dickerson Street and said Ronnie Drive right-of-way, a distance of 25.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS";

THENCE North 71 degrees 25 minutes 58 seconds East, traversing said Ronnie Drive, a distance of 299.90 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" lying in the southwest line of Lot 1, Block A/8726 of McCallum Blvd. Condominiums, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Cabinet F, Page 741, Plat Records, Collin County, Texas;

THENCE South 18 degrees 44 minutes 12 seconds East, along said southwest line of said Lot 1, Block A/8726, a distance of 25.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS", from which a 3/8 inch iron rod found (controlling monument) bears South 18 degrees 44 minutes 12 seconds East, 174.12 feet ;

THENCE South 71 degrees 25 minutes 58 seconds West, traversing said Ronnie Drive, a distance of 299.91 feet to the POINT OF BEGINNING and containing 7,498 square feet or 0.1721 acre of land.


Gary E. Johnson, R.P.L.S.# 5299



Reviewed by:	<u>G.S.</u>
Date:	<u>10-21-20</u>
SPRG:	<u>5402</u>



TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

Job# 1900198-5
Date: 8/25/20
Rev. Date: 10/8/20
Drawn: CN
Scale: 1" = 60'
Page 1 of 2

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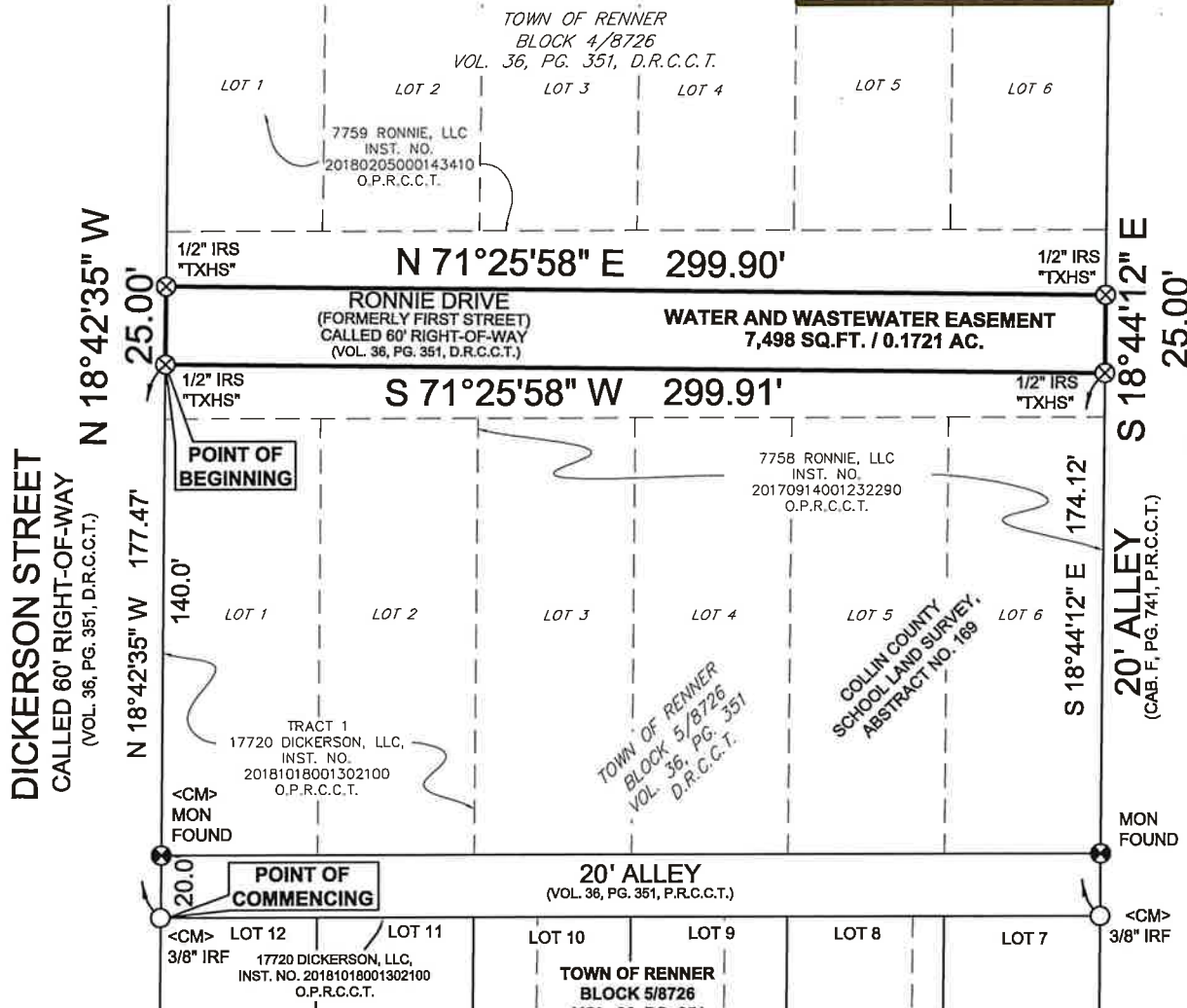
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80 60 40 20 0 30 60 90 120



SCALE 1"=60'

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McCALLUM BLVD.
CONDOMINIUMS
LOT 1, BLOCK A/8726
CABINET F, PAGE 741
P.R.C.C.T.

- LEGEND:**
<CM> CONTROLLING MONUMENT
IRF IRON ROD FOUND
"X" FND. X FOUND IN CONCRETE
SQ.FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
IRS IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
MON FOUND 3-1/4 INCH ALUMINUM DISK STAMPED "RONNIE CORNER" AND "RPLS 5299" FOUND ON 1/2 INCH IRON ROD
VOL. / PG. VOLUME / PAGE
INST. NO. INSTRUMENT NUMBER
CAB. CABINET

17720 DICKERSON, LLC, INST. NO. 20181018001302100 O.P.R.C.C.T.
TOWN OF RENNER BLOCK 5/8726 VOL. 36, PG. 351 D.R.C.C.T.
NORTHSCAPES PROPERTIES LLC INST. NO. 20170210000186870 O.P.R.C.C.T.
NORTHSCAPES PROPERTIES LLC INST. NO. 20170210000186840 O.P.R.C.C.T.
NEWT LIVING TRUST INST. NO. 20060927001395380 O.P.R.C.C.T.

Gary E. Johnson
Gary E. Johnson, R.P.L.S.#5299



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