Exhibit A

NORTH TEXAS MUNICIPAL WATER DISTRICT
WYLIE TO ROCKWALL RELOCATION
NTMWD PROJECT NO. 101-0526-18
PARCEL NO. 5A
WATER EASEMENT
OWNER: CITY OF DALLAS
0.973 ACRES OR 42,381 SQUARE FEET

Being a 0.973 acre (42,381 square feet) tract situated in the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas, being part of that certain tract of land described in deed to the City of Dallas recorded in Volume 64, Page 96 of the Deed Records of Rockwall County, Texas, and part of a tract of land described in deed to the City of Dallas recorded in Volume 65, Page 354 of said Deed records and being more particularly described as follows:

COMMENCING at a ½ inch iron rod found (N=7,044,522.66 feet, E=2,591,904.87 feet) at a southeast corner of said City of Dallas tract recorded in Volume 64, Page 96, being the northeast corner of that certain tract of land described in deed to Charles P. Hickman recorded in Instrument Number 20180000010007 of the Official Public Records of Rockwall County, Texas, being on the west 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, and being on the east line of an existing North Texas Municipal Water District 20 foot easement as shown North Texas Municipal Water District Wylie to Rockwall Plan Sheet 16 of File No. 488-39-16);

THENCE South 88 Degrees 25 Minutes 27 Seconds West, 20.00 feet, along the north line of said Hickman tract and crossing said existing 20 foot easement;

THENCE North 01 Degrees 13 Minutes 06 Seconds West, 177.39 feet, over and across said City of Dallas tract and along the west line of said existing easement, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set at the POINT OF BEGINNING (N=7,044,699.44 feet, E=2,591,881.07 feet);

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

South 88 Degrees 46 Minutes 54 Seconds West, 30.00 feet to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

North 01 Degrees 13 Minutes 06 Seconds West, crossing at 553.32 feet the common line between said City of Dallas tracts, and continuing a total distance of 1,412.71 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

North 88 Degrees 46 Minutes 54 Seconds East, 30.00 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set on said existing easement;

South 01 Degrees 13 Minutes 06 Seconds East, crossing back through said City of Dallas tracts, 1,412.71 feet, along said existing easement, to the POINT OF BEGINNING and containing approximately 0.973 acres or 42,381 square feet of land.

FIELD NOTES APPROVED:
04-25-2022

Exhibit A

NORTH TEXAS MUNICIPAL WATER DISTRICT
WYLIE TO ROCKWALL RELOCATION
NTMWD PROJECT NO. 101-0526-18
PARCEL NO. 5A
WATER EASEMENT
OWNER: CITY OF DALLAS
0.973 ACRES OR 42,381 SQUARE FEET

Kent M. Mobley 10-14-2021

Kent M. Mobley, RPLS
Texas Registration No.4796

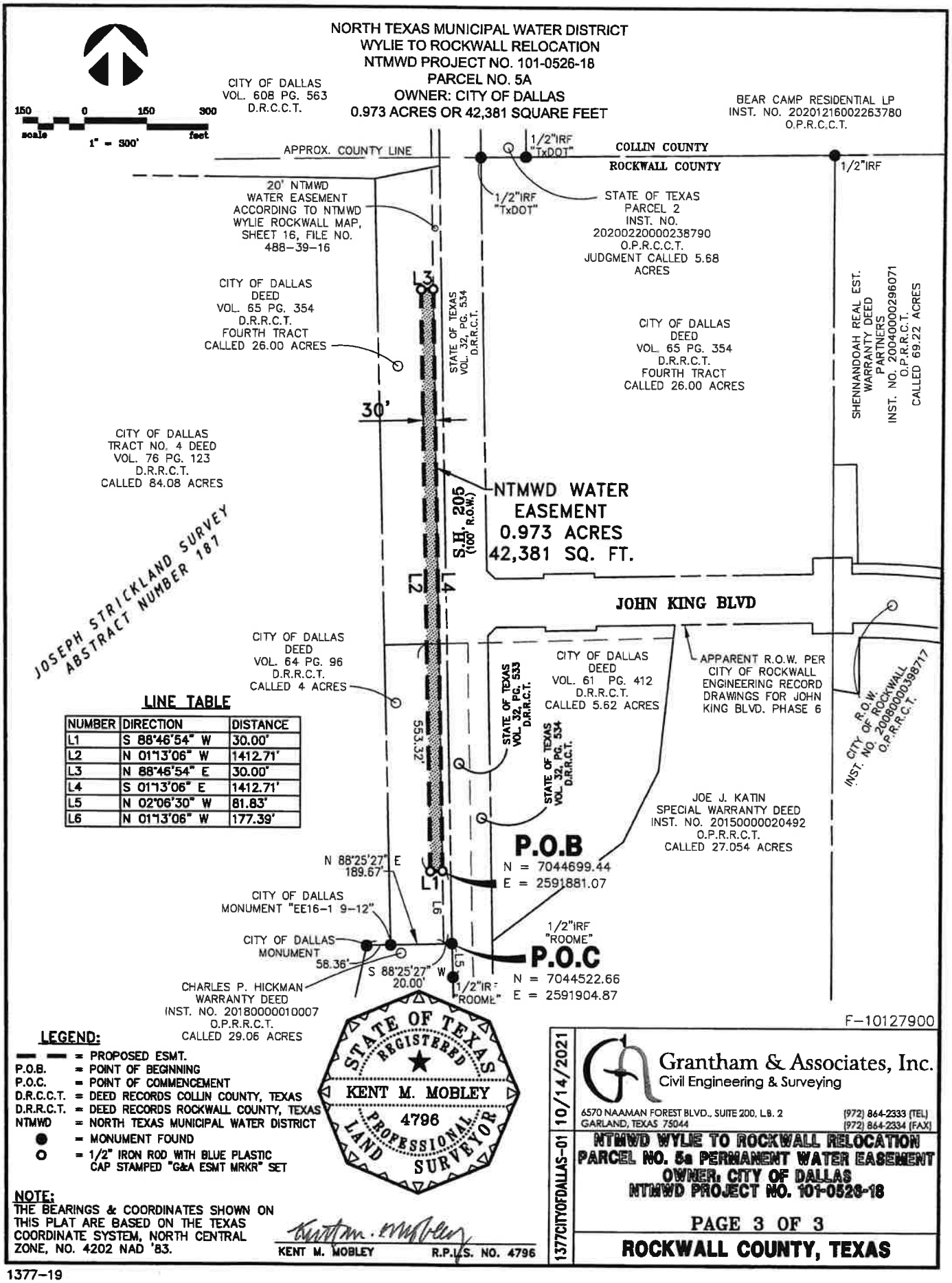
Notes:

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



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 88°46'54" W	30.00'
L2	N 01°13'06" W	1412.71'
L3	N 88°46'54" E	30.00'
L4	S 01°13'06" E	1412.71'
L5	N 02°06'30" W	81.83'
L6	N 01°13'06" W	177.39'

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
- O = 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "G&A ESMT MRKR" SET

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

STATE OF TEXAS
REGISTERED
KENT M. MOBLEY
4796
PROFESSIONAL
LAND SURVEYOR

KENT M. MOBLEY R.P.L.S. NO. 4796

F-10127900

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

10/14/2021

1377CITYOFDALLAS-01

NTMWD WYLIE TO ROCKWALL RELOCATION
PARCEL NO. 5a PERMANENT WATER EASEMENT
OWNER, CITY OF DALLAS
NTMWD PROJECT NO. 101-0526-18

PAGE 3 OF 3

ROCKWALL COUNTY, TEXAS

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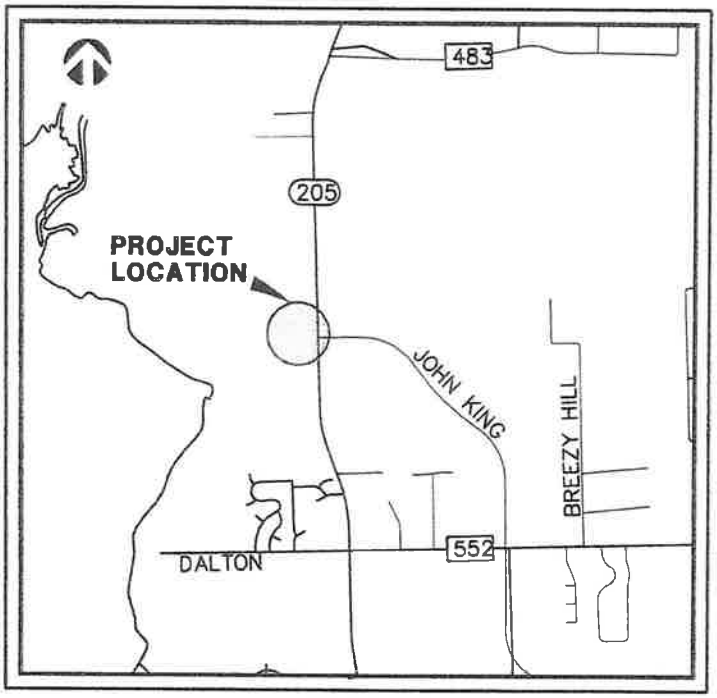
Exhibit A



LOCATION MAP

F-10127900

Grantham & Associates, Inc.
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10/14/2021

1377CITYOFDALLAS-01

NTMWD WYLIE TO ROCKWALL RELOCATION
PARCEL NO. 5a PERMANENT WATER EASEMENT
LOCATION MAP
OWNER: CITY OF DALLAS
NTMWD PROJECT NO. 101-0526-18

ROCKWALL COUNTY, TEXAS

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Exhibit A

NORTH TEXAS MUNICIPAL WATER DISTRICT
WYLIE TO ROCKWALL RELOCATION
NTMWD PROJECT NO. 101-0526-18
PARCEL NO. 5A
TEMPORARY CONSTRUCTION EASEMENT
OWNER: CITY OF DALLAS
1.805 ACRES OR 78,646 SQUARE FEET

Being a 1.805 acre (78,646 square feet) tract of land situated in the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas, being part of that certain tract of land described in deed to the City of Dallas recorded in Volume 64, Page 96 of the Deed Records of Rockwall County, Texas, and part of that certain tract of land described in deed to the City of Dallas recorded in Volume 65, Page 354 of the Deed Records of Rockwall County, Texas being more particularly described as follows:

COMMENCING at a ½ inch iron rod found (Northing=7,044,522.66 feet, Easting=2,591,904.87 feet) at a southeast corner of said City of Dallas tract recorded in Volume 64, Page 96, being the northeast corner of that certain tract of land described in Special Warranty Deed to Charles P. Hickman recorded in Instrument Number 20180000010007 of the Official Public Records of Rockwall County, Texas, being on the west 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, and being on the east line of an existing North Texas Municipal Water District 20 foot easement as shown North Texas Municipal Water District Wylie to Rockwall Plan Sheet 16 of File No. 488-39-16);

THENCE South 88 Degrees 25 Minutes 27 Seconds West, 20.00 feet, along the north line of said Hickman tract and crossing said existing 20 foot easement;

THENCE North 01 Degrees 13 Minutes 06 Seconds West, 127.39 feet, over and across said City of Dallas tract and along the west line of said existing easement, to the POINT OF BEGINNING (Northing=7,044,649.45 feet, Easting=2,591,882.13 feet);

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

South 88 Degrees 46 Minutes 54 Seconds West, 80.00 feet;

North 01 Degrees 13 Minutes 06 Seconds West, 1512.92 feet;

North 88 Degrees 46 Minutes 54 Seconds East, 80.00 feet, to a point on the west line of said existing North Texas Municipal Water District 20 foot easement;

South 01 Degrees 13 Minutes 06 Seconds East, 50.00 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

South 88 Degrees 46 Minutes 54 Seconds West, 30.00 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

South 01 Degrees13 Minutes 06 Seconds East, 1412.92 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set;

FIELD NOTES APPROVED:
04-25-2022

NORTH TEXAS MUNICIPAL WATER DISTRICT
WYLIE TO ROCKWALL RELOCATION
NTMWD PROJECT NO. 101-0526-18
PARCEL NO. 5A
TEMPORARY CONSTRUCTION EASEMENT
OWNER: CITY OF DALLAS
1.805 ACRES OR 78,646 SQUARE FEET

North 88 Degrees 46 Minutes 54 Seconds East, 30.00 feet, to a ½ inch iron rod with blue plastic cap stamped "G&A ESMT MRKR" set on said existing 20 foot North Texas Municipal Water District easement, and

South 01 Degrees 13 Minutes 06 Seconds East, 50.00 feet, to the POINT OF BEGINNING and containing 1.805 acres or 78,646 square feet of land.

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

Notes:

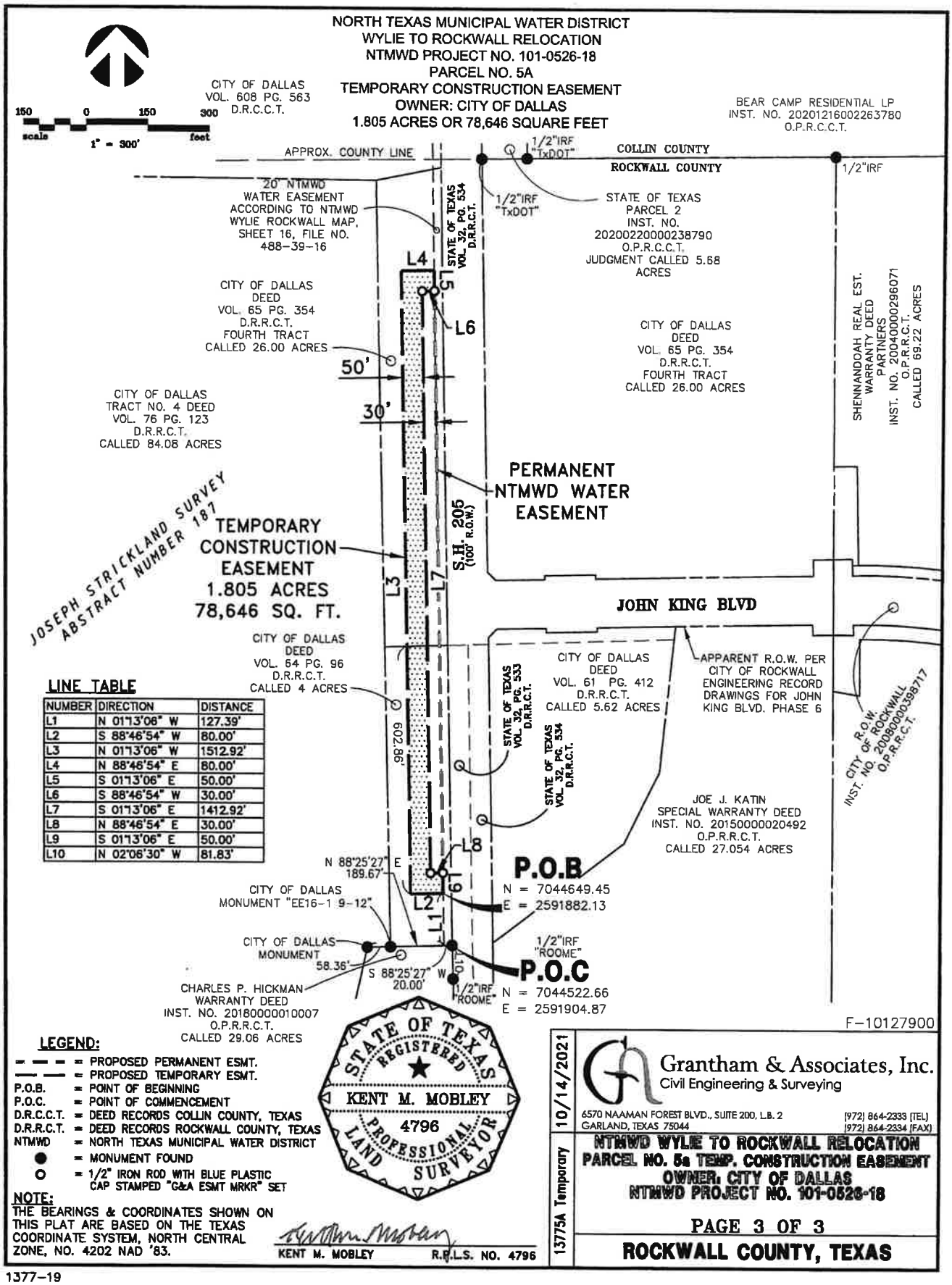
1. A drawing of the same date accompanies this description.

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.

Exhibit A



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 01°13'06" W	127.39'
L2	S 88°46'54" W	80.00'
L3	N 01°13'06" W	1512.92'
L4	N 88°46'54" E	80.00'
L5	S 01°13'06" E	50.00'
L6	S 88°46'54" W	30.00'
L7	S 01°13'06" E	1412.92'
L8	N 88°46'54" E	30.00'
L9	S 01°13'06" E	50.00'
L10	N 02°06'30" W	81.83'

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
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- O = 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "G&A ESMT MRKR" SET

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

STATE OF TEXAS REGISTERED KENT M. MOBLEY 4796 PROFESSIONAL LAND SURVEYOR

KENT M. MOBLEY R.P.L.S. NO. 4796

F-10127900

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Civil Engineering & Surveying
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
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[972] 864-2333 [TEL]
[972] 864-2334 [FAX]

10/14/2021

13775A Temporary

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

PAGE 3 OF 3

ROCKWALL COUNTY, TEXAS

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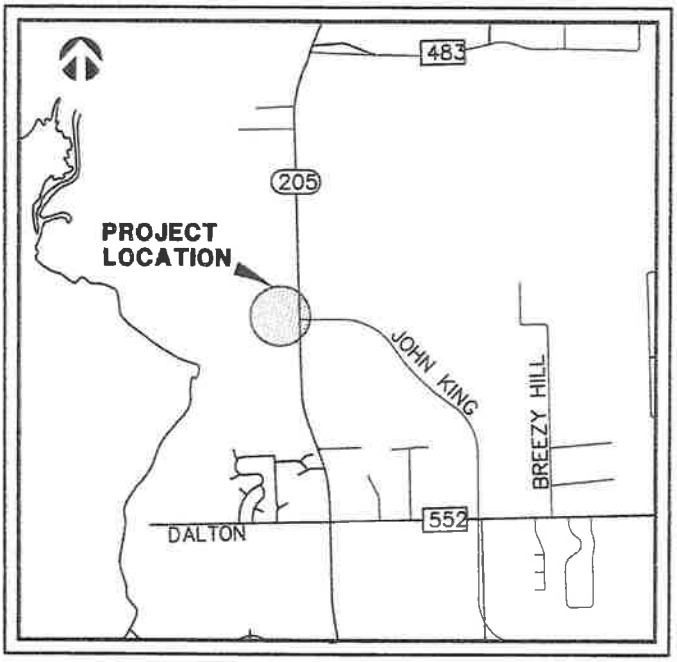
Exhibit A



LOCATION MAP

F-10127900

1377CITYOFDALLAS-01 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)
	NTMWD WYLE TO ROCKWALL RELOCATION PARCEL NO. 5a PERMANENT WATER EASEMENT LOCATION MAP OWNER: CITY OF DALLAS NTMWD PROJECT NO. 101-0526-18
	ROCKWALL COUNTY, TEXAS

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