

EXHIBIT A

WASTEWATER EASEMENT

Bent Tree North No. 1, Section 3

Lot 1, Block 1/8757

Eli Shepherd Survey, Abstract No. 1113

Eli Shepherd Survey, Abstract No. 1361

City of Dallas, Dallas and Collin County, Texas

4



DESCRIPTION, of 4,410 square foot (0.101 acre) tract of land situated in the Eli Shepherd Survey, Abstract No. 1113 and the Eli Shepherd Survey, Abstract No. 1361, Dallas and Collin County, Texas; said tract being part of Lot 1, Block 1/8757 of Bent Tree North No. 1, Section 3, an addition of the City of Dallas, Texas according to the plat recorded in Cabinet B, Page 221 of the Map Records of Collin County Texas; said tract also being part of that tract of land described in General Warranty Deed to Alessandro Attura recorded in Instrument No. 201800140941 of the Official Public Records of Dallas County, Texas, concurrently recorded in Instrument No. 20180604000681580 of Official Public Records of Collin County, Texas; said 4,410 square foot tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been scaled by applying the Dallas County TxDOT combination factor of 1.000136506):

COMMENCING, at a 1/2-inch iron rod found in the south right-of-way line of Harbor Town Drive (a 50-foot wide right-of-way); said point being the northeast corner of Lot 4, Block 1/8757 of Bent Tree North No. 1, an addition to the City of Dallas, Texas according to the plat recorded in Volume 78053, Page 1968 of the Deed Records of Dallas County, Texas concurrently recorded in Cabinet B, Page 138 of the Map Records of Collin County, Texas;

THENCE, along the said south line of Harbor Town Drive and the north line of Block 1/8757, the following four (4) calls:

South 69 degrees, 27 minutes, 21 seconds West, a distance of 114.58 feet to a point at the beginning of a non-tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 20 degrees, 21 minutes, 20 seconds, a radius of 325.00 feet, a chord bearing and distance of South 79 degrees, 38 minutes, 01 seconds West, 114.86 feet, at an arc distance of 5.11 feet passing a 1/2-inch iron rod found at the northwest corner of said Lot 4 and the northeast corner Lot 3 of said Bent Tree North No. 1, in all an arc distance of 115.46 feet to a point at the end of said curve;

South 89 degrees, 48 minutes, 41 seconds East, a distance of 316.89 feet to a point for the beginning of a non-tangent curve to the left;

In a south direction, along said curve to the left, having a central angle of 11 degrees, 13 minutes, 54 seconds, a radius of 275.00 feet, a chord bearing and distance of South 84 degrees, 11 minutes, 35 seconds West, 53.82 feet, an arc distance of 53.91 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve; said point being the **POINT OF BEGINNING**;

THENCE, departing the said south line of Harbor Town Drive, over and across said Lot 1, Block 1/8757, the following three (3) calls:

South 10 degrees, 36 minutes, 51 seconds West, a distance of 17.82 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set;

South 58 degrees, 39 minutes, 54 seconds West, a distance of 52.95 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set;

South 32 degrees, 40 minutes, 23 seconds East, a distance of 163.16 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set in the north line of that certain tract of land described in Warranty Deed to Bent Tree Country Club recorded in Volume 75148, Page 159 of the Deed Records of Dallas County, Texas;

THENCE, North 66 degrees, 19 minutes, 43 seconds West, along the north line of said Bent Tree Country Club tract, a distance of 18.25 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set for the southeast corner of Lot 14, Block 1/8756 of said Bent Tree North No. 1, Section 3 addition;

WASTEWATER EASEMENT
Bent Tree North No. 1, Section 3
Lot 1, Block 1/8757
Eli Shepherd Survey, Abstract No. 1113
Eli Shepherd Survey, Abstract No. 1361
City of Dallas, Dallas and Collin County, Texas

THENCE, North 39 degrees, 08 minutes, 37 seconds West, departing the said north line of Bent Tree Country Club tract; along the east line of said Lot 14 and the west line of said Lot 1, a distance of 176.85 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set;

THENCE, departing the said east line of Lot 14 and the west line of Lot 1, over across said Lot 1, the following two (2) calls:

North 71 degrees, 37 minutes, 04 seconds East, a distance of 2.71 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set for corner;

North 18 degrees, 22 minutes, 56 seconds West, a distance of 10.00 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set for corner in the said south line of Harbor Town Drive and the north line of said Lot 1;

THENCE, North 71 degrees, 37 minutes, 04 seconds East, along the said south line of Harbor Town Drive and the north line of said Lot 1, a distance of 26.11 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, departing the said south line of Harbor Town Drive and the said north line of Lot 1, over and across said Lot 1, the following three (3) calls:

South 32 degrees, 20 minutes, 52 seconds East, a distance of 20.34 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set for corner;

North 58 degrees, 39 minutes, 54 seconds East, a distance of 48.50 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set for corner;

North 10 degrees, 36 minutes, 51 seconds East, a distance of 9.08 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap set in the said north line of Harbor Town Drive and the said north line of Lot1; said point being the beginning of a non-tangent curve to the right;

THENCE, in an easterly direction, along said curve to the right, having a central angle of 02 degrees, 15 minutes, 59 seconds, a radius of 275.00 feet, a chord bearing and distance of North 77 degrees, 26 minutes, 39 seconds East, 10.88 feet, an arc distance of 10.88 feet to the **POINT OF BEGINNING**;

CONTAINING: 4,410 square feet or 0.101 acres of land, more or less.

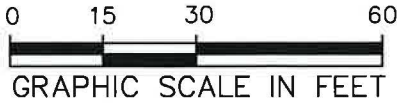
(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.



Jonathan E. Cooper, Date
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



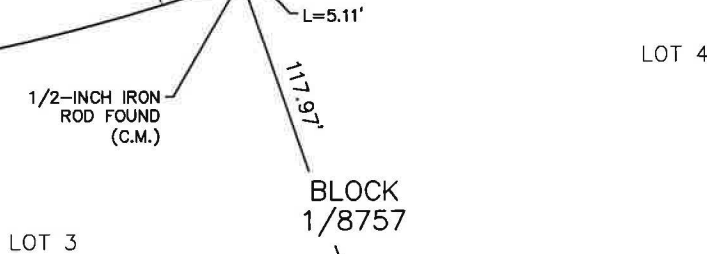
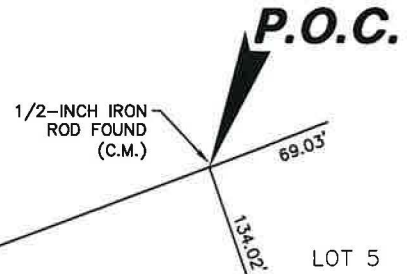


MATCH LINE (SEE SHEET 4)

HARBOR TOWN DRIVE

(50' WIDE RIGHT-OF-WAY)
(CAB. B. PG. 138)
(M.R.C.C.T.)

$\Delta=20^{\circ}21'20''$
 $R=325.00'$
 $L=115.46'$
 $T=58.35'$
CB=S 79°38'01" W
CD=114.86'



BLOCK 1/8757
BENT TREE NORTH
(VOL. 78053, PG. 1968)
(D.R.D.C.T.)
(CAB. B, PG. 138)
(M.R.C.C.T.)

LEGEND	
—	PROPERTY LINE
(C.M.)	- CONTROLLING MONUMENT
CAB.	- CABINET
PG.	- PAGE
M.R.C.C.T.	- MAP RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T.	- DEED RECORDS OF DALLAS COUNTY, TEXAS
P.O.C.	- POINT OF COMMENCING

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been scaled by applying the Dallas County TxDOT combination factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.


Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Date 09-01-2020



WASTEWATER EASEMENT

BENT TREE NORTH NO. 1, SECTION 3
LOT 1, BLOCK 1/8757
ELI SHEPHERD SURVEY, ABSTRACT NO. 1113
ELI SHEPHERD SURVEY, ABSTRACT NO. 1361
CITY OF DALLAS, DALLAS AND COLLIN COUNTY, TEXAS
PAGE 3 OF 6

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	JEC	1"=30'	NOV. 2019	3683-15.092

HARBOR TOWN DRIVE

(50' WIDE RIGHT-OF-WAY)
(CAB. B, PG. 138)
(M.R.C.C.T.)

S 89°48'41" W 316.89'

Δ=20°21'20"
R=325.00'
L=115.46'
T=58.35'
CB=S 79°38'01" W
CD=114.86'

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 3)

BLOCK 1/8757

LOT 1

5410 HARBOR TOWN DRIVE
ALESSANDRO ATTURA
(INST. NO. 20180604000681580)
(O.P.R.C.C.T.)
(INST. NO. 201800140941)
(O.P.R.D.C.T.)

212.84'

BLOCK 1/8757

LOT 2

BENT TREE NORTH
NO. 1, SECTION 3
(CAB. B, PG. 221)
(M.R.C.C.T.)

(APPROXIMATE LIMITS)
ELI SHEPHERD SURVEY - ABSTRACT NO. 1113
BENJAMIN C MYERS SURVEY - ABSTRACT NO. 1109

BLOCK 1/8757

LOT 3

133.63'

BENT TREE NORTH
(VOL. 78053, PG. 1968)
(D.R.D.C.T.)
(CAB. B, PG. 138)
(M.R.C.C.T.)



0 15 30 60



GRAPHIC SCALE IN FEET

LEGEND

	PROPERTY LINE
	ABSTRACT LINE
CAB. -	CABINET
PG. -	PAGE
INST. NO. -	INSTRUMENT NUMBER
O.P.R.C.C.T. -	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.D.C.T. -	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.C.C.T. -	MAP RECORDS OF COLLIN COUNTY, TEXAS
D.R.D.C.T. -	DEED RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

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WASTEWATER EASEMENT

BENT TREE NORTH NO. 1, SECTION 3
LOT 1, BLOCK 1/8757
ELI SHEPHERD SURVEY, ABSTRACT NO. 1113
ELI SHEPHERD SURVEY, ABSTRACT NO. 1361
CITY OF DALLAS, DALLAS AND COLLIN COUNTY, TEXAS
PAGE 4 OF 6

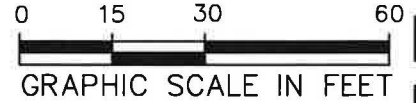


7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	JEC	1"=30'	NOV. 2019	3683-15.092

HARBOR TOWN DRIVE

(50' WIDE RIGHT-OF-WAY)
(CAB. B, PG. 138)
(M.R.C.C.T.)



$\Delta=2^{\circ}15'59''$
 $R=275.00'$
 $L=10.88'$
 $T=5.44'$
 $CB=N 77^{\circ}26'39'' E$
 $CD=10.88'$

1/2-INCH IRON ROD FOUND (C.M.)

S 89°48'41" W 316.89'

MATCH LINE (SEE SHEET 6)

MATCH LINE (SEE SHEET 4)

P.O.B.

BLOCK 1/8757

$\Delta=11^{\circ}13'54''$
 $R=275.00'$
 $L=53.91'$
 $T=27.04'$
 $CB=S 84^{\circ}11'35'' W$
 $CD=53.82'$

S 10°36'51" W
17.82'

LOT 1

5410 HARBOR TOWN DRIVE
ALESSANDRO ATTURA
(INST. NO. 20180604000681580)
(O.P.R.C.C.T.)
(INST. NO. 201800140941)
(O.P.R.D.C.T.)

WASTEWATER EASEMENT
4,410 SF
(0.101 ACRES)

FLOODWAY EASEMENT
(CAB. B, PG. 221)
(M.R.C.C.T.)

MATCH LINE (SEE SHEET 6)

BENT TREE NORTH NO. 1, SECTION 3
(CAB. B, PG. 221)
(M.R.C.C.T.)

MATCH LINE (SEE SHEET 6)

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - 5/8-INCH IRON ROD WITH "PACHECO KOCH" CAP SET
- SF - SQUARE FEET
- CAB. - CABINET
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- M.R.C.C.T. - MAP RECORDS OF COLLIN COUNTY, TEXAS
- P.O.B.** - POINT OF BEGINNING

LINE TABLE

LINE	BEARING	LENGTH
L1	S 58°39'54" W	52.95'
L6	N 10°36'51" E	9.08'

NOTES:

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DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

WASTEWATER EASEMENT

BENT TREE NORTH NO. 1, SECTION 3
LOT 1, BLOCK 1/8757
ELI SHEPHERD SURVEY, ABSTRACT NO. 1113
ELI SHEPHERD SURVEY, ABSTRACT NO. 1361
CITY OF DALLAS, DALLAS AND COLLIN COUNTY, TEXAS
PAGE 5 OF 6

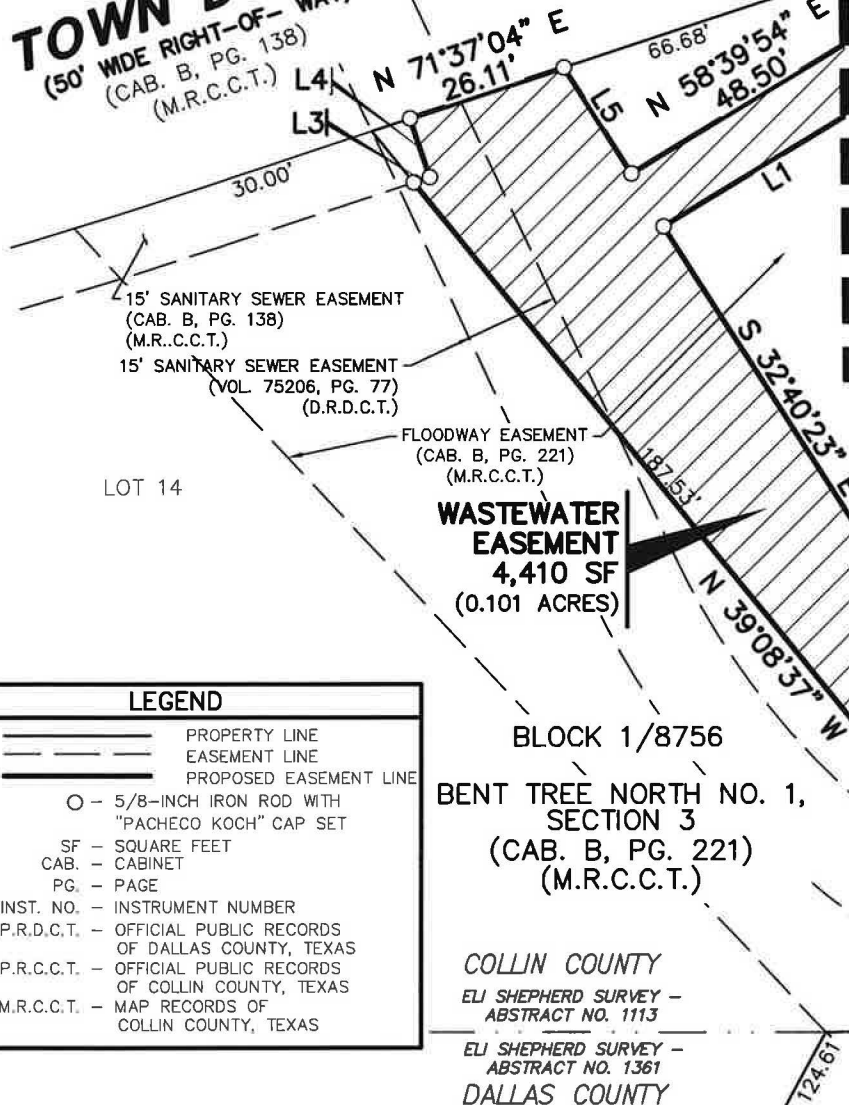
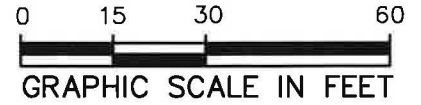
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LAH	JEC	1"=30'	NOV. 2019	3683-15.092

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HARBOR TOWN DRIVE

(50' WIDE RIGHT-OF-WAY)
(CAB. B, PG. 138)
(M.R.C.C.T.)



LOT 14

WASTEWATER EASEMENT
4,410 SF
(0.101 ACRES)

BLOCK 1/8757

LOT 1

5410 HARBOR TOWN DRIVE
ALESSANDRO ATTURA
(INST. NO. 20180604000681580)
(O.P.R.C.C.T.)
(INST. NO. 201800140941)
(O.P.R.D.C.T.)

BLOCK 1/8756
BENT TREE NORTH NO. 1,
SECTION 3
(CAB. B, PG. 221)
(M.R.C.C.T.)

COLLIN COUNTY
ELI SHEPHERD SURVEY -
ABSTRACT NO. 1113
ELI SHEPHERD SURVEY -
ABSTRACT NO. 1361
DALLAS COUNTY

BLOCK 8228
BENT TREE COUNTRY CLUB
(VOL. 75148, PG. 159)
(D.R.D.C.T.)

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED EASEMENT LINE
	5/8-INCH IRON ROD WITH "PACHECO KOCH" CAP SET
SF	- SQUARE FEET
CAB.	- CABINET
PG.	- PAGE
INST. NO.	- INSTRUMENT NUMBER
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.C.C.T.	- OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	- MAP RECORDS OF COLLIN COUNTY, TEXAS

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 58°39'54" W	52.95'	L3	N 71°37'04" E	2.71'
L2	N 66°19'43" W	18.25'	L4	N 18°22'56" W	10.00'
			L5	S 32°20'52" E	20.34'

NOTES:

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WASTEWATER EASEMENT
BENT TREE NORTH NO. 1, SECTION 3
LOT 1, BLOCK 1/8757
ELI SHEPHERD SURVEY, ABSTRACT NO. 1113
ELI SHEPHERD SURVEY, ABSTRACT NO. 1361
CITY OF DALLAS, DALLAS AND COLLIN COUNTY, TEXAS
PAGE 6 OF 6

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