

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2
PROJECT NO. 101-0490-18

PARCEL NO. 16
OWNER: CITY OF DALLAS
30' PERMANENT WATERLINE EASEMENT
223,252 SQ. FT. (5.125 ACRES)
HENRY B. COLE SURVEY, ABSTRACT NO. 180, J.G. JONETT SURVEY, ABSTRACT No. 475,
W.A.S. BOHANNON SURVEY, ABSTRACT No. 121
COLLIN COUNTY, TEXAS

Being a 223,252 square foot or (5.125 acre) permanent waterline easement situated in the Henry B. Cole Survey, Abstract No. 180, the J. G. Jonett Survey Abstract No. 475, and the W. A. S. Bohannon Survey, Abstract No. 121 of Collin County, Texas, and being a portion a called 80.27 acre tract conveyed to the City of Dallas by Warranty deed recorded on January 31, 1969 in Volume 725, Page 824, of the Deed Records of Collin County, Texas (D.R.C.C.T.), a portion of a called 61.7 acre tract of land conveyed as "First Tract" and a portion of a called 106.4 acre tract conveyed as "Second Tract" to the City of Dallas by Warranty deed recorded August 3, 1966 in Volume 677, Page 359, (D.R.C.C.T.), a portion of a called 80.00 acre tract of land conveyed to the City of Dallas by Warranty deed recorded May 28, 1968 in Volume 4ZE710, Page 544, (D.R.C.C.T.), a portion of a called 314.86 acre tract of land conveyed to the City of Dallas by Warranty deed recorded February 17, 1967 in Volume 685, Page 833, (D.R.C.C.T.), a portion of a called 2.29 acre tract conveyed as "Third Tract", a portion of a called 0.496 acre tract conveyed as "Fourth Tract" and a portion of a 17.50 acre tract conveyed as "Fifth Tract" to the City of Dallas by Warranty deed recorded October 24, 1967 in Volume 698, Page 367, (D.R.C.C.T.) and also being a portion of a called 5.09 acre tract of land conveyed as "First Tract" to the City of Dallas by deed recorded June 17, 1968 in Volume 711, Page 738, (D.R.C.C.T.); said 223,252 square foot (5.125 acre) 30' permanent waterline easement being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument FF10-7 (controlling monument) found at an angle point in the west line of said 80.27 acre tract and in the east line of a called 22.73 acre tract of land conveyed to Triple A Leasing, Inc. by Warranty deed recorded in Volume 5891, Page 1304, (D.R.C.C.T.), said concrete monument found having a grid coordinate of N=7,056,433.48 and E= 2,584,475.99; **THENCE** North 00 degrees 42 minutes 37 seconds West, with the west line of said 80.27 acre tract and the with the east line of said 22.73 acre tract, a distance of 311.10 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for the **POINT OF BEGINNING** of the herein described 30' permanent waterline easement, said point having a grid coordinate of N= 7,057,822.14, and E= 2,584,866.81;

THENCE North 00 degrees 42 minutes 37 seconds West, with the west line of said 80.27 acre tract and with the east line of said 22.73 acre tract, a distance of 34.46 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner from which a concrete monument without cap (controlling monument) found in the west line of said 80.27 acre tract bears North 00 degrees 42 minutes 37 seconds West, a distance of 3.70 feet;

THENCE North 59 degrees 48 minutes 20 seconds East, a distance of 263.16 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE South 75 degrees 08 minutes 45 seconds East, a distance of 3,259.42 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE South 75 degrees 09 minutes 00 seconds East, a distance of 1,355.91 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE South 88 degrees 53 minutes 07 seconds East, a distance of 2,017.70 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE North 79 degrees 00 minutes 48 seconds East, a distance of 537.92 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner on the east line of said 5.09 acre, City of Dallas First Tract and the west line of a called 7.422 acre tract of land conveyed to Daniel F. and Judy F. Panessiti by deed recorded in Instrument No. 20141218001377830 of the Official Public Records of Collin County, Texas;

THENCE South 28 degrees 40 minutes 45 seconds East, a distance of 31.49 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner on the east line of said 5.09 acre, City of Dallas First Tract and with the west line of said Daniel F. and Judy F. Panessiti tract, a distance of 31.49 feet to a point for corner;

THENCE South 79 degrees 00 minutes 48 seconds West, a distance of 550.67 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE North 88 degrees 53 minutes 07 seconds West, a distance of 2,024.49 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE North 75 degrees 09 minutes 00 seconds West, a distance of 1,359.52 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE North 75 degrees 08 minutes 45 seconds West, a distance of 3,246.98 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE South 59 degrees 48 minutes 20 seconds West, a distance of 267.68 feet to the **POINT OF BEGINNING** and containing 223,252 square feet (5.125 acres) of land more or less.

NOTES:

1. A plat of same date herewith accompanies this legal description.
2. All bearings and coordinates are based on the Texas State Plane Coordinate System, NAD-83 (2011), the North Central Zone (4202) and adjusted to surface values using a Surface Adjustment Factor for Collin County of 1.00152710. Distances and areas shown are surface values and in U.S. Survey Feet.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

January 29, 2018



By: _____

Lyndon M. Hodgins

Registered Professional Land Surveyor

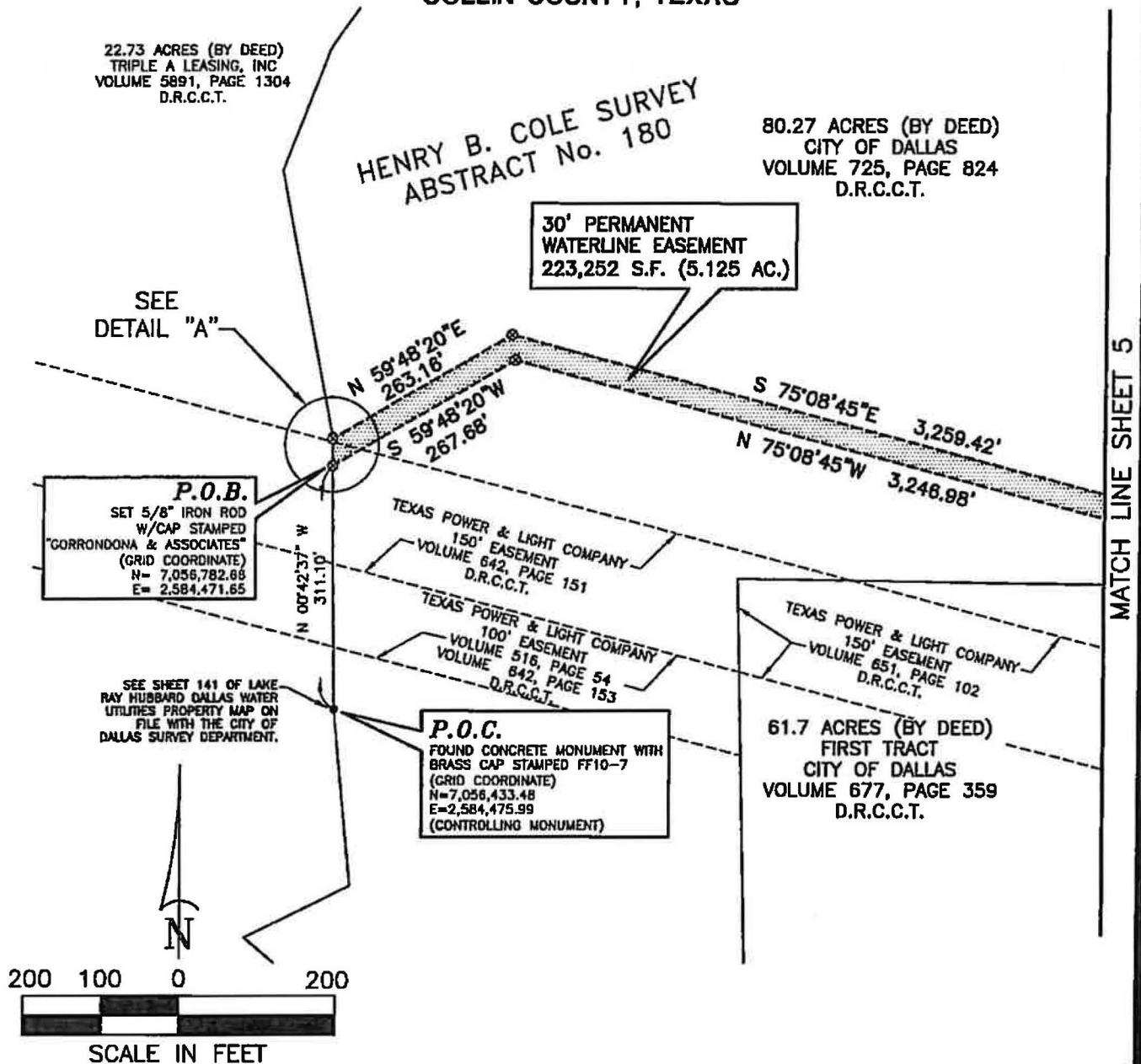
Texas No. 4584

Gorrondona & Associates, Inc

Texas Firm No. 10106900

EXHIBIT A

223,252 SQ. FT. (5.125 -ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18

PARCEL No.: 16

OWNER: CITY OF DALLAS

SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 223,252 SQ. FT. (5.125 ACRES)

SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)

EXHIBIT A PAGE 4 OF 11

JOB NO. KHA_1802.00

DRAWN BY: JDR

CADD FILE: PARCEL 16.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

SCALE: 1" = 200'

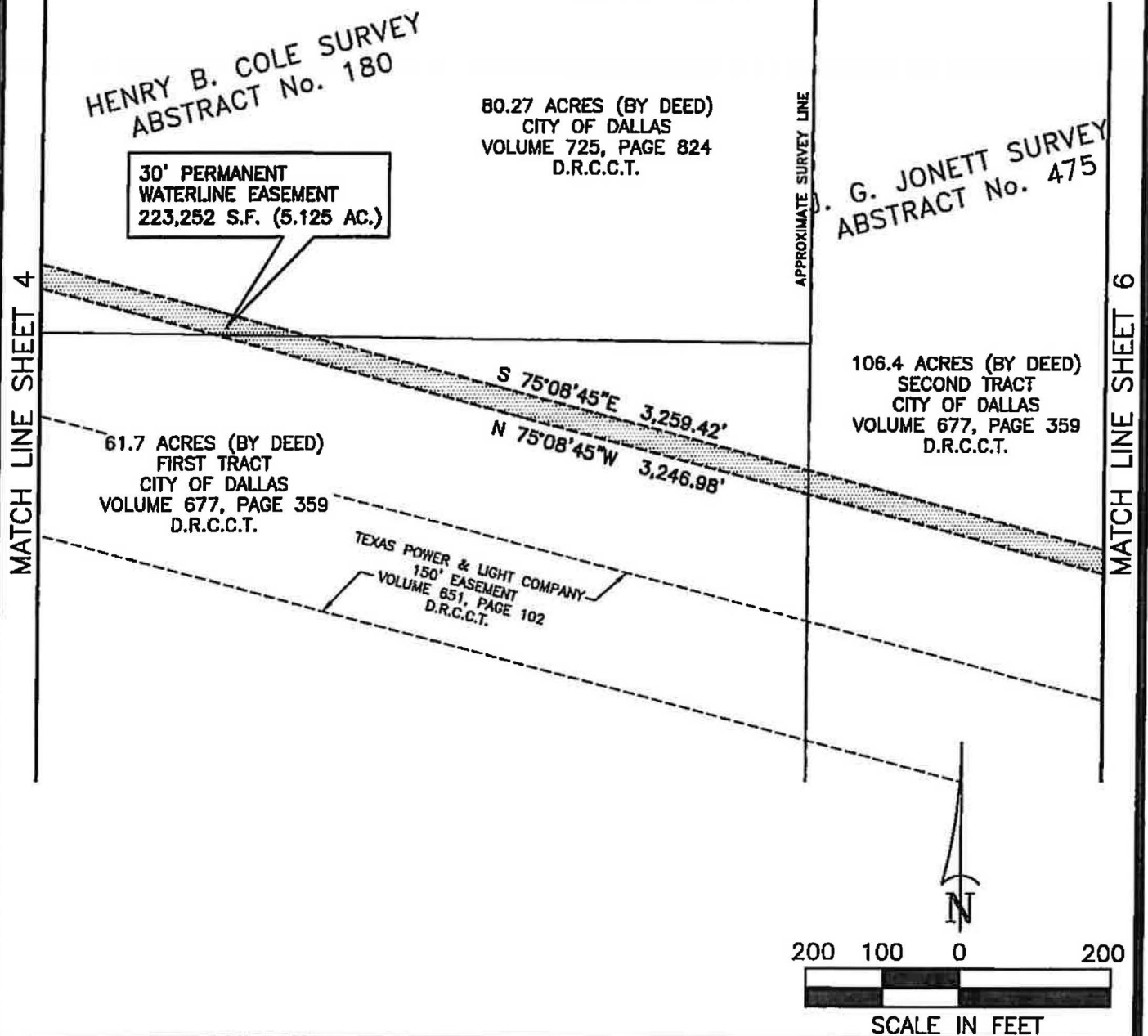
GORRONDONA & ASSOCIATES, INC. • 1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202 • 214-712-0800 FAX 214-712-0604



LYNDON HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A

223,252 SQ. FT. (5.125 -ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-1B	PARCEL No.: 16
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 223,252 SQ. FT. (5.125 ACRES)	
SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)	
JOB NO. KHA_1802.00	EXHIBIT A PAGE 5 OF 11
DATE: JANUARY 29, 2019	CADD FILE: PARCEL 16.dwg
DRAWN BY: JDR	SCALE: 1" = 200'
CHK. BY: LH	



LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106800

EXHIBIT A

223,252 SQ. FT. (5.125 -ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS

106.4 ACRES (BY DEED)
SECOND TRACT
CITY OF DALLAS
VOLUME 677, PAGE 359
D.R.C.C.T.

J. G. JONETT SURVEY
ABSTRACT No. 475

30' PERMANENT
WATERLINE EASEMENT
223,252 S.F. (5.125 AC.)

S 75°08'45"E 3,259.42'
N 75°08'45"W 3,246.98'

S 75°09'00"E 1,355.91'
N 75°09'00"W 1,359.52'

TEXAS POWER & LIGHT COMPANY
150' EASEMENT
VOLUME 651, PAGE 102
D.R.C.C.T.

80.0 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 710, PAGE 544
D.R.C.C.T.

TEXAS POWER & LIGHT COMPANY
150' EASEMENT (TRACT 1)
VOLUME 639, PAGE 363
D.R.C.C.T.

MATCH LINE SHEET 5

MATCH LINE SHEET 7



200 100 0 200



SCALE IN FEET

NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

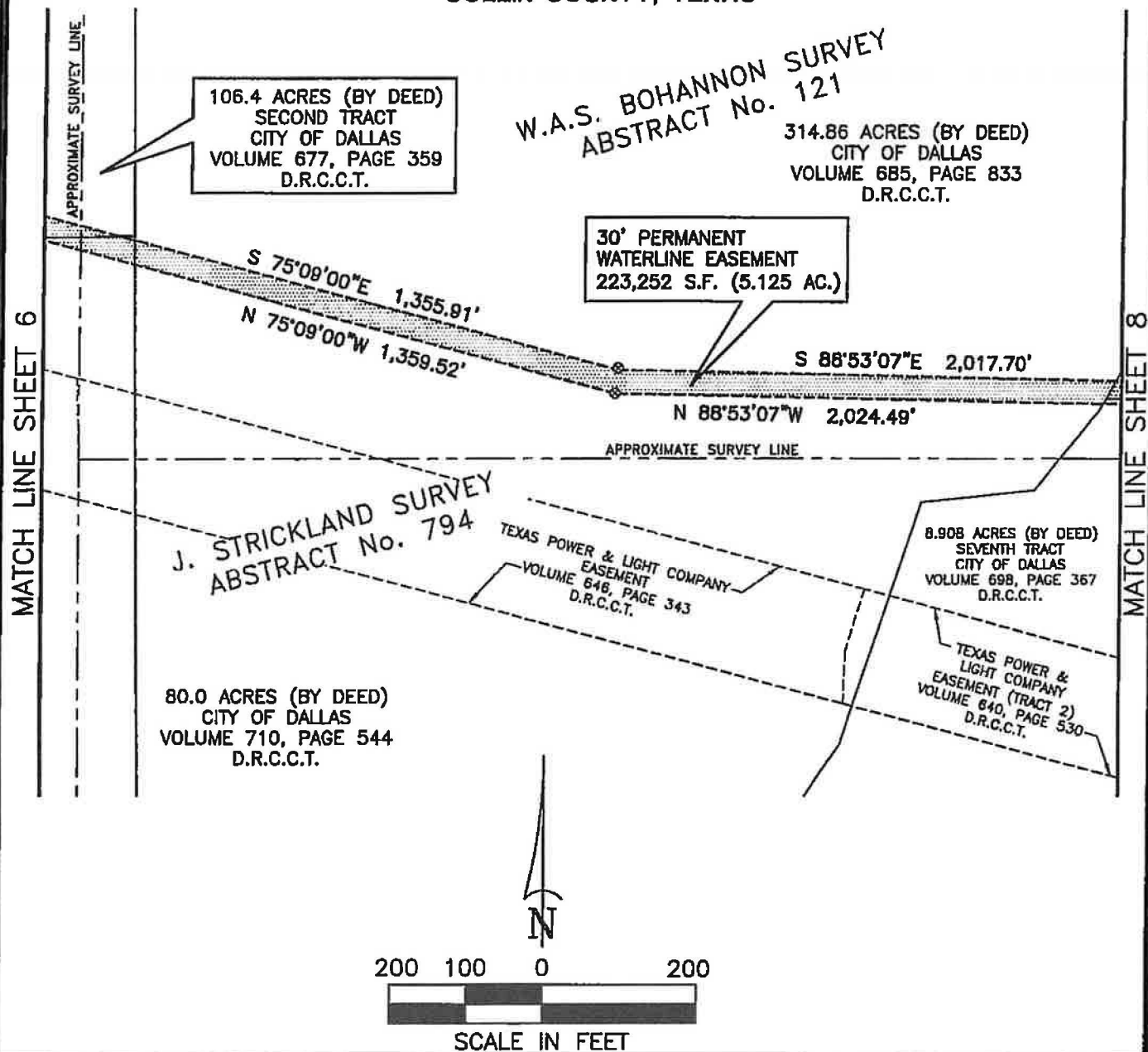
PROJECT NO.: 101-0490-18		PARCEL No.: 16
OWNER: CITY OF DALLAS		
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121		
LOCATION: COLLIN COUNTY, TEXAS		
TOTAL EASEMENT AREA: 223,252 SQ. FT. (5.125 ACRES)		
SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)		
JOB NO. KHA_1802.00		EXHIBIT A PAGE 6 OF 11
DATE: JANUARY 28, 2018		CADD FILE: PARCEL 16.dwg
DRAWN BY: JDR		SCALE: 1" = 200'
CHK. BY: LH		



LYNDON HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A

223,252 SQ. FT. (5.125 -ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS

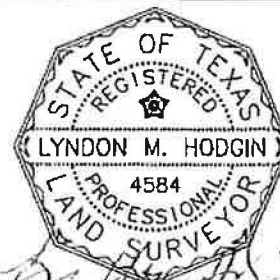


NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

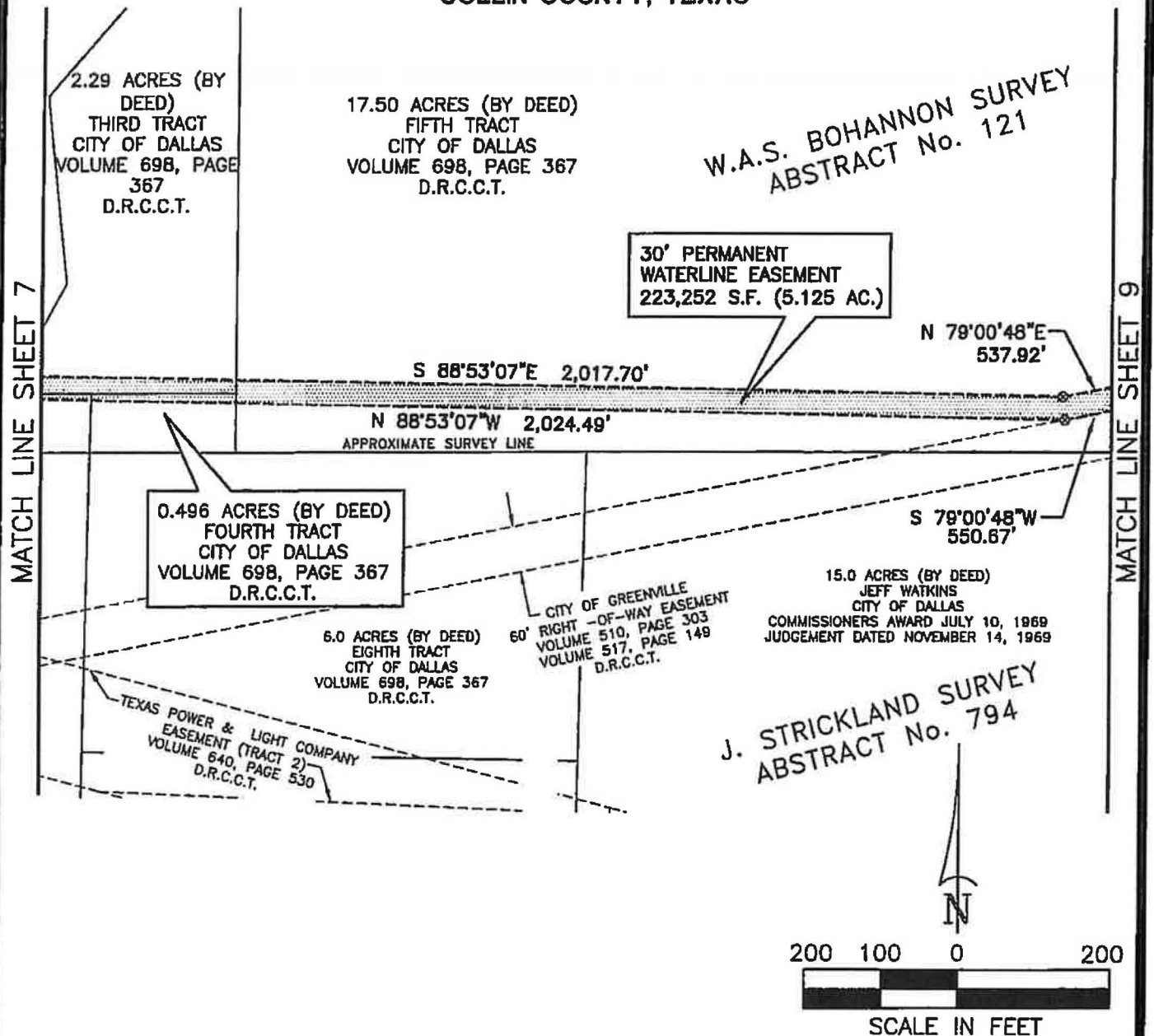
PROJECT NO.: 101-0490-18	PARCEL No.: 16
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 223,252 SQ. FT. (5.125 ACRES)	
SUBJECT TRACT ACREAGE: 668,606 ACRES (BY DEED)	EXHIBIT A PAGE 7 OF 11
JOB NO. KHA_1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
	CADD FILE: PARCEL 16.dwg
	SCALE: 1" = 200'



LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

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PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

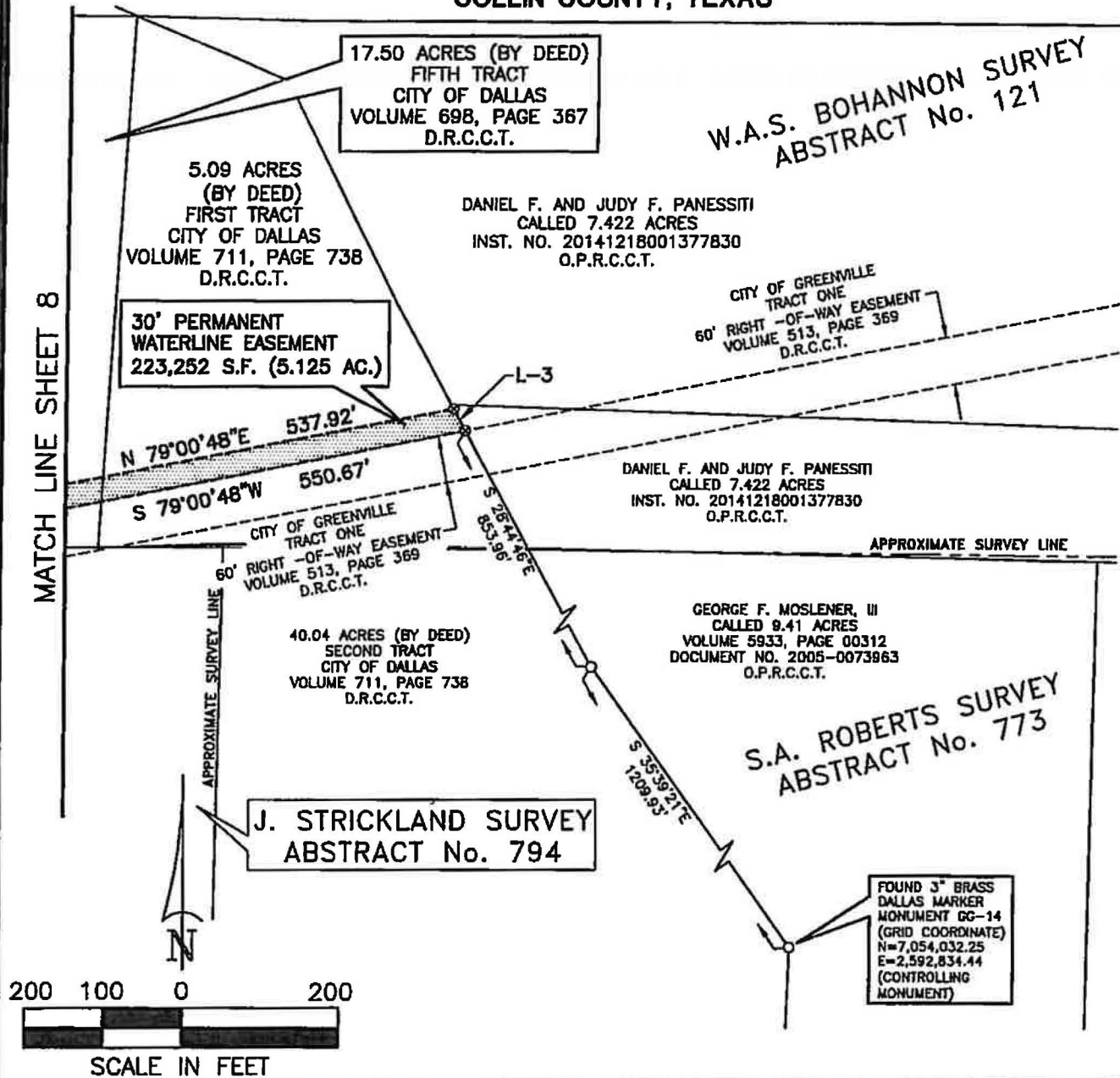
PROJECT NO.: 101-0490-18	PARCEL No.: 16
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 223,252 SQ. FT. (5.125 ACRES)	
SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)	EXHIBIT A PAGE 8 OF 11
JOB NO. KHA-1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
CORRONDONA & ASSOCIATES, INC.	1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202



LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900
214-712-0800 FAX 214-712-0804

EXHIBIT A

223,252 SQ. FT. (5.125 -ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18	PARCEL No.: 16
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 223,252 SQ. FT. (5.125 ACRES)	
SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)	EXHIBIT A PAGE 9 OF 11
JOB NO. KHA_1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
	CADD FILE: PARCEL 16.dwg
	SCALE: 1" = 200'

CORRONDONA & ASSOCIATES, INC. • 1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202 • 214-712-0800 FAX 214-712-0804



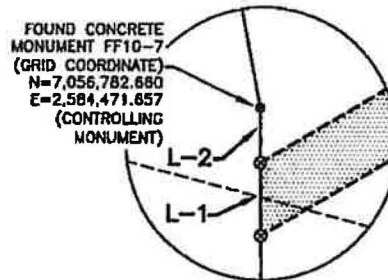
LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10108900

EXHIBIT A

223,252 SQ. FT. (5.125 -ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°42'37"W	34.46'
L-2	N 00°42'37"W	3.70'
L-3	S 28°40'45"E	31.49'

LEGEND	
⊗	IRON ROD SET (AS NOTED)
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
----	SURVEY LINE
----	EASEMENT LINE
----	PROPERTY LINE
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS



DETAIL "A"
NOT TO SCALE

NOTES:

ALL HORIZONTAL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NA2011 (EPOCH 2010), NORTH CENTRAL ZONE (4202) AND ADJUSTED TO SURFACE VALUES USING THE TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY (1.000152710). ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES AND IN U. S. SURVEY FEET.

NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

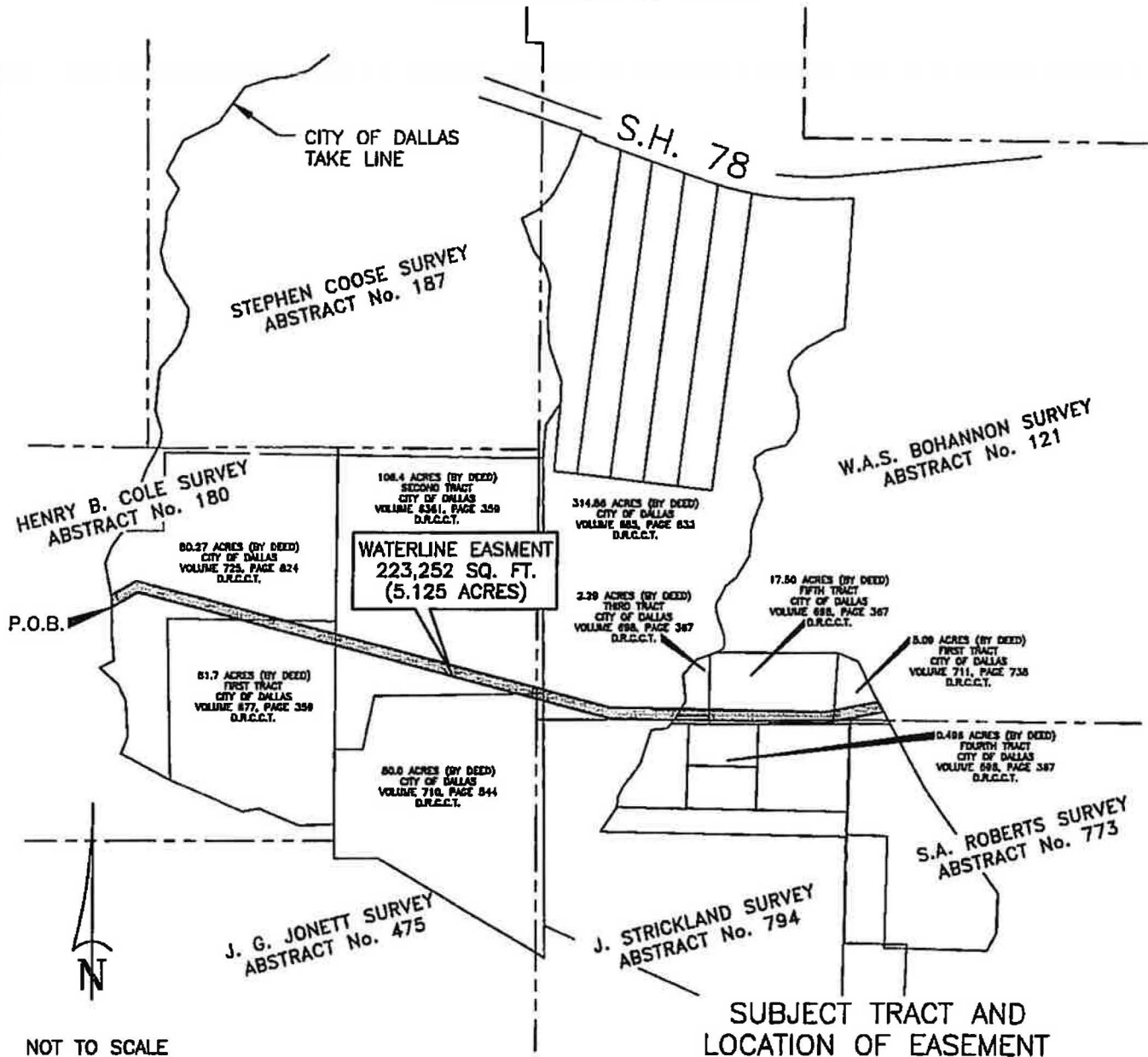
PROJECT NO.: 101-0490-18	PARCEL No.: 16
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 223,252 SQ. FT. (5.125 ACRES)	
SUBJECT TRACT ACREAGE: 668,606 ACRES (BY DEED)	EXHIBIT A PAGE 10 OF 11
JOB NO. KHA_1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
	CADD FILE: PARCEL 16.dwg
	SCALE: 1" = 200'



LYNDON HODGIN
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NO. 4584 TEXAS FIRM NO. 10106900

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PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18

PARCEL No.: 16

OWNER: CITY OF DALLAS

SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 223,252 SQ. FT. (5.125 ACRES)

SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)

EXHIBIT A PAGE 11 OF 11

JOB NO. KHA_1802.00

DRAWN BY: JDR

CADD FILE: PARCEL 18.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

SCALE: 1" = 200'

GORRONDONA & ASSOCIATES, INC.

1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202

214-712-0600 FAX 214-712-0604



LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10108900

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2
PROJECT NO. 101-0490-18

PARCEL NO. 16B
OWNER: CITY OF DALLAS
25' PERMANENT ACCESS EASEMENT
171,976 SQ. FT. (3.948 ACRES)
W.A.S. BOHANNON SURVEY, ABSTRACT NO. 121
COLLIN COUNTY, TEXAS

Being a 171,976 square foot or (3.948 acre) permanent access easement situated in the W. A. S. Bohannon Survey, Abstract No. 121 of Collin County, Texas, and being a portion of a 314.86 acre tract of land conveyed to the City of Dallas by Warranty deed recorded February 17, 1967 in Volume 685, Page 833, of the Deed Records of Collin County, Texas, a portion of a 2.29 acre tract of land conveyed as "Third Tract", a portion of a 44.61 acre tract of land conveyed as "First Tract", a portion of a 17.50 acre tract of land conveyed as "Fifth Tract" and a portion of a 32.41 acre tract of land conveyed as "Second Tract" to the City of Dallas by Warranty deed recorded October 24, 1967 in Volume 698, Page 367, of the Deed Records of Collin County, Texas; said 171,976 square foot or (3.948 acre) 25' permanent access easement being more particularly described by metes and bounds as follows:

COMMENCING at a City of Dallas concrete monument HH9 (controlling monument) found in the south right-of-way line of State Highway 78 (a variable width right-of-way), said City of Dallas concrete monument HH9 found being the northwest corner of a 1.726 acre tract of land (by deed) conveyed to Neives Marquez recorded in Instrument No. 20061023001520980 of the Official Public Records of Collin County, Texas; **THENCE** South 00 degrees 09 minutes 31 seconds West, with the south right-of-way line of said State Highway 78 and with the west line of said 1.726 acre tract of land, a distance of 12.80 feet to a TxDOT concrete monument found for the northeast corner of a 101.91 acre tract of land (by deed) conveyed to the City of Dallas by Confirmation Warranty deed recorded January 31, 1969 in Volume 725, Page 821 of the Deed Records of Dallas County, Texas; **THENCE** South 84 degrees 14 minutes 15 seconds West, with the south right-of-way line of said State Highway 78 and with the north line of said 101.91 acre tract, a distance of 687.85 feet to a point for corner; **THENCE** South 08 degrees 01 minutes 39 seconds East, with the south right-of-way line of said State Highway 78 and with the north line of said 101.91 acre tract, a distance of 20.04 feet to a point for corner and the beginning of a non-tangent curve to the right having a delta angle of 05 degrees 26 minutes 34 seconds, a radius of 2,680.41 feet and a long chord that bears North 81 degrees 17 minutes 50 seconds East, a distance of 254.53 feet. **THENCE** Southwesterly, with the south right-of-way line of said State Highway 78, with the north line of said 101.91 acre tract and with said non-tangent curve to the right, an arc length of 254.62 feet to a point for corner in the north line of said 314.86 acre tract of land; **THENCE** South 88 degrees 26 minutes 21 seconds West, with the south right-of-way line of said State Highway 78 and with the north line of said 314.86 acre tract, a distance of 145.45 feet to a point for corner; **THENCE** South 01 degrees 33 minutes 39 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the **POINT OF BEGINNING** of the herein described 25' permanent access easement, said point having a grid coordinate of N= 7,050,821.13 and E= 2,587,669.00, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the south line of a North Texas Municipal Water District easement as recorded in Volume 744, Page 778 of said Deed Records of Collin County, Texas;

THENCE South 22 degrees 50 minutes 25 seconds West, a distance of 179.53 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

AKK 3/6/19

THENCE South 00 degrees 28 minutes 52 seconds West, a distance of 855.79 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 50 degrees 56 minutes 25 seconds West, a distance of 601.17 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 06 degrees 32 minutes 08 seconds West, a distance of 552.77 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner and the beginning of a tangent curve to the left, having a delta angle of 54 degrees 45 minutes 25 seconds, a radius of 37.50 feet and a long chord that bears South 11 degrees 10 minutes 33 seconds West, a distance of 34.49 feet;

THENCE along said tangent curve to the left, an arc length of 35.84 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 16 degrees 12 minutes 09 seconds, a distance of 59.68 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 03 degrees 47 minutes 51 seconds West, a distance of 674.44 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 27 degrees 50 minutes 51 seconds West, a distance of 274.69 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 53 degrees 59 minutes 06 seconds East, a distance of 377.07 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 28 degrees 37 minutes 13 seconds West, a distance of 345.50 to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 20 degrees 19 minutes 52 seconds East, a distance of 207.87 to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 14 degrees 35 minutes 03 seconds West, a distance of 574.24 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 08 degrees 39 minutes 14 seconds East, a distance of 169.12 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 88 degrees 53 minutes 07 seconds West, a distance of 25.37 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 08 degrees 39 minutes 14 seconds West, a distance of 169.96 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 14 degrees 35 minutes 03 seconds East, a distance of 571.52 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 20 degrees 19 minutes 52 seconds West, a distance of 211.39 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 28 degrees 37 minutes 13 seconds East, a distance of 345.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 53 degrees 59 minutes 06 seconds West, a distance of 351.65 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE South 27 degrees 50 minutes 51 seconds West, a distance of 1,598.05 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 88 degrees 53 minutes 07 seconds West, a distance of 27.99 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 27 degrees 50 minutes 51 seconds East, a distance of 1,895.16 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 03 degrees 47 minutes 51 seconds East, a distance of 664.71 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 16 degrees 12 minutes 09 seconds West, a distance of 55.28 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner and the beginning of a tangent curve to the right, having a delta angle of 54 degrees 45 minutes 25 seconds, a radius of 62.50 feet, and a long chord that bears North 11 degrees 10 minutes 33 seconds East, a distance of 57.48 feet;

THENCE with said tangent curve to the right, an arc length of 59.73 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 38 degrees 33 minutes 16 seconds East, a distance of 509.79 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 06 degrees 32 minutes 08 seconds East, a distance of 555.80 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 50 degrees 56 minutes 25 seconds East, a distance of 599.59 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 00 degrees 28 minutes 52 seconds East, a distance of 848.95 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

THENCE North 22 degrees 50 minutes 25 seconds East, a distance of 173.13 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the south line of said North Texas Municipal Water District easement;

THENCE North 88 degrees 26 minutes 21 seconds East, with the south line of said North Texas Municipal Water District easement, a distance of 27.45 feet to the **POINT OF BEGINNING** and containing 171,976 square feet or 3.948 acres of land, more or less.

NOTES:

1. A plat of same date herewith accompanies this legal description.
2. All bearings and coordinates are based on the Texas State Plane Coordinate System, NAD-83 (2011), the North Central Zone (4202) and adjusted to surface values using a Surface Adjustment Factor for Collin County of 1.00152710. Distances and areas shown are surface values and in U.S. Survey Feet.

*** SURVEYOR'S CERTIFICATE ***

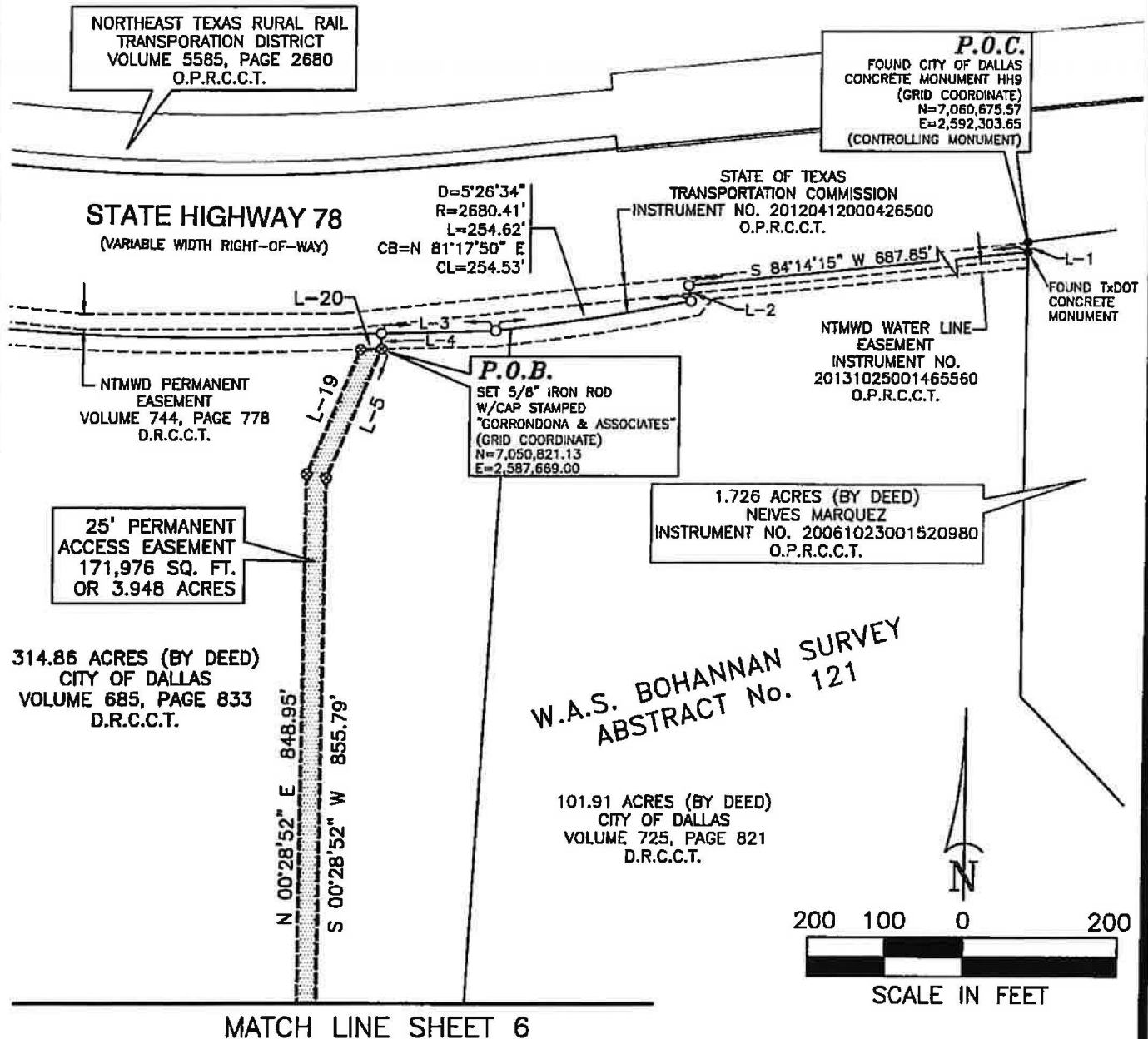
TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

January 29, 2019



By: *Lyndon M. Hodgkin*
Lyndon M. Hodgkin
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc
Texas Firm No. 10106900

EXHIBIT A
172,525 SQ. FT. (3.961 -ACRE) TRACT OF LAND
PART OF THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLLIE, TEXAS 75098

**"WYLLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
PIPELINE IMPROVEMENTS, PHASE 2"**

PROJECT NO.: 101-0490-18 PARCEL No.: 16B

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 171,976 SQ. FT. (3.948 ACRES)

SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED)

EXHIBIT A PAGE 5 OF 10

JOB NO. KHA_1802.00

DRAWN BY: JDR

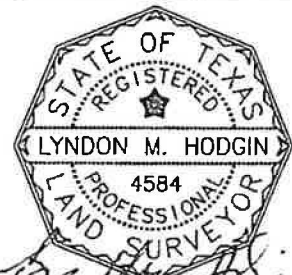
CADD FILE: PARCEL 16B.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

SCALE: 1" = 200'

GORRONDONA & ASSOCIATES, INC. • 1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202 • 214-712-0600 FAX 214-712-0604



LYNDON HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A
172,525 SQ. FT. (3.961 -ACRE) TRACT OF LAND
PART OF THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS

MATCH LINE SHEET 5

W.A.S. BOHANNON SURVEY
 ABSTRACT No. 121

314.86 ACRES (BY DEED)
 CITY OF DALLAS
 VOLUME 685, PAGE 833
 D.R.C.C.T.

101.91 ACRES (BY DEED)
 CITY OF DALLAS
 VOLUME 725, PAGE 821
 D.R.C.C.T.

25' PERMANENT
 ACCESS EASEMENT
 171,976 SQ. FT.
 OR 3.948 ACRES

N 38°33'16" E 509.79'
 S 38°33'16" W 516.96'

N 06°32'08" E 555.80'
 S 06°32'08" W 552.77'

N 50°56'25" E 599.59'
 S 50°56'25" W 601.17'

N 00°28'52" E 848.95'

S 00°28'52" W 855.79'



MATCH LINE SHEET 7

SCALE IN FEET



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

**"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
 PIPELINE IMPROVEMENTS, PHASE 2"**

PROJECT NO.: 101-0490-18 PARCEL No.: 16B

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 171,976 SQ. FT. (3.948 ACRES)

SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED)

EXHIBIT A PAGE 6 OF 10

JOB NO. KHA_1802.00

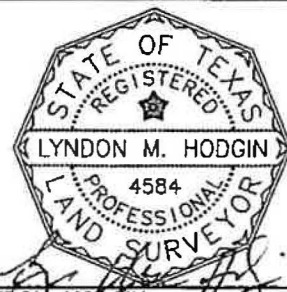
DRAWN BY: JDR

CADD FILE: PARCEL 16B.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

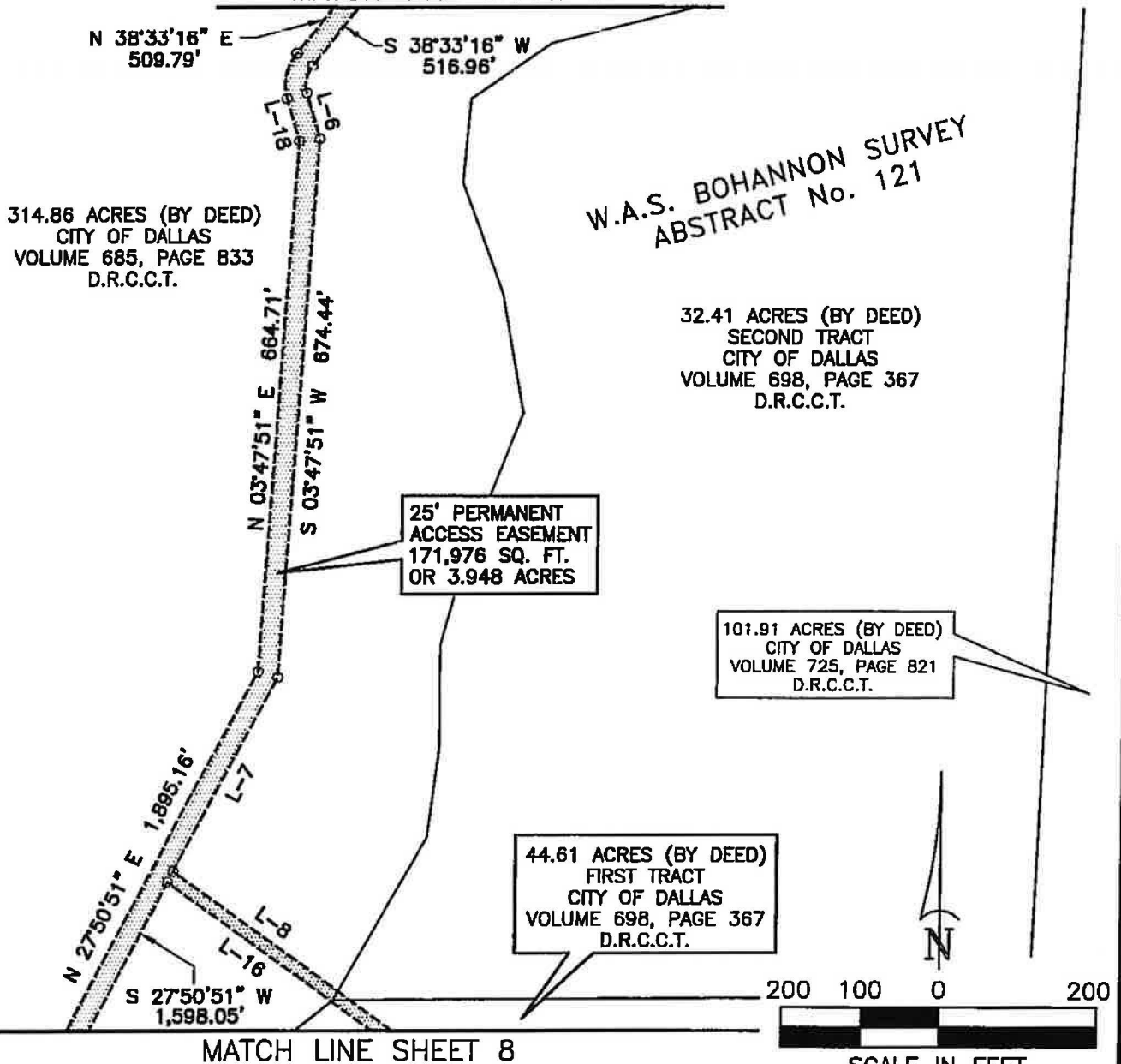
SCALE: 1" = 200'



LYNDON HODGINS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A
172,525 SQ. FT. (3.961 -ACRE) TRACT OF LAND
PART OF THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS

MATCH LINE SHEET 6



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18 PARCEL No.: 16B

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 171,976 SQ. FT. (3.948 ACRES)

SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED) EXHIBIT A PAGE 7 OF 10

JOB NO. KHA_1802.00

DRAWN BY: JDR

CADD FILE: PARCEL_16B.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

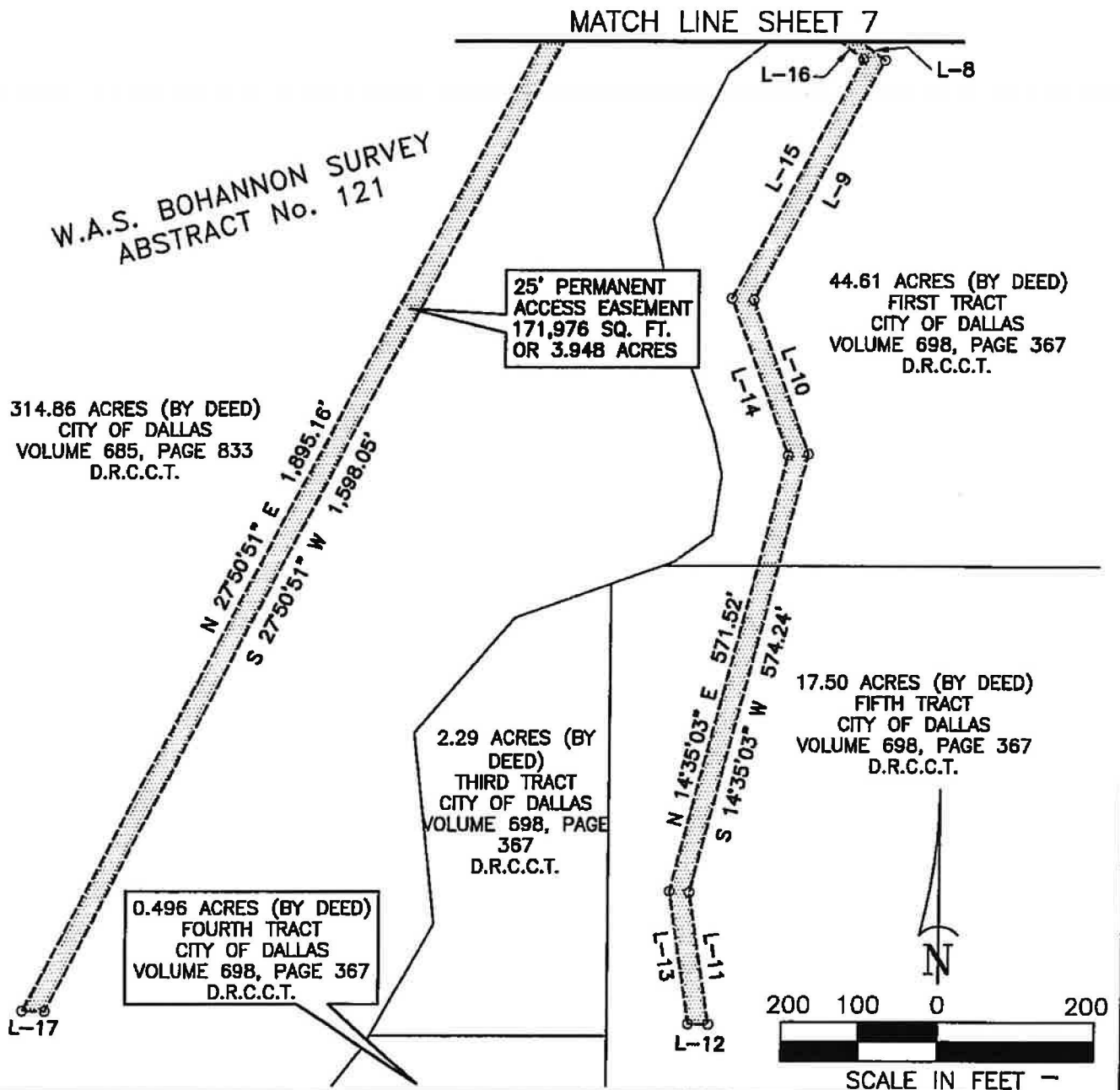
SCALE: 1" = 200'

GORRONDONA & ASSOCIATES, INC. • 1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202 • 214-712-0800 FAX 214-712-0804



LYNDON HODGIN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A
172,525 SQ. FT. (3.961 -ACRE) TRACT OF LAND
PART OF THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18 PARCEL No.: 16B

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 171,976 SQ. FT. (3.948 ACRES)

SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED)

JOB NO. KHA_1802.00

DRAWN BY: JDR

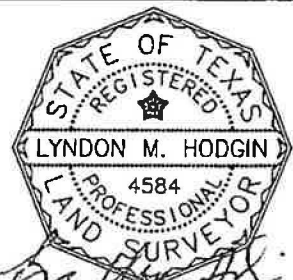
EXHIBIT A PAGE 8 OF 10

CADD FILE: PARCEL 16B.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

SCALE: 1" = 200'



LYNDON HODGIN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A
172,525 SQ. FT. (3.981 -ACRE) TRACT OF LAND
PART OF THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS

LEGEND	
⊗	IRON ROD SET (AS NOTED)
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
----	SURVEY LINE
----	EASEMENT LINE
----	PROPERTY LINE
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°09'31"W	12.80'
L-2	S 08°01'39"E	20.04'
L-3	S 88°26'21"W	145.45'
L-4	S 28°40'45"E	41.99'
L-5	S 22°50'25"W	179.53'
L-6	S 16°12'09"E	59.68'
L-7	S 27°50'51"W	274.69'
L-8	S 53°59'06"E	377.07'
L-9	S 28°37'13"W	345.50'
L-10	S 20°19'52"E	207.87'
L-11	S 08°39'14"E	169.12'
L-12	N 88°53'07"W	25.37'
L-13	N 08°39'14"W	169.96'
L-14	N 20°19'52"W	211.39'
L-15	N 28°37'13"E	345.00'
L-16	N 53°59'06"W	351.65'
L-17	N 88°53'07"W	27.99'
L-18	N 16°12'09"W	55.28'
L-19	N 22°50'25"E	173.13'
L-20	N 88°26'21"E	27.45'

NOTES:

ALL HORIZONTAL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NA2011 (EPOCH 2010), NORTH CENTRAL ZONE (4202) AND ADJUSTED TO SURFACE VALUES USING THE TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY (1.000152710). ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES AND IN U. S. SURVEY FEET.



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

**"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
PIPELINE IMPROVEMENTS, PHASE 2"**

PROJECT NO.: 101-0490-18 | PARCEL No.: 16B

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 171,976 SQ. FT. (3.948 ACRES)

SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED)

EXHIBIT A PAGE 9 OF 10

JOB NO. KHA_1802.00

DRAWN BY: JDR

CADD FILE: PARCEL 16B.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

SCALE: 1" = 200'

GORRONDONA & ASSOCIATES, INC.

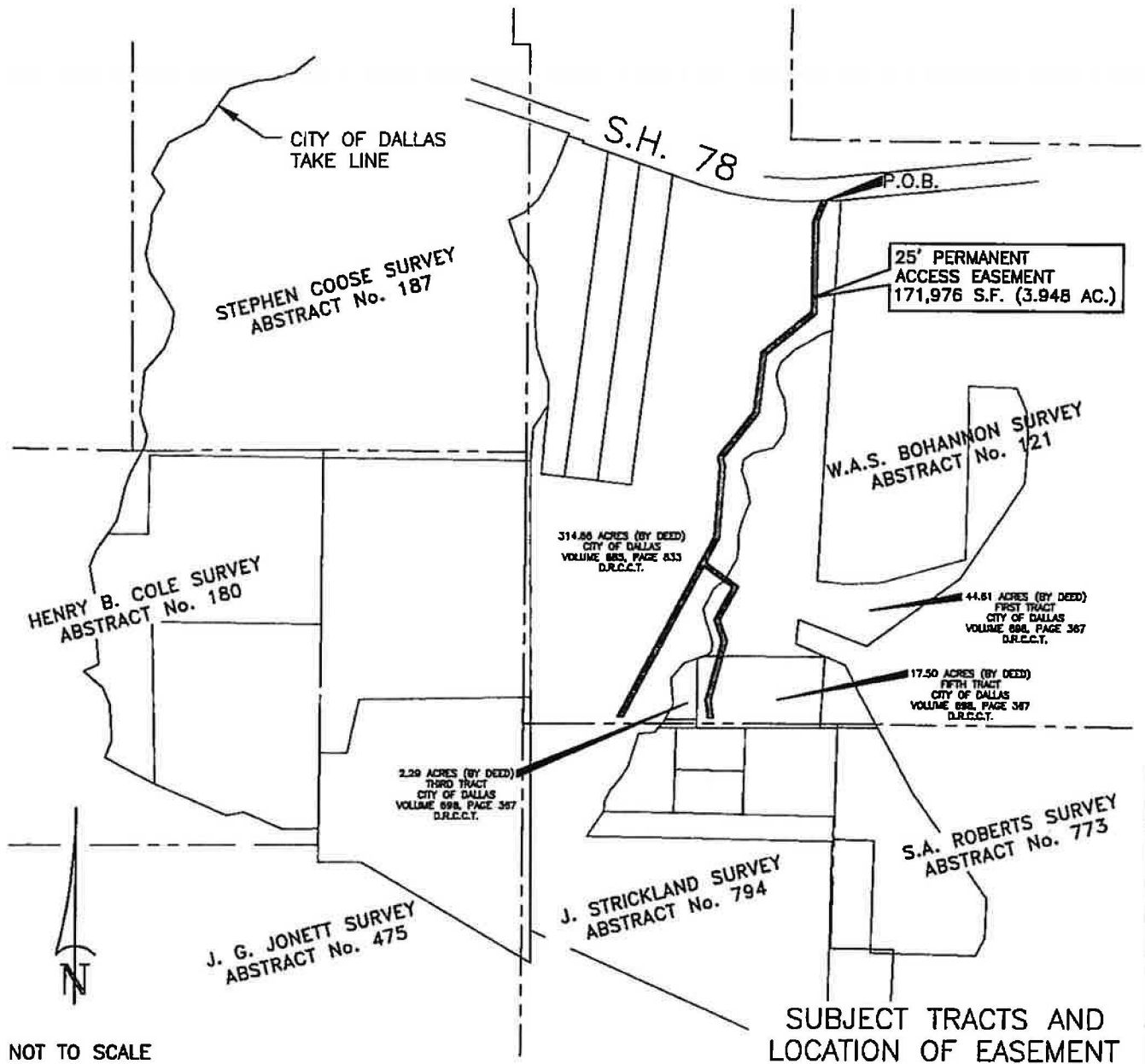
1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202

214-712-0600 FAX 214-712-0804



LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A
172,525 SQ. FT. (3.961 -ACRE) TRACT OF LAND
PART OF THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



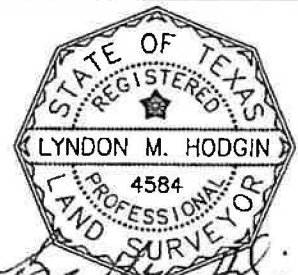
NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

**"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
PIPELINE IMPROVEMENTS, PHASE 2"**

PROJECT NO.: 101-0490-18	PARCEL No.: 16B
OWNER: CITY OF DALLAS	
SURVEY: W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 171,976 SQ. FT. (3.948 ACRES)	
SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED)	EXHIBIT A PAGE 10 OF 10
JOB NO. KHA_1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
	CADD FILE: PARCEL 16B.dwg
	SCALE: 1" = 200'

GORRONDONA & ASSOCIATES, INC. • 1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202 • 214-712-0600 FAX 214-712-0604



LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE PHASE II IMPROVEMENTS
PROJECT NO. 101-0490-18

PARCEL NO. 16A
OWNER: CITY OF DALLAS
297,109 SQ. FT. (6.821 ACRES)
40' TEMPORARY CONSTRUCTION EASEMENT PART 1
HENRY B. COLE SURVEY, ABSTRACT No. 180,
JOHN G. JONETT SURVEY, ABSTRACT No. 475
W.A.S. BOHANNON SURVEY, ABSTRACT No. 121
COLLIN COUNTY, TEXAS

Being a 297,109 square foot (6.821 acre) Temporary Construction easement situated in the Henry B. Cole Survey, Abstract No. 180, the John G. Jonett Survey Abstract No. 475, and the W. A. S. Bohannon Survey, Abstract No. 121 of Collin County, Texas, and being a portion a 80.27 acre tract conveyed to the City of Dallas by Warranty deed recorded on January 31, 1969 in Volume 725, Page 824, of the Deed Records of Collin County, Texas (D.R.C.C.T.), a portion of a 61.7 acre tract of land conveyed as "First Tract" and a portion of a 106.4 acre tract conveyed as "Second Tract" to the City of Dallas by Warranty deed recorded August 3, 1966 in Volume 677, Page 359, (D.R.C.C.T.), a portion of a 80.00 acre tract of land conveyed to the City of Dallas by Warranty deed recorded May 28, 1968 in Volume 4710, Page 544, (D.R.C.C.T.), a portion of a 314.86 acre tract of land conveyed to the City of Dallas by Warranty deed recorded February 17, 1967 in Volume 685, Page 833, (D.R.C.C.T.), a portion of a 2.29 acre tract conveyed as "Third Tract", a portion of a 0.496 acre tract conveyed as "Fourth Tract" and a portion of a 17.50 acre tract conveyed as "Fifth Tract" to the City of Dallas by Warranty deed recorded October 24, 1967 in Volume 698, Page 367, (D.R.C.C.T.) and also being a portion of a 5.09 acre tract of land conveyed as "First Tract" to the City of Dallas by deed recorded June 17, 1968 in Volume 711, Page 738, (D.R.C.C.T.); said 297,109 square foot (6.821 acre) 40' temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument with a brass cap stamped FF10-7 (controlling monument) as shown on the City of Dallas Boundary Map of Lake Ray Hubbard, Map No. 612D-1, Sheet 147, on file in the City of Dallas Survey Records Vault, found at an angle point in the west line of said 80.27 acre tract and in the east line of a 22.73 acre tract of land conveyed to Triple A Leasing, Inc. by Warranty deed recorded in Volume 5891, Page 1304, (D.R.C.C.T.); **THENCE** North 00 degrees 42 minutes 37 seconds West, with the west line of said 80.27 acre tract and with the east line of said 22.73 acre tract, a distance of 345.56 feet to a 5/8 inch iron rod with cap stamped "Gorronдона & Associates" set for the **POINT OF BEGINNING** of the herein described 40' temporary construction easement, said point having a grid coordinate of N=7,056,782.66 and E=2,584,471.65;


THENCE North 00 degrees 42 minutes 37 seconds West, with the west line of said 80.27 acre tract and with the east line of said 22.73 acre tract, a distance of 3.70 feet to a concrete monument without cap (controlling monument) found for corner on said east line of said 80.27 acre tract;

THENCE North 11 degrees 19 minutes 56 seconds West, a distance of 38.87 feet to a point for corner;

THENCE North 59 degrees 48 minutes 20 seconds East, a distance of 265.36 feet to a point for corner;

THENCE South 75 degrees 08 minutes 45 seconds East, a distance of 3,276.01 feet to a point for corner;

(Exhibit A) Page 1 of 12

FIELD NOTES APPROVED:


THENCE South 75 degrees 09 minutes 00 seconds East, a distance of 1,351.09 feet to a pint for corner;

THENCE South 88 degrees 53 minutes 07 seconds East, a distance of 2,008.64 feet to a point for corner;

THENCE North 79 degrees 00 degrees 48 seconds East, a distance of 520.92 feet to a point for corner on the east boundary line of said 5.09 acre, City of Dallas First Tract and the west boundary line of a 7.422 acre tract of land conveyed to Daniel F. and Judy F. Panessiti by Warranty deed recorded in Instrument No. 20141218001377830 of the Official Property Records of Collin County, Texas;

THENCE South 28 degrees 40 minutes 45 seconds East, a distance of 41.99 feet to a 5/8 inch iron rod with cap stamped "Gorrondonga & Associates" set for corner on the east line of said 5.09 acre, City of Dallas First Tract and the west line of said Daniel F. and Judy F. Panessiti tract;

THENCE South 79 degrees 00 minutes 48 seconds West, a distance of 537.92 feet to a 5/8 inch iron rod with cap stamped "Gorrondonga & Associates" set for corner;

THENCE North 88 degrees 53 minutes 07 seconds West, a distance of 2,017.70 feet to a 5/8 inch iron rod with cap stamped "Gorrondonga & Associates" set for corner;

THENCE North 75 degrees 09 minutes 00 seconds West, a distance of 1,355.91 feet to a 5/8 inch iron rod with cap stamped "Gorrondonga & Associates" set for corner;

THENCE North 75 degrees 08 minutes 45 seconds West, a distance of 3,259.42 feet to a 5/8 inch iron rod with cap stamped "Gorrondonga & Associates" set for corner;

THENCE South 59 degrees 48 minutes 20 seconds West, a distance of 263.16 feet to the **POINT OF BEGINNING** and containing 297,109 square feet (6.821 acres) of land more or less.

PARCEL NO. 16A
OWNER: CITY OF DALLAS
68,026 SQ. FT. (1.562 ACRES)
10' TEMPORARY CONSTRUCTION EASEMENT PART 2
HENRY B. COLE SURVEY, ABSTRACT No. 180, J.G. JONETT SURVEY, ABSTRACT No. 475,
W.A.S. BOHANNON SURVEY, ABSTRACT No. 121
COLLIN COUNTY, TEXAS

Being a 68,026 square foot (1.562 acre) 10' Temporary Construction Easement situated in the Henry B. Cole Survey, Abstract No. 180, the J. G. Jonett Survey Abstract No. 475, and the W. A. S. Bohannon Survey, Abstract No. 121 of Collin County, Texas, and being a portion an 80.27 acre tract conveyed to the City of Dallas by Warranty deed recorded on January 31, 1969 in Volume 725, Page 824, of the Deed Records of Collin County, Texas (D.R.C.C.T.), a portion of a 61.7 acre tract of land conveyed as "First Tract" and a portion of a 106.4 acre tract conveyed as "Second Tract" to the City of Dallas by Warranty deed recorded August 3, 1966 in Volume 677, Page 359, (D.R.C.C.T.), a portion of a 80.00 acre tract of land conveyed to the City of Dallas by Warranty deed recorded May 28, 1968 in Volume 4710, Page 544, (D.R.C.C.T.), a portion of a 314.86 acre tract of land conveyed to the City of Dallas by Warranty deed recorded February 17, 1967 in Volume 685, Page 833, (D.R.C.C.T.), a portion of a 2.29 acre tract conveyed as "Third Tract", a portion of a 0.496 acre tract conveyed as "Fourth Tract" and a portion of a 17.50 acre tract conveyed as "Firth Tract" to the City of Dallas by Warranty deed recorded October 24, 1967 in Volume 698, Page 367, (D.R.C.C.T.); said 68,026 square foot (1.562 acre) 10' Temporary Construction Easement being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument with a brass cap stamped FF10-7 (controlling monument) as shown on the City of Dallas Boundary Map of Lake Ray Hubbard, Map No. 6120.1, Sheet 147, on file in the City of Dallas Survey Records Vault, found at an angle point on the west line of said 80.27 acre tract and the common east line of a 22.73 acre tract of land conveyed to Triple A Leasing, Inc. by Warranty deed recorded in Volume 5891, Page 1304, (D.R.C.C.T.); **THENCE** North 00 degrees 42 minutes 37 seconds West, with the west line of said 80.27 acre tract and with the east line of said 22.73 acre tract, a distance of 341.61 feet to a point for corner; **THENCE** South 75 degrees 09 minutes 00 seconds East, a distance of 37.53 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for the **POINT OF BEGINNING** of the herein described 10' temporary construction easement, said point having a grid coordinate of N=7,056,765.39 and E=2,584,508.02;

THENCE North 59 degrees 48 minutes 20 seconds East, a distance of 226.15 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE South 75 degrees 08 minutes 45 seconds East, a distance of 3,246.98 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE South 75 degrees 09 minutes 00 seconds East, a distance of 1,359.52 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates" set for corner;

THENCE South 88 degrees 53 minutes 07 seconds East, a distance of 1,977.85 feet to a point for corner;

THENCE South 01 degrees 06 minutes 53 seconds West, a distance of 10.00 feet to a point for corner;

THENCE North 88 degrees 53 minutes 07 seconds West, a distance of 1,979.05 feet to a point for corner;

THENCE North 75 degrees 09 minutes 00 seconds West, a distance of 1,360.73 feet to a point for corner;

THNECE North 75 degrees 08 minutes 45 seconds West, a distance of 3,242.83 feet to a point for corner;

THENCE South 59 degrees 48 minutes 20 seconds West, a distance of 212.02 feet to a point for corner;

THENCE North 75 degrees 09 minutes 00 seconds West, a distance of 14.13 feet to the **POINT OF BEGINNING** and containing 68,026 square feet (1.562 acres) of land more or less.

NOTES:

1. A plat of same date herewith accompanies this legal description.
2. All bearings and coordinates are based on the Texas State Plane Coordinate System, NAD-83 (2011), the North Central Zone (4202) and adjusted to surface values using a Surface Adjustment Factor for Collin County of 1.00152710. Distances and areas shown are surface values and in U.S. Survey Feet.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

January 29, 2018



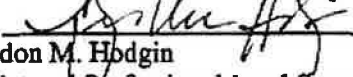
By: 
Lyndon M. Hodgkin
Registered Professional Land Surveyor
Texas No. 4584
Gorronдона & Associates, Inc
Texas Firm No. 10106900

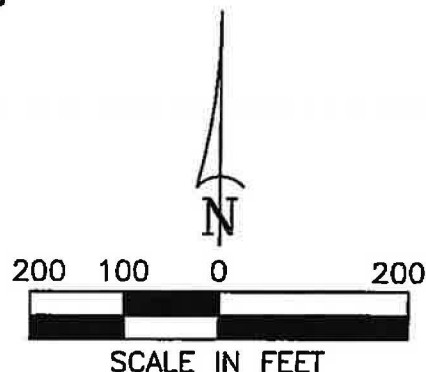
EXHIBIT A

297,109 SQ. FT. (6.821 -ACRE) & 68,026 SQ. FT. (1.562 ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS

37.5 ACRES (BY DEED)
LEON L. CHRISTOPHER AND KATIE LEE
CHRISTOPHER
VOLUME 354, PAGE 458
D.R.C.C.T.

22.73 ACRES (BY DEED)
TRIPLE A LEASING, INC
VOLUME 5891, PAGE 1304
D.R.C.C.T.

80.27 ACRES
(BY DEED)
CITY OF DALLAS
VOLUME 725, PAGE 824
D.R.C.C.T.



HENRY B. COLE SURVEY
ABSTRACT No. 180

SEE
DETAIL "A"

P.O.B. PART 1

SET 5/8" IRON ROD
W/CAP STAMPED
"GORRONDONA & ASSOCIATES"
(GRID COORDINATE)
N= 7,056,782.66
E= 2,584,471.65

TEXAS POWER & LIGHT COMPANY
100' EASEMENT
VOLUME 516, PAGE 54
VOLUME 642, PAGE 153
D.R.C.C.T.

P.O.B. PART 2

SET 5/8" IRON ROD
W/CAP STAMPED
"GORRONDONA & ASSOCIATES"
(GRID COORDINATE)
N=7,056,765.39
E=2,584,508.02

SEE SHEET 141 OF LAKE
RAY HUBBARD DALLAS WATER
UTILITIES PROPERTY MAP ON
FILE WITH THE CITY OF
DALLAS SURVEY DEPARTMENT.

P.O.C. PART 1 & PART 2

FOUND CONCRETE MONUMENT WITH
BRASS CAP STAMPED FF10-7
(GRID COORDINATE)
N=7,056,433.48
E=2,584,475.99
(CONTROLLING MONUMENT)

40' TEMPORARY
CONSTRUCTION EASEMENT
297,109 S.F. (6.821 AC.)

10' TEMPORARY
CONSTRUCTION EASEMENT
68,026 S.F. (1.562 AC.)

61.7 ACRES (BY DEED)
FIRST TRACT
CITY OF DALLAS
VOLUME 677, PAGE 359
D.R.C.C.T.

MATCH LINE SHEET 6



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18

PARCEL No.: 16A

OWNER: CITY OF DALLAS

SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: PART 1- 6.821 ACRES PART 2 -1.562 ACRES

SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)

EXHIBIT A PAGE 5 OF 12

JOB NO. KHA_1802.00

DRAWN BY: JDR

CADD FILE: PARCEL 16A.dwg

DATE: JANUARY 29, 2019

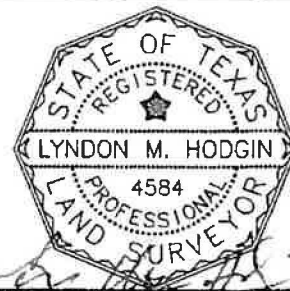
CHK. BY: LH

SCALE: 1" = 200'

GORRONDONA & ASSOCIATES, INC.

1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202

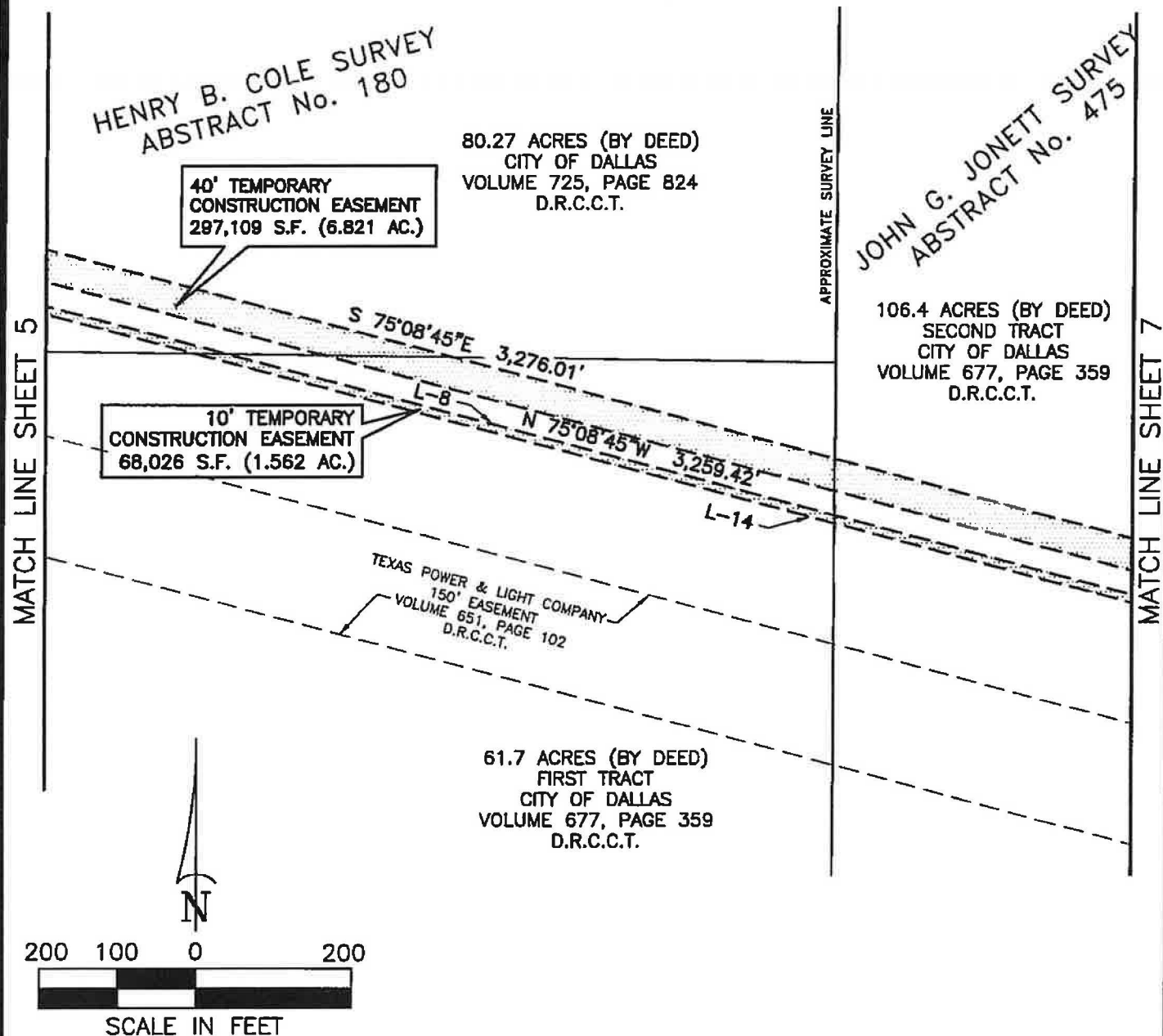
214-712-0600 FAX 214-712-0604



LYNDON HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A

297,109 SQ. FT. (6.821 -ACRE) & 68,026 SQ. FT. (1.562 ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

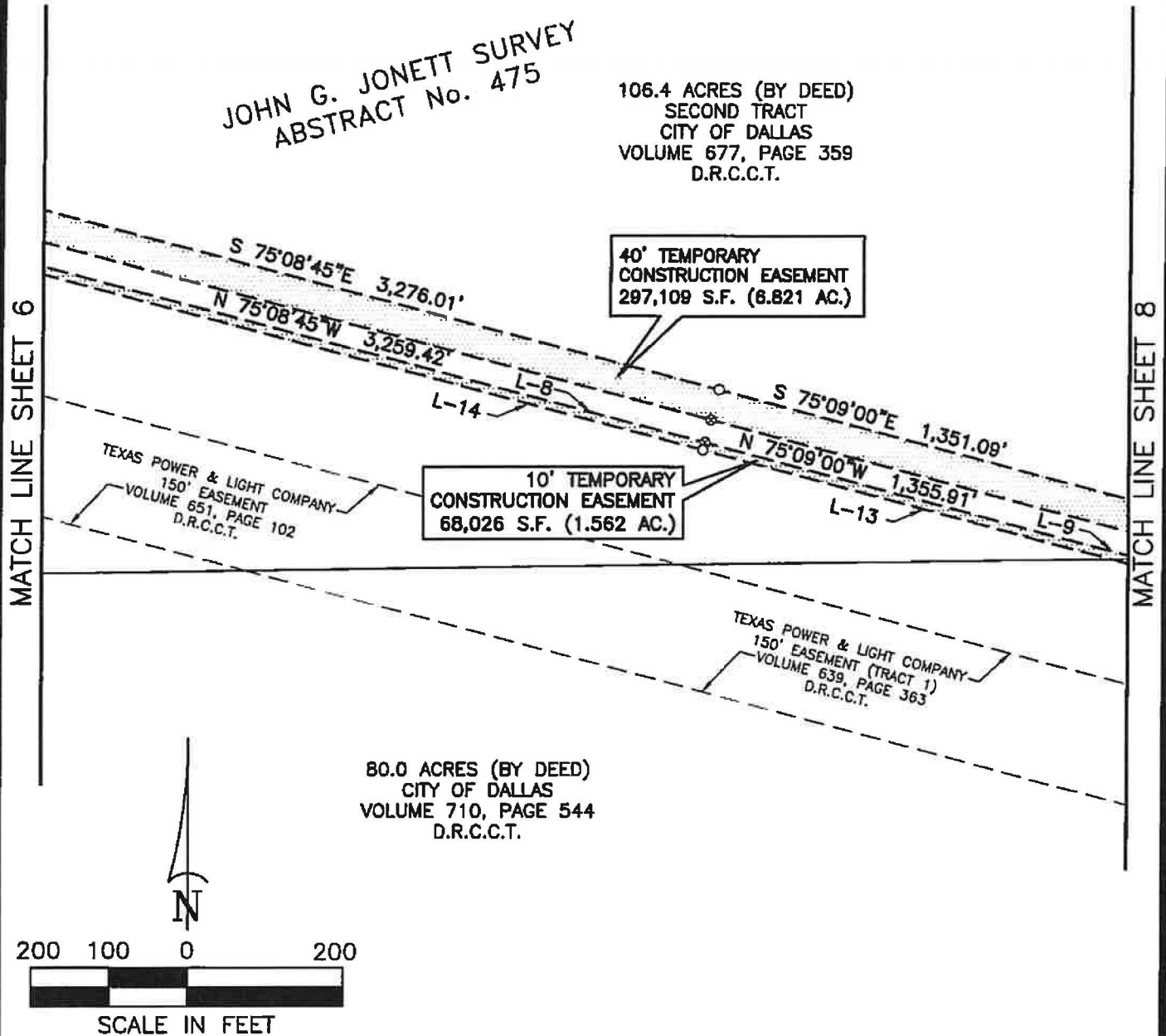
PROJECT NO.: 101-0490-18	PARCEL No.: 16A
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA:	
SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)	EXHIBIT A PAGE 6 OF 12
JOB NO. KHA_1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
CADD FILE: PARCEL 16A.dwg	SCALE: 1" = 200'
CORRONDONA & ASSOCIATES, INC. • 1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202 • 214-712-0600 FAX 214-712-0604	



LYNDON HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A

297,109 SQ. FT. (6.821 -ACRE) & 68,026 SQ. FT. (1.562 ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

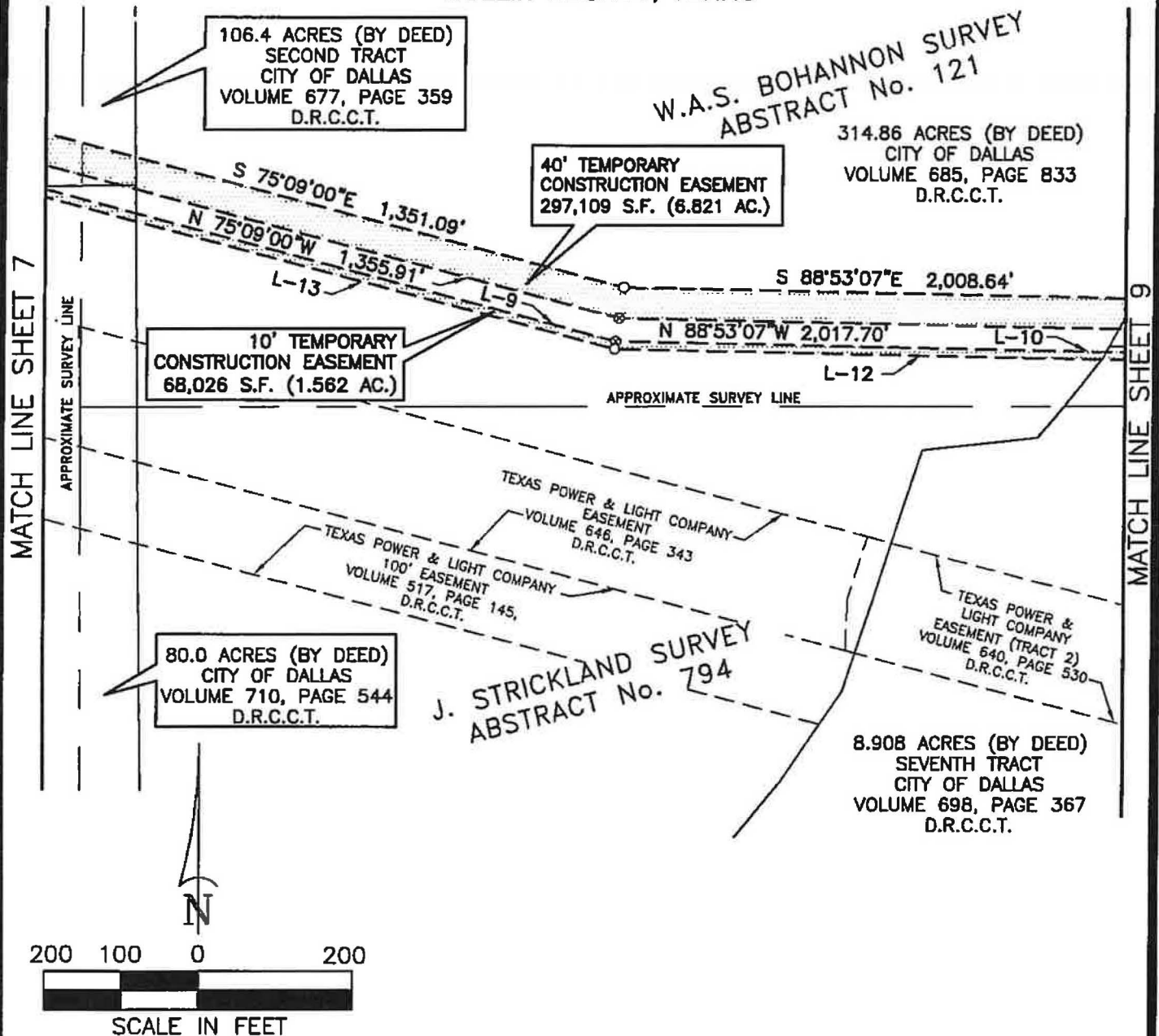
PROJECT NO.: 101-0490-18	PARCEL No.: 16A
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: PART 1- 6.821 ACRES PART 2 -1.562 ACRES	
SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)	
EXHIBIT A PAGE 7 OF 12	
JOB NO. KHA_1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
CADD FILE: PARCEL 16A.dwg	
SCALE: 1" = 200'	



LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10108900

EXHIBIT A

297,109 SQ. FT. (6.821 -ACRE) & 68,026 SQ. FT. (1.562 ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18	PARCEL No.: 16A
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: PART 1- 6.821 ACRES PART 2 -1.562 ACRES	
SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)	EXHIBIT A PAGE 8 OF 12
JOB NO. KHA 1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
	CADD FILE: PARCEL 16A.dwg
	SCALE: 1" = 200'

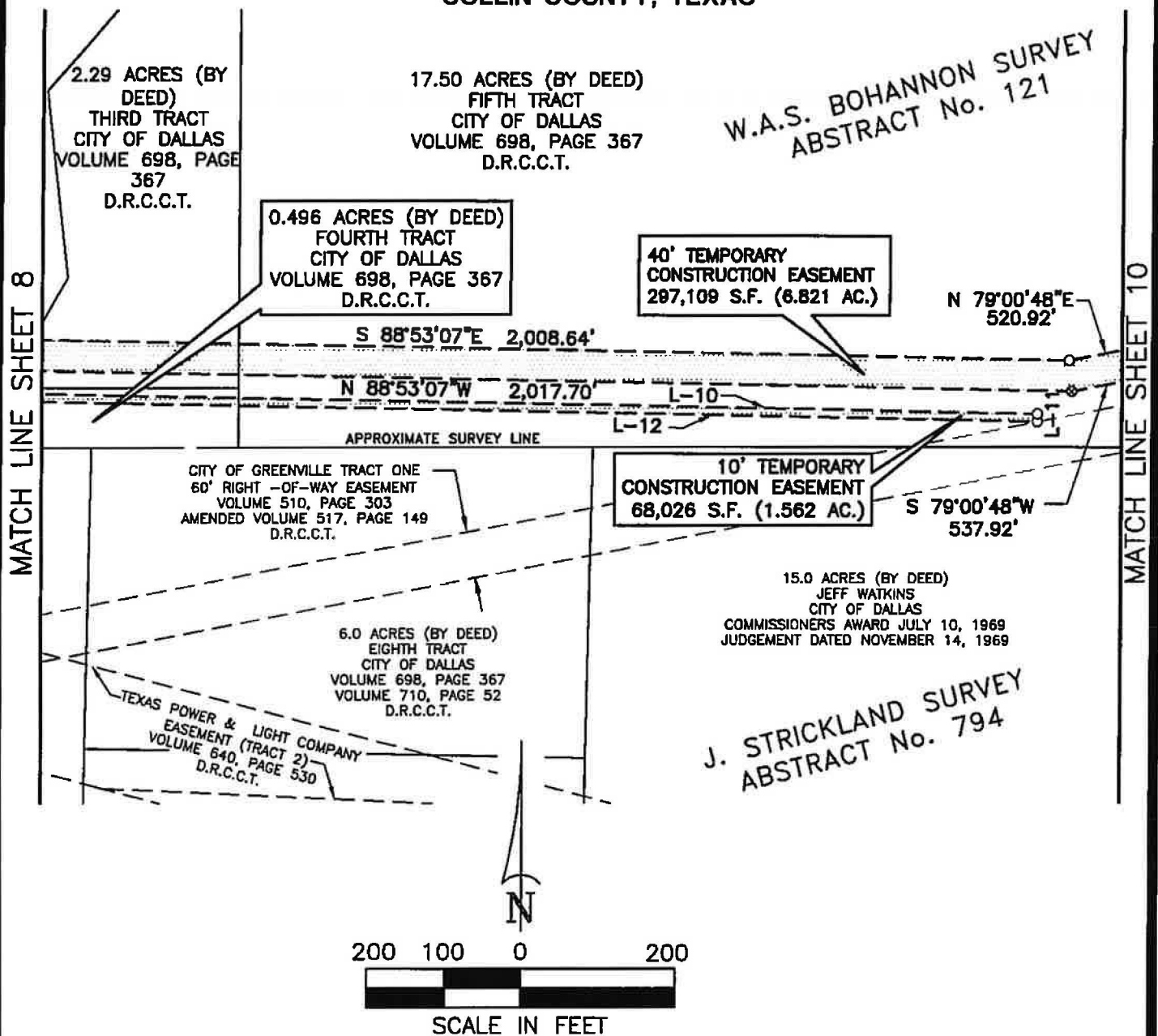
GORRONDONA & ASSOCIATES, INC. • 1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202 • 214-712-0800 FAX 214-712-0804



LYNDON HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A

297,109 SQ. FT. (6.821 -ACRE) & 68,026 SQ. FT. (1.562 ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18	PARCEL No.: 16A
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: PART 1- 6.821 ACRES PART 2 -1.562 ACRES	
SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)	EXHIBIT A PAGE 9 OF 12
JOB NO. KHA_1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
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	SCALE: 1" = 200'

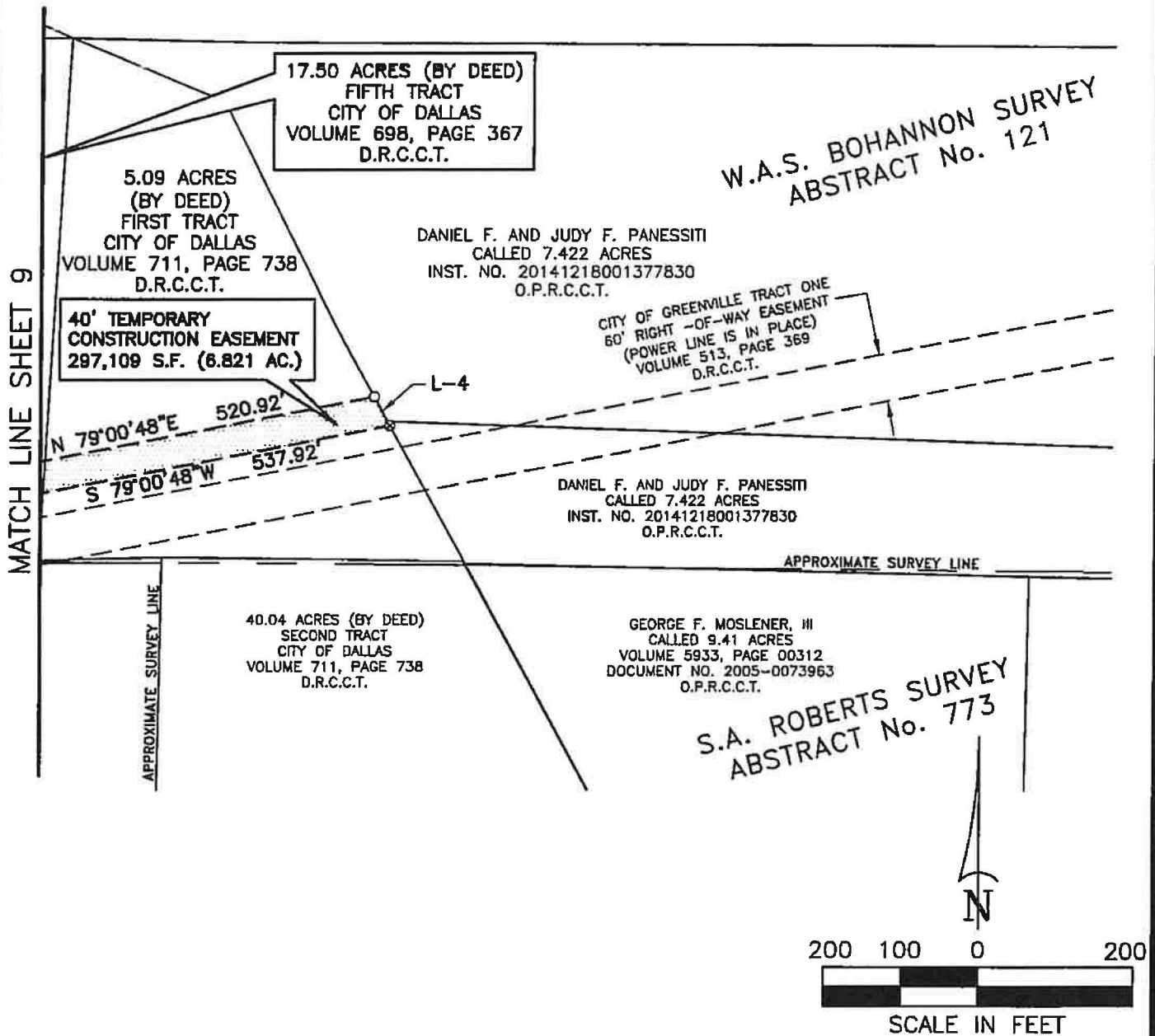
GORRONDONA & ASSOCIATES, INC. • 1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202 • 214-712-0800 FAX 214-712-0804



LYNDON HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A

297,109 SQ. FT. (6.821 -ACRE) & 68,026 SQ. FT. (1.562 ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18	PARCEL No.: 16A
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: PART 1- 6.821 ACRES PART 2 -1.562 ACRES	
SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)	EXHIBIT A PAGE 10 OF 12
JOB NO. KHA_1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
	CADD FILE: PARCEL 16A.dwg
	SCALE: 1" = 200'

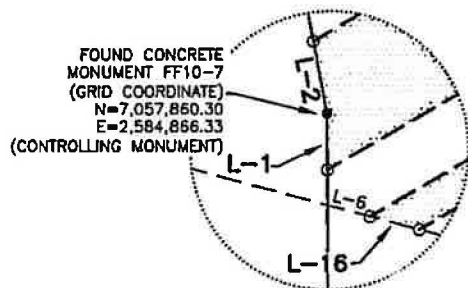
GORRONDONA & ASSOCIATES, INC. • 1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202 • 214-712-0800 FAX 214-712-0804



LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106800

EXHIBIT A

**297,109 SQ. FT. (6.821 -ACRE) & 68,026 SQ. FT. (1.562 ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS**



DETAIL "A"
NOT TO SCALE

LEGEND	
⊗	IRON ROD SET (AS NOTED)
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
----	SURVEY LINE
-----	EASEMENT LINE
=====	PROPERTY LINE
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°42'37"W	3.70'
L-2	N 11°19'56"W	38.87'
L-3	N 59°48'20"E	265.36'
L-4	S 28°40'45"E	41.99'
L-5	S 59°48'20"W	263.16'
L-6	S 75°09'00"E	37.53'
L-7	N 59°48'20"E	226.15'
L-8	S 75°08'45"E	3246.98'
L-9	S 75°09'00"E	1359.52'
L-10	S 88°53'07"E	1977.85'
L-11	S 01°06'53"W	10.00'
L-12	N 88°53'07"W	1979.05'
L-13	N 75°09'00"W	1360.73'
L-14	N 75°08'45"W	3242.83'
L-15	S 59°48'20"W	212.02'
L-16	N 75°09'00"W	14.13'

NOTES:

ALL HORIZONTAL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NA2011 (EPOCH 2010), NORTH CENTRAL ZONE (4202) AND ADJUSTED TO SURFACE VALUES USING THE TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY (1.000152710). ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES AND IN U. S. SURVEY FEET.



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

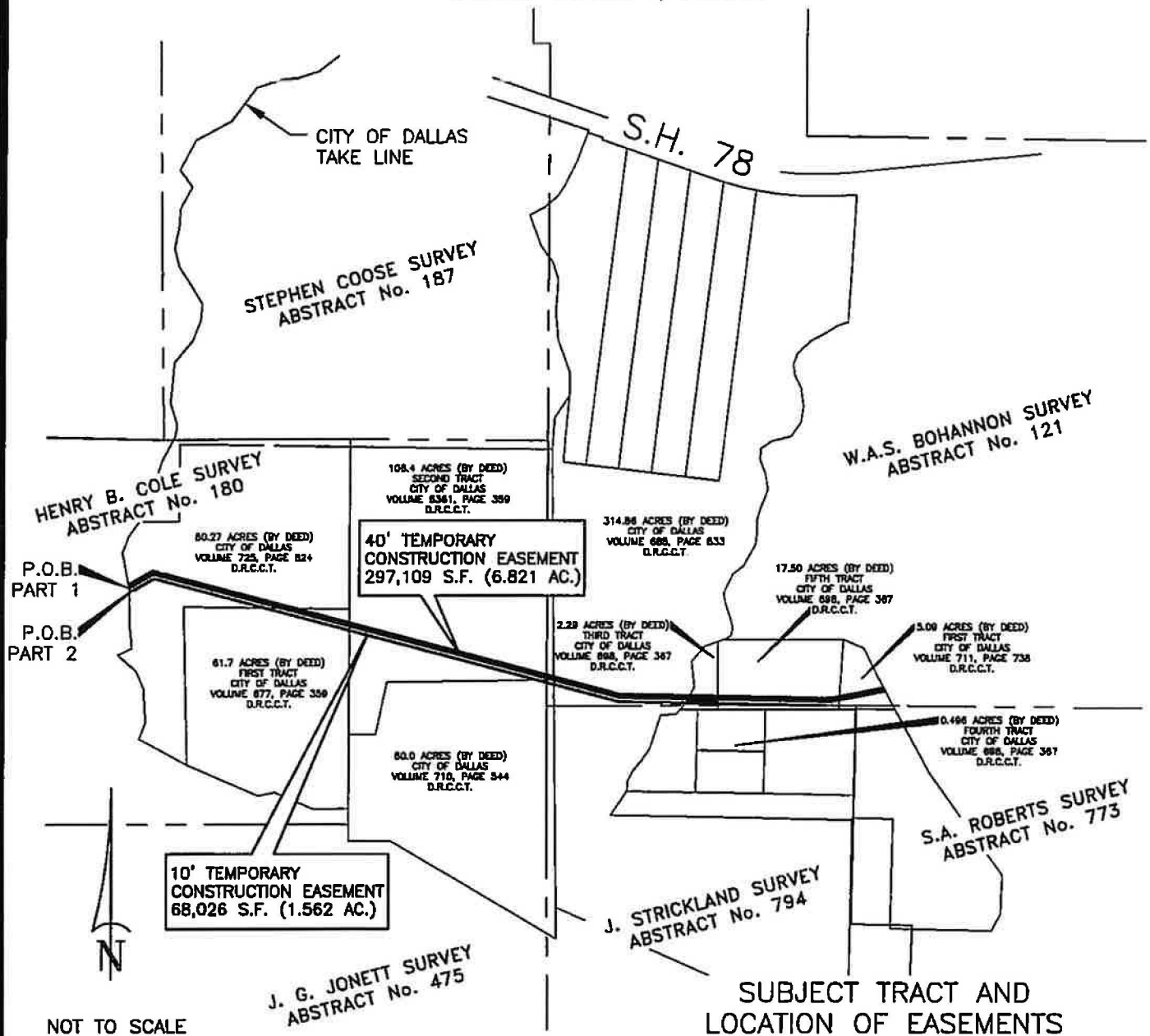
PROJECT NO.: 101-0490-18	PARCEL No.: 16A
OWNER: CITY OF DALLAS	
SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: PART 1- 6.821 ACRES PART 2 -1.562 ACRES	
SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)	EXHIBIT A PAGE 11 OF 12
JOB NO. KHA_1802.00	DRAWN BY: JDR
DATE: JANUARY 29, 2019	CHK. BY: LH
	CADD FILE: PARCEL 16A.dwg
	SCALE: N/A



LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A

297,109 SQ. FT. (6.821 -ACRE) & 68,026 SQ. FT. (1.562 ACRE) TRACT OF LAND
PART OF THE H.B. COLE SURVEY, ABST. No. 180, THE J.G. JONETT SURVEY,
ABST. No. 475, AND THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18

PARCEL No.: 16A

OWNER: CITY OF DALLAS

SURVEY: H.B. COLE SURVEY A-180, J.G. JONETT SURVEY A-475, W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: PART 1- 6.821 ACRES PART 2 -1.562 ACRES

SUBJECT TRACT ACREAGE: 668.606 ACRES (BY DEED)

EXHIBIT A PAGE 12 OF 12

JOB NO. KHA_1802.00

DRAWN BY: JDR

CADD FILE: PARCEL 16A.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

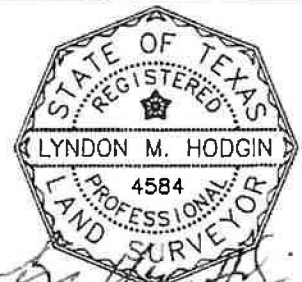
SCALE: 1" = 200'

GORRONDONA & ASSOCIATES, INC.

1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202

LYNDON HODGIN

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900



214-712-0600 FAX 214-712-0604

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2
PROJECT NO. 101-0490-18

PARCEL NO. 16C
OWNER: CITY OF DALLAS
25' TEMPORARY CONSTRUCTION EASEMENT
184,496 SQ. FT. (4.235 ACRES)
W.A.S. BOHANNON SURVEY, ABSTRACT No. 121,
J.G. JONETT SURVEY, ABSTRACT No. 475
COLLIN COUNTY, TEXAS

Being a 184,496 square foot or (4.235 acre) Temporary Construction Easement situated in the W. A. S. Bohannon Survey, Abstract No. 121 and the J. G. Jonett Survey, Abstract No. 475 of Collin County, Texas, and being a portion of a 23.04 acre tract of land conveyed as "Tract One" and a portion of a 23.04 acre tract of land conveyed as "Tract Two" to the City of Dallas by Warranty deed recorded March 2, 1964 in Volume 631, Page 206, of the Deed Records of Collin County, Texas; a portion of a 24.04 acre tract of land conveyed to the City of Dallas by Warranty deed recorded March 2, 1964 in Volume 631, Page 209, of the Deed Records of Collin County, Texas; a portion of a 314.86 acre tract of land conveyed to the City of Dallas by Warranty deed recorded February 17, 1967 in Volume 685, Page 833, of the Deed Records of Collin County, Texas; and a portion of a 106.4 acre tract of land conveyed as "Second Tract" to the City of Dallas by Warranty deed dated July 13, 1966 in Volume 677, Page 359, of the Deed Records of Collin County, Texas; said 184,496 square foot or (4.235 acre) 25' Temporary Construction Easement being more particularly described by metes and bounds as follows:

COMMENCING at a TxDOT right-of-way concrete monument (controlling monument) found in the south right-of-way line of State Highway 78 (a variable width right-of-way), said TxDOT right-of-way concrete monument found also being in the north line of a 62.09 acre tract of land conveyed as "Tract No. 1" to the City of Dallas by Warranty deed recorded May 28, 1968 in Volume 710, Page 544, of the Deed Records of Collin County, Texas; **THENCE** South 71 degrees 39 minutes 50 seconds East, with the south right-of-way line of said State Highway 78 and with the north line of said 62.09 acre tract, a distance of 2,004.61 feet to a point for corner; **THENCE** South 20 degrees 25 minutes 27 seconds West, a distance of 21.49 feet to a point for corner; **THENCE** South 70 degrees 42 minutes 02 seconds East, a distance of 151.50 feet to a point for corner; **THENCE** South 19 degrees 45 minutes 34 seconds West, a distance of 19.35 feet to a point for corner; **THENCE** South 70 degrees 40 minutes 40 seconds East, a distance of 334.87 feet to a point for corner; **THENCE** South 17 degrees 27 minutes 48 seconds West, a distance of 20.11 feet to the **POINT OF BEGINNING** of the herein described 25' Temporary Construction Easement, said point having a grid coordinate of N= 7,062,011.62 and E= 2,589,686.21, said point being in the south line of a North Texas Municipal Water District Water Line Easement recorded in Instrument No. 20131025001465560 of the Official Public Records of Collin County, Texas;

THENCE South 70 degrees 41 minutes 09 seconds East, with the south line of said water line easement a distance of 25.01 feet to a point for corner;

THENCE South 17 degrees 27 minutes 48 seconds West, a distance of 346.48 feet to a point for corner;

THENCE North 80 degrees 41 minutes 43 seconds West, a distance of 319.46 feet to a point for corner;

THENCE South 30 degrees 07 minutes 09 seconds West, a distance of 395.90 feet to a point for corner;

THENCE South 10 degrees 25 minutes 20 seconds East, a distance of 706.20 feet to a point for corner;

THENCE South 04 degrees 14 minutes 18 seconds West, a distance of 416.64 feet to a point for corner;

THENCE South 09 degrees 45 minutes 04 seconds East, a distance of 503.67 feet to a point for corner;

THENCE South 87 degrees 00 minutes 13 seconds East, a distance of 584.69 feet to a point for corner;

THENCE South 06 degrees 00 minutes 55 seconds West, a distance of 838.17 feet to a point for corner;

THENCE North 83 degrees 16 minutes 16 seconds West, a distance of 742.64 feet to a point for corner;

THENCE South 89 degrees 35 minutes 53 seconds West, a distance of 789.95 feet to a point for corner;

THENCE South 21 degrees 19 minutes 27 seconds West, a distance of 1,742.76 feet to a point for corner;

THENCE North 75 degrees 08 minutes 45 seconds West, a distance of 25.16 feet to a point for corner;

THENCE North 21 degrees 19 minutes 27 seconds East, a distance of 1,762.55 feet to a point for corner;

THENCE North 89 degrees 35 minutes 53 seconds East, a distance of 808.45 feet to a point for corner;

THENCE South 83 degrees 16 minutes 16 seconds East, a distance of 718.88 feet to a point for corner;

THENCE North 06 degrees 00 minutes 55 seconds East, a distance of 786.50 feet to a point for corner;

THENCE North 87 degrees 00 minutes 13 seconds West, a distance of 578.31 feet to a point for corner;

THENCE North 09 degrees 45 minutes 04 seconds West, a distance of 526.71 feet to a point for corner;

THENCE North 04 degrees 14 minutes 18 seconds East, a distance of 416.49 feet to a point for corner;

THENCE North 10 degrees 25 minutes 20 seconds West, a distance of 712.22 feet to a point for corner;

THENCE North 30 degrees 07 minutes 09 seconds East, a distance of 422.37 feet to a point for corner;

THENCE South 80 degrees 41 minutes 43 seconds East, a distance of 315.03 feet to a point for corner;

THENCE North 17 degrees 27 minutes 48 seconds East, a distance of 325.62 feet to the **POINT OF BEGINNING** and containing 184,496 square feet (4.235 acres) of land, more or less.

NOTES:

1. A plat of same date herewith accompanies this legal description.
2. All bearings and coordinates are based on the Texas State Plane Coordinate System, NAD-83 (2011), the North Central Zone (4202) and adjusted to surface values using a Surface Adjustment Factor for Collin County of 1.00152710. Distances and areas shown are surface values and in U.S. Survey Feet.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

January 29, 2019



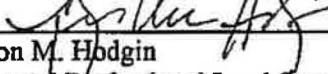
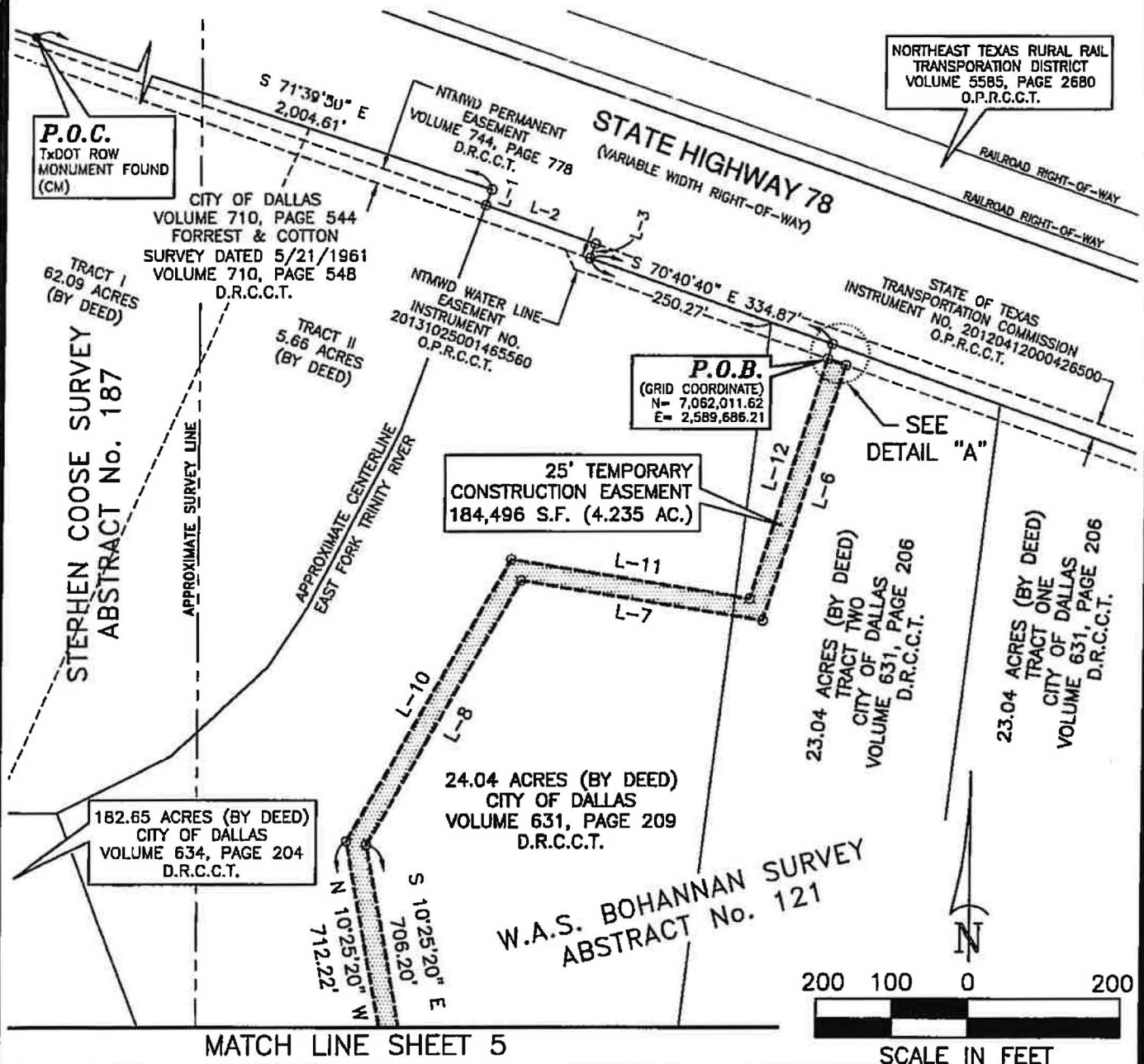
By: 
Lyndon M. Hodgins
Registered Professional Land Surveyor
Texas No. 4584
Gorrondona & Associates, Inc
Texas Firm No. 10106900

EXHIBIT A

184,999 SQ. FT. (4.247 -ACRE) TRACT OF LAND
PART OF THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
J.G. JONETT SURVEY, ABST. 475, COLLIN COUNTY, TEXAS



NORTH TEXAS MUNICIPAL WATER DISTRICT
505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18 | PARCEL No.: 16C

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 184,496 SQ. FT. (4.235 ACRES)

SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED)

EXHIBIT A PAGE 4 OF 10

JOB NO. KHA_1802.00

DRAWN BY: JDR

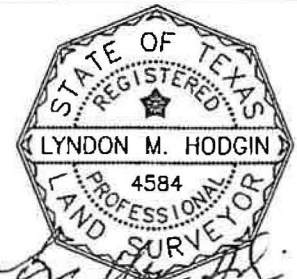
CADD FILE: PARCEL 16B.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

SCALE: 1" = 200'

GORRONDONA & ASSOCIATES, INC. • 1701 N. MARKET STREET, SUITE 450, LB 5 DALLAS, TEXAS 75202 • 214-712-0600 FAX 214-712-0604



LYNDON HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

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PART OF THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
J.G. JONETT SURVEY, ABST. 475, COLLIN COUNTY, TEXAS

MATCH LINE SHEET 4

182.65 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 634, PAGE 204
FORREST & COTTON
SURVEY DATED
5/21/1961
VOLUME 710, PAGE 548
D.R.C.C.T.

STEPHEN COOSE SURVEY
ABSTRACT No. 187

APPROXIMATE SURVEY LINE

APPROXIMATE CENTERLINE
EAST FORK TRINITY RIVER

N 10°25'20" W 712.22'
S 10°25'20" E 706.20'

24.04 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 631, PAGE 209
D.R.C.C.T.

W.A.S. BOHANNON SURVEY
ABSTRACT No. 121

23.04 ACRES (BY DEED)
TRACT TWO
CITY OF DALLAS
VOLUME 631, PAGE 206
D.R.C.C.T.

23.04 ACRES (BY DEED)
TRACT ONE
CITY OF DALLAS
VOLUME 631, PAGE 206
D.R.C.C.T.

N 81°41'40" S 503.67'
S 09°45'04" E 526.71'
N 09°45'04" W 503.67'
E 81°41'40" S 503.67'

25' TEMPORARY
CONSTRUCTION EASEMENT
184,496 S.F. (4.235 AC.)

MATCH LINE SHEET 6

200 100 0 200

SCALE IN FEET

NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18

PARCEL No.: 16C

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 184,496 SQ. FT. (4.235 ACRES)

SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED)

EXHIBIT A PAGE 5 OF 10

JOB NO. KHA_1802.00

DRAWN BY: JDR

CADD FILE: PARCEL_16B.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

SCALE: 1" = 200'

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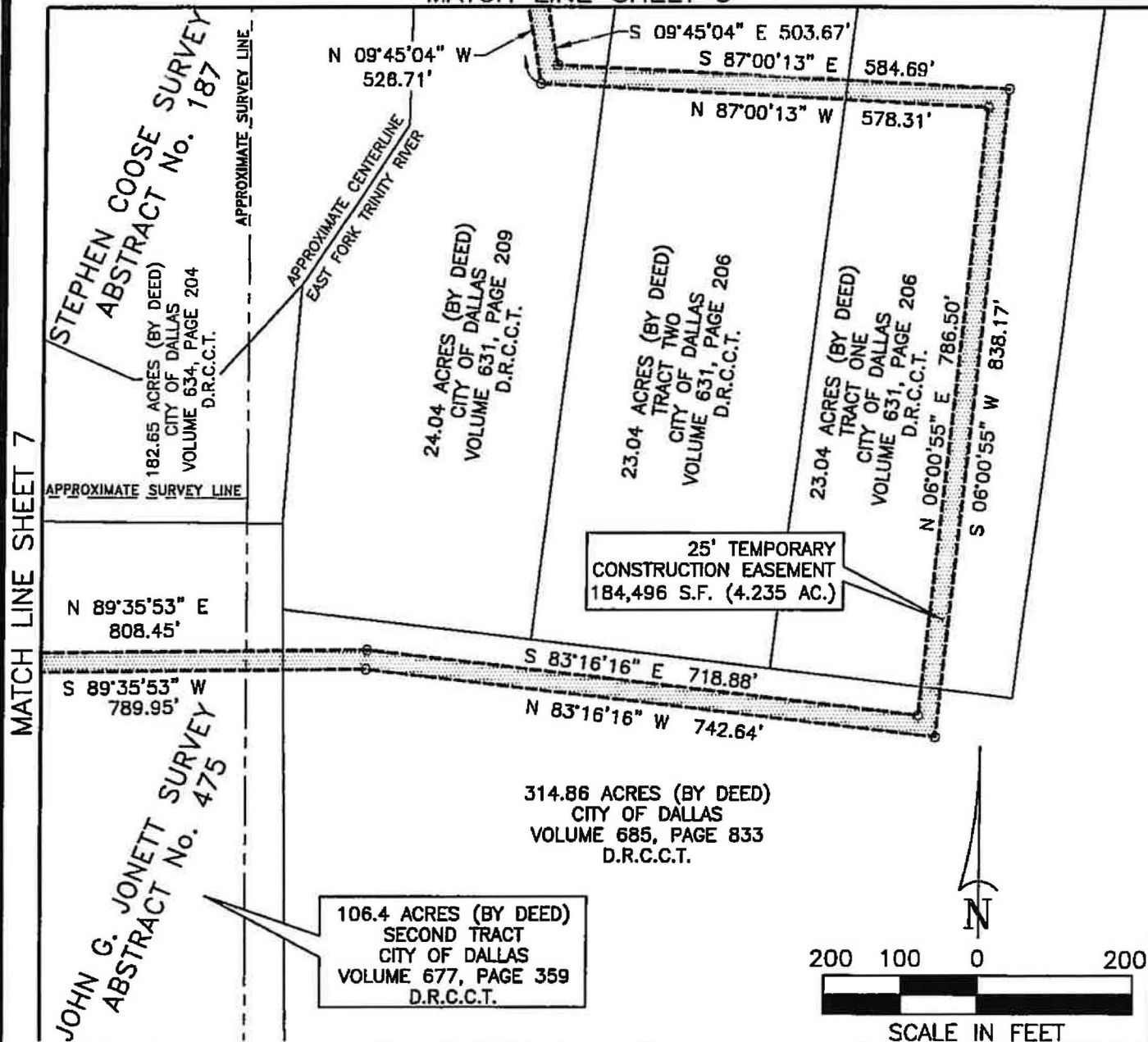


LYNDON HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106900

EXHIBIT A

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PART OF THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
J.G. JONETT SURVEY, ABST. 475, COLLIN COUNTY, TEXAS

MATCH LINE SHEET 5



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH PIPELINE IMPROVEMENTS, PHASE 2"

PROJECT NO.: 101-0490-18 PARCEL No.: 16C

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 184,496 SQ. FT. (4.235 ACRES)

SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED)

EXHIBIT A PAGE 6 OF 10

JOB NO. KHA_1802.00

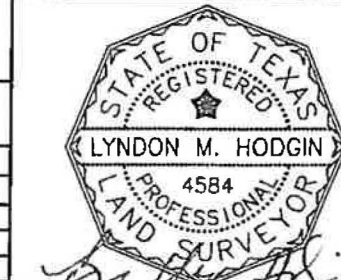
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CADD FILE: PARCEL 16B.dwg

DATE: JANUARY 29, 2019

CHK. BY: LH

SCALE: 1" = 200'



LYNDON HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10108900

EXHIBIT A
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J.G. JONETT SURVEY, ABST. 475, COLLIN COUNTY, TEXAS

STEPHEN COOSE SURVEY
ABSTRACT No. 187

182.65 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 634, PAGE 204
D.R.C.C.T.

APPROXIMATE SURVEY LINE

APPROXIMATE CENTERLINE
EAST FORK TRINITY RIVER

25' TEMPORARY
CONSTRUCTION EASEMENT
184,496 S.F. (4.235 AC.)

N 89°35'53" E
808.45'

S 89°35'53" W
789.95'

JOHN G. JONETT SURVEY
ABSTRACT No. 475

106.4 ACRES (BY DEED)
SECOND TRACT
CITY OF DALLAS
VOLUME 677, PAGE 359
D.R.C.C.T.

N 21°19'27" E 1,762.55'
S 21°19'27" W 1,742.76'

MATCH LINE SHEET 6

MATCH LINE SHEET 8

200 100 0 200

SCALE IN FEET

NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

**"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
PIPELINE IMPROVEMENTS, PHASE 2"**

PROJECT NO.: 101-0490-18

PARCEL No.: 16C

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 184,496 SQ. FT. (4.235 ACRES)

SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED)

EXHIBIT A PAGE 7 OF 10

JOB NO. KHA_1802.00

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DATE: JANUARY 29, 2019

CHK. BY: LH

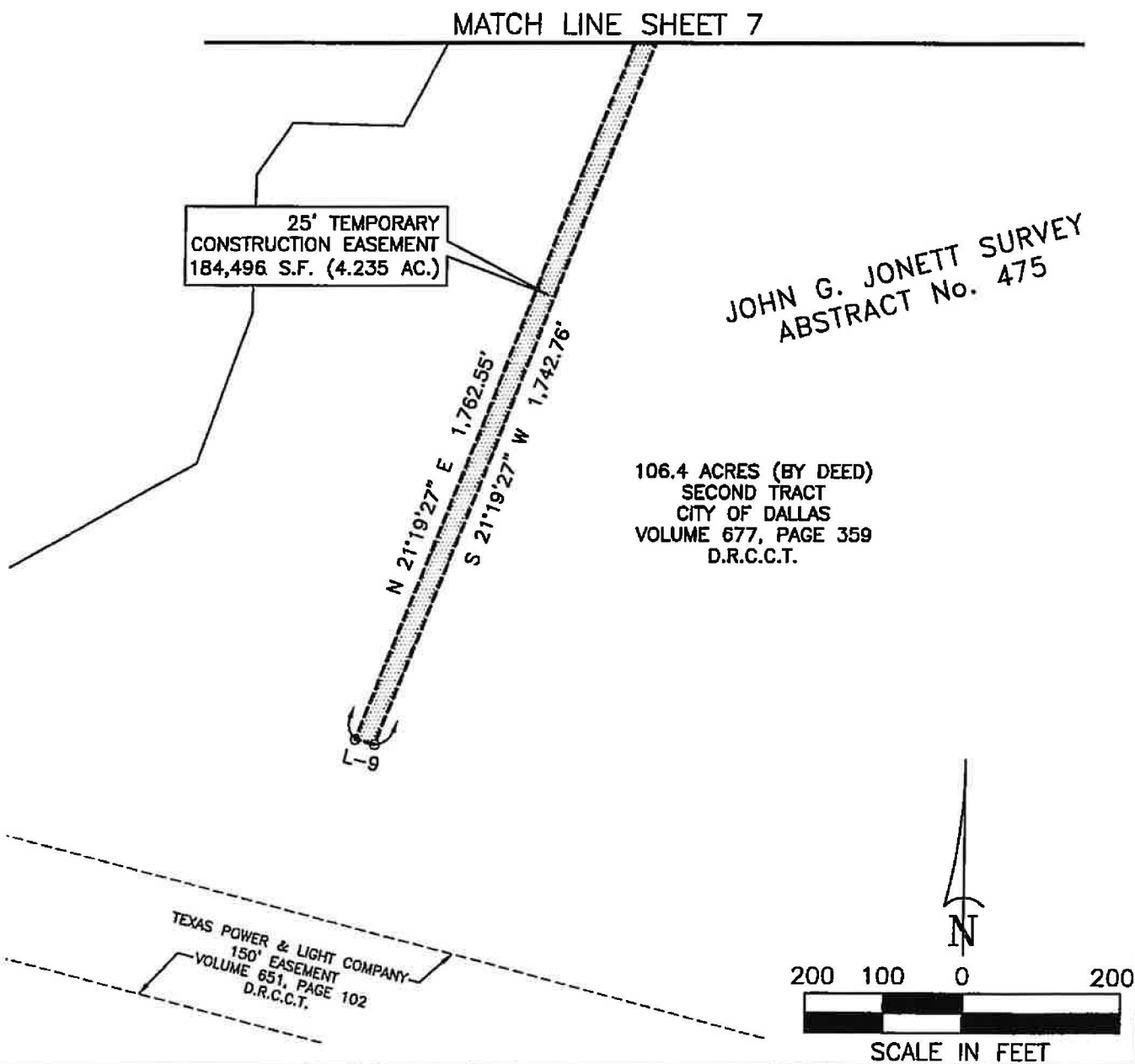
SCALE: 1" = 200'

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NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

**"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
PIPELINE IMPROVEMENTS, PHASE 2"**

PROJECT NO.: 101-0490-18 PARCEL No.: 16C

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 184,496 SQ. FT. (4.235 ACRES)

SUBJECT TRACT ACREAGE: 376.97 ACRES (BY DEED)

EXHIBIT A PAGE 8 OF 10

JOB NO. KHA_1802.00

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CADD FILE: PARCEL 16B.dwg

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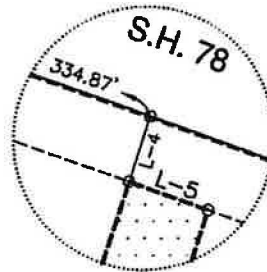
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PART OF THE W.A.S. BOHANNON SURVEY, ABST. No. 121,
J.G. JONETT SURVEY, ABST. 475, COLLIN COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 20°25'27" W	21.49'
L-2	S 70°42'02" E	151.50'
L-3	S 19°45'34" W	19.35'
L-4	S 17°27'48" W	20.11'
L-5	S 70°40'40" E	25.01'
L-6	S 17°27'48" W	366.59'
L-7	N 80°41'43" W	319.46'
L-8	S 30°07'09" W	395.90'
L-9	N 75°08'45" W	25.16'
L-10	N 30°07'09" E	422.37'
L-11	S 80°41'43" E	315.03'
L-12	N 17°27'48" E	345.73'



DETAIL "A"
NOT TO SCALE

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
----	SURVEY LINE
----	EASEMENT LINE
----	PROPERTY LINE
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

NOTES:

ALL HORIZONTAL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NA2011 (EPOCH 2010), NORTH CENTRAL ZONE (4202) AND ADJUSTED TO SURFACE VALUES USING THE TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY (1.000152710). ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES AND IN U. S. SURVEY FEET.

NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

**"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
PIPELINE IMPROVEMENTS, PHASE 2"**

PROJECT NO.: 101-0490-18 PARCEL No.: 16B

OWNER: CITY OF DALLAS

SURVEY: W.A.S. BOHANNON SURVEY A-121

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 184,496 SQ. FT. (4.235 ACRES)

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EXHIBIT A PAGE 9 OF 10

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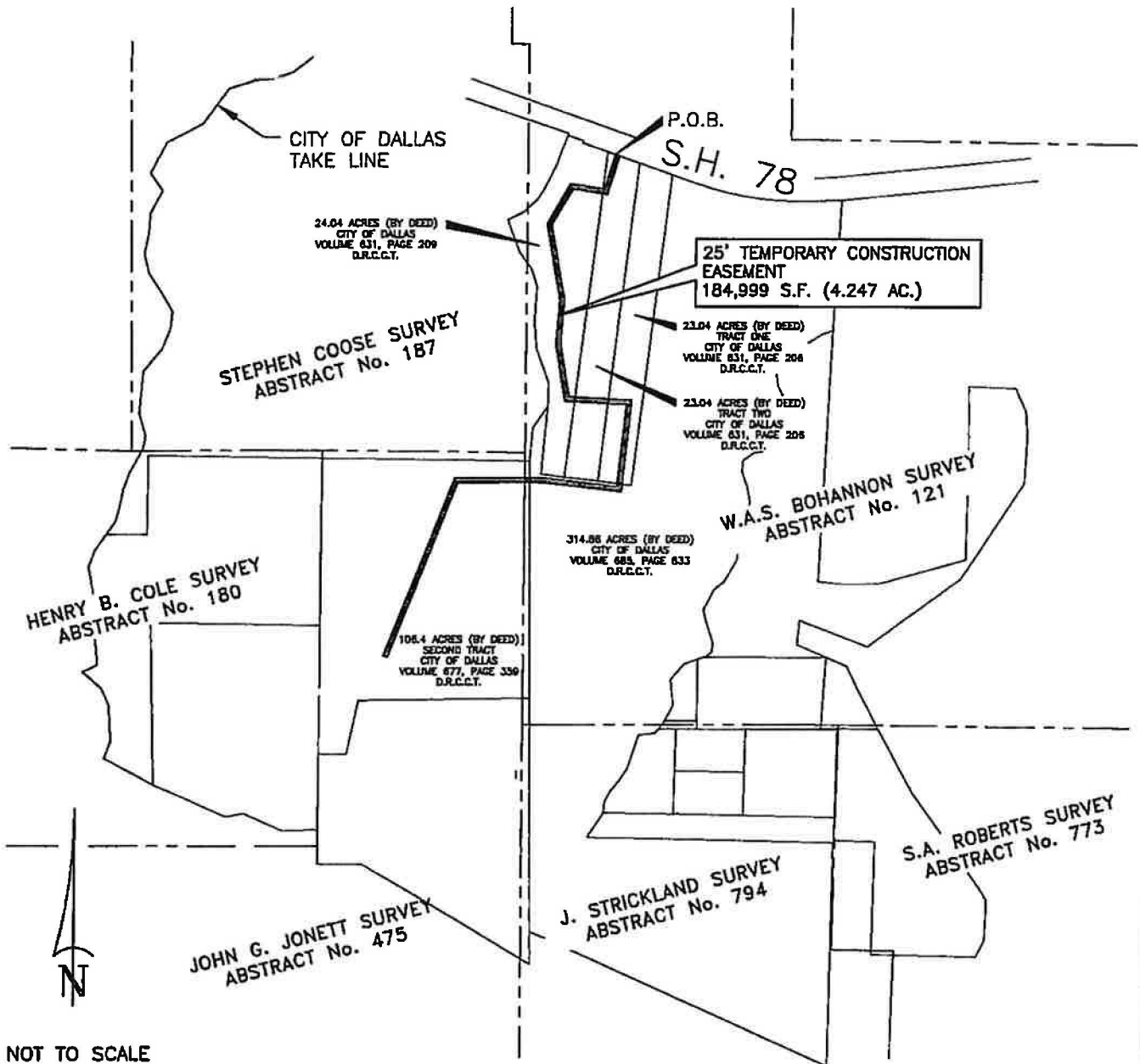
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SCALE: 1" = 200'



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NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. • P.O. BOX 2408 • WYLIE, TEXAS 75098

**"WYLIE-ROCKWALL-FARMERSVILLE 36/48-INCH
PIPELINE IMPROVEMENTS, PHASE 2"**

PROJECT NO.: 101-0490-18 PARCEL No.: 16C

OWNER: CITY OF DALLAS

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EXHIBIT A PAGE 10 OF 10

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