

LINE	BEARING	DISTANCE
L1	N 36°44'08" E	195.84
L2	N 21°51'13" E	220.60
L3	N 25°37'49" E	236.80
L4	N 84°38'42" W	193.88
L5	N 00°35'53" E	20.07
L6	S 84°38'42" E	207.20
L7	S 25°37'49" W	247.48
L8	N 89°35'36" W	22.11

EXHIBIT "A"

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN IN THE FIELD.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR OR TITLE COMMITMENT, THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY.



LEGEND

- IRF-IRON ROD FOUND
- CIRF-CAPPED IRON ROD FOUND
- P.O.B.-POINT OF BEGINNING
- P.O.C.-POINT OF COMMENCING
- (C.M.)-CONTROLLING MONUMENT
- D.R.C.C.T.-DEED RECORDS COLLIN COUNTY, TEXAS
- O.P.R.C.C.T.-OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

SANITARY SEWER EASEMENT
INST. NO. 20160830001150010
O.P.R.C.C.T.

EDDIE P. HOWELL AND WIFE
GAILYN A. HOWELL
VOLUME 1128 PAGE 159
D.R.C.C.T.

JASON P. BLAKE AND SPOUSE
SHANNON S. BLAKE
INST. NO. 20160519000615260
O.P.R.C.C.T.

SANITARY SEWER EASEMENT
32,315 SF
0.742 AC

P.O.B.

S 89°35'36" E 1234.02

1/2" CIRF
"R.P.L.S. 5256"
(C.M.)

1/2" CIRF
"HALFF"
(C.M.)

P.O.C.
1/2" IRF
(C.M.)

SANITARY SEWER EASEMENT
VOL. 5388, PG. 3147
D.R.C.C.T.

LOT 1R, BLOCK 1
COLLIN COUNTY JUSTICE CENTER
INST. NO. 20060915010003950
O.P.R.C.C.T.

COMMUNITY BLVD
(40' R.O.W.)
CABINET B. SLIDE 225
P.R.C.C.T.

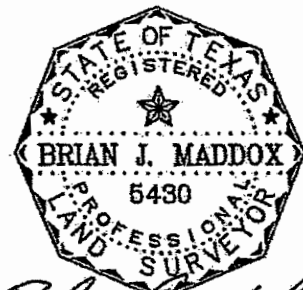
SANITARY SEWER EASEMENT

0.742 OF AN ACRE

TRACT OF LAND SITUATED IN THE MEREDITH HART SURVEY ABSTRACT NO. 371 COLLIN COUNTY, TEXAS EMBRACING A PORTION OF A TRACT OF LAND TO JASON P. BLAKE AND SPOUSE SHANNON S. BLAKE

RECORDED IN INSTRUMENT NUMBER 20160519000615260

OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
PAGE 2 OF 2



B. J. Maddox
BRIAN J. MADDOX, R.P.L.S. #5430
JUNE 23, 2017

MSM
Maddox Surveying & Mapping Inc.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
FIRM REG. NO. 10013200

EXHIBIT "A"

SANITARY SEWER EASEMENT

32,315 square Feet, or 0.742 of an acre of land

BEING, a tract of land situated in the Meredith Hart Survey, Abstract Number 371, Collin County, Texas, and being a portion of a tract of land to Jason P. Blake and spouse Shannon S. Blake recorded in Instrument Number 20160519000615260 of the Official Public Records Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found lying on the west line of Lot 1R of the amending plat of Collin County Justice Center, an addition to the City of McKinney, Texas as recorded in Instrument Number 20060915010003950 of the Official Public Records Collin County, Texas same being the east line of Community Boulevard, a 40' R.O.W. as recorded and dedicated in Cabinet H, Slide 225 of the Official Public Records Collin County, Texas;

THENCE North 36 degrees 44 minutes 08 seconds East along the west line of said Lot 1R and the east line of said Community Boulevard, a distance of 185.84 feet to a 1/2 inch iron rod with cap stamped "HALFF" found for corner;

THENCE North 21 degrees 51 minutes 13 seconds East continuing along the west line of said Lot 1R and the east line of said Community Boulevard, a distance of 220.60 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5256" found for the northwest corner of said Lot 1R;

THENCE South 89 degrees 35 minutes 36 seconds East along the north line of said Lot 1R, passing the southwest corner of said Blake tract at approximately 300 feet and continuing along the common line of said Blake tract and said Lot 1R, a total distance of 1234.02 feet to the POINT OF BEGINNING of the hereon described tract

THENCE departing said common line and through the interior of said Blake tract the following courses and distances;

North 25 degrees 37 minutes 49 seconds East, a distance of 236.80 feet to a point for corner;
North 64 degrees 38 minutes 36 seconds West, a distance of 721.21 feet to a point for corner;
North 24 degrees 11 minutes 47 seconds West, a distance of 443.34 feet to a point for corner;
North 84 degrees 38 minutes 42 seconds West, a distance of 193.88 feet to a point for corner lying on the west line of said Blake tract and the east line of a tract of land to Eddie P. Howell and wife Gailyn A. Howell as recorded in Volume 1128, Page 159 of the Deed Records Collin County, Texas;

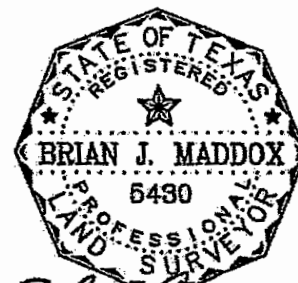
THENCE North 00 degrees 35 minutes 53 seconds East along the common line of said Blake and said Howell tracts, a distance of 20.07 feet to a point for corner;

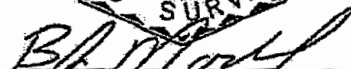
THENCE departing the common line of said Blake and said Howell tracts and through the interior of said Blake tract the following courses and distances;

South 84 degrees 38 minutes 42 seconds East, a distance of 207.20 feet to a point for corner;
South 24 degrees 11 minutes 47 seconds East, a distance of 447.62 feet to a point for corner;
South 64 degrees 38 minutes 36 seconds East, a distance of 733.94 feet to a point for corner;
South 25 degrees 37 minutes 49 seconds West, a distance of 247.48 feet to a point for corner lying on the aforementioned common line of said Blake tract and said Lot 1R;

THENCE North 89 degrees 35 minutes 36 seconds West along said last mentioned common line, a distance of 22.11 feet to the POINT OF BEGINNING containing 32,315 square Feet, or 0.742 of an acre of land.


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