

RESOLUTION NO. 2021-10-_____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE SALE OF A WATER LINE EASEMENT TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT, WHICH EASEMENT CONSISTS OF TWO PARTS, PART 1-1 BEING 1.773 ACRES AND PART 1-2 BEING 0.231 ACRES SITUATED IN THE JOHN R. JONES SURVEY, ABSTRACT NO. 497, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS GENERALLY LOCATED NEAR BLOOMDALE ROAD AND MCLARRY DRIVE IN THE AMOUNT OF \$140,598.00; AND AUTHORIZING THE CITY MANAGER TO EXECUTE EASEMENT AND DOCUMENTS REGARDING THE SALE OF SAID EASEMENT ACROSS CITY-OWNED PROPERTY TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the North Texas Municipal Water District (“NTMWD”), a governmental entity with eminent domain authority, has requested a water line easement consisting of two parts, part 1-1 being 1.773 acres and part 1-2 being 0.231 acres situated in the John R. Jones Survey, Abstract No. 497, City of McKinney, Collin County, Texas generally located near Bloomdale Road and McLarry Drive, for the construction and installation of a water transmission pipeline to provide additional treated water capacity to the NTMWD North Transmission System, which serves many cities, including McKinney; and

WHEREAS, the NTMWD has made a request to purchase the Easement from the City for a proposed water transmission pipeline; and

WHEREAS, City Council has determined that the Property will be utilized by a governmental entity in carrying out a use that benefits the public interest; and

WHEREAS, Texas Local Government Code Section 272.001(b)(5) authorizes a city to convey property to a governmental entity having the power of eminent domain, such as NTMWD, for the fair market value of such property without complying with the notice and bidding procedures set forth in Texas Local Government Code Section 272.001; and

WHEREAS, the City of McKinney obtained an appraisal of the Easement by a licensed real estate appraiser confirming the fair market value of the Easement thereby meeting the requirements of Texas Local Government Code Section 272.001(b); and

WHEREAS, NTMWD will pay the City of McKinney the appraised fair market value for the Easement; and

WHEREAS, City Council has determined that it would be in the best interest of the City to convey the Easement to the NTMWD.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The Easement should be sold to NTMWD, for the total amount of One Hundred Forty Thousand, Five Hundred Ninety-Eight and 00/100 Dollars (\$140,598.00), which amount is the appraised fair market value of the Easement.

Section 3. The funds collected from the sale of the Easement to NTMWD should be placed in the Water/Wastewater fund.

Section 4. The City Manager is hereby authorized to execute all documents necessary for the sale and conveyance of the Easement, fully described on Exhibit B, attached hereto, to NTMWD.

Section 5. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 19th DAY OF OCTOBER 2021.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

ATTEST:

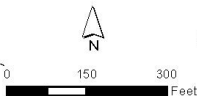
EMPRESS DRANE
City Secretary
JOSHUA STEVENSON
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

EXHIBIT "A"

Location Map



NTMWD Water Line Easement

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



EXHIBIT "B"

Legal Description of the Property

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
McKINNEY DELIVERY POINT NO. 3 TO
McKINNEY DELIVERY POINT NO. 4 PIPELINE
NTMWD PROJECT NO. 101-0505-18

PARCEL NO. 1-1
OWNER: CITY OF McKINNEY
PERMANENT WATERLINE EASEMENT
JOHN R. JONES SURVEY, ABSTRACT NO. 497
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Being a Permanent Waterline Easement situated in the John R. Jones Survey, Abstract No. 497, City of McKinney, Collin County, Texas, said Permanent Waterline Easement being a portion of a called 103.241 acre tract of land conveyed by General Warranty Deed to City of McKinney as recorded in Instrument No. 20070727001038430 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said Permanent Waterline Easement being more particularly described by metes and bounds as follows:

BEGINNING at a point on a south line of an existing North Texas Municipal Water District (NTMWD) easement as recorded in Instrument No. 20180910001137190, O.P.R.C.C.T., said point having a grid coordinate of N=7,138,543.181 and E=2,540,910.314, from which a 1/2 inch iron rod with yellow cap stamped "BRITAIN CRAWFORD" found (controlling monument) bears South 71 degrees 52 minutes 15 seconds West, a distance of 70.52 feet and North 00 degrees 43 minutes 23 seconds West, a distance of 195.07 feet for the intersection of the east right-of-way line of McLarry Drive (variable width right-of-way) with a north line of said 103.241 acre tract;

THENCE with a south line of said existing NTMWD easement as recorded in Instrument No. 20180910001137190, O.P.R.C.C.T., the following two (2) courses and distances to wit:

North 71 degrees 52 minutes 15 seconds East, a distance of 560.32 feet to a point for corner;

South 88 degrees 06 minutes 00 seconds East, a distance of 1,147.99 feet to a point for corner and the beginning of a non-tangent circular curve to the right on a west line of an existing NTMWD easement as recorded in Instrument No. 20170829001160190, O.P.R.C.C.T.;

THENCE with a west line of said existing NTMWD easement as recorded in Instrument No. 20170829001160190, O.P.R.C.C.T., the following three (3) courses and distances to wit:

Southwesterly, with said non-tangent circular curve to the right for a central angle of 02 degrees 51 minutes 41 seconds, a radius of 750.00 feet, an arc length of 37.46 feet, and a chord bearing and distance of South 19 degrees 23 minutes 57 second West, a distance of 37.45 feet to a point for corner and the end of said curve;

South 69 degrees 48 minutes 00 seconds East, a distance of 10.00 feet to a point for corner and the beginning of a non-tangent circular curve to the right;

Southwesterly, with said non-tangent circular curve to the right for a central angle of 01 degree 41 minutes 37 seconds, a radius of 760.00 feet, an arc length of 22.47 feet, and a chord bearing and distance of South 21 degrees 40 minutes 07 second West, a distance of 22.46 feet to a point for corner;

THENCE North 88 degrees 06 minutes 00 seconds West, departing a west line of said existing NTMWD easement as recorded in Instrument No. 20170829001160190, O.P.R.C.C.T., over and across said 103.241 acre tract, a distance of 509.96 feet to a point for corner on the northeast line of a called 10.763 acre tract of land conveyed to NTMWD as recorded in Instrument No. 20170302000278480, O.P.R.C.C.T.;

THENCE North 22 degrees 20 minutes 24 seconds West, with the northeast line of a said 10.763 acre tract, a distance of 54.18 feet to a 1/2 inch iron rod found (controlling monument) for the northeast corner of said 10.763 acre tract;

THENCE North 88 degrees 06 minutes 00 seconds West, with the north line of said 10.763 acre tract, a distance of 455.53 feet to a point for the northwest corner of said 10.763 acre tract;

THENCE South 01 degree 54 minutes 00 seconds West, with a west line of a said 10.763 acre tract, a distance of 49.40 feet to a point for corner;

THENCE departing a west line of a said 10.763 acre tract, over and across said 103.241 acre tract, the following three (3) courses and distances to wit:

North 88 degrees 06 minutes 00 seconds West, a distance of 140.30 feet to a point for corner;

South 71 degrees 52 minutes 15 seconds West, a distance of 508.35 feet to a point for corner;

North 52 degrees 43 minutes 05 seconds West, a distance of 72.88 feet to the **POINT OF BEGINNING** and containing 77,221 square feet or 1.773 acres of land, more or less.

A plat of even survey date herewith accompanies this legal description.

All bearings are based on the Texas Coordinate System of 1983, North Central Zone 4202, North American Datum 1983 (N.A.D. 83) (2011 ADJ.), Epoch 2010.00, Geoid 12A Model derived from the Alterra Central RTK Network by GPS observations with a grid to surface adjustment factor of 1.000152710 (Collin County). All distances and area shown are surface values and in U.S. Survey feet.

I, Heath W. Brown, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and attached plat accurately depict an actual survey made on the ground under my supervision.

Heath W B

Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189

3 27-2020

Date



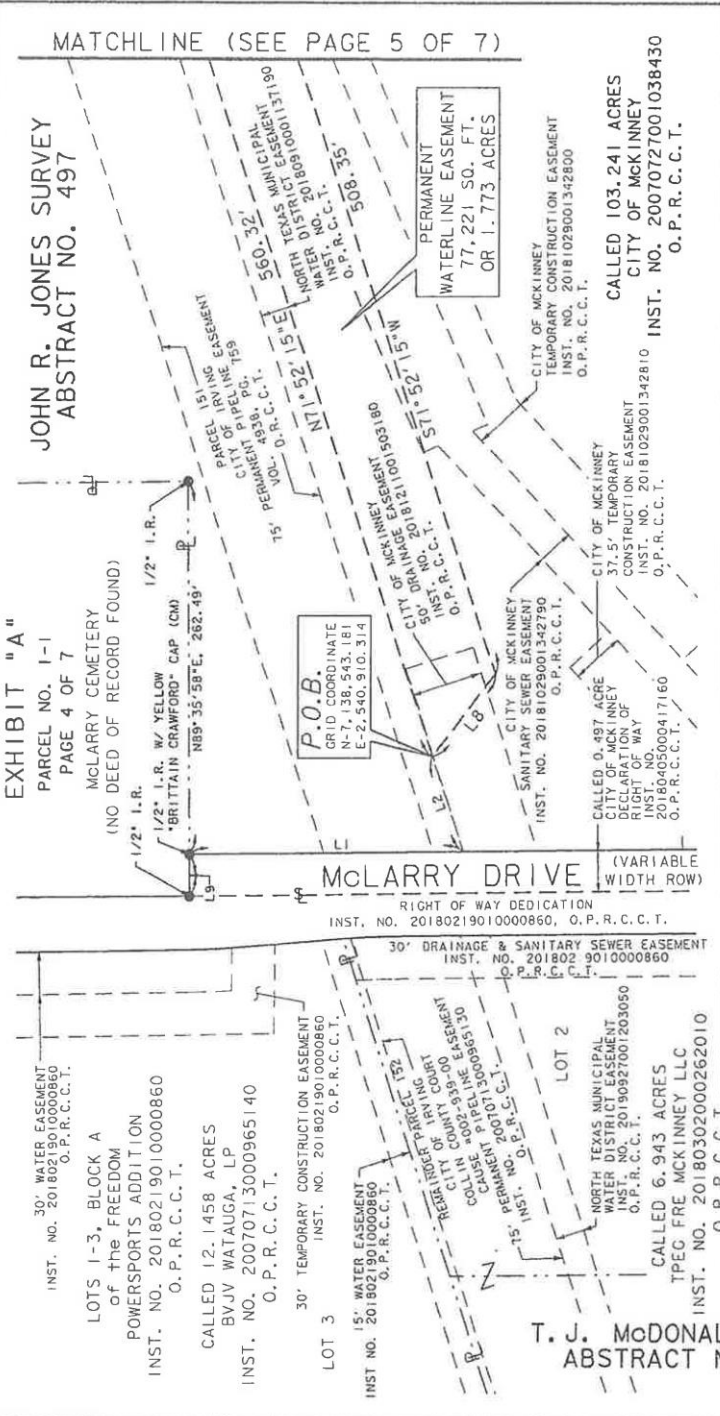


EXHIBIT "A"
 PARCEL NO. 1-1
 PAGE 4 OF 7
 McLARRY CEMETERY
 (NO DEED OF RECORD FOUND)

1/2" I.R.
 1/2" I.R. W/ YELLOW
 "BRITAIN CRAWFORD" CAP (CM)
 N89°35'58"E, 262.49'

30' WATER EASEMENT
 INST. NO. 20180219010000860
 O.P.R.C.C.T.
 LOTS 1-3, BLOCK A
 of the FREEDOM
 SPORTS ADDITION
 INST. NO. 20180219010000860
 O.P.R.C.C.T.
 CALLED 12.1458 ACRES
 BVJV WATAUGA, LP
 INST. NO. 20070713000965140
 O.P.R.C.C.T.
 30' TEMPORARY CONSTRUCTION EASEMENT
 INST. NO. 20180219010000860
 O.P.R.C.C.T.
 LOT 3
 15' WATER EASEMENT
 INST. NO. 20180219010000860
 O.P.R.C.C.T.
 REAR ROYER PARCEL 152
 CITY COUNTY COURT
 CLIN COUNTY 0-00
 CAUSE #002-938E EASEMENT
 CAUSE #001-13000965130
 INST. NO. 20070713000965140
 O.P.R.C.C.T.
 15' WATER EASEMENT
 INST. NO. 20180219010000860
 O.P.R.C.C.T.
 NORTH TEXAS MUNICIPAL
 WATER DISTRICT EASEMENT
 INST. NO. 20190827001203050
 O.P.R.C.C.T.
 CALLED 6.943 ACRES
 TPEG FRIE MCKINNEY LLC
 INST. NO. 20180302000262010
 O.P.R.C.C.T.

PERMANENT WATERLINE EASEMENT
 77,221 SQ. FT.
 OR 1.773 ACRES
 CITY OF MCKINNEY
 TEMPORARY CONSTRUCTION EASEMENT
 INST. NO. 20181029001342810
 O.P.R.C.C.T.
 CALLED 103.241 ACRES
 CITY OF MCKINNEY
 INST. NO. 20070727001038430
 O.P.R.C.C.C.T.

30' DRAINAGE & SANITARY SEWER EASEMENT
 INST. NO. 20180219010000860
 O.P.R.C.C.T.
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 TPEG FRIE MCKINNEY LLC
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 O.P.R.C.C.C.T.

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

MCKINNEY DELIVERY POINT NO. 3 TO MCKINNEY DELIVERY
 POINT NO. 4 PIPELINE, NTMWD PROJECT NO. 101-0505-18

PARCEL NO. 1-1
 OWNER: CITY OF MCKINNEY
 SURVEY: JOHN R. JONES SURVEY, ABSTRACT NO. 497
 LOCATION: COLLIN COUNTY, TEXAS
 TOTAL EASEMENT AREA: 77,221 SQUARE FEET OR 1.773 ACRES
 SUBJECT TRACT ACREAGE: 103.241 ACRES

DATE: 03/27/2020
 JOB NO. 218041
 DRAWN BY: KEM
 CAD FILE: NTMWD PARCEL 1-1-P04.DGN

ARREDONDO, ZEPEDA & BRUNZ, LLC 11355 MCCREE ROAD, DALLAS, TX. 75238 (214)341-9900 FIRM REGISTRATION NO. F-10098 TBPALS REGISTRAR ON NO. 0068700

DATE: 3-27-2020
 HEATH W. BROWN
 RPLS NO. 6189

SCALE: 1" = 100'

EXHIBIT "A"
 PARCEL NO. 1-1
 PAGE 6 OF 7

CALLLED 103.241 ACRES
 CITY OF MCKINNEY
 INST. NO. 20070727001038430
 O.P.R.C.C.T.

CITY OF MCKINNEY
 SANITARY SEWER EASEMENT
 INST. NO. 20170419000496730
 O.P.R.C.C.T.

PARCEL 151
 CITY OF IRVING
 75' PERMANENT PIPELINE EASEMENT
 VOL. 4938, PG. 759
 O.P.R.C.C.T.

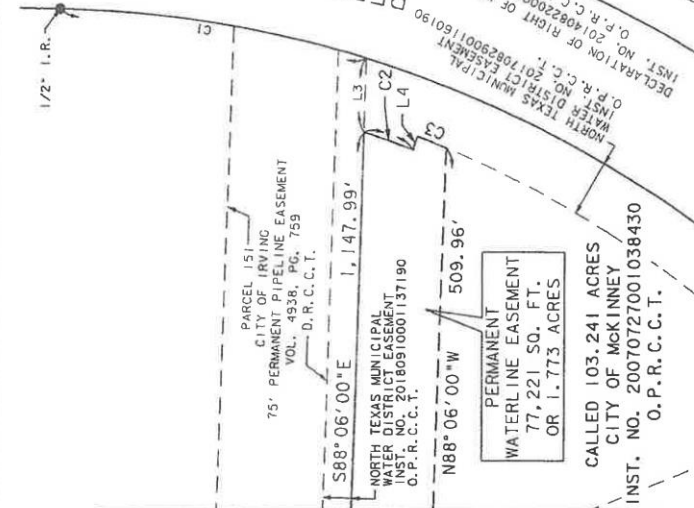
NORTH TEXAS MUNICIPAL
 WATER DISTRICT EASEMENT
 INST. NO. 2018091000137190
 O.P.R.C.C.T.

NORTH TEXAS MUNICIPAL
 WATER DISTRICT EASEMENT
 INST. NO. 2017082900160190
 O.P.R.C.C.T.

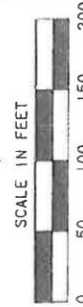
CITY OF MCKINNEY
 PERMANENT WATER EASEMENT
 INST. NO. 2010001001046640
 O.P.R.C.C.T.

JOHN R. JONES SURVEY
 ABSTRACT NO. 497

REDBUD BOULEVARD
 (100' WIDE ROW)



MATCHLINE (SEE PAGE 5 OF 7)



SCALE: 1" = 100'

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

MCKINNEY DELIVERY POINT NO. 3 TO MCKINNEY DELIVERY
 POINT NO. 4 PIPELINE, NTMWD PROJECT NO. 101-0505-18
 PERMANENT WATERLINE EASEMENT

PARCEL NO: 1-1
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 JOB NO. 218041
 DRAWN BY: KEM
 CAD FILE: NTMWD PARCEL 1-1-P06.DGN

DATE: 03/27/2020
 EXHIBIT A PAGE 6 OF 7
 SCALE: 1"=100'

AIRREDONDO, ZEPEDA & BRUNZ, LLC 11355 MCGREE ROAD, DALLAS, TX, 75238 (214)341-9900 FIRM REGISTRATION NO. F-10098 TBPLS REGISTRATION NO. 0088700

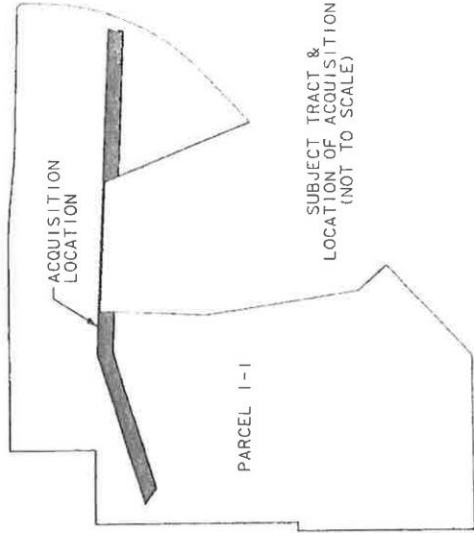


Heath W. Brown
 M.P.S. NO. 6169
 DATE 3-27-2020

LEGEND

- EXISTING ROW LINE
- PROPERTY LINE
- COUNTY LINE
- SURVEY LINE
- EXISTING EASEMENTS
- PERMANENT EASEMENTS
- I.R. = IRON ROD
- I.P. = IRON PIPE
- CM. = CONTROLLING MONUMENT
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- = FOUND MONUMENT, SIZE AND TYPE
- = 5/8" IRON ROD, W/ YELLOW CAP STAMPED "AZB" SET.
- INST. NO. = INSTRUMENT NUMBER
- VOL., PG. = VOLUME, PAGE
- DOC. NO. = DOCUMENT NUMBER
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.P.C.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY TEXAS
- M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY TEXAS
- = PROPOSED EASEMENT ACQUISITION AREA

EXHIBIT "A"
PARCEL NO. 1-1
PAGE 7 OF 7



LINE	BEARING	DISTANCE
L1	N00°43'23"W	195.07'
L2	S71°52'15"W	70.52'
L3	S88°06'00"E	51.90'
L4	S69°48'00"E	10.00'
L5	N22°20'24"W	54.18'
L6	S01°54'00"W	49.40'
L7	N88°06'00"W	140.30'
L8	N52°43'05"W	72.88'
L9	S89°35'58"W	29.61'

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD DISTANCE
C1	15°50'36" (LT)	800.00'	221.21'		N09°01'05"E	220.51'
C2	02°51'41" (RT)	750.00'	37.46'		S19°23'57"W	37.45'
C3	01°41'37" (RT)	760.00'	22.47'		S21°40'07"W	22.46'

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (NAD83) (2011 ADJ.), EPOCH 2010.00, GEOID 12A. MODEL DERIVED FROM THE ALLTERRA CENTRAL RTK NETWORK BY GPS OBSERVATIONS WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.001. DISTANCES (COLLIN COUNTY), SHOWN ARE SURFACE VALUES IN U.S. SURVEY FEET.
- CONTROL MONUMENTS USED FOR BOUNDARY SOLUTIONS ARE NOTED AS (CM) FOR CONTROLLING MONUMENT.
- A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.



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

MCKINNEY DELIVERY POINT NO. 3 TO MCKINNEY DELIVERY POINT NO. 4 PIPELINE, NTMWD PROJECT NO. 101-0505-18
 PERMANENT WATERLINE EASEMENT

PARCEL NO. 1-1
 OWNER: CITY OF MCKINNEY
 SURVEY: JOHN R. JONES SURVEY, ABSTRACT NO. 497
 LOCATION: COLLIN COUNTY, TEXAS
 TOTAL EASEMENT AREA: 77,221 SQUARE FEET OR 1.773 ACRES
 SUBJECT TRACT ACREAGE: 103.241 ACRES

JOB NO. 218041
 DATE: 03/27/2020
 DRAWN BY: KEM
 SCALE: 1"=100'
 CAD FILE: NTMWD PARCEL 1-1-PDT.DGN
 RPLS NO. 6189



Heath W. Brown
 3-27-2020
 DATE

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
McKINNEY DELIVERY POINT NO. 3 TO
McKINNEY DELIVERY POINT NO. 4 PIPELINE
NTMWD PROJECT NO. 101-0505-18

PARCEL NO. 1-2
OWNER: CITY OF MCKINNEY
PERMANENT WATERLINE EASEMENT
JOHN R. JONES SURVEY, ABSTRACT NO. 497
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Being a Permanent Waterline Easement situated in the John R. Jones Survey, Abstract No. 497, City of McKinney, Collin County, Texas, said Permanent Waterline Easement being a portion of a called 103.241 acre tract of land conveyed by General Warranty Deed to City of McKinney as recorded in Instrument No. 20070727001038430 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said Permanent Waterline Easement being more particularly described by metes and bounds as follows:

BEGINNING at a point on the east right-of-way line of McLarry Drive (variable width right-of-way), said point having a grid coordinate of N=7,138,676.278 and E=2,540,841.353, from which a 1/2 inch iron rod with yellow cap stamped "BRITTAIN CRAWFORD" found (controlling monument) bears North 00 degrees 43 minutes 23 seconds West, a distance of 40.00 feet for the intersection of the east right-of-way line of said McLarry Drive with a north line of said 103.241 acre tract;

THENCE departing the east right-of-way line of said McLarry Drive, over and across said 103.241 acre tract, the following three (3) courses and distances to wit:

North 89 degrees 36 minutes 32 seconds East, a distance of 69.20 feet to a point for corner;

South 00 degrees 00 minutes 00 seconds West, a distance of 33.22 feet to a point for corner;

South 52 degrees 43 minutes 05 seconds East, a distance of 91.49 feet to a point for corner on a north line of an existing North Texas Municipal Water District (NTMWD) easement as recorded in Instrument No. 20180910001137190, O.P.R.C.C.T.;

THENCE South 71 degrees 52 minutes 15 seconds West, with the north line of said existing NTMWD easement, a distance of 97.18 feet to a point for corner;

THENCE North 52 degrees 43 minutes 05 seconds West, departing the north line of said existing NTMWD easement, over and across said 103.241 acre tract, a distance of 61.10 feet to a point for corner on the east right-of-way line of said McLarry Drive;

THENCE North 00 degrees 43 minutes 23 seconds West, with the east right-of-way line of said McLarry Drive, a distance of 81.40 feet to the **POINT OF BEGINNING** and containing 10,053 square feet or 0.231 acres of land, more or less.

A plat of even survey date herewith accompanies this legal description.

All bearings are based on the Texas Coordinate System of 1983, North Central Zone 4202, North American Datum 1983 (N.A.D. 83) (2011 ADJ.), Epoch 2010.00, Geoid 12A Model derived from the Alterra Central RTK Network by GPS observations with a grid to surface adjustment factor of 1.000152710 (Collin County). All distances and area shown are surface values and in U.S. Survey feet.

I, Heath W. Brown, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and attached plat accurately depict an actual survey made on the ground under my supervision.

Heath W. B.

Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189

3-27-2020

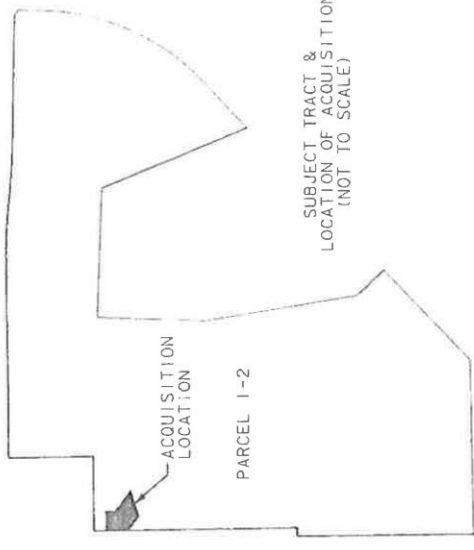
Date



LEGEND

- EXISTING ROW LINE
- PROPERTY LINE
- COUNTY LINE
- SURVEY LINE
- CITY LIMITS
- EXISTING EASEMENTS
- PERMANENT EASEMENTS
- I.R. = IRON ROD
- C.P. = CONTROL POINT
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- - FOUND MONUMENT, SIZE AND TYPE AS NOTED.
- - 5/8" I.R. w/ YELLOW CAP STAMPED "AZB" SET.
- INST. NO. = INSTRUMENT NUMBER
- DOC. NO. = DOCUMENT NUMBER
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.P.C.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY TEXAS
- M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY TEXAS
- - PROPOSED EASEMENT
- - ACQUISITION AREA

EXHIBIT "A"
PARCEL NO. 1-2
PAGE 4 OF 4



LINE	BEARING	DISTANCE
L1	N00° 43' 23" W	40.00'
L2	N89° 36' 32" E	69.20'
L3	S00° 00' 00" W	33.22'
L4	S52° 43' 05" E	91.49'
L5	S71° 52' 15" W	97.18'
L6	N52° 43' 05" W	61.10'
L7	N00° 43' 23" W	81.40'
L8	S89° 35' 58" W	29.61'



NORTH TEXAS MUNICIPAL WATER DISTRICT
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JOB NO. 218941
 DRAWN BY: KEW
 EXHIBIT A PAGE 4 OF 4
 SCALE: 1"=100'
 CAD FILE: NTMWD PARCEL 1 2 P&C.DGN

HEATH W. BROWN
 RPLS NO. 6189
 DATE 3-27-2024



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (NAD83) (2011 ADJ.). EACH DEGREE FROM THE ALLEGED CENTRAL POINT NETWORK BY GPS OBSERVATIONS WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.000152710 (COLLIN COUNTY). ALL DISTANCES AND AREA SHOWN ARE SURFACE VALUES IN U.S. SURVEY FEET.
2. CONTROL MONUMENTS USED FOR BOUNDARY SOLUTIONS ARE NOTED AS (CM) FOR CONTROLLING MONUMENT.
3. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.