

**EXHIBIT "A", TRACT I
RIGHT-OF-WAY DEDICATION**

802 Square Feet or 0.0184 Acres
situated in the
Edward Bradley Survey, Abstract Number 85
City of McKinney, Collin County, Texas

BEING a tract of land situated in the Edward Bradley Survey, Abstract Number 85, City of McKinney, Collin County, Texas, being a portion of a tract of land described to Andrew Sanchez recorded in Volume 378, Page 393, Official Records of Collin County, Texas (O.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of S. Church Street (variable width right-of-way), for the northwest corner of the said Sanchez tract, common to the southwest corner of a tract of land described as Tract 2 to LaCasa Townhomes, LLC, recorded in Document Number 20180125000098030, O.R.C.C.T.;

THENCE South 88 degrees 43 minutes 31 seconds East, with the common line of the Sanchez tract and said Tract 2, a distance of 6.66 feet to a 1/2-inch iron rod with a cap stamped "HALFF" (herein after referenced as "HALFF MONUMENT") set for the northeast corner of the herein described tract;

THENCE over and across the Sanchez tract the courses as follows:

South 01 degrees 16 minutes 22 seconds East, a distance of 207.35 feet to a HALFF MONUMENT set for a point for corner of the herein described tract;

South 48 degrees 40 minutes 16 seconds East, a distance of 5.62 feet to a HALFF MONUMENT set in the north right-of-way line of W. Standifer Street (a variable width right-of-way), from which a 2" metal fence post found for the southeast corner of the Sanchez tract, bears North 85 degrees 29 minutes 54 seconds East, with said north right-of-way line of W. Standifer Street, common to the south line of the Sanchez tract, a distance of 125.95 feet;

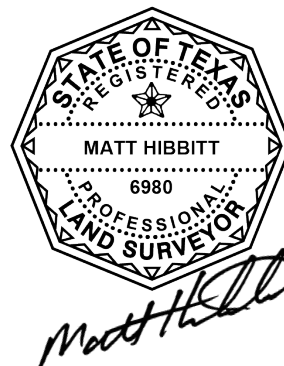
THENCE South 85 degrees 29 minutes 54 seconds West, with the north right-of-way line of W. Standifer and south line of the Sanchez tract, a distance of 5.00 feet to a 3/4-inch iron pipe found for northeast intersection corner of W. Standifer and S. Church Street, common to the southwest corner of the Sanchez tract;

THENCE North 02 degrees 50 minutes 26 seconds West, with the east right-of-way line of S. Church Street, common to the west line of the Sanchez tract, a distance of 211.81 feet returning to the **POINT OF BEGINNING** and containing 802 square feet or 0.0184 acres of land, more or less.

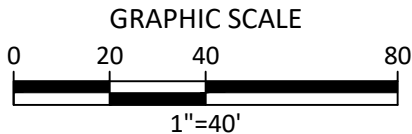
This metes and bounds description is issued in conjunction with a survey of even date.

Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

Field work completed on August 7, 2024.
Issued Date: January 15, 2025



Halff Associates, Inc. • 2601 Meacham Blvd., Suite 600, TX 76137
Tel. (817) 847-1422 • TBPELS Surveying Firm No. 10029605



POINT OF
BEGINNING

1/2" IRF
(C.M.)

S 88°43'31" E
6.66'

SIRH

S. CHURCH ST.

(VARIABLE WIDTH RIGHT-OF-WAY)

N 02°50'26" W 211.81'

S 01°16'22" E 207.35'

RIGHT-OF-WAY
DEDICATION
0.0184 ACRES
802 SQUARE FEET

ANDREW SANCHEZ
VOL. 378, PG. 393
O.R.C.C.T.

EDWARD BRADLEY SURVEY
ABSTRACT NO. 85

3/4" IPF
(C.M.)

SIRH

SIRH

S 48°40'16" E
5.62'

S 85°29'54" W
5.00'

2" METAL
FENCE POST

W. STANDIFER ST.
(VARIABLE WIDTH RIGHT-OF-WAY)

GENERAL NOTES:

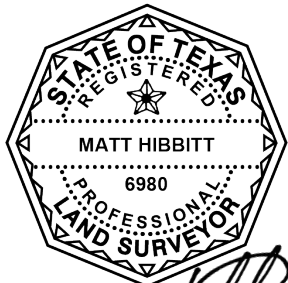
1. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00 BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (TXNC-4202). DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
2. THIS SURVEY IS ISSUED WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE AND COULD BE SUBJECT TO RESTRICTIONS AND/OR ADDITIONAL EASEMENTS NOT SHOWN HEREON.
3. THIS SURVEY IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
4. FIELD WORK WAS COMPLETED ON: AUGUST 7, 2024

LEGEND

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SIRH	1/2" SET IRON ROD W/ YELLOW CAP STAMPED "HALFF"
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
DWG. NO.	DRAWING NUMBER
C.M.	CONTROLLING MONUMENT
O.R.C.C.T.	OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS
●	FOUND MONUMENTS
○	IRON ROD SET (AS NOTED)
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
■	RIGHT-OF-WAY DEDICATION

LOT 379
JOHN SANCHEZ
(EXHIBIT "B" ITEM NO. 12)
DOC. NO. 2023000039473
O.R.C.C.T.

LOT 379
DANIEL SANCHEZ, JR. AND JOHN
SANCHEZ
(ITEM NO. 30)
DOC. NO. 2023000039404
O.R.C.C.T.



Matt Hibbitt



2601 Meacham Blvd., Suite 600
FORT WORTH, TX 76137
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TBPELS SURVEYING FIRM #10029605

EXHIBIT "A", TRACT I
RIGHT-OF-WAY DEDICATION
802 SQ. FT. or 0.0184 ACRES
SITUATED IN THE
EDWARD BRADLEY SURVEY, ABST. NO. 85
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROJECT NO: 52822.001

DATE ISSUED: 01/15/2025

DRAWN BY: MAJ

CHECKED BY: MDH

PAGE: 2 OF 2

**EXHIBIT "A", TRACT II
DRAINAGE EASEMENT**

281 Square Feet or 0.0065 Acres
situated in the
Edward Bradley Survey, Abstract Number 85
City of McKinney, Collin County, Texas

BEING a tract of land situated in the Edward Bradley Survey, Abstract Number 85, City of McKinney, Collin County, Texas, being a portion of a tract of land described to Andrew Sanchez recorded in Volume 378, Page 393, Official Records of Collin County, Texas (O.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found in the east right-of-way line of S. Church Street (variable width right-of-way), for the northwest corner the said Sanchez tract, common to the southwest corner of a tract of land described as Tract 2 to LaCasa Townhomes, LLC, recorded in Document Number 20180125000098030, O.R.C.C.T., from which a 3/4-inch iron pipe found for the northeast intersection corner of said S Church Street and W. Standifer Street (a variable width right-of-way), common to the southwest corner of the Sanchez tract, bears South 02 degrees 50 minutes 26 seconds East, with the east right-of-way line of S. Church Street and west line of the Sanchez tract, a distance of 211.81 feet;

THENCE South 88 degrees 43 minutes 31 seconds East, with the common line of the Sanchez tract and said Tract 2, a distance of 6.66 feet to a 1/2-inch iron rod with a cap stamped "HALFF" set for the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE South 88 degrees 43 minutes 31 seconds East, continuing with the common line of the Sanchez tract and Tract 2, a distance of 14.82 feet to the northeast corner of the herein described tract;

THENCE over and across the Sanchez tract the courses as follows:

South 01 degrees 16 minutes 22 seconds East, a distance of 18.66 feet to the southeast corner of the herein described tract;

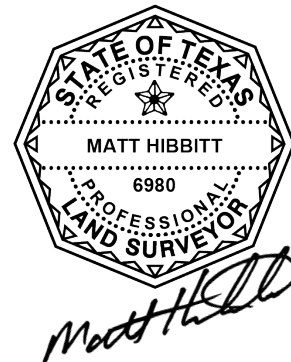
South 88 degrees 43 minutes 38 seconds West, a distance of 14.81 feet to the southwest corner of the herein described tract;

North 01 degrees 16 minutes 22 seconds West, a distance of 19.32 feet returning to the **POINT OF BEGINNING** and containing 281 square feet or 0.0065 acres of land, more or less.

This metes and bounds description is issued in conjunction with a survey of even date.

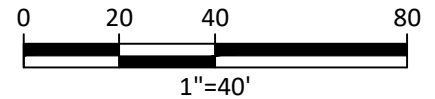
Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

Field work completed on August 7, 2024.
Issued Date: January 15, 2025



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GRAPHIC SCALE



TRACT 2
LACASA TOWNHOMES, LLC
DOC. NO. 20180125000098030
O.R.C.C.T.

LOT 379
JOHN SANCHEZ
(EXHIBIT "B" ITEM NO. 12)
DOC. NO. 2023000039473
O.R.C.C.T.

LOT 379
DANIEL SANCHEZ, JR. AND JOHN
SANCHEZ
(ITEM NO. 30)
DOC. NO. 2023000039404
O.R.C.C.T.

LEGEND

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SIRH	1/2" SET IRON ROD W/ YELLOW CAP STAMPED "HALFF"
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
DWG. NO.	DRAWING NUMBER
C.M.	CONTROLLING MONUMENT
O.R.C.C.T.	OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS
●	FOUND MONUMENTS
○	IRON ROD SET (AS NOTED)
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
■	DRAINAGE EASEMENT

GENERAL NOTES:

1. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00 BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (TXNC-4202). DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
2. THIS SURVEY IS ISSUED WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE AND COULD BE SUBJECT TO RESTRICTIONS AND/OR ADDITIONAL EASEMENTS NOT SHOWN HEREON.
3. THIS SURVEY IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
4. FIELD WORK WAS COMPLETED ON: AUGUST 7, 2024

POINT OF
COMMENCEMENT

POINT OF
BEGINNING

1/2" IRF
(C.M.)

S 88°43'31" E
6.66'

N 01°16'22" W
19.32'

S 88°43'31" E
14.82'

S 01°16'22" E
18.66'

DRAINAGE EASEMENT
0.0065 ACRES
281 SQUARE FEET

S 88°43'38" W
14.81'

ANDREW SANCHEZ
VOL. 378, PG. 393
O.R.C.C.T.

S. CHURCH ST.
(VARIABLE WIDTH RIGHT-OF-WAY)

S 02°50'26" E 211.81'

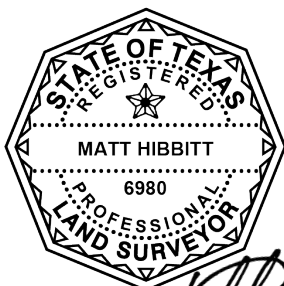
EDWARD BRADLEY SURVEY
ABSTRACT NO. 85

3/4" IPF
(C.M.)

2" METAL FENCE
POST

N 85°29'54" E 130.95'

W. STANDIFER ST.
(VARIABLE WIDTH RIGHT-OF-WAY)



Matt Hibbitt



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EXHIBIT "A", TRACT II
DRAINAGE EASEMENT
281 SQ. FT. or 0.0065 ACRES
SITUATED IN THE
EDWARD BRADLEY SURVEY, ABST. NO. 85
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROJECT NO: 52822.001
DATE ISSUED: 01/15/2025
DRAWN BY: MAJ
CHECKED BY: MDH
PAGE: 2 OF 2

**EXHIBIT "A", TRACT III
TEMPORARY CONSTRUCTION EASEMENT**

1,073 Square Feet or 0.0246 Acres
situated in the
Edward Bradley Survey, Abstract Number 85
City of McKinney, Collin County, Texas

BEING a tract of land situated in the Edward Bradley Survey, Abstract Number 85, City of McKinney, Collin County, Texas, being a portion of a tract of land described to Andrew Sanchez recorded in Volume 378, Page 393, Official Records of Collin County, Texas (O.R.C.C.T.), and being more particularly described by metes and bounds as follows:

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THENCE South 88 degrees 43 minutes 31 seconds East, with the north line of said Sanchez tract, common to the south line of said Tract 2, a distance of 21.48 feet to the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE South 88 degrees 43 minutes 31 seconds East, continuing with the common line of the Sanchez tract and Tract 2, a distance of 71.89 feet to the northeast corner of the herein described tract;

THENCE over and across the Sanchez tract the courses as follows:

South 01 degrees 16 minutes 29 seconds West, a distance of 15.00 feet to the southeast corner of the herein described tract;

North 88 degrees 43 minutes 31 seconds West, a distance of 71.22 feet to the southwest corner of the herein described tract;

North 01 degree 16 minutes 22 seconds West, a distance of 15.01 feet, returning to the **POINT OF BEGINNING** and containing 1,073 square feet or 0.0246 acres of land, more or less.

This metes and bounds description is issued in conjunction with a survey of even date.

Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

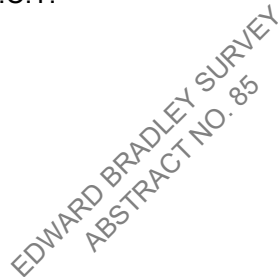
Field work completed on August 7, 2024.

Issued Date: January 15, 2025

Revised Date: January 28, 2025



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1. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00 BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (TXNC-4202). DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
2. THIS SURVEY IS ISSUED WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE AND COULD BE SUBJECT TO RESTRICTIONS AND/OR ADDITIONAL EASEMENTS NOT SHOWN HEREON.
3. THIS SURVEY IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
4. FIELD WORK WAS COMPLETED ON: AUGUST 7, 2024
5. REVISED DATE: JANUARY 28, 2025



EXHIBIT "A", TRACT III
TEMPORARY CONSTRUCTION EASEMENT
1,073 SQ. FT. or 0.0246 ACRES
SITUATED IN THE
EDWARD BRADLEY SURVEY, ABST. NO. 85
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PAGE: 2 OF 2