

EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Being a tract of land, situated in the Meredith Hart Survey, Abstract No. 371, in the City of McKinney, Collin County, Texas, and being a part of Lot 2, Block A, of **POGUEROSA ADDITION**, an addition to the City of McKinney, as recorded in Volume 2012, Page 229, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a point for corner, in the northwesterly line of said Lot 2, same being in the southeasterly monumented line of U.S. Highway 75, from which an aluminum TxDot monument found at an angle point bears, South 43°29'22" West, a distance of 816.59';

THENCE North 43°29'22" East, along the southeasterly monumented line of U.S. Highway 75, a distance of 20.01' to a point for corner;

THENCE over and across said Lot 2, the following courses and distances:

South 56°04'36" East, a distance of 365.44' to a point for corner;

South 80°14'11" East, a distance of 1005.47' to a point for corner;

South 72°11'49" East, a distance of 637.29' to a point for corner;

South 88°47'45" East, a distance of 1107.70' to a point for corner;

North 64°55'51" East, a distance of 30.83' to a point for corner;

South 25°03'24" East, a distance of 20.00' to a point for corner;

South 64°55'51" West, a distance of 35.38' to a point for corner;

North 89°24'19" West, a distance of 1115.28' to a point for corner;

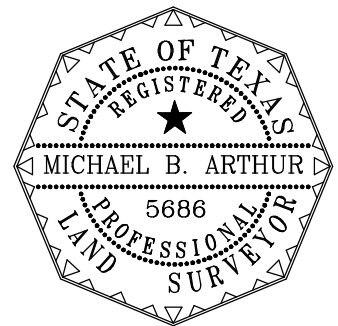
North 72°11'49" West, a distance of 638.91' to a point for corner;

North 80°14'11" West, a distance of 1008.68' to a point for corner;

North 54°15'18" West, a distance of 371.73' to a point for corner;

North 44°39'29" West, a distance of 49.00' to the **POINT OF BEGINNING** and containing 64,134 square feet or 1.472 acres of land, more or less.

Michael B. Arthur



Bearings and distances (surface values) are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface to grid conversion factor is 0.999850404.

DATE:	07/26/2021
REVISED:	05/14/2025
SCALE:	1" = 200'
CHK'D. BY:	M.B.A.
JOB NO.:	2020-0075

TEMPORARY CONSTRUCTION
EASEMENT
1.472 ACRES
MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS



North Texas Surveying, L.L.C.
Registered Professional Land Surveyors

1010 West University Drive
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200

EXHIBIT "A"

LAUDHOWELL75 HOLDING LLC
Document No.
20210318000541950,
O.P.R.C.C.T.

35' Permanent
Water Easement
Vol. 2012, Pg. 229,
O.P.R.C.C.T.

N43°29'22"E
20.01'

P.O.B.

S44°39'29"E 47.96'

MATCH LINE
MATCH LINE

U.S. Highway 75
(variable width right-of-way)

S45°29'22"W
816.59'

N54°15'18"E
N44°39'29"W
49.00'

S54°15'18"E
365.44'

30' Sanitary
Sewer Easement
Document No.
20161006001355300,
O.P.R.C.C.T.

S80°14'11"E
N80°14'11"W

1005.47'
1008.68'

Temporary Construction Easement
64,134 Sq. Ft. / 1,472 Acres

100' Texas Power and
Light Co. Easement
Vol. 209, Pg. 602;
Vol. 209, Pg. 604;
Vol. 671, Pg. 808 and
Vol. 702, Pg. 23,
D.R.C.C.T. (per plot)

Lot 2, Block A
POQUEROSA ADDITION
Vol. 2012, Pg. 229,
O.P.R.C.C.T.

Lot 57, Block A
PECAN RIDGE ESTATES
PHASE TWO
Vol. R, Pg. 194, M.R.C.C.T.

1/2" I.R.F. S89°06'32"W
(R.M.) 1112.46'

1/2" I.R.F.

DATE:	07/26/2021	TEMPORARY CONSTRUCTION EASEMENT 1.472 ACRES MEREDITH HART SURVEY ABSTRACT NO. 371 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	GRAPHIC SCALE 1 inch = 200 ft.	 North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
REVISED:	05/21/2025			
SCALE:	1" = 200'			
CHK'D. BY:	M.B.A.			
JOB NO.:	2020-0075			

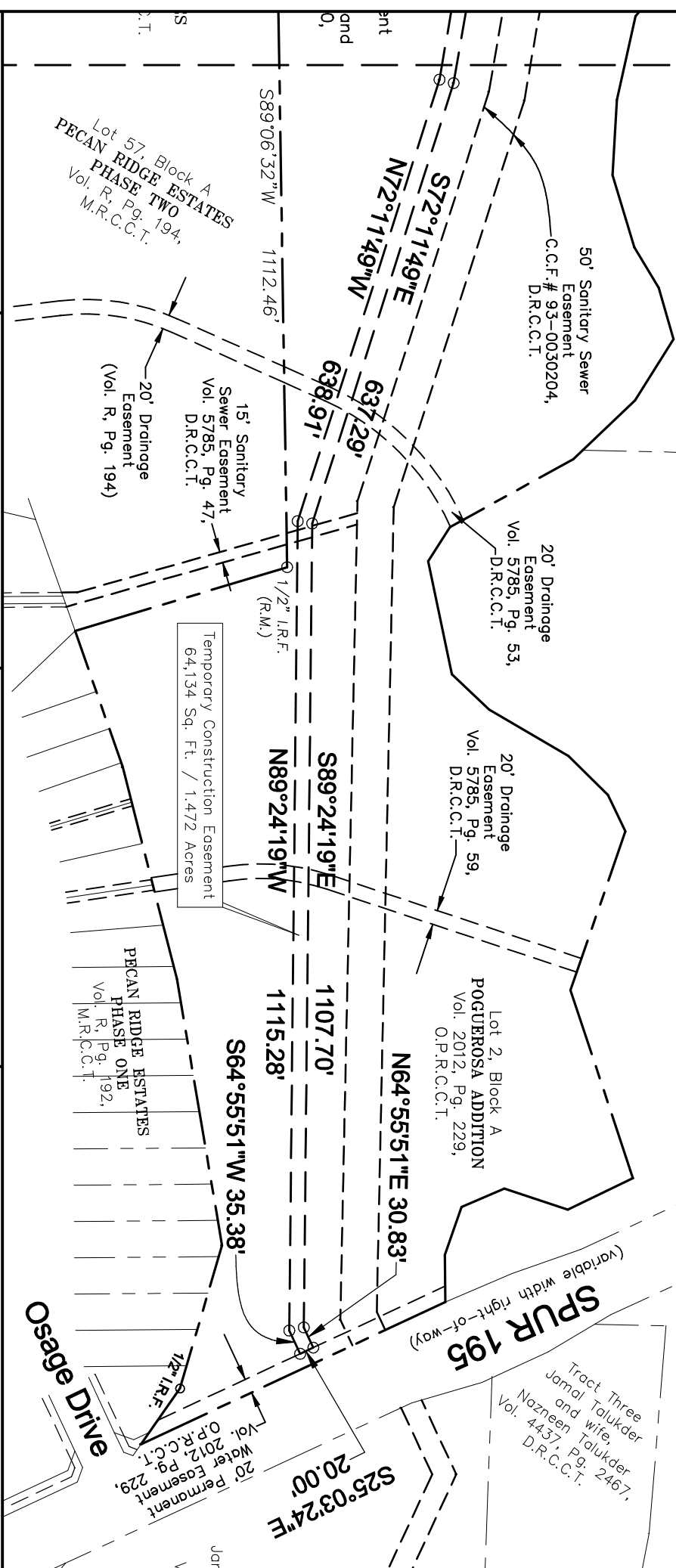
EXHIBIT "A"

Associated Texas
Development—543—Joint Venture
Vol. 2007, Pg. 427,
D.R.C.C.T.

Westgold Realtors, Inc.
C.C.F.# 92-0082337,
D.R.C.C.T.

William J. McCallum
Document No.
20071203001612420,
O.P.R.C.C.T.

MATCH LINE
MATCH LINE



DATE: 07/26/2021

REVISED: 05/14/2025

SCALE: 1" = 200'

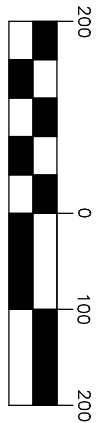
CHK'D. BY: M.B.A.

JOB NO.: 2020-0075

TEMPORARY CONSTRUCTION EASEMENT

1,472 ACRES
MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

GRAPHIC SCALE



1 inch = 200 ft.



North Texas Surveying, L.L.C.
Registered Professional Land Surveyors

1010 West University Drive
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200