

**EXHIBIT "A"**  
**15' WATER EASEMENT - PARCEL W02**  
**CITY OF MCKINNEY,**  
**COLLIN COUNTY, TEXAS**

Being a tract of land, situated in the William Davis Survey, Abstract No. 248, in the City of McKinney, Collin County, Texas, and being a part of the remainder of that called 5.01 acre tract, described in deed to Ledbetter IOS, LLC and LGW Holdings, LLC, as recorded under Document No. 2024000011633, 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, being the southeasterly corner of the remainder of said 5.013 acre tract, same being the southwesterly corner of that tract of land, described in deed to the State of Texas, as recorded under Document No. 2022000136512, O.P.R.C.C.T., same being in the westerly monumented line of N. McDonald Street (State Highway No. 5), said corner also being in the northerly line of that tract of land, described in deed to Texas Power and Light Company, as recorded in Volume 297, Page 365, of the Deed Records, Collin County, Texas (D.R.C.C.T.), from which a 1/2" iron rod found bears, South 16°51'06" West, a distance of 848.89';

**THENCE** South 89°50'26" West, along the common line between said 5.013 acre tract and said Texas Power and Light Company tract, a distance of 15.00' to a point for corner;

**THENCE** North 00°23'24" East, over and across said 5.013 acre tract, a distance of 339.53' to a point for corner, being in the northerly line of said 5.013 acre tract, same being in the southerly line of Lot 1, Block A, of **McSWAIN ADDITION**, an addition to the City of McKinney, as recorded in Volume 2006, Page 276, O.P.R.C.C.T., from which a 1/2" iron rod found bears, South 89°22'40" West, a distance of 148.68';

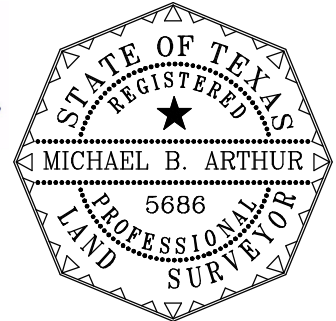
**THENCE** North 89°22'40" East, along the common line between said 5.013 acre tract and said Lot 1, a distance of 15.00' to a point for corner, being the northeasterly corner of the remainder of said 5.013 acre tract, same being the northwesterly corner of the aforementioned State of Texas tract, from which a 5/8" iron rod with a plastic cap stamped "TxDOT" found bears, North 17°22'26" West, a distance of 0.62', and from said point for corner, a 1/2" iron rod found for the southeasterly corner of said Lot 1 bears, North 89°22'40" East, a distance of 29.23';

**THENCE** South 00°23'24" West, along the westerly monumented line of N. McDonald Street, a distance of 339.65' to the **POINT OF BEGINNING** and containing 5,093 square feet or 0.117 acres of land, more or less.

**ABBREVIATIONS**


I.R.F. = Iron Rod Found
I.P.F. = Iron Pipe Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
M.R.C.C.T. = Map 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

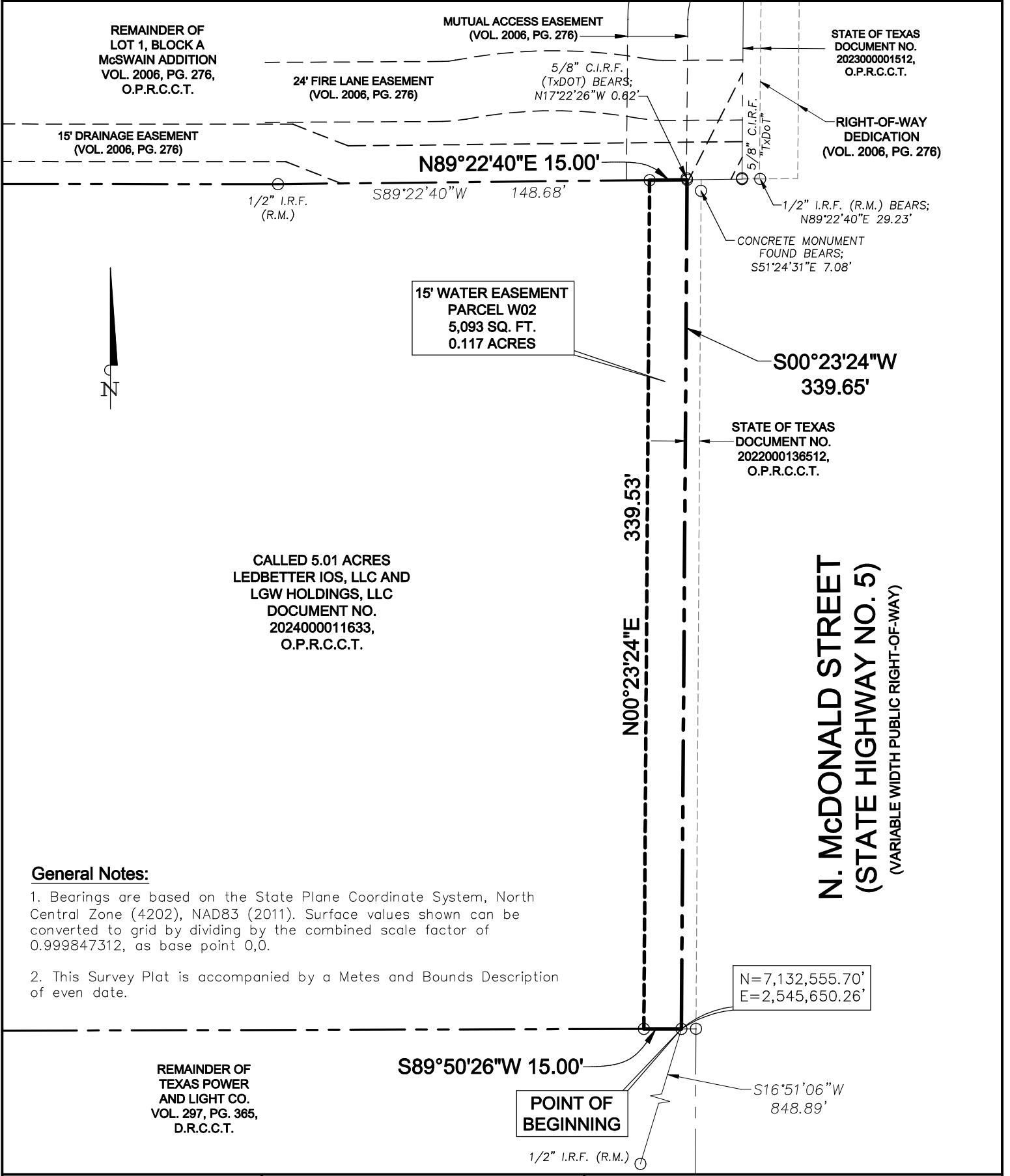
*Michael B. Arthur*



**General Notes:**

- Bearings are based on the State Plane Coordinate System, North Central Zone (4202), NAD83 (2011). Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999847312, as base point 0,0.
- This Metes and Bounds Description is accompanied by a Survey Plat of even date.

DATE:	04/24/2024	<b>15' WATER EASEMENT PARCEL W02 WILLIAM DAVIS SURVEY, ABSTRACT NO. 248 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS</b>	 <b>North Texas Surveying, L.L.C.</b> 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
SHEET NO.:	1 OF 2		
SCALE:	1" = 50'		
CHK'D. BY:	M.B.A.		
JOB NO.:	2023-0035		



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- 2. This Survey Plat is accompanied by a Metes and Bounds Description of even date.

DATE:	04/24/2024
SHEET NO.:	2 OF 2
SCALE:	1" = 50'
CHK'D. BY:	M.B.A.
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PARCEL W02  
WILLIAM DAVIS SURVEY,  
ABSTRACT NO. 248  
CITY OF MCKINNEY,  
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