

**EXHIBIT A
PARCEL NO. 1
RIGHT OF WAY DEDICATION
274 SQ. FT. (0.0063 ACRES)**

BEING a 274 square foot (0.0063 acre) tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being part of that tract of land described in Warranty Deed to C.T. Beckham, as recorded in Volume 5266, Page 1434 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and also being a part of Lot 1, Block A of Woodlake Village, an Addition to the City of Wylie, Texas, as recorded in Cabinet G, Page 386, Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for the northwest end of a corner clip located at the intersection of the north line of S.H. 78 (variable width right-of-way), with the east line of Eubanks Lane (County Road 389, a 32.5 foot wide right-of-way dedicated by said Woodlake Village addition), and being on the north line of a 5,724 square foot right-of-way deed to the State of Texas as recorded in Volume 5266, Page 5809, O.P.R.C.C.T.;

THENCE North 00 degrees 30 minutes 31 seconds East, with said east line of Eubanks Lane, a distance of 11.63 feet to a set 1/2-inch iron rod with "HALFF" cap for corner;

THENCE South 46 degrees 23 minutes 03 seconds East, departing said east line and over and across said Lot 1, a distance of 40.54 feet to a set 1/2-inch iron rod with "HALFF" cap on said north line of S.H. 78 and north line of said 5,724 square foot State of Texas tract;

THENCE South 89 degrees 06 minutes 37 seconds West, along said north lines, a distance of 12.08 feet to a found 5/8-inch iron rod with a "TXDOT" cap for the southeast end of the aforementioned corner clip;

THENCE North 46 degrees 26 minutes 18 seconds West, along said corner clip, a distance of 23.97 feet to the POINT OF BEGINNING AND CONTAINING 274 square feet or 0.0063 acres of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

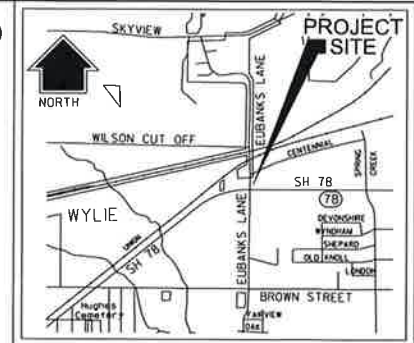
I, Andrew J. Shafer, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Andrew J. Shafer Feb. 16, 2021
Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017
TBPELS Firm No. 10029600



0 25 50 75 100

SCALE: 1"=50'

LOCATION MAP
NOT TO SCALE

(CALLED 0.133 ACRE TRACT)
MIKE BUNTING
INSTR. NO. 20121029001374960
O.P.R.C.C.T.

5' x 5' WATER EASEMENT
INSTR. NO. 20091218010003070
O.P.R.C.C.T.

24' ACCESS AND
UTILITY EASEMENT
INSTR. NO. 20091218010003070
O.P.R.C.C.T.

LOT 1, BLOCK A
McKEE ADDITION
BLOCK A, LOT 1
INSTR. NO.
20091218010003070
O.P.R.C.C.T.

BKJ BAYOU TECHE
INVESTMENT, LLC.
A TEXAS LIMITED
LIABILITY COMPANY
INSTR. NO.
20130103000016010
O.P.R.C.C.T.

POINT OF BEGINNING

N00°30'31"E
11.63'

N46°26'18"W
23.97'

S46°23'03"E
40.54'

S89°06'55"W
37.81'

S89°06'37"W
12.08'

STATE OF TEXAS
DOC. NO. 2002-0195911
VOL. 5326, PG. 010194
O.P.R.C.C.T.

20' EASEMENT AND R.O.W. TO
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 744, PG. 747
D.R.C.C.T.

STATE OF TEXAS
DOC. NO. 2002-0195909
VOL. 5326, PG. 010179
O.P.R.C.C.T.

45' DRAINAGE &
UTILITY EASEMENT
CAB. G, PG. 386
P.R.C.C.T.

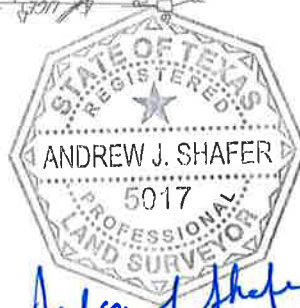
5/8' FIR
W/TXDOT
CAP
(C.M.)

50' BUILDING LINE
CAB. G, PG. 386
P.R.C.C.T.

20' EASEMENT AND R.O.W. TO
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 744, PG. 751
D.R.C.C.T.

(5,724 SQ. FT.)
STATE OF TEXAS
DOC. NO. 2002-0141865
VOL. 5266, PG. 5809
O.P.R.C.C.T.

STATE HIGHWAY 78
(VARIABLE WIDTH R.O.W.)



Andrew J. Shafer
Feb. 16, 2021

NOTE:

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

LEGEND

1/2" SIR W/CAP	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
FIR	FOUND IRON ROD
U.T.S.	UNABLE TO SET
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
INSTR. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

Page 2 of 2

EXHIBIT A PARCEL NO.1 RIGHT-OF-WAY DEDICATION 274 SQ. FT. OR (0.0063 ACRES)

SITUATED IN THE
FRANCISCO DE LA PENA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

FOR
CITY OF WYLIEPREPARED BY
HALFF

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021

**EXHIBIT A
PARCEL NO. 2
RIGHT OF WAY DEDICATION
1,482 SQ. FT. (0.0340 ACRES)**

BEING a 1,482 square foot (0.0340 acre) tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being part of that 0.133 acre tract of land described in Special Warranty Deed to Mike Bunting, as recorded in Instrument Number 20121029001374960 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a set crow's foot in concrete for the northeast corner of said 0.133 acre tract, being the southeast corner of a 1.50 acre tract of land described in Warranty Deed to Charles A. Bunting and Margaret P. Bunting, as recorded in Instrument Number 93-0059736, O.P.R.C.C.T., and being in the center of Eubanks Lane (County Road 389, a variable width right-of-way);

THENCE South 00 degrees 30 minutes 31 seconds West, with the east line of said 0.133 acre tract and the center of Eubanks Lane, a distance of 45.60 feet to a set magnail with a washer stamped "HALFF" for the southeast corner of said 0.133 acre tract, said point being the northeast corner of a variable width right-of-way, as dedicated by the McKee Addition, Block A, Lot 1, an addition to the City of Wylie, as recorded in Volume 2009, Page 449, O.P.R.C.C.T.;

THENCE North 89 degrees 46 minutes 22 seconds West, departing said center of Eubanks Lane and along the common south line of said 0.133 acre tract and north line of said right-of-way dedication, a distance of 32.50 feet to a found 1/2-inch iron rod with plastic cap stamped "RPLS 5686" at the northeast corner of said Lot 1, Block A of the McKee Addition;

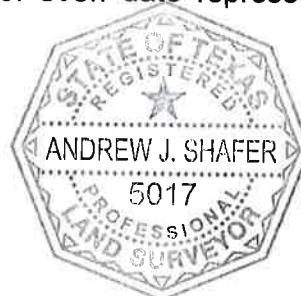
THENCE North 00 degrees 30 minutes 31 seconds East, departing said common line and over and across said 0.133 acre tract, a distance of 45.60 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" on the common north line of said 0.133 acre tract and south line of said 1.50 acre tract;

THENCE South 89 degrees 46 minutes 22 seconds East, along said common line, a distance of 32.50 feet to the POINT OF BEGINNING AND CONTAINING 1,482 square feet or 0.0340 acres of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

I, Andrew J. Shafer, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.


Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017
TBPELS Firm No. 10029600





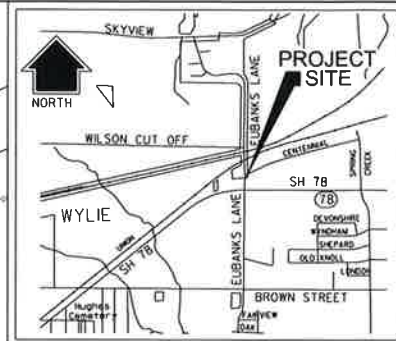
0 25 50 75 100

SCALE: 1"=50'

FRANCISCO DE LA PINA
SURVEY ABSTRACT
NUMBER 688

(CALLED 1.50 ACRE TRACT)
CHARLES A. BUNTING
AND MARGARET P. BUNTING
DOC. NO. 93-0059736
O.P.R.C.C.T.

EUBANKS LANE (C.R. 389)
(VARIABLE WIDTH R.O.W.)



LOCATION MAP
NOT TO SCALE

S89°46'22"E
32.50'

1/2" SIR
W/CAP

SET CROW'S
FOOT ON
EDGE OF
CONCRETE

POINT OF
BEGINNING

PARCEL NO. 2
RIGHT-OF-WAY
DEDICATION
1,482 SQ. FT.
(0.0340 ACRES)

S89°46'22"E 190.83'

1/2" FIR
(in concrete)
(C.M.)

(CALLED 0.133 ACRE TRACT)
MIKE BUNTING
INSTR. NO.
20121029001374960
O.P.R.C.C.T.

N00°30'31"E
45.60'

S00°30'31"W
45.60'

1/2" FIR
W/RPLS 5686" CAP
(C.M.)

N89°46'22"W
32.50'

SET MAG
NAIL W/WASHER
STAMPED "HALFF"

20' BUILDING LINE
CAB. G. PG. 386
P.R.C.C.T.

LOT 1, BLOCK A
WOODLAKE VILLAGE
CAB. G. PG. 306
P.R.C.C.T.

(CALLED 15.754 ACRE TRACT)
C.T. BECKHAM
DOC. NO. 2002-0141441
VOL. 5266, PG. 1434
O.P.R.C.C.T.

5' x 5' WATER EASEMENT
VOL. 2009, PG. 449
O.P.R.C.C.T.

24' ACCESS AND
UTILITY EASEMENT
VOL. 2009, PG. 449
O.P.R.C.C.T.

LOT 1, BLOCK A
McKEE ADDITION
BLOCK A, LOT 1
VOL. 2009, PG. 449
O.P.R.C.C.T.

BKJ BAYOU TECHIE
INVESTMENT, LLC,
A TEXAS LIMITED
LIABILITY COMPANY
INSTR. NO.
20130103000016010
O.P.R.C.C.T.

Ex 04#
R.O.W. DEDICATION
VOL. 2009, PG. 449
O.P.R.C.C.T.

32.5' R.O.W. DEDICATION
CAB. G. PG. 386
P.R.C.C.T.

NOTE:
The Basis of Bearing is the Texas Coordinate
System of 1983, North Central Zone (4202), based
on ties to City of Wylie Monuments CM 1, CM 2,
CM 3, CM 4 and CM 5.

LEGEND

1/2" SIR W/CAP	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
FIR	FOUND IRON ROD
U.T.S.	UNABLE TO SET
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
INSTR. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS



Andrew J. Shafer
Feb. 16, 2021

EXHIBIT A
PARCEL NO. 2 RIGHT-OF-WAY DEDICATION
1,482 SQ. FT. OR (0.0340 ACRES)

SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

FOR
CITY OF WYLIE

PREPARED BY
HALFF

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021

**EXHIBIT A
PARCEL NO. 3
RIGHT OF WAY DEDICATION
11,323 SQ. FT. (0.2599 ACRES)**

BEING a 11,323 square foot (0.2599 acre) tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being part of that 1.50 acre tract of land described in Warranty Deed to Charles A. Bunting and Margaret P. Bunting, as recorded in Instrument Number 93-0059736, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a set crow's foot in concrete for the southeast corner of said 1.50 acre tract, a point in the center of Eubanks Lane (County Road 389, a variable width right-of-way), said point also being the northeast corner of a 0.133 acre tract of land described in Special Warranty Deed to Mike Bunting, as recorded in Instrument Number 20121029001374960 (O.P.R.C.C.T.), also being on the west line of a 32.5 foot wide right-of-way dedicated by the Plat of Woodlake Village, an Addition to the City of Wylie, Texas, as recorded in Cabinet G, Page 386, Map Records of Collin County, Texas;

THENCE North 89 degrees 46 minutes 22 seconds West, departing said center of Eubanks Lane and along the common south line of said 1.50 acre tract and north line of said 0.133 acre tract, a distance of 32.50 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" for corner;

THENCE North 00 degrees 30 minutes 31 seconds East, departing said common line and over and across said 1.50 acre tract, a distance of 339.91 feet to a point (unable to set) on the common north line of said 1.50 acre tract and south line of a 100-foot wide Kansas City Southern Railroad Company right-of-way, described in Deed without Warranty, as recorded in Instrument Number 94-0096329, O.P.R.C.C.T., said point being on a non-tangent circular curve to the right having a radius of 5,679.58 feet and whose chord bears North 62 degrees 47 minutes 57 seconds East, a distance of 36.71 feet;

THENCE Northeasterly, along said common line and said curve, through a central angle of 00 degrees 22 minutes 13 seconds, for an arc distance of 36.71 feet to a set magnail with a washer stamped "HALFF" for the northeast corner of said 1.50 acre tract, being the northwest corner of said 32.5 foot wide right-of-way dedicated by the Woodlake Village addition, and in the center of Eubanks Lane;

THENCE South 00 degrees 30 minutes 31 seconds West, departing said south line and along the common east line of said 1.50 acre tract and west line of said 32.5 foot wide right-of-way dedication, a distance of 356.82 feet to the POINT OF BEGINNING AND CONTAINING 11,323 square feet or 0.2599 acres of land, more or less.

**EXHIBIT A
PARCEL NO. 3
RIGHT OF WAY DEDICATION
11,323 SQ. FT. (0.2599 ACRES)**

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

I, Andrew J. Shafer, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Andrew J. Shafer Feb. 16, 2021

Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017
TBPELS Firm No. 10029600



0 25 50 75 100

SCALE: 1"=50'

THE KANSAS CITY SOUTHERN
RAILWAY COMPANY
A MISSOURI CORPORATION
DOC. NO. 91-0096329
O.P.R.C.C.T.

100' EASEMENT AND
R.O.W. TO NORTH TEXAS
MUNICIPAL WATER DISTRICT
VOL. 684, PG. 883
D.R.C.C.T.

$\Delta = 00^\circ 22' 13''$
 $R = 5,679.58'$
 $L = 36.71'$
 $CL = 36.71'$
 $CB = N62^\circ 47' 57'' E$

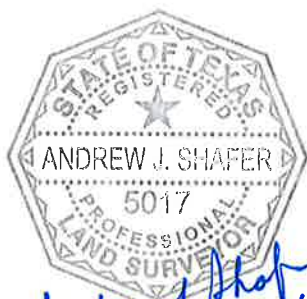
$\Delta = 02^\circ 12' 52''$
 $R = 5679.58'$
 $L = 219.51'$
 $CL = 219.50'$
 $CB = N 61^\circ 30' 25'' E$

1/2" FIR
W/RPLS 5034"
CAP

FRANCISCO DE LA PINA
SURVEY ABSTRACT
NUMBER 688

(CALLED 1.50 ACRE TRACT)
CHARLES A. BUNTING
AND MARGARET P. BUNTING
DOC. NO. 93-0059736
O.P.R.C.C.T.

PARCEL NO. 3
RIGHT-OF-WAY
DEDICATION
11,323 SQ. FT.
(0.2599 ACRES)



Andrew J. Shafer
Feb. 16, 2021

1/2" SIR
W/CAP

(CALLED 0.133 ACRE TRACT)
MIKE BUNTING
INSTR. NO. 20121029001374960
O.P.R.C.C.T.

$N00^\circ 30' 31'' E$
45.60'

1/2" FIR
W/RPLS
5686 CAP
(C.M.)

$N00^\circ 30' 31'' E$

EUBANKS LANE (C.R. 389)

(VARIABLE WIDTH R.O.W.)

$S00^\circ 30' 31'' W$

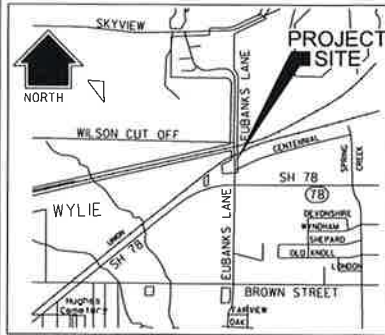
SET
CROW'S
FOOT ON
EDGE OF
CONCRETE

$N89^\circ 46' 22'' W$
32.50'

20' BUILDING LINE
CAB. G, PG. 386
P.R.C.C.T.

(CALLED 15.754 ACRE TRACT)
C.T. BECKHAM
DOC. NO. 2002-0141441
VOL. 5266, PG. 1434
O.P.R.C.C.T.

POINT OF BEGINNING



LOCATION MAP
NOT TO SCALE

LOT 1, BLOCK B
WOODLAKE VILLAGE
CAB. G, PG. 386
P.R.C.C.T.

CENTENNIAL DRIVE
60' R.O.W. DEDICATION
CAB. G, PG. 386
P.R.C.C.T.

NOTE:
The Basis of Bearing is the Texas Coordinate
System of 1983, North Central Zone (4202), based
on ties to City of Wylie Monuments CM 1, CM 2,
CM 3, CM 4 and CM 5.

LEGEND

1/2" SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
FIR	FOUND IRON ROD
U.T.S.	UNABLE TO SET
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
INSTR. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

EXHIBIT A
PARCEL NO. 3 RIGHT-OF-WAY DEDICATION
11,323 SQ. FT. OR (0.2599 ACRES)

SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

FOR
CITY OF WYLIE

PREPARED BY



HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021

**EXHIBIT A
PARCEL NO. 4
RIGHT OF WAY DEDICATION
2,454 SQ. FT. (0.0563 ACRES)**

BEING a 2,454 square foot (0.0563 acre) tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being part of that tract of land described in Special Warranty Deed to North Texas Municipal Water District, as recorded in Instrument Number 20121121001491090 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being a part of Lot 1, Block B of Woodlake Village, an Addition to the City of Wylie, Texas, as recorded in Cabinet G, Page 386, Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8-inch iron rod with a plastic cap stamped "Gorrondona Assoc." for the northwest end of a corner clip located at the intersection of the north line of Centennial Drive (60-foot wide right-of-way) with the east line of Eubanks Lane (County Road 389, a 32.5 foot wide right-of-way dedicated by said Woodlake Village addition);

THENCE North 00 degrees 30 minutes 31 seconds East, with said east line of Eubanks Lane, a distance of 41.16 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped HALFF (hereinafter referred to as "with HALFF cap") for corner;

THENCE South 44 degrees 32 minutes 20 seconds East, departing said east line and over and across said Lot 1, a distance of 21.20 feet to a set 1/2-inch iron rod with HALFF cap at the beginning of a non-tangent circular curve to the left having a radius of 410.00 feet and whose chord bears North 78 degrees 30 minutes 35 seconds East, a distance of 161.64 feet;

THENCE Easterly, continuing across said Lot 1, through a central angle of 22 degrees 44 minutes 13 seconds, for an arc distance of 162.70 feet to a set 1/2-inch iron rod with HALFF cap on said north line of Centennial Drive;

THENCE South 67 degrees 08 minutes 29 seconds West, along said north line, a distance of 173.58 feet to a found 5/8-inch iron rod with "Gorrondona" cap at the southeast end of the aforementioned corner clip;

THENCE North 56 degrees 09 minutes 25 seconds West, along said corner clip, a distance of 16.48 feet to the POINT OF BEGINNING AND CONTAINING 2,454 square feet or 0.0563 acres of land, more or less.

**EXHIBIT A
PARCEL NO. 4
RIGHT OF WAY DEDICATION
2,454 SQ. FT. (0.0563 ACRES)**

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

I, Andrew J. Shafer, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Andrew J. Shafer Feb. 16, 2021
Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017 TBPELS Firm No. 10029600

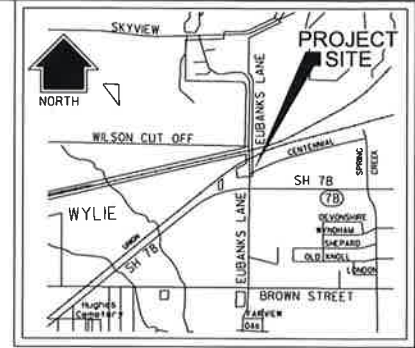


THE KANSAS CITY SOUTHERN
RAILWAY COMPANY
A MISSOURI CORPORATION
DOC. NO. 91-0096329
O.P.R.C.C.T.

FRANCISCO DE LA PINA SURVEY ABSTRACT NUMBER 688

LOT 1, BLOCK B
WOODLAKE VILLAGE
CAB. G, PG. 386
P.R.C.C.T.

NORTH TEXAS MUNICIPAL WATER DISTRICT
INSTR. NO. 20121121001491090
O.P.R.C.C.T.



LOCATION MAP
NOT TO SCALE

**PARCEL NO. 4
RIGHT-OF-WAY
DEDICATION
2,454 SQ. FT.
(0.0563 ACRES)**

$\Delta = 22^\circ 44' 13''$
 $R = 410.00'$
 $L = 162.70'$
 $CL = 161.64'$
 $CB = N 78^\circ 30' 35'' E$

20' BUILDING LINE
CAB. G, PG. 386
P.R.C.C.T.

5/8" FIR
W/"GORRONDONA
ASSOC." CAP
(C.M.)

5/8" FIR
W/"GORRONDONA
ASSOC." CAP
(C.M.)

**POINT OF
BEGINNING**

EUBANKS LANE (C.R. 389)
(VARIABLE WIDTH R.O.W.)

CENTENNIAL DRIVE
60' R.O.W. DEDICATION
CAB. G, PG. 386
P.R.C.C.T.

5/8" FIR
W/"GORRONDONA
ASSOC." CAP
(C.M.)

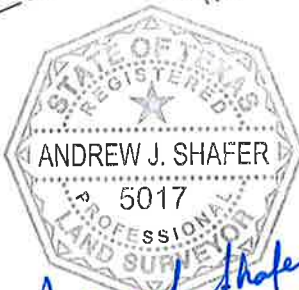
N56°09'25"W
16.48'

20' BUILDING LINE
CAB. G, PG. 386
P.R.C.C.T.

15' UTILITY EASEMENT
CAB. G, PG. 386
P.R.C.C.T.

LOT 1, BLOCK A
WOODLAKE VILLAGE
CAB. G, PG. 386
P.R.C.C.T.

(CALLED 15.754 ACRE TRACT)
C.T. BECKHAM
DOC. NO. 2002-0141441
VOL. 05266, PG. 01434
O.P.R.C.C.T.



Andrew J. Shafer
Feb. 16, 2021

0 25 50 75 100
SCALE: 1"=50'

NOTE:
The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

LEGEND

1/2" SIR W/CAP	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
FIR	FOUND IRON ROD
U.T.S.	UNABLE TO SET
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
INSTR. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	PLAT RECORDS OF COLLIN COUNTY, TEXAS

EXHIBIT A **PARCEL NO. 4 RIGHT-OF-WAY DEDICATION** **2,454 SQ. FT. OR (0.0563 ACRES)**

SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS
FOR

CITY OF WYLIE

PREPARED BY
HALFF

HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021

**EXHIBIT A
PARCEL NO. 5
RIGHT OF WAY DEDICATION
7,313 SQ. FT. (0.1679 ACRES)**

BEING a 7,313 square foot (0.1679 acre) tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being part of that right-of-way described in Deed Without Warranty to The Kansas City Southern Railroad Company (KCS Railroad Company), as recorded in Instrument Number 94-0096329 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod with plastic cap stamped "RPLS 5034" on the south line of said KCS Railroad Company tract, said point being the northwest corner of a 1.50 acre tract of land described in Warranty Deed to Charles A. Bunting and Margaret P. Bunting, as recorded in Instrument Number 93-0059736, O.P.R.C.C.T., and being on a circular curve to the right having a radius of 5,679.58 feet and whose chord bears North 61 degrees 30 minutes 25 seconds East, a distance of 219.50 feet;

THENCE Northeasterly, along the common north line of said 1.50 acre tract and south line of said KCS Railroad Company tract, and along said curve, through a central angle of 02 degrees 12 minutes 52 seconds, for an arc distance of 219.51 feet to a point (unable to set) for the POINT OF BEGINNING of the herein described tract;

THENCE North 00 degrees 30 minutes 31 seconds East, departing said common line and over and across said KCS Railroad Company tract, a distance of 112.87 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" on the north line of said KCS Railroad Company tract, and being on the common south line of a 19.28 acre tract of land described in Warranty Deed to North Texas Municipal Water District, as recorded in Volume 684, Page 384, O.P.R.C.C.T., and being on a non-tangent circular curve to the right having a radius of 5,779.58 feet and whose chord bears North 63 degrees 29 minutes 57 seconds East, a distance of 72.96 feet;

THENCE Northeasterly, along said common line and said curve, passing at an arc distance of 36.54 feet the southwest corner of a 32.5 foot right-of-way dedication for Eubanks Bank (County Road 389), as dedicated by the final plat of Woodlake Village Two, an addition to the City of Wylie, Collin County, Texas, as recorded in Cabinet I, Page 520, O.P.R.C.C.T., and continuing along the north line of said KCS Railroad Company tract and south line of said right-of-way dedication, in all through a central angle of 00 degrees 43 minutes 24 seconds, for a total arc distance of 72.96 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" at the southwest corner of Lot 1, Block B of said Woodlake Village Two addition, said point also being the northwest corner of a 11,492 square foot (22.33 foot wide strip of land) described in Quitclaim Deed to Texas National Guard Armory Board, as recorded in Instrument Number 92-0020694, O.P.R.C.C.T.;

**EXHIBIT A
PARCEL NO. 5
RIGHT OF WAY DEDICATION
7,313 SQ. FT. (0.1679 ACRES)**

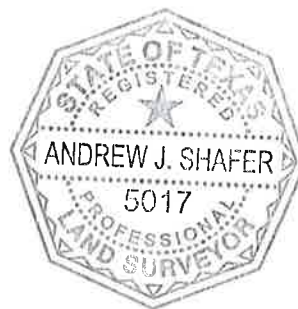
THENCE South 00 degrees 30 minutes 31 seconds West, departing said common line and along the west line of said 22.33 foot wide strip, passing at 24.97 feet the southwest corner of said strip, and continuing, in all a total distance of 112.13 feet to a found 5/8-inch iron rod with plastic cap stamped "Gorronдона Assoc." on the south line of said KCS Railroad Company tract, and being the northwest corner of Lot 1, Block A of the Woodlake Village, an addition to the City of Wylie, Collin County, Texas, as recorded in Cabinet G, Page 386, O.P.R.C.C.T., also being the northwest corner a 32.5 foot right-of-way dedication for Eubanks Bank (County Road 389), as dedicated by the final plat of Woodlake Village addition, and being on a non-tangent circular curve to the left having a radius of 5,679.58 feet and whose chord bears South 62 degrees 59 minutes 02 seconds West, a distance of 73.30 feet;

THENCE Southwesterly, along the common south line of said KCS Railroad Company tract, and north line of said 32.5 foot right-of-way dedication, passing at an arc distance of 36.59 feet the northwest corner of said 32.5 foot right-of-way dedication, and continuing along the south line of said KCS Railroad Company tract, in all through a central angle of 00 degrees 44 minutes 22 seconds, for a total arc distance of 73.30 feet to the POINT OF BEGINNING AND CONTAINING 7,313 square feet or 0.1679 acres of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

I, Andrew J. Shafer, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Andrew J. Shafer Feb. 16, 2021
Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017
TBPELS Firm No. 10029600



(CALLED 19.28 ACRE TRACT)
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 684, PG. 384
D.R.C.C.T.

LOT 1, BLOCK "B"
WOODLAKE VILLAGE TWO
CAB. I, PG. 520
P.R.C.C.T.

(CALLED 10.318 ACRE TRACT)
TEXAS NATIONAL GUARD ARMY BOARD
VOL. 3268, PG. 895
D.R.D.C.T.

(CALLED 11,492 SQUARE FEET TRACT)
TEXAS NATIONAL GUARD ARMY BOARD
DOC. NO. 92-0020694
O.P.R.C.C.T.

THE KANSAS CITY SOUTHERN
RAILWAY COMPANY,
A MISSOURI CORPORATION
DOC. NO. 94-0096329
O.P.R.C.C.T.

FRANCISCO DE LA PINA
SURVEY ABSTRACT
NUMBER 688

LOT 1, BLOCK B
WOODLAKE VILLAGE
CAB. G, PG. 386
P.R.C.C.T.

NORTH TEXAS MUNICIPAL
WATER DISTRICT
INSTR. NO. 20121121001491090
O.P.R.C.C.T.

$\Delta = 02^{\circ}12'52''$
 $R = 5,679.58'$
 $L = 219.51'$
 $CL = 219.50'$
 $CB = N61^{\circ}30'25''E$

$\Delta = 00^{\circ}44'22''$
 $R = 5,679.58'$
 $L = 73.30'$
 $CL = 73.30'$
 $CB = S62^{\circ}59'02''W$

POINT OF
BEGINNING

POINT OF
COMMENCING

(CALLED 1.50 ACRE TRACT)
CHARLES A. BUNTING
AND MARGARET P. BUNTING
DOC. NO. 93-0059736
O.P.R.C.C.T.

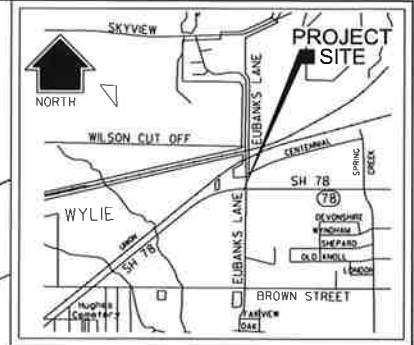
EUBANKS LANE (C.R. 389)
(VARIABLE WIDTH R.O.W.)

5/8" FIR
W/GORRONDONA
ASSOC. CAP
(C.M.)

15' UTILITY EASEMENT
CAB. G, PG. 386
P.R.C.C.T.

20' BUILDING LINE
CAB. G, PG. 386
P.R.C.C.T.

CENTENNIAL DRIVE
60' R.O.W DEDICATION
CAB. G, PG. 386
P.R.C.C.T.



LOCATION MAP
NOT TO SCALE

0 25 50 75 100
SCALE: 1"=50'



NOTE:
The Basis of Bearing is the Texas Coordinate
System of 1983, North Central Zone (4202), based
on ties to City of Wylie Monuments CM 1, CM 2,
CM 3, CM 4 and CM 5.

LEGEND

1/2" SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
FIR	FOUND IRON ROD
U.T.S.	UNABLE TO SET
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
INSTR. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

EXHIBIT A PARCEL NO. 5 RIGHT-OF-WAY DEDICATION 7,313 SQ. FT. OR (0.1679 ACRES)

SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS
FOR

CITY OF WYLIE

PREPARED BY



HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021

**EXHIBIT A
PARCEL NO. 6
RIGHT OF WAY DEDICATION
2,501 SQ. FT. (0.0574 ACRES)**

BEING a 2,501 square foot (0.0574 acre) tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being part of that 19.28 acre tract of land described in Warranty Deed to North Texas Municipal Water District, as recorded in Volume 684, Page 384 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as with "HALFF" cap) for the northeast corner of said 19.28 acre tract, on the west line of Eubanks Lane (County Road 389, a variable width right-of-way), and being on the south line of a tract of land described in deed to Dallas Area Rapid Transit Property Acquisition Corporation (DART), as recorded in Volume 3424, Page 126, O.P.R.C.C.T.;

THENCE South 00 degrees 30 minutes 31 seconds West, departing said south line and with the east line of said 19.28 acre tract and said west line of Eubanks Lane, a distance of 140.43 feet to a set 1/2-inch iron rod with "HALFF" cap at the southeast corner of said 19.28 acre tract, said point being on the northeast line of a 100-foot wide Kansas City Southern Railroad Company (KCS Railroad Company) right-of-way, described in Deed without Warranty, as recorded in Instrument Number 94-0096329, O.P.R.C.C.T., and being on a non-tangent circular curve to the left having a radius of 5,779.58 feet and whose chord bears South 63 degrees 14 minutes 07 seconds West, a distance of 19.69 feet;

THENCE Southwesterly, departing said Eubanks Lane, and along the common south line of said 19.28 acre tract and north line of said KCS Railroad Company tract, and along said curve, through a central angle of 00 degrees 11 minutes 43 seconds, for an arc distance of 19.69 feet to a set 1/2-inch iron rod with "HALFF" cap for corner;

THENCE North 00 degrees 30 minutes 31 seconds East, departing said common line and over and across said 19.28 acre tract, a distance of 145.39 feet to a set 1/2-inch iron rod with "HALFF" cap on the common north line of said 19.28 acre tract and south line of said DART tract;

THENCE North 77 degrees 27 minutes 21 seconds East, along said common line, a distance of 17.97 feet to the POINT OF BEGINNING AND CONTAINING 2,501 square feet or 0.0574 acres of land, more or less.

**EXHIBIT A
PARCEL NO. 6
RIGHT OF WAY DEDICATION
2,501 SQ. FT. (0.0574 ACRES)**

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

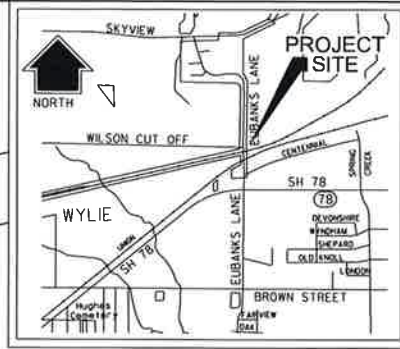
I, Andrew J. Shafer, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Andrew J. Shafer Feb. 16, 2021
Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017
TBPELS Firm No. 10029600



DALLAS AREA RAPID TRANSIT
PROPERTY ACQUISITION CORPORATION
A NON-PROFIT CORPORATION-CREATED UNDER
THE TEXAS NON-PROFIT CORPORATION ACT,
ARTICLE 1396-1.01 ET SEQ. AS AMENDED.
VERNON'S ANNOTATED TEXAS CIVIL STATUTES
VOL. 3424, PG. 126
D.R.C.C.T.

18' WIDE R.O.W.
(18' R.O.W. IS PART OF A
240 ACRE TRACT OF LAND
CONVEYED TO T.O. STAPLES FROM
JOE FORMAN, ET UX ON FEBRUARY 26, 1892
AND RECORDED IN VOLUME 52, PAGE 506.
THE 18' R.O.W. WAS RESERVED FOR A PUBLIC
ROAD BY T.O. STAPLES ON SEPTEMBER 10, 1913
AS STATED IN VOLUME 203, PAGE 230, D.R.C.C.T.)



LOCATION MAP
NOT TO SCALE

N77°27'21"E
17.97'

POINT OF BEGINNING

(CALLED 19.28 ACRE TRACT)
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 684, PG. 384
D.R.C.C.T.

**PARCEL NO. 6
RIGHT-OF-WAY
DEDICATION
2,501 SQ. FT.
(0.0574 ACRES)**

LOT 1, BLOCK "B"
WOODLAKE VILLAGE TWO
CAB. I, PG. 520
P.R.C.C.T.

(CALLED 10.310 ACRE TRACT)
TEXAS NATIONAL GUARD ARMORY BOARD
VOL. 3268, PG. 895
D.R.D.C.T.

(CALLED 11,492 SQUARE FEET TRACT)
TEXAS NATIONAL GUARD ARMORY BOARD
DOC. NO. 92-0020694
O.P.R.C.C.T.

THE KANSAS CITY SOUTHERN
RAILWAY COMPANY,
A MISSOURI CORPORATION
DOC. NO. 91-0096329
O.P.R.C.C.T.

FRANCISCO DE LA PINA
SURVEY ABSTRACT
NUMBER 688

THE KANSAS CITY SOUTHERN
RAILWAY COMPANY,
A MISSOURI CORPORATION
DOC. NO. 91-0096329
O.P.R.C.C.T.

Δ= 02°12'52"
R= 5,679.58'
L= 219.51'
CL= 219.50'
CB= N61°30'25"E

Δ= 00°11'43"
R= 5,779.58'
L= 19.69'
CL= 19.69'
CB= S63°14'07"W

(CALLED 1.50 ACRE TRACT)
CHARLES A. HUNTING
AND MARGARET P. BUNTING
DOC. NO. 93-0050736
O.P.R.C.C.T.

Δ= 00°44'22"
R= 5,679.58'
L= 73.30'
CL= 73.30'
CB= N62°59'02"E

5/8" FIR
W/GORRONDONA
ASSOC. CAP
(C.M.)

5/8" FIR
W/GORRONDONA
ASSOC. CAP
(C.M.)

NORTH TEXAS MUNICIPAL
WATER DISTRICT
INSTR. NO. 20121121001491090
O.P.R.C.C.T.

NOTE:
The Basis of Bearing is the Texas Coordinate
System of 1983, North Central Zone (4202), based
on ties to City of Wylie Monuments CM 1, CM 2,
CM 3, CM 4 and CM 5.

LEGEND

- | | |
|-------------------|--|
| 1/2" SIR
W/CAP | 1/2-INCH SET IRON ROD WITH YELLOW
PLASTIC CAP STAMPED "HALFF" |
| FIR | FOUND IRON ROD |
| U.T.S. | UNABLE TO SET |
| C.M. | CONTROL MONUMENT |
| R.O.W. | RIGHT-OF-WAY |
| DOC. NO. | DOCUMENT NUMBER |
| INSTR. NO. | INSTRUMENT NUMBER |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS |
| P.R.C.C.T. | PLAT RECORDS OF COLLIN COUNTY, TEXAS |

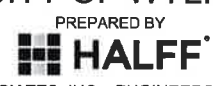


Andrew J. Shafer
Feb. 16, 2021

EXHIBIT A
PARCEL NO. 6 RIGHT-OF-WAY DEDICATION
2,501 SQ. FT. OR (0.0574 ACRES)

SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

FOR
CITY OF WYLIE



PREPARED BY
HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021

**EXHIBIT A
PARCEL NO. 7
RIGHT OF WAY DEDICATION
463 SQ. FT. (0.0106 ACRES)**

BEING a 463 square foot (0.0106 acre) tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being part of that 11.587 acre tract of land described in Warranty Deed to North Texas Municipal Water District, as recorded in Volume 3713, Page 417 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a point (unable to set) for the northeast corner of said 11.587 acre tract, said point being in the center of Eubanks Lane (County Road 389, a variable width right-of-way) and on the south line of County Road 383;

THENCE South 01 degree 31 minutes 13 seconds West, with the east line of said 11.587 acre tract and the center of Eubanks Lane, a distance of 13.50 feet to a point (unable to set) for the southeast corner of said 11.587 acre tract, said point being on the north line of a tract of land described in deed to Dallas Area Rapid Transit Property Acquisition Corporation (DART), as recorded in Volume 3424, Page 126, O.P.R.C.C.T.;

THENCE South 77 degrees 27 minutes 21 seconds West, departing said center of Eubanks Lane and along the common south line of said 11.587 acre tract and north line of said DART tract, a distance of 27.90 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" for corner;

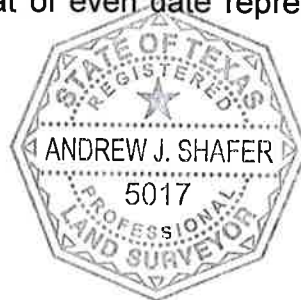
THENCE North 00 degrees 30 minutes 31 seconds East, departing said common line and over and across said 11.587 acre tract, a distance of 20.45 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" on the common north line of said 11.587 acre tract and south line of said County Road 383;

THENCE South 88 degrees 07 minutes 27 seconds East, along said common line, a distance of 27.42 feet to the POINT OF BEGINNING AND CONTAINING 463 square feet or 0.0106 acres of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

I, Andrew J. Shafer, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.


Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017
TBPELS Firm No. 10029600



0 25 50 75 100

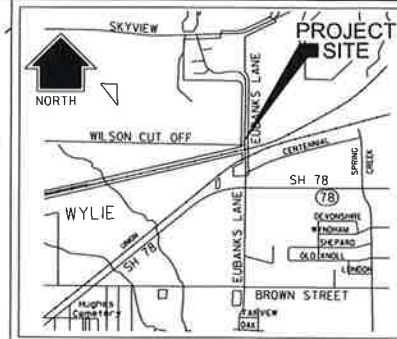
SCALE: 1"=50'



(CALLED 14.263 ACRE TRACT)
TRACT 1
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 3713, PG. 417
D.R.C.C.T.

1/2" FIR (C.M.) S87°22'00"E 428.06' 1/2" FIR (C.M.)

NO.	BEARING	DISTANCE
L1	S01°31'13"W	13.50'
L2	S77°27'21"W	27.90'
L3	N00°30'31"E	20.45'
L4	S88°07'27"E	27.42'



LOCATION MAP
NOT TO SCALE

(CALLED 1.67 ACRE TRACT)
KONDURU LLC
INSTR. NO. 20100413000353660
O.P.R.C.C.T.

DOG DROP ROAD (C.R. 383)
(PRIVATE ROAD)

(CALLED 11.587 ACRE TRACT)
TRACT 2
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 3713, PG. 417
D.R.C.C.T.

1/2" SIR
W/CAP

POINT OF
BEGINNING

PARCEL NO. 7
RIGHT-OF-WAY
DEDICATION
463 SQ. FT.
(0.0106 ACRES)

DALLAS AREA RAPID TRANSIT
PROPERTY ACQUISITION CORPORATION,
A NON-PROFIT CORPORATION CREATED
UNDER THE TEXAS NON-PROFIT
CORPORATION ACT, ARTICLE 1396-1.01
ET SEQ. AS AMENDED,
VERNON'S ANNOTATED TEXAS
CIVIL STATUTES
VOL. 3424, PG. 126
D.R.C.C.T.

18' WIDE R.O.W.
(18' R.O.W. IS PART OF A
240 ACRE TRACT OF LAND
CONVEYED TO T.O. STAPLES FROM
JOE FORMAN, ET UX ON FEBRUARY 26, 1892
AND RECORDED IN VOLUME 52, PAGE 506.
THE 18' R.O.W. WAS RESERVED FOR A PUBLIC
ROAD BY T.O. STAPLES ON SEPTEMBER 10, 1913
AS STATED IN VOLUME 203, PAGE 230, D.R.C.C.T.)

LOT 1, BLOCK "B"
WOODLAKE VILLAGE TWO
CAB. 1, PG. 520
P.R.C.C.T.

(CALLED 10.318 ACRE TRACT)
TEXAS NATIONAL GUARD ARMORY BOARD
VOL. 3268, PG. 895
D.R.D.C.T.

(CALLED 19.28 ACRE TRACT)
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 684, PG. 384
D.R.C.C.T.

1/2" FIR
W/RPLS 5686*
CAP (C.M.)

NE CORNER OF
McKEE ADDN.
LOT 1, BLK A
(V. 2009, P. 449)

EUBANKS LANE (C.R. 389)
(VARIABLE WIDTH R.O.W.)

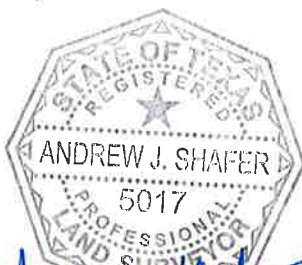
(CALLED 11,492 SQUARE FEET TRACT)
TEXAS NATIONAL GUARD ARMORY BOARD
DOC. NO. 92-0020694
O.P.R.C.C.T.
ATCHISON, TOPEKA & SANTA
FE RAILROAD
(100' WIDE RIGHT-OF-WAY)
UNITED STATES OF AMERICA
VOL. 415, PG. 269
D.R.C.C.T.

NOTE:
The Basis of Bearing is the Texas Coordinate
System of 1983, North Central Zone (4202), based
on ties to City of Wylie Monuments CM 1, CM 2,
CM 3, CM 4 and CM 5.

LEGEND

1/2" SIR
W/CAP
FIR
U.T.S.
C.M.
R.O.W.
DOC. NO.
INSTR. NO.
O.P.R.C.C.T.
P.R.C.C.T.

1/2-INCH SET IRON ROD WITH YELLOW
PLASTIC CAP STAMPED "HALFF"
FOUND IRON ROD
UNABLE TO SET
CONTROL MONUMENT
RIGHT-OF-WAY
DOCUMENT NUMBER
INSTRUMENT NUMBER
OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PLAT RECORDS OF COLLIN COUNTY, TEXAS



Andrew J. Shafer
Feb. 16, 2021

Page 2 of 2

EXHIBIT A
PARCEL NO. 7 RIGHT-OF-WAY DEDICATION
463 SQ. FT. OR (0.0106 ACRES)

SITUATED IN THE
FRANCISCO DE LA PENA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

FOR
CITY OF WYLIE

PREPARED BY
HALFF

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021

**EXHIBIT A
PARCEL NO. 8
RIGHT OF WAY DEDICATION
7,118 SQ. FT. (0.1634 ACRES)**

BEING a 7,118 square foot (0.1634 acre) tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being part of that 142.262 acre tract of land described in Warranty Deed to North Texas Municipal Water District, as recorded in Volume 3713, Page 417 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a set magnail with a washer stamped "HALFF" for the southeast corner of said 142.262 acre tract, being at the intersection of the west line of Eubanks Lane (County Road 389, a variable width right-of-way) with the called centerline of Country Road 383 (variable width right-of-way);

THENCE North 88 degrees 07 minutes 30 seconds West, departing said west line of Eubanks Lane and along the common south line of said 142.262 acre tract and said center of County Road 383, a distance of 14.80 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as with "HALFF" cap) for corner;

THENCE North 00 degrees 30 minutes 31 seconds East, departing said common line and over and across said 142.262 acre tract, a distance of 184.13 feet to a set 1/2-inch iron rod with "HALFF" cap for corner;

THENCE North 01 degree 00 minutes 31 seconds East, continuing across said 142.262 acre tract, a distance of 221.37 feet to a set 1/2-inch iron rod with "HALFF" cap for corner, said point being the beginning of a non-tangent circular curve to the right having a radius of 1,082.50 feet and whose chord bears North 01 degree 00 minutes 04 seconds East, a distance of 14.01 feet;

THENCE Northerly, continuing across said 142.262 acre tract and along said curve, through a central angle of 00 degrees 44 minutes 30 seconds, for an arc distance of 14.01 feet to a set 1/2-inch iron rod with "HALFF" cap for corner, said point being on the westerly extension of the south line of a 0.1164 acre right-of-way dedication described in right-of-way deed to County of Collin, as recorded in Volume 3227, Page 437, O.P.R.C.C.T.;

THENCE South 88 degrees 39 minutes 23 seconds East, passing at a calculated distance of 2.50 feet the southwest corner of said 0.1164 acre tract, and continuing along the south line of said 0.1164 acre tract, in all a total distance of 18.23 feet to a set 1/2-inch iron rod with "HALFF" cap for corner on the east line of said 142.262 acre tract;

**EXHIBIT A
PARCEL NO. 8
RIGHT OF WAY DEDICATION
7,118 SQ. FT. (0.1634 ACRES)**

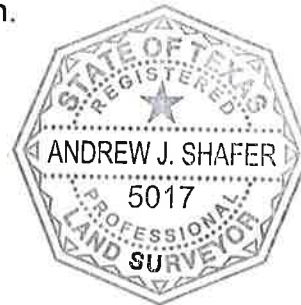
THENCE South 01 degree 15 minutes 23 seconds West, departing said south line and with the east line of said 142.262 acre tract and said called west line of Eubanks Lane, a distance of 419.62 feet to the POINT OF BEGINNING AND CONTAINING 7,118 square feet or 0.1634 acres of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

I, Andrew J. Shafer, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Andrew J. Shafer Feb. 16, 2021

Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017
TBPELS Firm No. 10029600



0 25 50 75 100

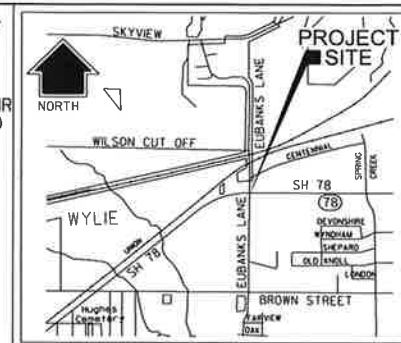
SCALE: 1"=50'



MATCH LINE SHEET 4 OF 4

(CALLED 142.262 ACRE TRACT)
TRACT 1
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 3713, PG. 417
D.R.C.C.T.

**PARCEL NO. 8
RIGHT-OF-WAY DEDICATION
7,118 SQ. FT.
(0.1634 ACRES)**



**LOCATION MAP
NOT TO SCALE**

(CALLED 1.67 ACRE TRACT)
KONDURU LLC
INSTR. NO. 20100413000353660
O.P.R.C.C.T.

EUBANKS LANE (C.R. 389)
(VARIABLE WIDTH R.O.W.)

**FRANCISCO DE LA PINA
SURVEY ABSTRACT
NUMBER 688**

POINT OF BEGINNING

**DOG DROP ROAD, A.K.A. C.R. 383
(PRIVATE ROAD)**

(CALLED 11.587 ACRE TRACT)
TRACT 2
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 3713, PG. 417
D.R.C.C.T.

**DALLAS AREA RAPID TRANSIT
PROPERTY ACQUISITION CORPORATION,
A NON-PROFIT CORPORATION CREATED
UNDER THE TEXAS NON-PROFIT
CORPORATION ACT, ARTICLE 1396-1.01
ET SEQ, AS AMENDED,
VERNON'S ANNOTATED TEXAS
CIVIL STATUTES
VOL. 3424, PG. 126
D.R.C.C.T.**

18' WIDE R.O.W.
(18' R.O.W. IS PART OF A
240 ACRE TRACT OF LAND
CONVEYED TO T.O. STAPLES FROM
JOE FORMAN, ET UX ON FEBRUARY 26, 1892
AND RECORDED IN VOLUME 52, PAGE 506.
THE 18' R.O.W. WAS RESERVED FOR A PUBLIC
ROAD BY T.O. STAPLES ON SEPTEMBER 10, 1913
AS STATED IN VOLUME 203, PAGE 230, D.R.C.C.T.)

NOTE:
The Basis of Bearing is the
Texas Coordinate System of
1983, North Central Zone (4202),
based on ties to City of Wylie
Monuments CM 1, CM 2, CM 3,
CM 4 and CM 5.

1/2" FIR
W/"RPLS 5686"
CAP (C.M.)

NE CORNER OF
MCKEE ADDN.
LOT 1, BLK A
(V. 2009, P. 449)

LEGEND

1/2" SIR W/CAP	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
FIR	FOUND IRON ROD
U.T.S.	UNABLE TO SET
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
INSTR. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

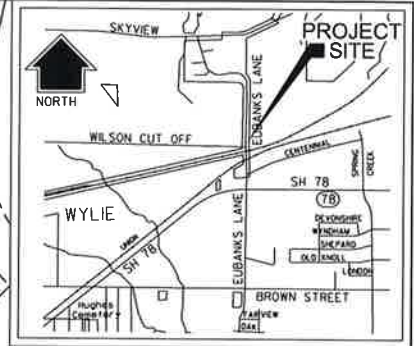
**EXHIBIT A
PARCEL NO. 8 RIGHT-OF-WAY DEDICATION
7,118 SQ. FT. OR (0.1634 ACRES)**

SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

CITY OF WYLIE

PREPARED BY
HALFF

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021



LOCATION MAP NOT TO SCALE

AMENDED PLAT OF
WYLIE LAKES, PHASE 1A
INSTR. NO. 20070131010000260
O.P.R.C.C.T.

LOT 10, BLOCK B

10' WATER LINE EASEMENT
INSTR. NO. 20070131010000260
O.P.R.C.C.T.

FRANCISCO DE LA PINA
SURVEY ABSTRACT
NUMBER 688

(CALLED 2.08 ACRE TRACT)
GT CONSTRUCTION, INC.
DOC. NO. 2005-0083532
VOL. 5946, PG. 00999
O.P.R.C.C.T.

S88°39'23"E
18.23'
1/2" SIR
W/CAP
 $\Delta = 0^\circ 44' 30''$
R = 1082.50'
L = 14.01'
CL = 14.01'
CB = N 01°00'04" E
1/2" SIR
W/CAP

(CALLED 142.262 ACRE TRACT)
TRACT 1
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 3713, PG. 417
D.R.C.C.T.

N01°00'31"E CHAIN LINK FENCE

S01°15'23"W

CENTERLINE OF
C.R. 389

EUBANKS LANE (C.R. 389)

(VARIABLE WIDTH R.O.W.)

PARCEL NO. 8
RIGHT-OF-WAY
DEDICATION
0.1634 ACRES
(7,118 SQ. FT.)

25' BUILDING LINE
INSTR. NO. 20070131010000260
O.P.R.C.C.T.

5' UTILITY EASEMENT
INSTR. NO. 20070131010000260
O.P.R.C.C.T.

3' WATER METER EASEMENT
INSTR. NO. 20070131010000260
O.P.R.C.C.T.

OPEN SPACE
LOT 52, BLOCK B
DEDICATED TO THE
CITY OF WYLIE

MATCH LINE SHEET 3 OF 4

NOTE:
The Basis of Bearing is the Texas Coordinate
System of 1983, North Central Zone (4202), based
on ties to City of Wylie Monuments CM 1, CM 2,
CM 3, CM 4 and CM 5.

LEGEND

1/2" SIR W/CAP	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
FIR	FOUND IRON ROD
U.T.S.	UNABLE TO SET
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
INSTR. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	PLAT RECORDS OF COLLIN COUNTY, TEXAS



Andrew J. Shafer
Feb. 16, 2021

0 25 50 75 100
SCALE: 1"=50'

EXHIBIT A PARCEL NO. 8 RIGHT-OF-WAY DEDICATION 7,118 SQ. FT. OR (0.1634 ACRES)

SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

FOR
CITY OF WYLIE

PREPARED BY
HALFF

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021

**EXHIBIT A
PARCEL NO. 9
RIGHT OF WAY DEDICATION
9,837 SQ. FT. (0.2258 ACRES)**

BEING a 9,837 square foot (0.2258 acre) tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being part of that 1.67 acre tract of land described in Quitclaim Deed to Konduru LLC, as recorded in Instrument Number 20100413000353660 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northeast corner of said 1.67 acre tract, being the common southeast corner of a 2.08 acre tract of land described in Warranty Deed to GT Construction, Inc., as recorded in Volume 5946, Page 999, O.P.R.C.C.T., also being on the west line of a 22.123 acre tract described in Warranty Deed to The Kansas City Southern Railway Company, as recorded in Volume 4421, Page 1929, O.P.R.C.C.T.;

THENCE North 87 degrees 22 minutes 00 seconds West, departing said west line and along the common south line of said 2.08 acre tract and north line of said 1.67 acre tract, a distance of 394.61 feet to a point within a tree for the POINT OF BEGINNING of the herein described tract;

THENCE South 01 degree 00 minutes 31 seconds West, departing said common line and over and across said 1.67 acre tract, a distance of 68.89 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" at an angle point in said line;

THENCE South 00 degrees 30 minutes 31 seconds West, continuing across said 1.67 acre tract, a distance of 204.25 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" on the common south line of said 1.67 acre tract and north line of a tract of land described in deed to Dallas Area Rapid Transit Property Acquisition Corporation (DART), as recorded in Volume 3424, Page 126, O.P.R.C.C.T.;

THENCE South 77 degrees 27 minutes 21 seconds West, along said common line, a distance of 38.83 feet to a point (unable to set) at the southwest corner of said 1.67 acre tract, said point being in the center of Eubanks Lane (County Road 389, a variable width right-of-way), and being the common southeast corner of a called 11.587 acre tract of land described in Warranty Deed to North Texas Municipal Water District, as recorded in Volume 3713, Page 417, O.P.R.C.C.T.;

THENCE North 01 degree 31 minutes 13 seconds East, departing said common line, and along said center of Eubanks Lane, and the common west line of said 1.67 acre tract and east line of said 11.587 acre tract, passing at a calculated distance of 13.50 feet the northeast corner of said 11.587 acre tract, and continuing along said center of Eubanks Lane and west line of said 1.67 acre tract, in all a total distance of 283.19 feet to a found 1/2-inch iron rod at the northwest corner of said 1.67 acre tract, and being the common southwest corner of said 2.08 acre GT Construction, Inc. tract;

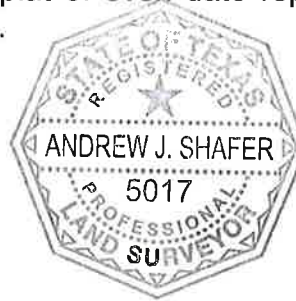
**EXHIBIT A
PARCEL NO. 9
RIGHT OF WAY DEDICATION
9,837 SQ. FT. (0.2258 ACRES)**

THENCE South 87 degrees 22 minutes 00 seconds East, along the aforementioned common south line of said line 2.08 acre tract and north line of said 1.67 acre tract, a distance of 33.45 feet to the POINT OF BEGINNING AND CONTAINING 9,837 square feet or 0.2258 acres of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

I, Andrew J. Shafer, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

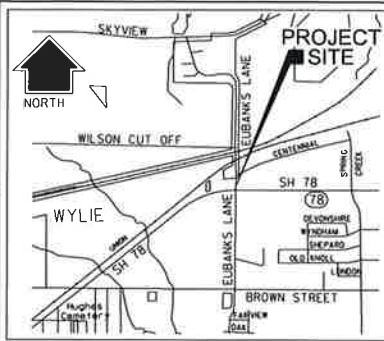
Andrew J. Shafer Feb. 16, 2021
Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017
TBPELS Firm No. 10029600



0 25 50 75 100

SCALE: 1"=50'

(CALLED 2.08 ACRE TRACT)
GT CONSTRUCTION, INC.
DOC. NO. 2005-0083532
VOL. 5946, PG. 00999
O.P.R.C.C.T.



S87°22'00"E
33.45'

1/2" FIR
(C.M.)

POINT FOR
CORNER
(IN TREE)

1/2" FIR
(C.M.)

POINT OF
BEGINNING

POINT OF
COMMENCING

LOCATION MAP
NOT TO SCALE

(CALLED 142.262 ACRE TRACT)
TRACT 1
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 3713, PG. 417
D.R.C.C.T.

PARCEL NO. 9
RIGHT-OF-WAY
DEDICATION
9,837 SQ. FT.
(0.2258 ACRES)

(CALLED 1.67 ACRE TRACT)
KONDURU LLC
INSTR. NO. 20100413000353660
O.P.R.C.C.T.

FRANCISCO DE LA PINA
SURVEY ABSTRACT
NUMBER 688

18" WIDE R.O.W.
(18" R.O.W. IS PART OF A
240 ACRE TRACT OF LAND
CONVEYED TO T.O. STAPLES FROM
JOE FORMAN, ET UX ON FEBRUARY 26, 1892
AND RECORDED IN VOLUME 52, PAGE 506.
THE 18" R.O.W. WAS RESERVED FOR A PUBLIC
ROAD BY T.O. STAPLES ON SEPTEMBER 10, 1913
AS STATED IN VOLUME 203, PAGE 230, D.R.C.C.T.)

DOG DROP ROAD (C.R. 383)
(PRIVATE ROAD)

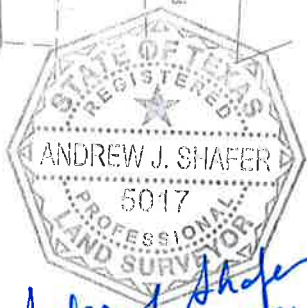
(CALLED 11.587 ACRE TRACT)
TRACT 2
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 3713, PG. 417
D.R.C.C.T.

DALLAS AREA RAPID TRANSIT
PROPERTY ACQUISITION CORPORATION
A NON-PROFIT CORPORATION CREATED UNDER
THE TEXAS NON-PROFIT CORPORATION ACT,
ARTICLE 1396-1.01 ET SEQ. AS AMENDED
VERNON'S ANNOTATED TEXAS CIVIL STATUTES
VOL. 3424, PG. 136
D.R.C.C.T.

NOTE:
The Basis of Bearing is the Texas Coordinate
System of 1983, North Central Zone (4202), based
on ties to City of Wylie Monuments CM 1, CM 2,
CM 3, CM 4 and CM 5.

LEGEND

1/2" SIR W/CAP	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'HALFF'
FIR	FOUND IRON ROD
U.T.S.	UNABLE TO SET
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
INSTR. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS



Andrew J. Shafer
Feb. 16, 2021

EXHIBIT A
PARCEL NO. 9 RIGHT-OF-WAY DEDICATION
9,837 SQ. FT. OR (0.2258 ACRES)

SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

FOR
CITY OF WYLIE

PREPARED BY
HALFF

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021

**EXHIBIT A
PARCEL NO. 10
RIGHT OF WAY DEDICATION
5,410 SQ. FT. (0.1242 ACRES)**

BEING a 5,410 square foot (0.1242 acre) tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being part of that 2.08 acre tract of land described in Warranty Deed to GT Construction, Inc., as recorded in Volume 5946, Page 999, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the southeast corner of said 2.08 acre tract, being the common northeast corner of a 1.67 acre tract of land described in Quitclaim Deed to Konduru LLC, as recorded in Instrument Number 20100413000353660, O.P.R.C.C.T., also being on the west line of a 22.123 acre tract described in Warranty Deed to The Kansas City Southern Railway Company, as recorded in Volume 4421, Page 1929, O.P.R.C.C.T.;

THENCE North 87 degrees 22 minutes 00 seconds West, departing said west line and along the common south line of said 2.08 acre tract and north line of said 1.67 acre tract, a distance of 394.61 feet to a point within a tree for the POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 22 minutes 00 seconds West, continuing along said common line, a distance of 33.45 feet to a found 1/2-inch iron rod for the southwest corner of said 2.08 acre tract in the center of Eubanks Lane (County Road 389, a variable width right-of-way), and being the common northwest corner of said 1.67 acre tract;

THENCE North 01 degree 31 minutes 13 seconds East, departing said common line, and along said center of Eubanks Lane, and the west line of said 2.08 acre tract a distance of 165.06 feet to a point (unable to set) at the northwest corner of said 2.08 acre tract, and being on the south line of a 1.7031 acre right-of-way dedication described in right-of-way deed to County of Collin, as recorded in Volume 3227, Page 442, O.P.R.C.C.T.;

THENCE South 88 degrees 39 minutes 23 seconds East, along the common south line of said 1.7031 acre tract and north line of said 2.08 acre tract, passing at a calculated distance of 29.46 feet the southeast corner of said 1.7031 acre tract, same being the southwest corner of the Amended Plat of Wylie Lakes, Phase 1A, an addition to the City of Wylie, as recorded in Instrument Number 20070131010000260, O.P.R.C.C.T.; and continuing along the common north line of said 2.08 acre tract and south line of Block B of said Wylie Lakes, Phase 1A, in all a total distance of 31.96 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" for corner, said point being the beginning of a non-tangent circular curve to the left having a radius of 1,017.50 feet and whose chord bears South 00 degrees 59 minutes 46 seconds West, a distance of 13.41 feet;

**EXHIBIT A
PARCEL NO. 10
RIGHT OF WAY DEDICATION
5,410 SQ. FT. (0.1242 ACRES)**

THENCE Southerly, departing said common line and over and across said 2.08 acre tract, and along said curve, through a central angle of 00 degrees 45 minutes 19 seconds, an arc distance of 13.41 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" at the point of tangency;

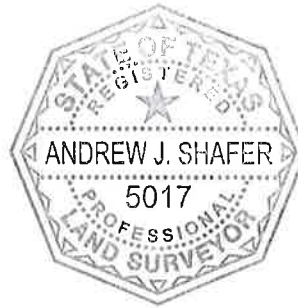
THENCE South 01 degree 00 minutes 31 seconds West, continuing across said 2.08 acre tract, a distance of 152.41 feet to the POINT OF BEGINNING AND CONTAINING 5,410 square feet or 0.1242 acres of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), based on ties to City of Wylie Monuments CM 1, CM 2, CM 3, CM 4 and CM 5.

I, Andrew J. Shafer, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Andrew J. Shafer Feb. 16, 2021

Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017
TBPELS Firm No. 10029600



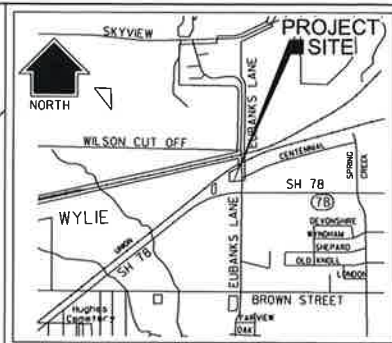
0 25 50 75 100

SCALE: 1"=50'



LOT 9, BLOCK B

AMENDED PLAT OF
WYLIE LAKES, PHASE 1A
INSTR. NO. 20070131010000260
O.P.R.C.C.T.



LOCATION MAP
NOT TO SCALE

FRANCISCO DE LA PINA
SURVEY ABSTRACT
NUMBER 688

(CALLED 142.262 ACRE TRACT)
TRACT 1
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 3713, PG. 417
D.R.C.C.T.

$\Delta = 00^\circ 45' 19''$
 $R = 1,017.50'$
 $L = 13.41'$
 $CL = 13.41'$
 $CB = S00^\circ 59' 46'' W$

PARCEL NO. 10
RIGHT-OF-WAY
DEDICATION
5,410 SQ. FT.
(0.1242 ACRES)

(CALLED 2.08 ACRE TRACT)
GT CONSTRUCTION, INC.
DOC. NO. 2005-0083532
VOL. 5946, PG. 00999
O.P.R.C.C.T.

POINT OF
BEGINNING

POINT OF
COMMENCING

(CALLED 1.67 ACRE TRACT)
KONDURU LLC
INSTR. NO. 20100413000353660
O.P.R.C.C.T.



Andrew J. Shafer
Feb. 16, 2021

NOTE:
The Basis of Bearing is the Texas Coordinate
System of 1983, North Central Zone (4202), based
on ties to City of Wylie Monuments CM 1, CM 2,
CM 3, CM 4 and CM 5.

LEGEND

1/2" SIR W/CAP	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
FIR	FOUND IRON ROD
U.T.S.	UNABLE TO SET
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
INSTR. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

EXHIBIT A
PARCEL NO. 10 RIGHT-OF-WAY DEDICATION
5,410 SQ. FT. OR (0.1242 ACRES)

SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

FOR
CITY OF WYLIE

PREPARED BY
HALFF

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
TBPELS FIRM NO. 10029600 (214)346-6200 AVO. 34066 FEBRUARY, 2021