

**LESSEE'S PROPOSED 75X75 PREMISES DESCRIPTION:**  
 BEING A LESSEE'S PROPOSED 75X75 PREMISES CONTAINING 0.1291 ACRES (60,820 SQUARE FEET) OF LAND LOCATED IN THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A, AS SHOWN ON THE FINAL PLAT OF WYLLIE UNITED METHODIST CHURCH AS RECORDED IN PLAT BOOK R, PAGE 213 OF COUNTY CLERK TEXAS, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE SOUTH 53 DEGREES 34 MINUTES 23 SECONDS WEST, 377.07 FEET TO THE POINT OF BEGINNING AND SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE NORTH 43 DEGREES 55 MINUTES 10 SECONDS WEST, 75.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 43 DEGREES 55 MINUTES 10 SECONDS EAST, 75.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 48 DEGREES 05 MINUTES 50 SECONDS EAST, 75.00 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 43 DEGREES 54 MINUTES 10 SECONDS WEST, 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1291 ACRES (60,820 SQUARE FEET) OF LAND.

**LESSEE'S PROPOSED 20' WIDE ACCESS AND FIRE LANE EASEMENT DESCRIPTION:**  
 BEING A LESSEE'S PROPOSED 20' WIDE ACCESS AND FIRE LANE EASEMENT CONTAINING 0.3198 ACRES (13,876.24 SQUARE FEET) OF LAND LOCATED IN THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A, AS SHOWN ON THE FINAL PLAT OF WYLLIE UNITED METHODIST CHURCH AS RECORDED IN PLAT BOOK R, PAGE 213 OF COUNTY CLERK TEXAS, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE SOUTH 43 DEGREES 54 MINUTES 10 SECONDS EAST, 377.07 FEET TO THE POINT OF BEGINNING AND WEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE NORTH 43 DEGREES 54 MINUTES 10 SECONDS WEST, 75.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 48 DEGREES 05 MINUTES 50 SECONDS EAST, 75.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 86 DEGREES 29 MINUTES 55 SECONDS TO A COMPOUND CURVE AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 4.33 FEET, AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 29 MINUTES 48 SECONDS EAST, 38.41 FEET.

THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90 DEGREES 41 MINUTES 55 SECONDS TO A POINT OF TANGENCY AND SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 21.00 FEET, AN ARC LENGTH OF 3.02 FEET, AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 41 MINUTES 42 SECONDS EAST, 3.75 FEET.

THENCE SOUTH 43 DEGREES 54 MINUTES 10 SECONDS WEST, 38.4 FEET TO A POINT OF CURVATURE AND INTERIOR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 103 DEGREES 11 MINUTES 05 SECONDS TO A POINT OF TANGENCY AND INTERIOR NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 8.00 FEET, AN ARC LENGTH OF 15.81 FEET, AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 30 MINUTES 43 SECONDS WEST, 9.40 FEET.

THENCE SOUTH 48 DEGREES 04 MINUTES 50 SECONDS EAST, 190.78 FEET TO A POINT OF CURVATURE AND INTERIOR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE EASTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88 DEGREES 15 MINUTES 44 SECONDS TO A POINT OF TANGENCY AND INTERIOR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 21.00 FEET, AN ARC LENGTH OF 3.02 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 32 MINUTES 42 SECONDS EAST, 23.57 FEET.

THENCE NORTH 48 DEGREES 34 MINUTES 39 SECONDS EAST, 348.83 FEET TO A POINT OF CURVATURE AND INTERIOR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE EASTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58 DEGREES 43 MINUTES 58 SECONDS TO A POINT OF TANGENCY AND SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 14.03 FEET, AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 30 MINUTES 35 SECONDS WEST, 38.78 FEET.

THENCE NORTH 48 DEGREES 04 MINUTES 50 SECONDS WEST, 187.44 FEET TO A POINT OF TANGENCY AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 94 DEGREES 21 MINUTES 28 SECONDS TO A POINT OF TANGENCY AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 15.81 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 30 MINUTES 15 SECONDS WEST, 48.4 FEET.

THENCE NORTH 43 DEGREES 35 MINUTES 29 SECONDS EAST, 26.87 FEET TO A POINT OF CURVATURE AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 130 DEGREES 47 MINUTES 36 SECONDS TO A POINT OF TANGENCY AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 48.80 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 04 MINUTES 41 SECONDS WEST, 37.48 FEET.

THENCE NORTH 48 DEGREES 05 MINUTES 50 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3198 ACRES (13,876.24 SQUARE FEET) OF LAND.

THENCE WESTERLY ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64 DEGREES 10 MINUTES 22 SECONDS TO A POINT OF TANGENCY AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 63.92 FEET, AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 41 MINUTES 42 SECONDS WEST, 48.25 FEET.

THENCE SOUTH 48 DEGREES 04 MINUTES 50 SECONDS WEST, 55.00 FEET TO A POINT OF CURVATURE AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE WESTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 81 DEGREES 31 MINUTES 29 SECONDS TO A POINT OF TANGENCY AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 48.80 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 04 MINUTES 41 SECONDS WEST, 37.48 FEET.

THENCE NORTH 48 DEGREES 05 MINUTES 50 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3198 ACRES (13,876.24 SQUARE FEET) OF LAND.

**ABBREVIATIONS**

AMB	AVERAGE MEAN SEA LEVEL
B.W.	BARRIRED WIRE
CL	CHAIN
D.E.	DRAINAGE EASEMENT
EX	EXISTING
FN	FILE NUMBER
IP	IRON PIPE
SP	SPRING
OP.R.P.C.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CR	CORNER
STMS	STORM SEWER EASEMENT
SSE	SANITARY SEWER EASEMENT
TM	TEMPORARY BENCHMARK
TR	TRIP
U.E.	UTILITY EASEMENT
W.L.E.	WATERLINE EASEMENT

**LESSEE'S PROPOSED 20' WIDE UTILITY AND FIBER EASEMENT DESCRIPTION:**  
 BEING A LESSEE'S PROPOSED 20' WIDE UTILITY AND FIBER EASEMENT CONTAINING 0.169 ACRES (7,269.45 SQUARE FEET) OF LAND LOCATED IN THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A, AS SHOWN ON THE FINAL PLAT OF WYLLIE UNITED METHODIST CHURCH AS RECORDED IN PLAT BOOK R, PAGE 213 OF COUNTY CLERK TEXAS, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE SOUTH 53 DEGREES 34 MINUTES 23 SECONDS WEST, 377.07 FEET TO THE POINT OF BEGINNING AND WEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE NORTH 43 DEGREES 54 MINUTES 10 SECONDS EAST, 228.44 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 48 DEGREES 05 MINUTES 50 SECONDS EAST, 183.03 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD (F.M. 1378), AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE SOUTH 48 DEGREES 05 MINUTES 50 SECONDS EAST, 20.00 FEET ALONG SAID COMMON LINE TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 88 DEGREES 59 MINUTES 24 SECONDS WEST, 138.16 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 43 DEGREES 54 MINUTES 10 SECONDS WEST, 220.14 FEET TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 48 DEGREES 05 MINUTES 50 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.169 ACRES (7,269.45 SQUARE FEET) OF LAND.

**LINE TABLE**

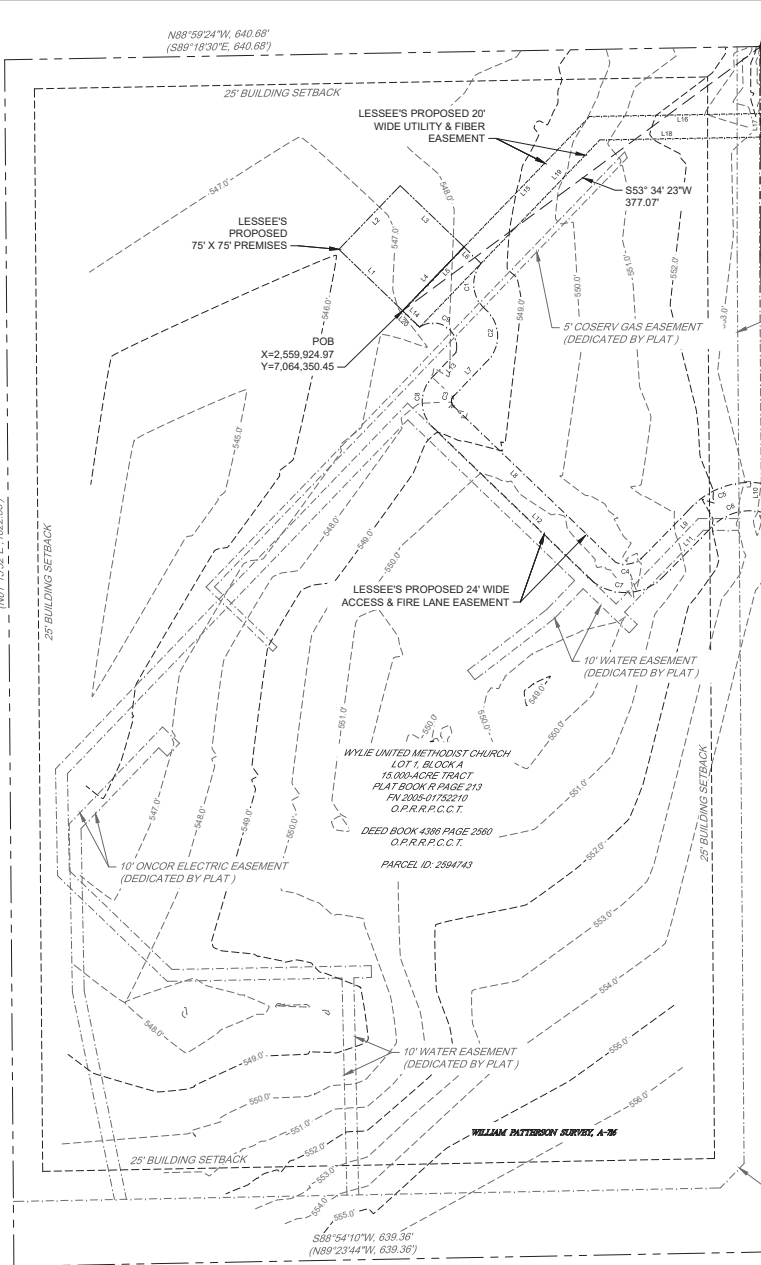
LINE #	DISTANCE	BEARING
L1	75.00'	N48° 05' 50"W
L2	75.00'	N43° 54' 10"E
L3	75.00'	S45° 05' 50"W
L4	75.00'	S43° 54' 10"E
L5	75.00'	N43° 54' 10"E
L6	20.00'	S46° 05' 50"E
L7	38.04'	S43° 39' 29"W
L8	190.78'	S46° 04' 50"E
L9	54.03'	N44° 24' 08"E
L10	24.51'	S00° 29' 14"E
L11	55.00'	S44° 24' 08"W
L12	187.44'	N46° 04' 50"W
L13	26.67'	N43° 39' 29"E
L14	20.00'	N46° 05' 10"W
L15	228.44'	N43° 54' 10"E
L16	145.02'	N88° 59' 24"E
L17	20.00'	S00° 07' 25"E
L18	136.36'	S88° 59' 24"W
L19	220.14'	S43° 54' 10"W
L20	20.00'	N46° 05' 10"W

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	42.32'	28.00'	86° 35' 55"	S04° 29' 38"E	38.41'
C2	52.19'	30.00'	99° 41' 09"	S01° 05' 50"E	45.88'
C3	10.81'	6.00'	103° 11' 05"	S05° 30' 43"W	9.40'
C4	25.02'	21.00'	88° 15' 44"	N78° 32' 42"E	23.57'
C5	70.73'	69.00'	58° 43' 56"	N69° 37' 32"E	67.67'
C6	50.92'	45.00'	64° 50' 22"	S71° 41' 29"W	48.25'
C7	64.03'	45.00'	81° 31' 29"	S85° 10' 35"W	58.78'
C8	51.50'	30.00'	98° 21' 26"	N00° 39' 15"W	45.41'
C9	48.90'	20.00'	135° 47' 56"	N54° 49' 41"W	37.56'

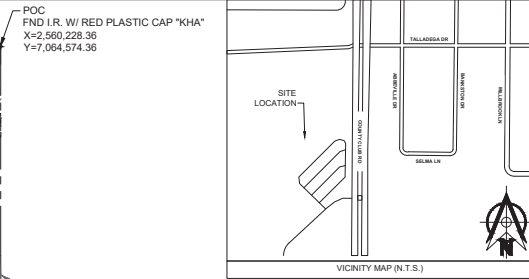
**LEGEND**

-----	LESSEE'S PROPOSED PREMISES	-----	EX. EASEMENT
-----	EX. SETBACK LINE	-----	EX. UTILITY LINE



OVERALL PROPERTY MAP

MCMILLEN DR (PUBLIC ROW)



I, HELENE F. LECOANET, DO HEREBY CERTIFY TO WYLLIE UNITED METHODIST CHURCH & CELCO PARTNERSHIP DBA VERIZON WIRELESS, THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LESSEE'S PROPOSED 75X75 PREMISES, THE LESSEE'S PROPOSED 10' WIDE UTILITY & FIBER EASEMENT AND THE LESSEE'S PROPOSED 24' WIDE ACCESS AND FIRE LANE EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



SPACE FOR COUNTY USE ONLY

**verizon**

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**PREPARED BY:**  
**3D DESIGN & ENGINEERING INC.**  
 DEPARTMENT OF SURVEYING  
 2102 Z WINTER VIOLET CT  
 CYPRESS, TX 77433  
 PHONE: 832-510-9821  
 WWW.3DDNE.COM  
 INFO@3DDNE.COM  
 TEXAS REGISTRATION NO. 10194803

**LOCATOR INFORMATION:**

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO DEFINE THE ADDITION OF A CELL TOWER LEASE LOCATED ON AN EXISTING PROPERTY.

PLAT/PLAT TYPE: CELL TOWER PREMISES ADDITION

VERIZON PROJECT NAME: FRANCISCA DR

GROSS ACREAGE: 15.000 ACRES TRACT

PROPOSED PREMISES: 0.1291 ACRES

PROPOSED EASEMENT ACREAGE: 0.3549 ACRES (24' WIDE ACCESS & FIRE LANE EASEMENT EASEMENT), 0.0319 ACRES (10' WIDE UTILITY & FIBER EASEMENT)

PROPERTY OWNER: WYLLIE UNITED METHODIST CHURCH  
 TOM BURGETT  
 972-862624

**PLAT ADDITION SURVEY**  
 LOT 1, BLOCK A  
 WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716  
 COLLIN COUNTY, TEXAS  
 APRIL, 2024