

EXHIBIT "A"

COSERV EASEMENT

0.064 Acre Tract

James W. Parson Survey, Abstract No. 705 &
City of Allen, Collin County, Texas

DESCRIPTION, of a 2,795 square foot (0.064 acre) tract of land situated in the James W. Parson Survey, Abstract No. 705, City of Allen, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed to COLLIN COUNTY COMMUNITY COLLEGE DISTRICT recorded in Instrument No. 20170616000786140 of the Official Public Records of Collin County, Texas; said 2,795 square foot (0.064 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Collin County Texas Department of Transportation surface adjustment factor of 1.000152710):

COMMENCING, at a 5/8-inch iron rod with "PACHECO KOCH" cap found in the north right-of-way line of Ridgeview Drive (a 120-foot width right-of-way); said point being the southeast corner of said Collin County Community College District tract; said point being in a non-tangent curve to the left;

THENCE, along the said north line of Ridgeview Drive, the south line of said Collin County Community College District tract and said curve to the left, having a central angle of 14 degrees, 45 minutes, 49 seconds, a radius of 1,060.00 feet, a chord bearing and distance of South 84 degrees, 45 minutes, 33 seconds West, 272.38 feet, an arc distance of 273.13 feet to a point; said point being the southwest corner of a future 20-foot wide COSERV easement;

THENCE, North 12 degrees, 04 minutes, 56 seconds West, departing the said north line of Ridgeview Drive and the said south line of the Collin County Community College District tract, and into said Collin County Community College District tract along the west line of said future COSERV easement, a distance of 40.00 feet to the POINT OF BEGINNING; said point being the beginning of a non-tangent curve to the left;

THENCE, continuing through said Collin County Community College District tract, the following six (6) calls:

Departing the said west line of the future COSERV easement and along said curve to the left, having a central angle of 10 degrees, 58 minutes, 37 seconds, a radius of 1,100.00 feet, a chord bearing and distance of South 71 degrees, 54 minutes, 31 seconds West, 210.42 feet, an arc distance of 210.74 feet to a point for corner;

South 56 degrees, 07 minutes, 39 seconds West, a distance of 66.85 feet to a point for corner;

North 33 degrees, 52 minutes, 21 seconds West, a distance of 10.00 feet to a point for corner;

North 56 degrees, 07 minutes, 39 seconds East, a distance of 67.75 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

EXHIBIT "A"

COSERV EASEMENT

(Continued)

Along said curve to the right, having a central angle of 11 degrees, 01 minutes, 42 seconds, a radius of 1,110.00 feet, a chord bearing and distance of North 71 degrees, 53 minutes, 15 seconds East, 213.32 feet, an arc distance of 213.65 feet to a point for corner in the said west line of the future COSERV easement;

South 12 degrees, 04 minutes, 56 seconds East, along said west line of the future COSERV easement; a distance of 10.00 feet to the POINT OF BEGINNING;

CONTAINING, 2,795 square feet or 0.064 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

 Date 08/09/2018

Michael C. Clover
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

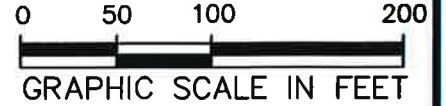


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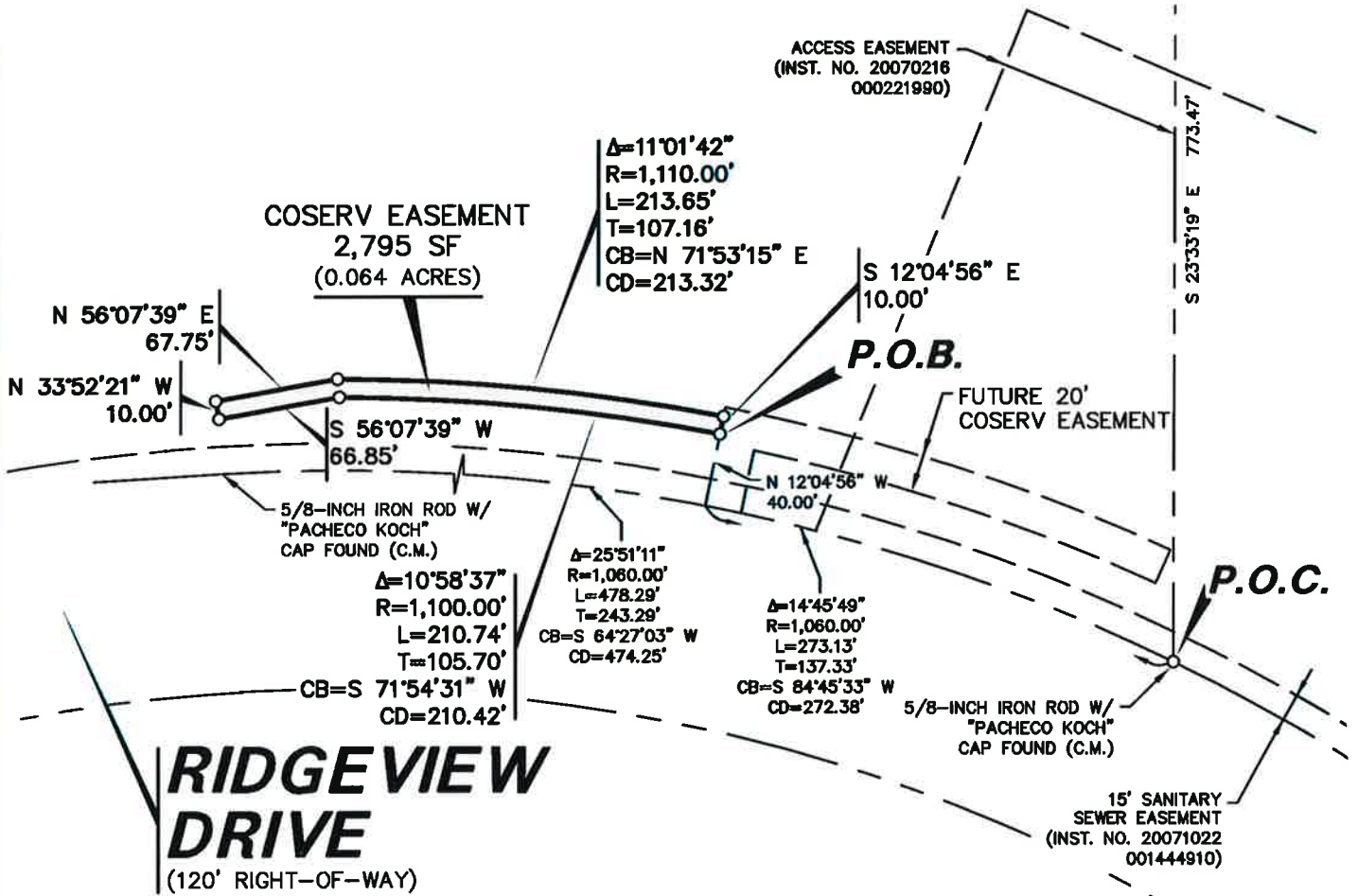
LEGEND

- PROPERTY LINE
- NEW EASEMENT LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- (C.M.) - CONTROLLING MONUMENT
- P.O.B.** - POINT OF BEGINNING
- P.O.C.** - POINT OF COMMENCING

EXHIBIT 'A'



COLLIN COUNTY COMMUNITY COLLEGE DISTRICT
(INST. NO. 20170616
000786140)



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been scaled by applying the Collin County Texas Department of Transportation surface adjustment factor of 1.000152710.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Michael C. Clover
Registered Professional
Land Surveyor No. 5225

Date 08/09/2018

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

DRAWN BY QA	CHECKED BY MCC	SCALE 1"=100'	DATE AUGUST 2018	JOB NUMBER 2339-17.374
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COSERV EASEMENT
0.064 ACRE TRACT
JAMES W. PARSON SURVEY, ABSTRACT NO. 705
CITY OF ALLEN, COLLIN COUNTY, TEXAS
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EXHIBIT "A"

COSERV EASEMENT

0.134 Acre Tract

James W. Parson Survey, Abstract No. 705 &
City of Allen, Collin County, Texas

DESCRIPTION, of a 5,826 square foot (0.134 acre) tract of land situated in the James W. Parson Survey, Abstract No. 705, City of Allen, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed to COLLIN COUNTY COMMUNITY COLLEGE DISTRICT recorded in Instrument No. 20170616000786140 of the Official Public Records of Collin County, Texas; said 5,826 square foot (0.134 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Collin County Texas Department of Transportation surface adjustment factor of 1.000152710):

COMMENCING, at a 5/8-inch iron rod with "PACHECO KOCH" cap found for the southeast corner of said Collin County Community College District tract in the north right-of-way line of Ridgeview Drive (a 120-foot wide right-of-way); said point being in a non-tangent curve to the left;

THENCE, along the said north line of Ridgeview Drive, the south line of said Collin County Community College District tract, the following two (2) calls:

Along said curve to the left, having a central angle of 13 degrees, 40 minutes, 57 seconds, a radius of 1,060.00 feet, a chord bearing and distance of South 85 degrees, 17 minutes, 59 seconds West, 252.53 feet, an arc distance of 253.13 feet to the POINT OF BEGINNING;

Continuing along said curve to the left, having a central angle of 01 degree, 04 minutes, 52 seconds, a radius of 1,060.00 feet, a chord bearing and distance of South 77 degrees, 55 minutes, 04 seconds West, 20.00 feet, an arc distance of 20.00 feet to a point for corner;

THENCE, departing the said north line of Ridgeview Drive and the said south line of the Collin County Community College District tract, and into and through said Collin County Community College District tract, the following five (5) calls:

North 12 degrees, 04 minutes, 56 seconds West, a distance of 55.00 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 13 degrees, 17 minutes, 07 seconds, a radius of 1,115.00 feet, a chord bearing and distance of North 84 degrees, 02 minutes, 48 seconds East, 257.96 feet, an arc distance of 258.53 feet to a point for corner;

South 00 degrees, 41 minutes, 21 seconds West, a distance of 20.00 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

EXHIBIT "A"

COSERV EASEMENT

(Continued)

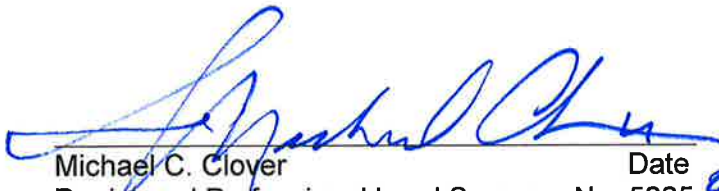
Along said curve to the left, having a central angle of 12 degrees, 14 minutes, 53 seconds, a radius of 1,095.00 feet, a chord bearing and distance of South 84 degrees, 33 minutes, 55 seconds West, 233.63 feet, an arc distance of 234.08 feet to a point for corner;

South 12 degrees, 04 minutes, 56 seconds East, a distance of 35.00 feet to the POINT OF BEGINNING;

CONTAINING, 5,826 square feet or 0.134 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.



Michael C. Clover
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
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TX Reg. Surveying Firm LS-10008000

Date 08/07/2013



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