

## EXHIBIT "A"

### COSERV EASEMENT

Part of Lot 1, Block A  
Collin College Technical Campus  
James W. Parsons Survey. Abstract No. 705  
*City of Allen, Collin County, Texas*

**DESCRIPTION**, of a (0.073 acre) 3,193 square foot tract of land situated in the James W. Parsons Survey, Abstract No. 705, Collin County, Texas; said tract being part of Lot 1, Block A, Collin College Technical Campus, an addition to the city of Allen recorded in Instrument No. 20181106010005100 of the of the Official Public Records of Collin County, Texas; said tract also being part of that certain tract of land described in Deed to Collin County Community College District recorded in Instrument No. 20170616000786140 of the Official Public Records of Collin County, Texas; said 3,193 square foot (0.073 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 (TxDot) surface adjustment factor of 1.000152710):

**COMMENCING**, at a 5/8-inch iron rod with "PACHECO KOCH" cap found at the southeast end of a right-of-way corner clip at the intersection of the north right-of-way line of Ridgeview Drive (a 120-foot wide right-of-way) and the east right-of-way line of Bending Branch Way ( a 80-foot wide right-of-way); said point also being southernmost southwest corner of said Lot 1;

**THENCE**, North 83 degrees, 33 minutes, 39 seconds West, along the said east line of Bending Branch Way and the southwest line of said Lot 1, a distance of 36.50 feet to the **POINT OF BEGINNING**;

**THENCE**, North 83 degrees 33 minutes, 39 seconds West, continuing along the said east line of Bending Branch Way and the southwest line of said Lot 1, a distance of 10.00 feet to a point for corner;

**THENCE**, departing the said east line of Bending Branch Way and the southwest line of said Lot 1, into and across said Lot 1 the following five (5) calls:

North 06 degrees, 26 minutes, 21 seconds East, a distance of 14.63 feet to a point for corner;

North 56 degrees, 07 minutes, 39 seconds East, a distance of 309.28 feet to a point for corner;

South 33 degrees, 52 minutes, 32 seconds East, a distance of 10.00 feet to a point for corner;

South 56 degrees, 07 minutes, 39 seconds West, a distance of 304.66 feet to a point for corner;

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**COSERV EASEMENT**

(Continued)

South 06 degrees, 26 minutes, 21 seconds West, a distance of 10.00 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 3,193 square feet or 0.073 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.



6/11/19

Kyle Coleman Harris  
Registered Professional Land Surveyor No. 6266  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Road, #1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10008000

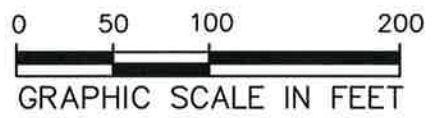
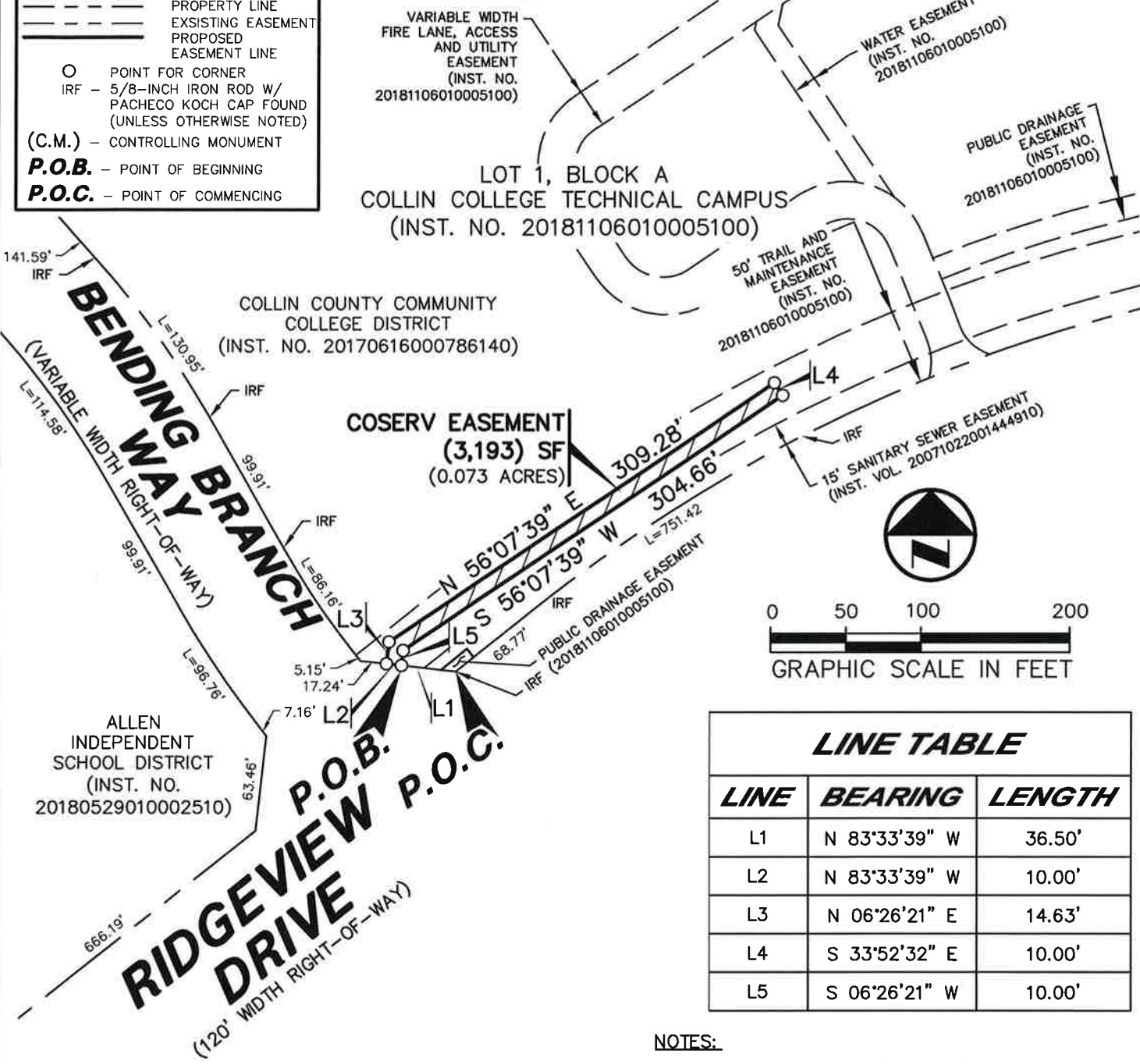


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LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT LINE
	POINT FOR CORNER
IRF -	5/8-INCH IRON ROD W/ PACHECO KOCH CAP FOUND (UNLESS OTHERWISE NOTED)
(C.M.) -	CONTROLLING MONUMENT
<b>P.O.B.</b> -	POINT OF BEGINNING
<b>P.O.C.</b> -	POINT OF COMMENCING

# EXHIBIT 'A'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 83°33'39" W	36.50'
L2	N 83°33'39" W	10.00'
L3	N 06°26'21" E	14.63'
L4	S 33°52'32" E	10.00'
L5	S 06°26'21" W	10.00'

**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 TxDOT 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.

6/11/19  
Date

Kyle Coleman Harris  
Registered Professional  
Land Surveyor No. 6266



**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

**COSERV EASEMENT**  
PART OF LOT 1, BLOCK A  
COLLIN COLLEGE TECHNICAL CAMPUS  
JAMES W. PARSONS SURVEY, ABSTRACT NO. 705.  
CITY OF ALLEN, COLLIN COUNTY, TEXAS  
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	KCH	1"=100'	JUNE 2019	2339-17.374