

EXHIBIT "B"

**TRACT 1
FIELD NOTE DESCRIPTION**

BEING a 393 square feet tract of land situated in the Thomas Phillips Survey, Abstract No. 717, in the City of McKinney, Collin County, Texas and being part of the existing right-of-way dedicated by plat for Henneman Way recorded in cc# 20060203010000320 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the extreme northwest corner of said dedication,

THENCE along the north line of said dedication, NORTH 89°07'58" EAST a distance of 17.53 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 71.00 feet and a chord bearing of South 17°54'59" West,

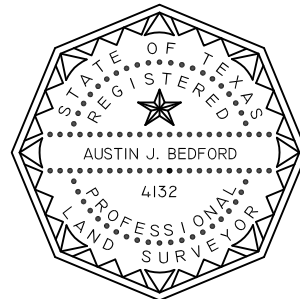
THENCE departing the north line of said dedication and following said non-tangent curve to the left through a central angle of 09°13'27" for an arc length of 11.43 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 79.00 feet and a chord bearing of South 25°32'01" West,

THENCE along said reverse curve to the right through a central angle of 22°44'14" for an arc length of 31.35 feet to a 5/8 inch iron rod set in the northwest line of said dedication,

THENCE along the northwest line of said dedication, NORTH 00°52'02" WEST a distance of 38.71 feet to the POINT OF BEGINNING,

CONTAINING 393 square feet or 0.009 acre of land more or less.

Austin J. Bedford
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087



RECEIVED
By Kathy Wright at 12:26 pm, Jan 28, 2013

SHEET 1 OF 3	SCALE: 1" = 50' DATE: 01-25-2013
	TECHNICIAN: L. SPRADLING
	DRAWN BY: L. SPRADLING
	FILE: ROW ABANDONMENT
PROJECT No. 159-101	

RIGHT-OF-WAY VACATION
EXHIBIT
PARKSIDE AT CRAIG RANCH
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

AJ Bedford Group, Inc.
REGISTERED PROFESSIONAL LAND SURVEYORS

301 N. ALAMO ROAD * ROCKWALL, TEXAS 75087
(972) 722-0225 , FAX (972) 722-0361

EXHIBIT "B"

TRACT 2
FIELD NOTE DESCRIPTION

BEING a 1,648 square feet tract of land situated in the Thomas Phillips Survey, Abstract No. 717, in the City of McKinney, Collin County, Texas and being part of the existing right-of-way dedicated by plat for Henneman Way recorded in cc# 20060203010000320 of the Official Public Records of Collin County, Texas and being more particularly described as follows.

BEGINNING at a 5/8 inch iron rod set at the extreme east point of said right-of-way dedication;

THENCE along the south line of said dedication, SOUTH 58°11'15" WEST a distance of 15.52 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 33.50 feet and a chord bearing of North 24°26'07" West;

THENCE departing the south line of said dedication and following said non-tangent curve to the right through a central angle of 141°52'39" for an arc length of 82.95 feet to a 5/8 inch iron rod set for corner and being located in the northeast line of said dedication;

THENCE following the east line of said dedication, SOUTH 00°52'02" EAST a distance of 12.60 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said east line, NORTH 58°11'15" EAST a distance of 13.87 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said east line, SOUTH 31°48'45" EAST a distance of 52.00 feet to the POINT OF BEGINNING;

CONTAINING 1,648 square feet or 0.038 acre of land more or less.

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SHEET 2 OF 3	SCALE: 1" = 50'	DATE: 01-25-2013
	TECHNICIAN: L. SPRADLING	
	DRAWN BY: L. SPRADLING	
	FILE: ROW ABANDONMENT	
PROJECT No. 159-101		

RIGHT-OF-WAY VACATION
EXHIBIT
PARKSIDE AT CRAIG RANCH
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS



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THOMAS PHILLIPS SURVEY
ABST. NO. 717

REMAINDER OF
36.694 ACRES
VCIM PARTNERS, L.P.
(VOL. 5171, PG. 3679,
D.R.C.C.T.)

D=9°13'27"
R=71.00'
A=11.43'
CB=S17°54'59"W

0.009 ACRES
393 SQ. FT.

N 89°07'58" E

S 00°52'02" E

12.60'

17.53'

N 58°11'15" E

13.87'

BEGINNING

N 00°52'02" W

38.71'

S 31°48'45" E

52.00'

BEGINNING

D=22°44'14"

R=79.00'

A=31.35'

CB=S25°32'01"W

D=141°52'39"

R=33.50'

A=82.95'

CB=N24°26'07"W

COMMON AREA
"A"

RADIUS 33.50' -
AREA 3,525 sq.ft.

S 58°11'15" W

15.52'

0.038 ACRES
1,648 SQ. FT.

REMAINDER OF
36.694 ACRES
VCIM PARTNERS, L.P.
(VOL. 5171, PG. 3679,
D.R.C.C.T.)

DR. KENNETH COOPER DRIVE
(39' WIDE RIGHT-OF-WAY)
(CABINET Q, PAGE 678)

LOT 1, BLOCK A
SHIMER ADDITION
C.C. NO.
20060224010000750
(P.R.C.C.T.)

10' utility
easement

HENNEMAN WAY
(60' WIDE RIGHT-OF-WAY)
(C.C. NO. 20060203010000320)

PROPOSED
HENNEMAN WAY

PROPOSED
ROAD

Portion of 48.841 Acres
McKinney Seven 31, LP
cc#20070223000248260

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PURPOSE OF ABANDONMENT IS FOR REALIGNMENT OF RIGHT-OF-WAY.

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PROJECT No. 159-101	

RIGHT-OF-WAY VACATION
EXHIBIT
PARKSIDE AT CRAIG RANCH
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

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