

**RESOLUTION NO. 2018-03-\_\_\_\_ (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTIES FOR PUBLIC USE BY EMINENT DOMAIN FOR DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE CONSTRUCTION, ACCESS AND MAINTENANCE ASSOCIATED WITH THE TRINITY FALLS PARKWAY AND TRINITY FALLS PARKWAY LINK PROJECTS AND ASSOCIATED INFRASTRUCTURE COMMENCING IN THE VICINITY OF ITS INTERSECTION WITH LAUD HOWELL PARKWAY CONTINUING NORTH FOR APPROXIMATELY 2,000 FEET; AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING THE EASEMENTS ON SAID PROPERTIES, OFFERING TO ACQUIRE THE EASEMENTS VOLUNTARILY FROM THE PROPERTY OWNERS THROUGH THE MAKING OF BONA FIDE OFFERS, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS**

**WHEREAS**, the City Council of the City of McKinney, Texas, has determined that a public need and necessity exists for the construction of the Trinity Falls Parkway and Trinity Falls Parkway Link Projects (“Projects”) and associated infrastructure, commencing in the vicinity of its intersection with Laud Howell Parkway continuing north along Trinity Falls Parkway for approximately 2,000 feet, the location of which is generally set forth in the map attached hereto as Exhibit A; and

**WHEREAS**, the City Council has considered this project and has determined that a public necessity exists for the acquisition of drainage and temporary construction easements, as described on Exhibits B1 and B2, attached hereto and incorporated herein for all purposes (“Properties”).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:**

- Section 1. All of the above premises to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.
- Section 2. That the City Council of the City of McKinney, Texas hereby authorizes the City Manager to execute documents, as needed, to acquire the necessary Properties for the Projects.
- Section 3. That the City Council hereby finds and determines that a public use and necessity exists for the City of McKinney for the construction of the Projects and to acquire the necessary Properties in those certain tracts or parcels of land deemed necessary for that construction as identified in the construction plans and specifications as amended, together with all necessary appurtenances, additions and improvements on, over, under, and through those certain lots, tracts or parcels of land described in Exhibits B1 – B2.
- Section 4. That the City Manager is authorized and directed to negotiate for and to acquire the required Properties for the City of McKinney, and to acquire said rights in compliance with State and Federal law. That the City Manager is specifically authorized and directed to do each and every act necessary to acquire the needed Properties including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to designate a qualified appraiser of the Properties to be acquired when such appraisal is necessary and, where necessary, the use of Eminent Domain to condemn the Properties.
- Section 5. That the City Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of the Properties and, as such, the City Manager is authorized and directed to do each and every act and

deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the City Council for such purpose. That the City Manager is specifically authorized to establish the just compensation for the acquisition of the Properties. That, if the City Manager or his designee determines that an agreement as to damages or compensation cannot be reached, then the City Attorney or his designee is hereby authorized and directed to file or cause to be filed, against the owners and interested parties of the subject Properties, proceedings in eminent domain to acquire the above-stated interest in the Properties.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 6<sup>th</sup> DAY OF MARCH 2018.**

CITY OF MCKINNEY, TEXAS

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GEORGE C. FULLER  
Mayor

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary  
DENISE VICE, TRMC  
Deputy City Secretary

APPROVED AS TO FORM:

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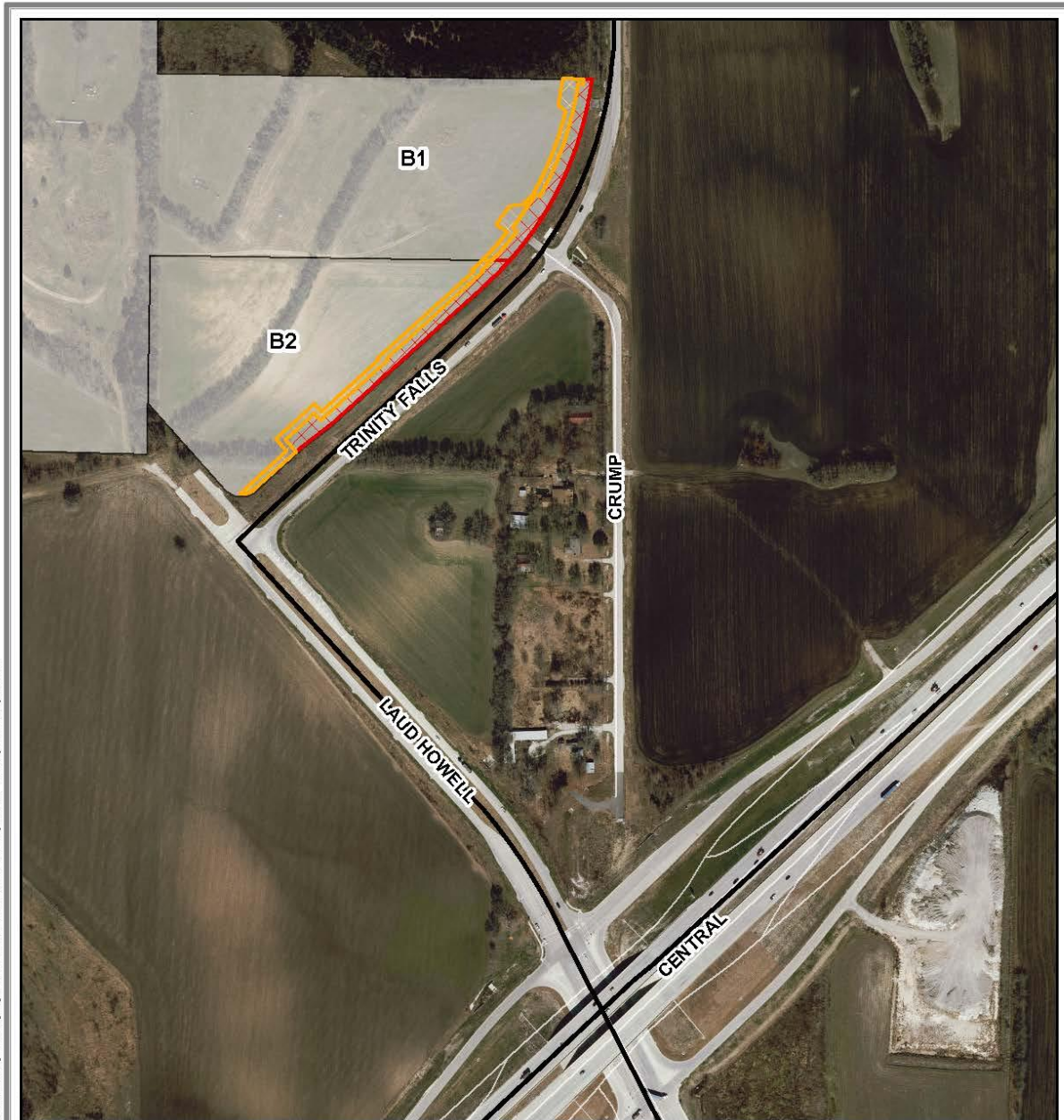
MARK S. HOUSER  
City Attorney

**EXHIBIT “A”**

**Location Map**

# EXHIBIT "A"

## Location Map



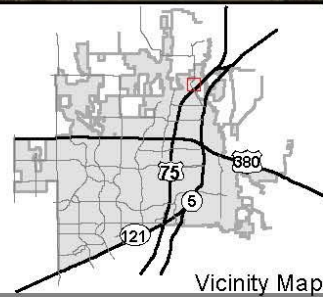
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### Trinity Falls Parkway Link Project



-  Drainage Easement
-  Construction Easement



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

**EXHIBIT "B-1"**

**Description and Depiction of Drainage Easement & Temporary Construction Easement on  
Central & Fannin Wilson 155 LLLP, Trustee of RL Trust Property**

**LEGAL DESCRIPTION**

0.690 of an Acre

**BEING** a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, and being a portion of a called 155.1207 acre tract of land described in a deed to Central & Fannin Wilson 155, LLLP, as recorded in Instrument No. 20071113001536620 of the Land Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with plastic cap stamped "TX REG 100189-00" found for the southwest corner of a called 1.2141 acre tract of land described in a deed to City of McKinney, as recorded in Instrument No. 20130418000524570 of the Official Public Records of Collin County, Texas, common to the northwest corner of a called 8.2918 acre tract of land described in a deed to City of McKinney, as recorded in Instrument No. 20130718001005720 of the Official Public Records of Collin County, Texas, and the southeast corner of a called 153.125 acre tract of land described in a deed to Roger Lawler, Trustee of RL Trust under agreement dated July 17, 2013, as recorded in Instrument No. 20140314000241690 of the Official Public Records of Collin County, Texas, same being on the northerly line of said 155.1207 acre tract, and at the beginning of a curve to the right having a central angle of 5°51'23", a radius of 990.00 feet, a chord bearing and distance of South 44°56'55" West, 101.15 feet;

**THENCE** departing the northerly line of said 155.1207 acre tract and along the northwesterly line of said 8.2918 acre tract, the following courses:

In a southwesterly direction, with said curve to the right, an arc distance of 101.19 feet to a point for corner, from which, a 1/2 inch iron rod found for witness bears South 20°21' West, 0.2 feet;

South 47°52'37" West, a distance of 614.95 feet to a point for corner, from which, a 1/2 inch iron rod (spinner) found for witness bears South 48°02' East, 0.6 feet;

South 53°19'36" West, a distance of 115.83 feet to a point for corner, from which, a 1/2 inch rod found for witness bears South 30°01' East, 0.3 feet;

South 47°52'37" West, a distance of 23.05 feet to a point for corner;

**THENCE** departing the northwesterly line of said 8.2918 acre tract and crossing said 155.1207 acre tract, the following courses:

North 42°07'36" West, a distance of 48.79 feet to a point for corner;

North 47°52'24" East, a distance of 116.13 feet to a point for corner;

South 42°07'36" East, a distance of 30.00 feet to a point for corner;

North 47°52'24" East, a distance of 271.13 feet to a point for corner;

North 42°07'36" West, a distance of 5.00 feet to a point for corner;

North 47°52'24" East, a distance of 366.02 feet to a point at the beginning of a tangent curve to the left having a central angle of 01°07'29", a radius of 955.00 feet, a chord bearing and distance of North 47°18'39" East, 18.75 feet;

Continued on Sheet 2

**DRAINAGE EASEMENT**  
CITY OF MCKINNEY  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
COLLIN COUNTY, TEXAS

<b>Kimley»Horn</b>		5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
		<b>Scale</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Date</b>	<b>Project No.</b>	<b>Sheet No.</b>
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**EXHIBIT "B-1"**

**Description and Depiction of Drainage Easement & Temporary Construction Easement on  
Central & Fannin Wilson 155 LLLP, Trustee of RL Trust Property**

**Continued from Sheet 1**

In a northeasterly direction, with said curve to the left, an arc distance of 18.75 feet to a point for corner;

North 43°15'06" West, a distance of 5.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 02°39'28", a radius of 950.00 feet, a chord bearing and distance of North 45°25'11" East, 44.06 feet;

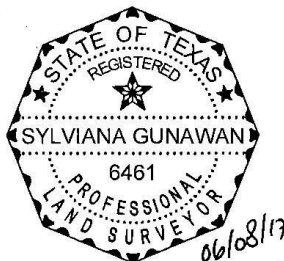
In a northeasterly direction, with said curve to the left, an arc distance of 44.07 feet to a point for corner on the northerly line of said 155.1207 acre tract and the southerly line of aforesaid 153.125 acre tract;

**THENCE** South 88°21'57" East, along the northerly line of said 155.1207 acre tract and the southerly line of said 153.125 acre tract, a distance of 53.12 feet to the **POINT OF BEGINNING** and containing 0.690 of an acre (30,057 square feet) of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

  
 SYLVIANA GUNAWAN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6461  
 5750 GENESIS COURT, SUITE 200  
 FRISCO, TEXAS 75034  
 PH. 972-335-3580  
 sylviana.gunawan@kimley-horn.com



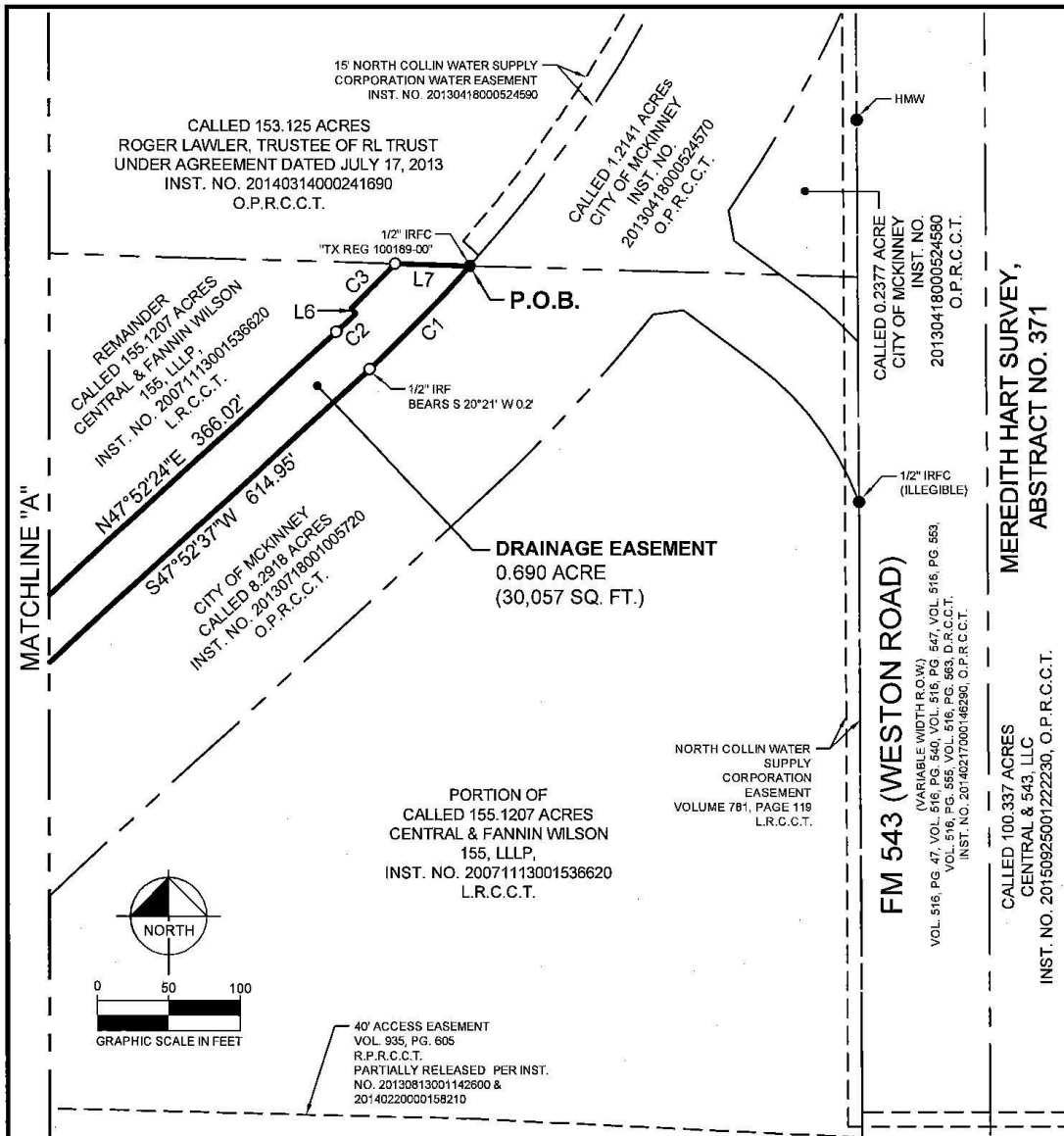
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 COLLIN COUNTY, TEXAS

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		<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
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**EXHIBIT "B-1"**

**Description and Depiction of Drainage Easement & Temporary Construction Easement on Central & Fannin Wilson 155 LLLP, Trustee of RL Trust Property**



**LEGEND**

P.O.B. = POINT OF BEGINNING  
 HMW = WOOD HIGHWAY MONUMENT  
 IRFC = IRON ROD FOUND W/ CAP  
 L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

**NOTES**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**DRAINAGE EASEMENT**  
 CITY OF MCKINNEY  
 MEREDITH HART SURVEY, ABSTRACT NO. 371  
 COLLIN COUNTY, TEXAS

<b>Kimley»Horn</b>		5760 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
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**EXHIBIT "B-1"**

**Description and Depiction of Drainage Easement & Temporary Construction Easement on  
Central & Fannin Wilson 155 LLLP, Trustee of RL Trust Property**

**LEGAL DESCRIPTION**

0.499 Acres

**BEING** a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, and being a portion of a called 155.1207 acre tract of land described in a deed to Central & Fannin Wilson 155, LLLP, as recorded in Instrument No. 20071113001536620 of the Land Records of Collin County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod with plastic cap stamped "TX REG 100189-00" found for the southwest corner of a called 1.2141 acre tract of land described in a deed to City of McKinney, as recorded in Instrument No. 20130418000524570 of the Official Public Records of Collin County, Texas, common to the northwest corner of a called 8.2918 acre tract of land described in a deed to City of McKinney, as recorded in Instrument No. 20130718001005720 of the Official Public Records of Collin County, Texas, and the southeast corner of a called 153.125 acre tract of land described in a deed to Roger Lawler, Trustee of RL Trust under agreement dated July 17, 2013, as recorded in Instrument No. 20140314000241690 of the Official Public Records of Collin County, Texas, same being on the northerly line of said 155.1207 acre tract;

**THENCE** North 88°21'57" West, along the northerly line of said 155.1207 acre tract and the southerly line of said 153.125 acre tract, a distance of 53.12 feet to the **POINT OF BEGINNING** of the herein described easement tract, and at the beginning of a non-tangent curve to the right having a central angle of 02°39'28", a radius of 950.00 feet, a chord bearing and distance of South 45°25'11" West, 44.06 feet;

**THENCE** departing the northerly line of said 155.1207 acre tract and the southerly line of said 153.125 acre tract, and crossing said 155.1207 acre tract, the following courses:

- In a southwesterly direction, with said curve to the right, an arc distance of 44.07 feet to a point for corner;
- South 43°15'06" East, a distance of 5.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 01°07'29", a radius of 955.00 feet, a chord bearing and distance of South 47°18'39" West, 18.75 feet;
- In a southwesterly direction, with said curve to the right, an arc distance of 18.75 feet to a point for corner;
- South 47°52'24" West, a distance of 366.02 feet to a point for corner;
- South 42°07'36" East, a distance of 5.00 feet to a point for corner;
- South 47°52'24" West, a distance of 271.13 feet to a point for corner;
- North 42°07'36" West, a distance of 30.00 feet to a point for corner;
- South 47°52'24" West, a distance of 116.13 feet to a point for corner;
- South 42°07'36" East, a distance of 48.79 feet to a point for corner on the northwesterly line of aforesaid 8.2918 acre tract;

**THENCE** along the northwesterly line of said 8.2918 acre tract, the following courses:

- South 47°52'37" West, a distance of 160.95 feet to a point at the beginning of a tangent curve to the right having a central angle of 45°32'19", a radius of 66.00 feet, a chord bearing and distance of South 70°38'46" West, 51.09 feet;

Continued on Sheet 2

**TEMPORARY CONSTRUCTION  
EASEMENT**  
CITY OF MCKINNEY  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
COLLIN COUNTY, TEXAS

<b>Kimley»Horn</b>		5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
		<b>Scale</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Date</b>	<b>Project No.</b>	<b>Sheet No.</b>
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**EXHIBIT "B-1"**

**Description and Depiction of Drainage Easement & Temporary Construction Easement on  
Central & Fannin Wilson 155 LLLP, Trustee of RL Trust Property**

**Continued from Sheet 1**

In a southwesterly direction, with said curve to the right, an arc distance of 52.46 feet to a point for corner;

**THENCE** departing the northwesterly line of said 8.2918 acre tract and crossing said 155.1207 acre tract, the following courses:

North 47°52'24" East, a distance of 188.05 feet to a point for corner;

North 42°07'36" West, a distance of 49.00 feet to a point for corner;

North 47°52'24" East, a distance of 156.13 feet to a point for corner;

South 42°07'36" East, a distance of 30.00 feet to a point for corner;

North 47°52'24" East, a distance of 231.13 feet to a point for corner;

North 42°07'36" West, a distance of 5.00 feet to a point for corner;

North 47°52'24" East, a distance of 384.38 feet to a point for corner;

North 43°15'06" West, a distance of 5.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 02°45'08", a radius of 930.00 feet, a chord bearing and distance of North 46°36'17" East, 44.67 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 44.67 feet to a point for corner on the northerly line of said 155.1207 acre tract and the southerly line of said 153.125 acre tract;

**THENCE** South 88°21'57" East, along the northerly line of said 155.1207 acre tract and the southerly line of said 153.125 acre tract, a distance of 27.36 feet to the **POINT OF BEGINNING** and containing 0.499 acres (21,731 square feet) of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

*Sylviana Gunawan*  
 SYLVIANA GUNAWAN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6461  
 5750 GENESIS COURT, SUITE 200  
 FRISCO, TEXAS 75034  
 PH. 972-335-3580  
 sylviana.gunawan@kimley-horn.com



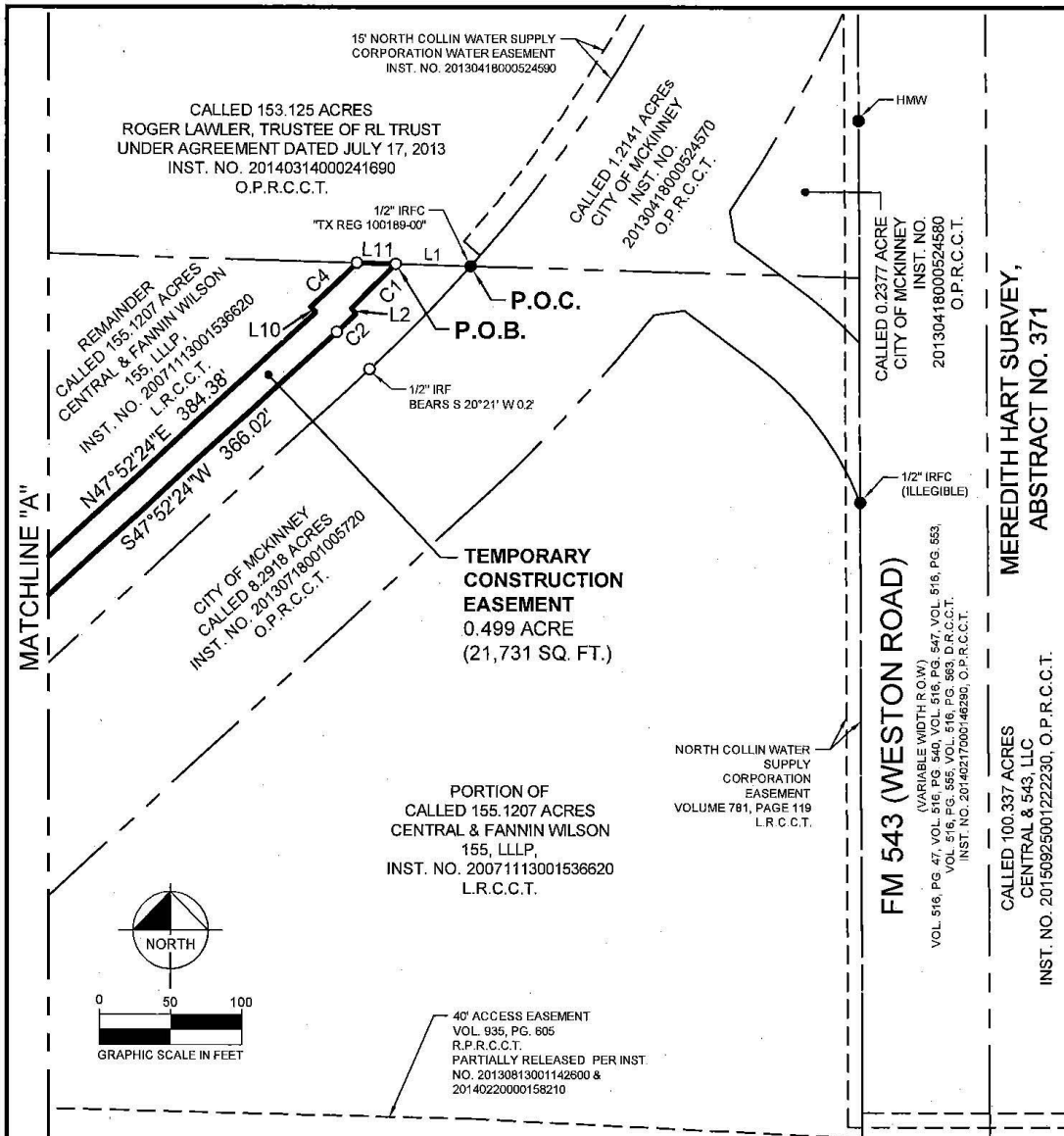
**TEMPORARY CONSTRUCTION  
 EASEMENT**  
 CITY OF MCKINNEY  
 MEREDITH HART SURVEY, ABSTRACT NO. 371  
 COLLIN COUNTY, TEXAS

<b>Kimley»Horn</b>		5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
		<b>Scale</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Date</b>	<b>Project No.</b>	<b>Sheet No.</b>
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EXHIBIT "B-1"

Description and Depiction of Drainage Easement & Temporary Construction Easement on Central & Fannin Wilson 155 LLLP, Trustee of RL Trust Property



LEGEND

P.O.B. = POINT OF BEGINNING  
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NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**TEMPORARY CONSTRUCTION EASEMENT**  
 CITY OF MCKINNEY  
 MEREDITH HART SURVEY, ABSTRACT NO. 371  
 COLLIN COUNTY, TEXAS

**Kimley»Horn**

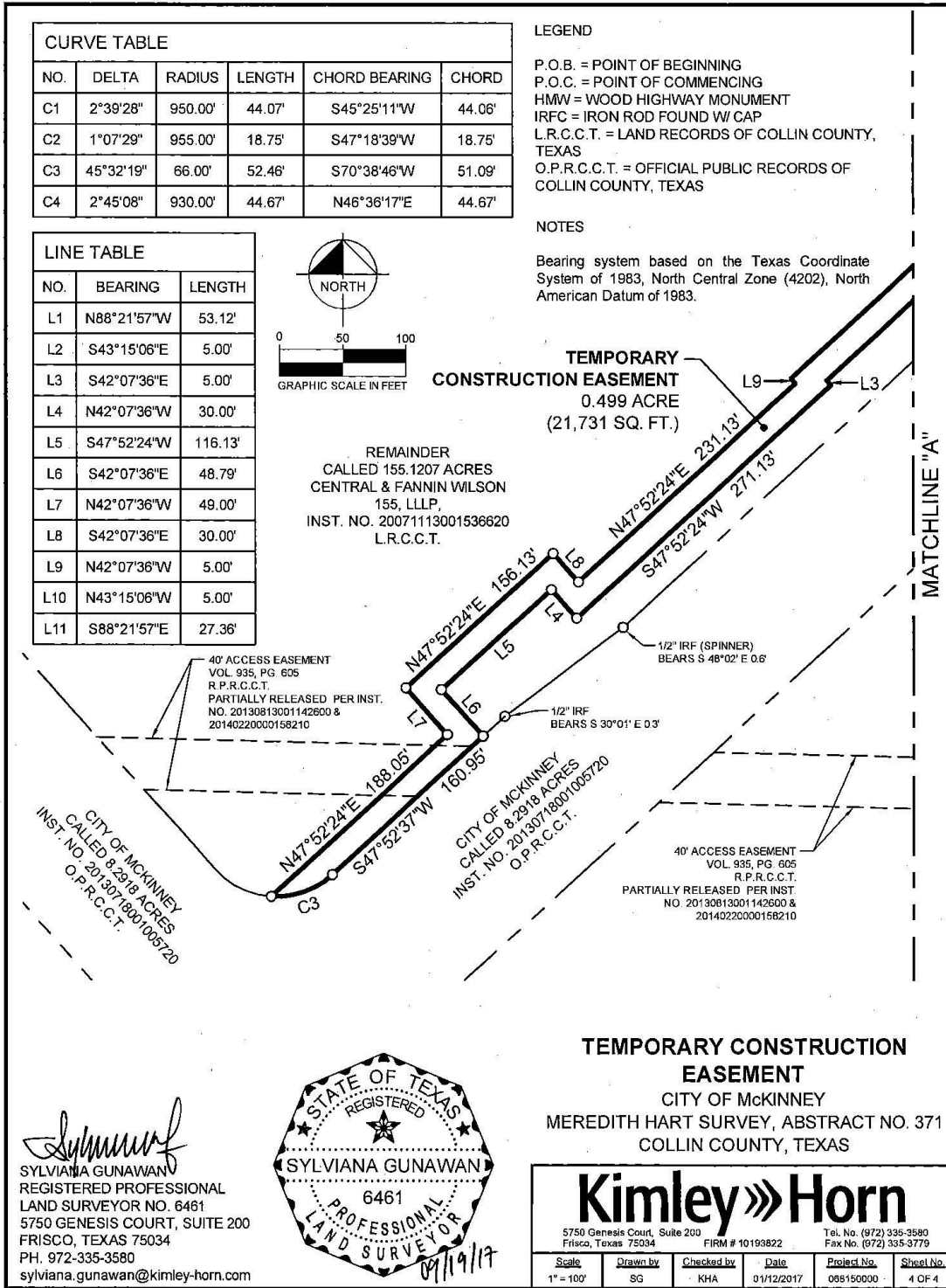
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# EXHIBIT "B-1"

## Description and Depiction of Drainage Easement & Temporary Construction Easement on Central & Fannin Wilson 155 LLLP, Trustee of RL Trust Property



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**EXHIBIT "B-2"**

**Description and Depiction of Drainage Easement & Temporary Construction Easement on RL Trust Property**

**LEGAL DESCRIPTION**

0.592 of an Acre

**BEING** a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, and being a portion of a called 153.125 acre tract of land described in a Special Warranty Deed to Roger Lawler, Trustee of RL Trust under agreement dated July 17, 2013, as recorded in Instrument No. 20140314000241690 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with plastic cap stamped "TX REG 100189-00" found for the southwest corner of a called 1.2141 acre tract of land described in a deed to City of McKinney, as recorded in Instrument No. 20130418000524570 of the Official Public Records of Collin County, Texas, common to the northwest corner of a called 8.2918 acre tract of land described in a deed to City of McKinney, as recorded in Instrument No. 20130718001005720 of the Official Public Records of Collin County, Texas, being on the northerly line of a called 155.1207 acre tract of land described in a deed to Central & Fannin Wilson 155, LLLP, as recorded in Instrument No. 20071113001536620 of the Land Records of Collin County, Texas;

**THENCE** North 88°21'57" West, along the southerly line of said 153.125 acre tract and the northerly line of said 155.1207 acre tract, a distance of 53.12 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 00°41'57", a radius of 950.00 feet, a chord bearing and distance of North 43°44'28" East, 11.59 feet;

**THENCE** departing the southerly line of said 153.125 acre tract and the northerly line of said 155.1207 acre tract, and crossing said 153.125 acre tract, the following courses:

In a northeasterly direction, with said curve to the left, an arc distance of 11.59 feet to a point at the beginning of a compound curve to the left having a central angle of 06°09'16", a radius of 950.00 feet, a chord bearing and distance of North 40°18'51" East, 102.00 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 102.05 feet to a point for corner;

North 53°29'13" West, a distance of 15.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 07°31'36", a radius of 935.00 feet, a chord bearing and distance of North 33°29'07" East, 122.74 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 122.83 feet to a point for corner;

South 60°16'41" East, a distance of 15.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 21°30'11", a radius of 950.00 feet, a chord bearing and distance of North 18°58'13" East, 354.45 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 356.54 feet to a point for corner;

South 82°59'15" East, a distance of 15.21 feet to a point for corner;

North 07°00'45" East, a distance of 15.72 feet to a point for corner on the northerly line of said 153.125 acre tract and the southerly line of a called 16.857 acre tract of land described in a deed as Tract 1-C to Tom B. Wilson, Sr., as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas;

**Continued on Sheet 2**

**DRAINAGE EASEMENT**  
CITY OF MCKINNEY  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
COLLIN COUNTY, TEXAS

		5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193922		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
		Scale N/A	Drawn by SG	Checked by KHA	Date 10/02/2017	Project No. 068150000	Sheet No. 1 OF 4

GUNAWAN, SYLVIANA 10/3/2017 9:15 AM K:\FRI\_SURVEY\068150000-TRINITY FALLS\DWG\SEPARATE INSTRUMENTS\TRINITY FALLS LINK DRIVER\RL TRUST DE.DWG

**EXHIBIT "B-2"**

**Description and Depiction of Drainage Easement & Temporary Construction Easement on RL Trust Property**

Continued from Sheet 1

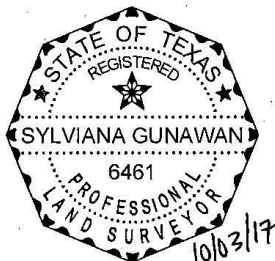
**THENCE** South 88°25'34" East, along the northerly line of said 153.125 acre tract and the southerly line of said 16.857 acre tract, a distance of 25.04 feet to the northeast corner of said 153.125 acre tract, common to the northwest corner of a called 1.2141 acre tract of land described in a deed to City of McKinney, as recorded in Instrument No. 20130418000524570 of the Official Public Records of Collin County, Texas, and at the beginning of a non-tangent curve to the right having a central angle of 34°53'15", a radius of 990.00 feet, a chord bearing and distance of South 24°34'36" West, 593.54 feet;

**THENCE** in a southwesterly direction departing the southerly line of said 16.857 acre tract, along the easterly line of said 153.125 acre tract and the westerly line of said 1.2141 acre tract, and with said curve to the right, an arc distance of 602.81 feet to the **POINT OF BEGINNING**, and containing 0.592 of an acre (25,792 square feet) of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

  
 SYLVIANA GUNAWAN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6461  
 5750 GENESIS COURT, SUITE 200  
 FRISCO, TEXAS 75034  
 PH. 972-335-3580  
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**DRAINAGE EASEMENT**  
 CITY OF MCKINNEY  
 MEREDITH HART SURVEY, ABSTRACT NO. 371  
 COLLIN COUNTY, TEXAS

**Kimley»Horn**

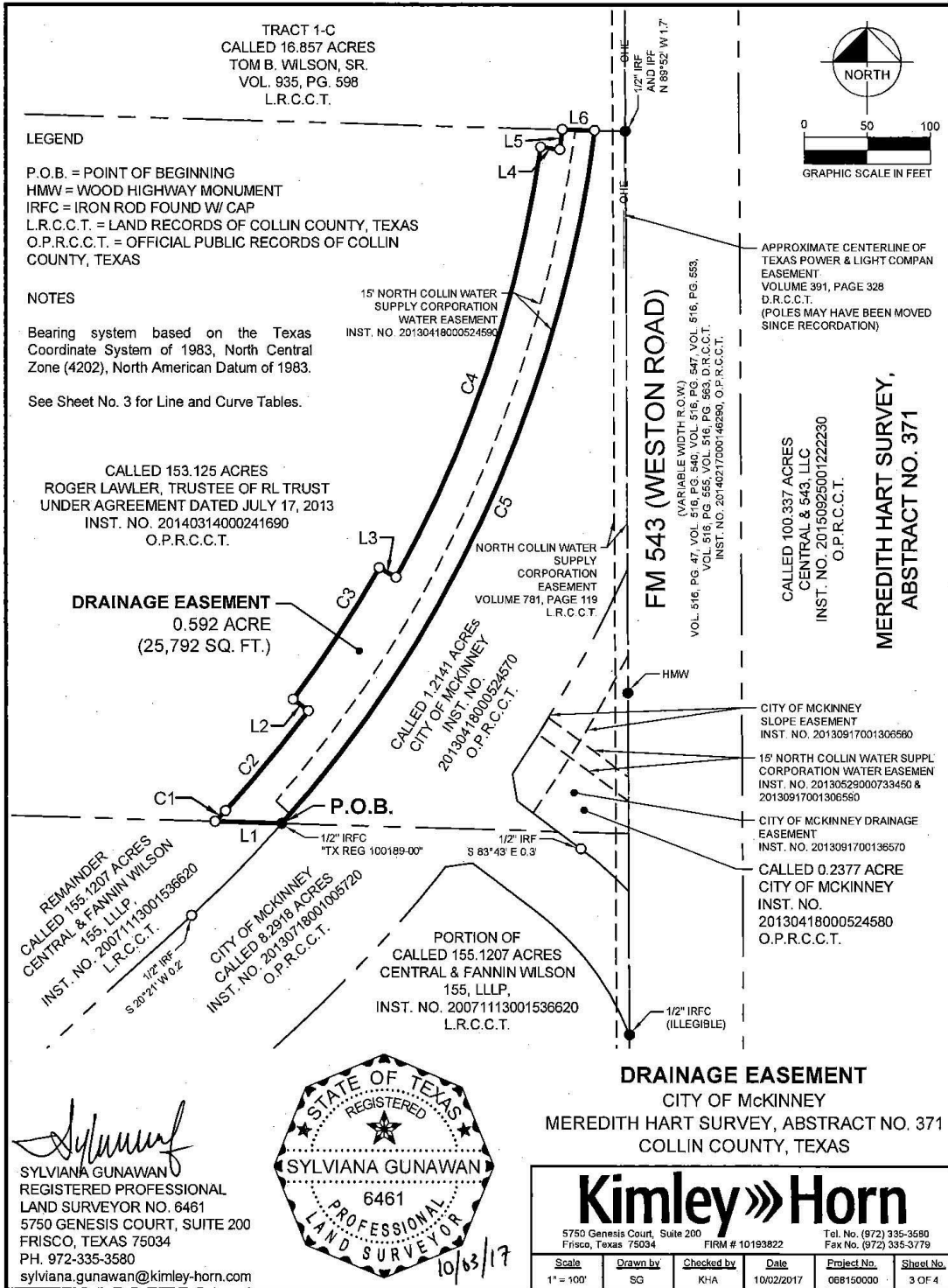
5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	10/02/2017	068150000	2 OF 4

GUNAWAN, SYLVIANA 10/3/2017 9:15 AM K:\FRL\_SURVEY\068150000-TRINITY FALLS\DWG\SEPARATE INSTRUMENTS\TRINITY FALLS LINK DRIVE\RL TRUST DE.DWG

# EXHIBIT "B-2"

## Description and Depiction of Drainage Easement & Temporary Construction Easement on RL Trust Property



GUNAWAN, SYLVIANA 10/3/2017 9:15 AM K:\FRI\_SURVEY\068150000-TRINITY FALLS\DWG\SEPARATE INSTRUMENTS\TRINITY FALLS LINK DRIVER\RL TRUST DE.DWG

**EXHIBIT "B-2"**

**Description and Depiction of Drainage Easement & Temporary Construction Easement on RL Trust Property**

LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°21'57"W	53.12'
L2	N53°29'13"W	15.00'
L3	S60°16'41"E	15.00'
L4	S82°59'15"E	15.21'
L5	N07°00'45"E	15.72'
L6	S88°25'34"E	25.04'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°41'57"	950.00'	11.59'	N43°44'28"E	11.59'
C2	6°09'16"	950.00'	102.05'	N40°18'51"E	102.00'
C3	7°31'36"	935.00'	122.83'	N33°29'07"E	122.74'
C4	21°30'11"	950.00'	356.54'	N18°58'13"E	354.45'
C5	34°53'15"	990.00'	602.81'	S24°34'36"W	593.54'

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Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
<b>Scale</b> 1" = 100'	<b>Drawn by</b> SG
<b>Checked by</b> KHA	<b>Date</b> 10/02/2017
<b>Project No.</b> 068150000	<b>Sheet No.</b> 4 OF 4



**EXHIBIT "B-2"**

**Description and Depiction of Drainage Easement & Temporary Construction Easement on RL Trust Property**

**LEGAL DESCRIPTION**

0.387 of an Acre

**BEING** a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, and being a portion of a called 153.125 acre tract of land described in a Special Warranty Deed to Roger Lawler, Trustee of RL Trust under agreement dated July 17, 2013, as recorded in Instrument No. 20140314000241690 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod with plastic cap stamped "TX REG 100189-00" found for the southwest corner of a called 1.2141 acre tract of land described in a deed to City of McKinney, as recorded in Instrument No. 20130418000524570 of the Official Public Records of Collin County, Texas, common to the northwest corner of a called 8.2918 acre tract of land described in a deed to City of McKinney, as recorded in Instrument No. 20130718001005720 of the Official Public Records of Collin County, Texas, being on the northerly line of a called 155.1207 acre tract of land described in a deed to Central & Fannin Wilson 155, LLLP, as recorded in Instrument No. 20071113001536620 of the Land Records of Collin County, Texas;

**THENCE** North 88°21'57" West, along the southerly line of said 153.125 acre tract and the northerly line of said 155.1207 acre tract, a distance of 53.12 feet to the **POINT OF BEGINNING** of the herein described easement tract;

**THENCE** North 88°21'57" West, continuing along the southerly line of said 153.125 acre tract and the northerly line of said 155.1207 acre tract, a distance of 27.36 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 01°50'13", a radius of 930.00 feet, a chord bearing and distance of North 44°18'36" East, 29.82 feet;

**THENCE** departing the southerly line of said 153.125 acre tract and the northerly line of said 155.1207 acre tract, and crossing said 153.125 acre tract, the following courses:

In a northeasterly direction, with said curve to the left, an arc distance of 29.82 feet to a point at the beginning of a compound curve to the left having a central angle of 04°54'23", a radius of 930.00 feet, a chord bearing and distance of North 40°56'18" East, 79.62 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 79.64 feet to a point for corner;

North 53°29'13" West, a distance of 42.03 feet to a point for corner;

North 36°30'47" East, a distance of 65.45 feet to a point for corner;

North 82°15'14" East, a distance of 42.47 feet to a point for corner;

North 43°22'30" East, a distance of 47.22 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 16°05'14", a radius of 930.00 feet, a chord bearing and distance of North 21°40'42" East, 260.26 feet to a point for corner;

In a northeasterly direction, with said curve to the left, an arc distance of 261.12 feet to a point corner;

North 51°11'40" West, a distance of 29.95 feet to a point for corner;

North 10°20'52" East, a distance of 81.43 feet to a point for corner on the northerly line of said 153.125 acre tract and the southerly line of a called 16.857 acre tract of land described in a deed as Tract 1-C to Tom B. Wilson, Sr., as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas;

Continued on Sheet 2

**TEMPORARY CONSTRUCTION  
EASEMENT**  
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COLLIN COUNTY, TEXAS

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**EXHIBIT "B-2"**

**Description and Depiction of Drainage Easement & Temporary Construction Easement on RL Trust Property**

**Continued from Sheet 1**

**THENCE** South 88°25'34" East, along the northerly line of said 153.125 acre tract and the southerly line of said 16.857 acre tract, a distance of 62.20 feet to a point for corner;

**THENCE** departing the northerly line of said 153.125 acre tract and the southerly line of said 16.857 acre tract, and crossing said 153.125 acre tract, the following courses:

South 07°00'45" West, a distance of 15.72 feet to a point for corner;

North 82°59'15" West, a distance of 15.21 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 21°30'11", a radius of 950.00 feet, a chord bearing and distance of South 18°58'13" West, 354.45 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 356.54 feet to a point for corner;

North 60°16'41" West, a distance of 15.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 07°31'36", a radius of 935.00 feet, a chord bearing and distance of South 33°29'07" West, 122.74 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 122.83 feet to a point for corner;

South 53°29'13" East, a distance of 15.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 06°51'14", a radius of 950.00 feet, a chord bearing and distance of South 40°39'50" West, 113.57 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 113.64 feet to the **POINT OF BEGINNING** and containing 0.387 of an acre (16,873 square feet) of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

  
 SYLVIANA GUNAWAN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6461  
 5750 GENESIS COURT, SUITE 200  
 FRISCO, TEXAS 75034  
 PH. 972-335-3580  
 sylviana.gunawan@kimley-horn.com

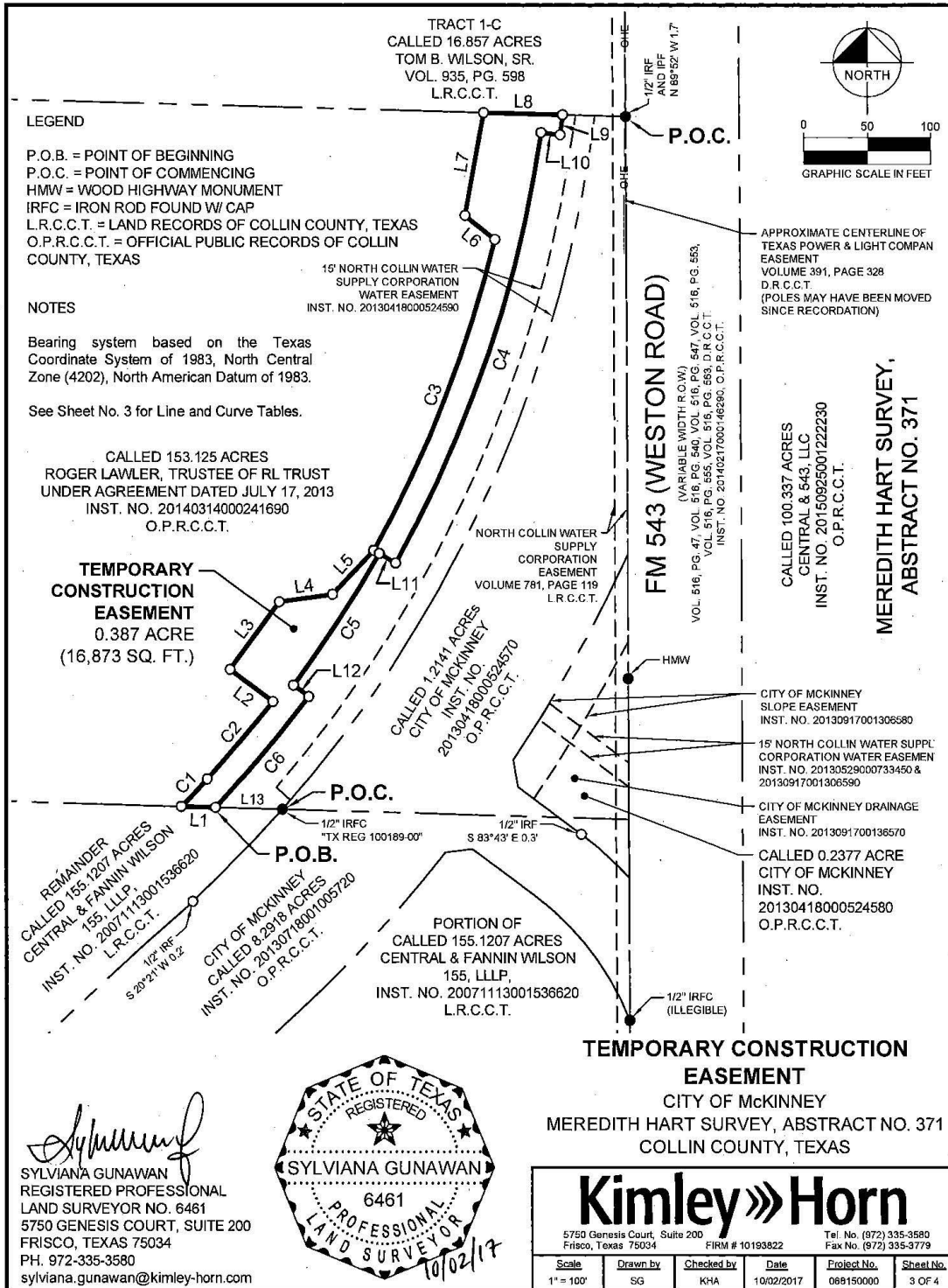


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NA	SG	KHA	10/02/2017	068150000	2 OF 4		

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L2	N53°29'13"W	42.03'
L3	N36°30'47"E	65.45'
L4	N82°15'14"E	42.47'
L5	N43°22'30"E	47.22'
L6	N51°11'40"W	29.95'
L7	N10°20'52"E	81.43'
L8	S88°25'34"E	62.20'
L9	S07°00'45"W	15.72'
L10	N82°59'15"W	15.21'
L11	N60°16'41"W	15.00'
L12	S53°29'13"E	15.00'
L13	N88°21'57"W	53.12'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°50'13"	930.00'	29.82'	N44°18'36"E	29.82'
C2	4°54'23"	930.00'	79.64'	N40°56'18"E	79.62'
C3	16°05'14"	930.00'	261.12'	N21°40'42"E	260.26'
C4	21°30'11"	950.00'	356.54'	S18°58'13"W	354.45'
C5	7°31'36"	935.00'	122.83'	S33°29'07"W	122.74'
C6	6°51'14"	950.00'	113.64'	S40°39'50"W	113.57'

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