

EASEMENT DESCRIPTION

BEING a 0.9600 acres (41,817 square feet) tract of land situated in the William H. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being a portion of a called 37.46 acre tract of land described in Warranty Deed with Vendor's Lien to Denvil Mixon recorded in Volume 737, Page 751 of the Deed Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a southwest corner of a called 15.58 acre tract of land described in Warranty Deed to McKinney Independent School District recorded in Volume 4956, Page 1842 of said Deed Records and an interior ell corner of said Mixon tract;

THENCE with the north line of said Mixon tract, South 88°04'11" East, a distance of 115.21 feet to the POINT OF BEGINNING;

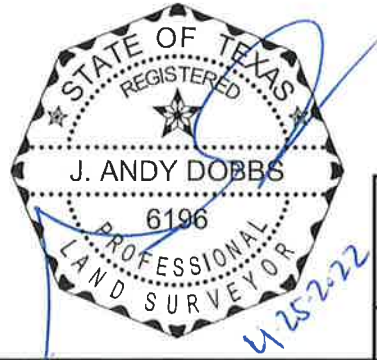
THENCE with the said north line of the Mixon tract, South 88°04'11" East, a distance of 50.20 feet to a point for corner; from which a 1/2" inch iron rod found bears South 88°04'11" East, 131.79 feet;

THENCE departing the said north line of the Mixon tract, the following courses and distances:

- South 41°03'37" East, a distance of 10.47 feet to a point for corner;
- South 77°26'02" East, a distance of 19.45 feet to a point for corner;
- South 74°33'54" West, a distance of 88.87 feet to a point for corner;
- South 20°39'40" West, a distance of 18.32 feet to a point for corner;
- South 10°18'22" East, a distance of 14.56 feet to a point for corner;
- South 10°32'26" East, a distance of 21.45 feet to a point for corner;
- South 55°53'30" West, a distance of 26.70 feet to a point for corner;
- South 35°17'21" West, a distance of 21.49 feet to a point for corner;
- South 58°33'21" East, a distance of 16.89 feet to a point for corner;
- South 51°43'56" East, a distance of 17.58 feet to a point for corner;
- South 37°49'10" East, a distance of 11.49 feet to a point for corner;
- South 12°00'18" East, a distance of 5.24 feet to a point for corner;
- South 63°30'27" East, a distance of 9.12 feet to a point for corner;
- North 69°19'57" East, a distance of 20.80 feet to a point for corner;
- South 64°40'24" East, a distance of 4.17 feet to a point for corner;
- South 39°25'06" West, a distance of 22.99 feet to a point for corner;
- South 74°35'13" West, a distance of 25.00 feet to a point for corner;
- North 67°17'03" West, a distance of 20.64 feet to a point for corner;
- South 74°01'54" West, a distance of 18.66 feet to a point for corner;
- South 47°33'22" West, a distance of 9.79 feet to a point for corner;
- South 66°58'54" West, a distance of 35.45 feet to a point for corner;
- North 36°04'56" West, a distance of 24.85 feet to a point for corner;
- South 74°00'08" West, a distance of 6.93 feet to a point for corner;
- South 23°44'21" West, a distance of 11.35 feet to a point for corner;
- South 45°03'07" West, a distance of 32.37 feet to a point for corner;

DRAINAGE EASEMENT
WILLIAM H. HUNT SURVEY,
ABSTRACT NO. 450
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
andy.dobbs@kimley-horn.com



Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	JAD	Apr. 2022	064446509	1 OF 6

EASEMENT DESCRIPTION
(CONTINUED)

South 45°03'07" West, a distance of 32.37 feet to a point for corner;
South 62°49'19" West, a distance of 29.38 feet to a point for corner;
South 74°27'47" West, a distance of 26.34 feet to a point for corner;
South 88°03'58" West, a distance of 10.23 feet to a point for corner;
South 22°41'14" West, a distance of 12.21 feet to a point for corner;
South 14°56'38" East, a distance of 45.04 feet to a point for corner;
South 2°25'56" East, a distance of 25.14 feet to a point for corner;
South 67°14'11" West, a distance of 24.97 feet to a point for corner;
South 50°00'46" West, a distance of 24.41 feet to a point for corner;
South 74°40'52" West, a distance of 35.50 feet to a point for corner;
South 56°23'51" West, a distance of 25.09 feet to a point for corner;
South 53°13'39" West, a distance of 100.57 feet to a point for corner;
South 65°24'27" West, a distance of 91.29 feet to a point for corner;
South 35°03'04" West, a distance of 28.29 feet to a point for corner;
South 57°09'01" West, a distance of 44.78 feet to a point for corner;
South 71°31'52" West, a distance of 19.91 feet to a point for corner;
South 20°28'38" West, a distance of 47.04 feet to a point for corner;
South 44°42'45" West, a distance of 36.07 feet to a point for corner;
South 67°54'38" West, a distance of 35.38 feet to a point for corner;
South 27°10'18" West, a distance of 21.59 feet to a point for corner;
South 6°15'17" East, a distance of 35.62 feet to a point for corner;
North 84°45'30" East, a distance of 9.50 feet to a point for corner;
South 73°13'25" East, a distance of 17.91 feet to a point for corner;
South 13°18'16" East, a distance of 13.64 feet to a point for corner;
South 52°22'59" East, a distance of 10.40 feet to a point for corner;
South 39°48'01" West, a distance of 3.51 feet to a point for corner in the north line of Hardin Village Phase 1, an addition to the City of McKinney, Texas according to the plat recorded in Instrument Number 20161207010005170 of the Official Public Records of Collin County, Texas;

THENCE with the said north line of Hardin Village Phase 1, North 89°23'40" West, a distance of 9.36 feet to a point for corner;

THENCE departing the said north line of Hardin Village Phase 1, the following courses and distances:

North 67°29'12" West, a distance of 16.17 feet to a point for corner;
North 35°43'36" West, a distance of 9.97 feet to a point for corner;
South 76°17'56" West, a distance of 25.26 feet to a point for corner;
South 18°14'45" West, a distance of 8.21 feet to a point for corner in the said north line of Hardin Village Phase 1, from said point a 1/2" IRFC "C Y TXHS" bears South 10°11'54" West, 501.80';

THENCE with the said north line of Hardin Village Phase 1, North 89°23'40" West, a distance of 30.53 feet to a point for corner;

DRAINAGE EASEMENT
WILLIAM H. HUNT SURVEY,
ABSTRACT NO. 450
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

		13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
		Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
		N/A	CM	JAD	Apr. 2022	064446509	2 OF 6

EASEMENT DESCRIPTION
(CONTINUED)

THENCE departing the said north line of Hardin Village Phase 1, the following courses and distances:

North 13°33'30" East, a distance of 62.66 feet to a point for corner;
North 29°11'04" East, a distance of 40.03 feet to a point for corner;
North 36°46'56" East, a distance of 118.98 feet to a point for corner;
North 55°17'01" East, a distance of 55.61 feet to a point for corner;
North 61°09'40" East, a distance of 118.61 feet to a point for corner;
North 59°50'45" East, a distance of 89.98 feet to a point for corner;
North 65°36'46" East, a distance of 113.94 feet to a point for corner;
North 7°50'37" West, a distance of 51.57 feet to a point for corner;
North 11°54'31" East, a distance of 39.41 feet to a point for corner;
North 78°12'22" East, a distance of 61.97 feet to a point for corner;
North 47°36'12" East, a distance of 61.29 feet to a point for corner;
North 35°21'13" West, a distance of 33.00 feet to a point for corner;
North 49°34'54" East, a distance of 31.37 feet to a point for corner;
South 85°57'46" East, a distance of 30.16 feet to a point for corner;
North 25°20'29" East, a distance of 26.11 feet to a point for corner;
North 8°36'01" West, a distance of 11.54 feet to a point for corner;
North 2°07'12" East, a distance of 7.79 feet to a point for corner;
North 26°10'23" East, a distance of 7.23 feet to a point for corner;
North 1°48'52" West, a distance of 15.45 feet to a point for corner;
North 16°42'47" East, a distance of 23.07 feet to a point for corner;
North 66°34'14" West, a distance of 48.09 feet to a point for corner;
South 89°11'33" West, a distance of 10.81 feet to a point for corner;
North 72°31'07" West, a distance of 7.63 feet to a point for corner;
North 22°23'52" West, a distance of 2.91 feet to a point for corner;
North 20°06'41" East, a distance of 3.45 feet to a point for corner;
North 59°19'49" East, a distance of 8.28 feet to a point for corner;
North 88°01'22" East, a distance of 5.23 feet to a point for corner;
South 75°38'04" East, a distance of 35.16 feet to a point for corner;
South 81°31'06" East, a distance of 31.98 feet to a point for corner;
South 88°41'52" East, a distance of 45.33 feet to a point for corner;
North 6°51'36" East, a distance of 11.74 feet to the **POINT OF BEGINNING** and containing 0.9600 acres or 41,817 square feet of land.

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

DRAINAGE EASEMENT
WILLIAM H. HUNT SURVEY,
ABSTRACT NO. 450
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

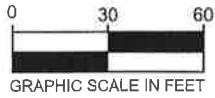
Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	JAD	Apr. 2022	064446509	3 OF 6

Exhibit "B" Tract II

CALLED 15.58 ACRES
 MCKINNEY INDEPENDENT
 SCHOOL DISTRICT
 VOL. 4956, PG. 1842
 D.R.C.C.T.



P.O.C.
 P.O.B.

NOTES

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

DRAINAGE EASEMENT
0.9600 ACRES
41,817 SQ. FT.

CALLER
 37.46 ACRES
 DENVIL MIXON
 VOL. 737, PG. 751
 D.R.C.C.T.

CALLER
 37.46 ACRES
 DENVIL MIXON
 VOL. 737, PG. 751
 D.R.C.C.T.

MATCHLINE
 (SEE SHEET 5)



LEGEND

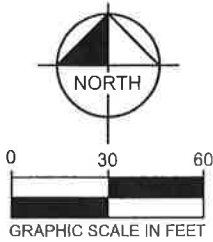
- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

DRAINAGE EASEMENT
WILLIAM H. HUNT SURVEY,
ABSTRACT NO. 450
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CM	JAD	Apr. 2022	064446509	4 OF 6



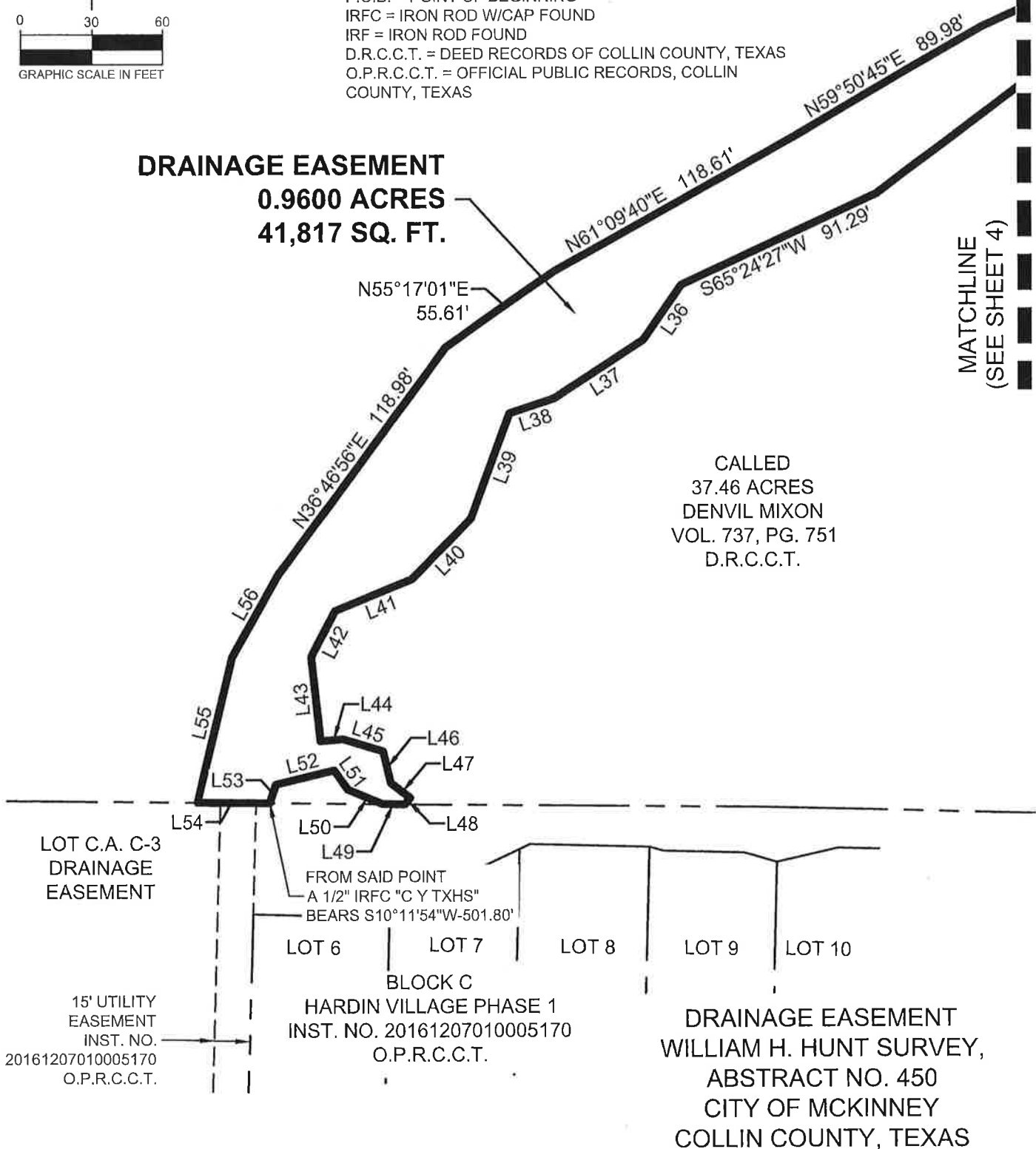
LEGEND

Δ = CENTRAL ANGLE
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 IRF = IRON ROD FOUND
 D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

DRAINAGE EASEMENT
0.9600 ACRES
41,817 SQ. FT.

MATCHLINE
 (SEE SHEET 4)

CALLED
 37.46 ACRES
 DENVIL MIXON
 VOL. 737, PG. 751
 D.R.C.C.T.



LOT C.A. C-3
 DRAINAGE
 EASEMENT

15' UTILITY
 EASEMENT
 INST. NO.
 20161207010005170
 O.P.R.C.C.T.

FROM SAID POINT
 A 1/2" IRFC "C Y TXHS"
 BEARS S10°11'54"W-501.80'

LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

BLOCK C
 HARDIN VILLAGE PHASE 1
 INST. NO. 20161207010005170
 O.P.R.C.C.T.

DRAINAGE EASEMENT
 WILLIAM H. HUNT SURVEY,
 ABSTRACT NO. 450
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

NOTES

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

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3920

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CM	JAD	Apr. 2022	064446509	5 OF 6

Exhibit "B" Tract II

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S88°04'11"E	50.20'	L28	S88°03'58"W	10.23'	L55	N13°33'30"E	62.66'
L2	S41°03'37"E	10.47'	L29	S22°41'14"W	12.21'	L56	N29°11'04"E	40.03'
L3	S77°26'02"E	19.45'	L30	S14°56'38"E	45.04'	L57	N11°54'31"E	39.41'
L4	S20°39'40"W	18.32'	L31	S02°25'56"E	25.14'	L58	N78°12'22"E	61.97'
L5	S10°18'22"E	14.56'	L32	S67°14'11"W	24.97'	L59	N47°36'12"E	61.29'
L6	S10°32'26"E	21.45'	L33	S50°00'46"W	24.41'	L60	N35°21'13"W	33.00'
L7	S55°53'30"W	26.70'	L34	S74°40'52"W	35.50'	L61	N49°34'54"E	31.37'
L8	S35°17'21"W	21.49'	L35	S56°23'51"W	25.09'	L62	S85°57'46"E	30.16'
L9	S58°33'21"E	16.89'	L36	S35°03'04"W	28.29'	L63	N25°20'29"E	26.11'
L10	S51°43'56"E	17.58'	L37	S57°09'01"W	44.78'	L64	N08°36'01"W	11.54'
L11	S37°49'10"E	11.49'	L38	S71°31'52"W	19.91'	L65	N02°07'12"E	7.79'
L12	S12°00'18"E	5.24'	L39	S20°28'38"W	47.04'	L66	N26°10'23"E	7.23'
L13	S63°30'27"E	9.12'	L40	S44°42'45"W	36.07'	L67	N01°48'52"W	15.45'
L14	N69°19'57"E	20.80'	L41	S67°54'38"W	35.38'	L68	N16°42'47"E	23.07'
L15	S64°40'24"E	4.17'	L42	S27°10'18"W	21.59'	L69	N66°34'14"W	48.09'
L16	S39°25'06"W	22.99'	L43	S06°15'17"E	35.62'	L70	S89°11'33"W	10.81'
L17	S74°35'13"W	25.00'	L44	N84°45'30"E	9.50'	L71	N72°31'07"W	7.63'
L18	N67°17'03"W	20.64'	L45	S73°13'25"E	17.91'	L72	N22°23'52"W	2.91'
L19	S74°01'54"W	18.66'	L46	S13°18'16"E	13.64'	L73	N20°06'41"E	3.45'
L20	S47°33'22"W	9.79'	L47	S52°22'59"E	10.40'	L74	N59°19'49"E	8.28'
L21	S66°58'54"W	35.45'	L48	S39°48'01"W	3.51'	L75	N88°01'22"E	5.23'
L22	N36°04'56"W	24.85'	L49	N89°23'40"W	9.36'	L76	S75°38'04"E	35.16'
L23	S74°00'08"W	6.93'	L50	N67°29'12"W	16.17'	L77	S81°31'06"E	31.98'
L24	S23°44'21"W	11.35'	L51	N35°43'36"W	9.97'	L78	S88°41'52"E	45.33'
L25	S45°03'07"W	32.37'	L52	S76°17'56"W	25.26'	L79	N06°51'36"E	11.74'
L26	S62°49'19"W	29.38'	L53	S18°14'45"W	8.21'			
L27	S74°27'47"W	26.34'	L54	N89°23'40"W	30.53'			

DRAINAGE EASEMENT
WILLIAM H. HUNT SURVEY,
ABSTRACT NO. 450
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Kimley»Horn	
<small>13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820</small>	
<u>Scale</u>	<u>Drawn by</u>
N/A	CM
<u>Checked by</u>	<u>Date</u>
JAD	Apr. 2022
<u>Project No.</u>	<u>Sheet No.</u>
064446509	6 OF 6