

EASEMENT DESCRIPTION

Exhibit "B" Tract I

BEING a 40,524 square foot (0.9303 acres) 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 127.76 feet to the **POINT OF BEGINNING**;

THENCE continuing with said north line of the Mixon tract, South 88°04'11" East, a distance of 25.10 feet to a point for corner; from which a 1/2" iron rod found bears South 88°04'11" East, 144.34 feet;

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

- South 7°02'04" West, a distance of 19.58 feet to a point for corner;
- South 21°44'51" West, a distance of 118.97 feet to a point for corner;
- South 39°17'22" West, a distance of 197.77 feet to a point for corner;
- South 52°25'33" West, a distance of 424.86 feet to a point for corner;
- South 50°21'37" West, a distance of 137.04 feet to a point for corner;
- South 72°43'13" West, a distance of 152.28 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 f the Official Public Records of Collin County, Texas;

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

- North 89°23'40" West, a distance of 77.11 feet to a point for corner;
- North 89°03'29" West, a distance of 258.62 feet to a point for corner, from which a 1/2" iron rod with "C W TXHS" cap found bears South 23°37'39" East, 592.14 feet;

THENCE departing said north line of the Hardin Village Phase 1 addition, North 55°11'34" West, a distance of 178.66 feet to a point for corner in an east line of a Sanitary Sewer Easement recorded in Volume 6040, Page 4334 of said Deed Records;

THENCE with said east line of the Sanitary Sewer Easement, the following courses and distances:

- North 66°22'06" East, a distance of 16.14 feet to a point for corner;
- North 0°11'29" West, a distance of 13.73 feet to a point for corner;

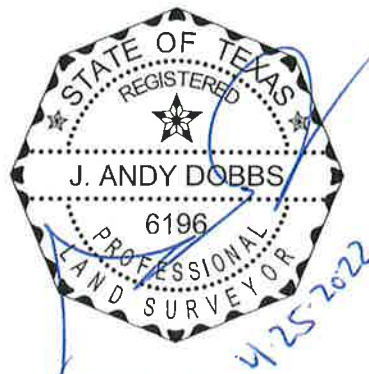
THENCE departing said east line of the Sanitary Sewer Easement, the following courses and distances:

- South 55°11'34" East, a distance of 161.50 feet to a point for corner;
- South 89°03'29" East, a distance of 258.37 feet to a point for corner;
- South 89°23'40" East, a distance of 72.30 feet to a point for corner;
- North 72°43'13" East, a distance of 152.53 feet to a point for corner;
- North 53°07'14" East, a distance of 121.79 feet to a point for corner;
- North 51°41'57" East, a distance of 400.45 feet to a point for corner;
- North 39°17'22" East, a distance of 227.94 feet to a point for corner;
- North 21°44'51" East, a distance of 95.29 feet to a point for corner;
- North 7°02'04" East, a distance of 14.12 feet to the **POINT OF BEGINNING** and containing 0.9303 acres or 40,524 square feet of land.

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

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

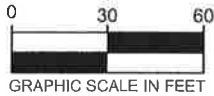
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	JAD	Apr. 2022	064448509	1 OF 4



NOTES

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°04'11"E	25.10'
L2	S07°02'04"W	19.58'
L3	N66°22'06"E	16.14'
L4	N00°11'29"W	13.73'
L5	N07°02'04"E	14.12'
L6	S88°04'11"E	144.34'

P.O.C.

P.O.B.

Exhibit 18 Tract I
MCKINNEY INDEPENDENT
SCHOOL DISTRICT
VOL. 4956, PG. 1842
D.R.C.C.T.

S88°04'11"E
127.76'

N21°44'51"E
95.29'

**SANITARY SEWER
EASEMENT
0.9303 ACRES
40,524 SQ. FT.**

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

N39°17'22"E 227.94'

S39°17'22"W 197.77'

N51°4'157"E 400.45'

S52°25'33"W 424.86'

MATCHLINE (SEE SHEET 3)

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

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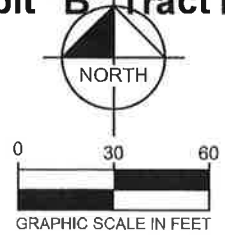
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CM	JAD	Apr. 2022	064446509	2 OF 4

NOTES

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

Exhibit "B" Tract I



SANITARY SEWER EASEMENT
0.9303 ACRES
40,524 SQ. FT.

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

MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 2)

S89°23'40"E
 72.30'

N72°43'13"E 152.53'

N53°07'14"E 121.79'

S50°21'37"W 137.04'

N51°4'57"E 400.45'
 S52°25'33"W 424.86'

S72°43'13"W 152.28'

N89°23'40"W
 77.11'

LOT C.A. C-3
 DRAINAGE
 EASEMENT

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

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

LOT 6

LOT 7

LOT 8

LOT 9

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

LEGEND

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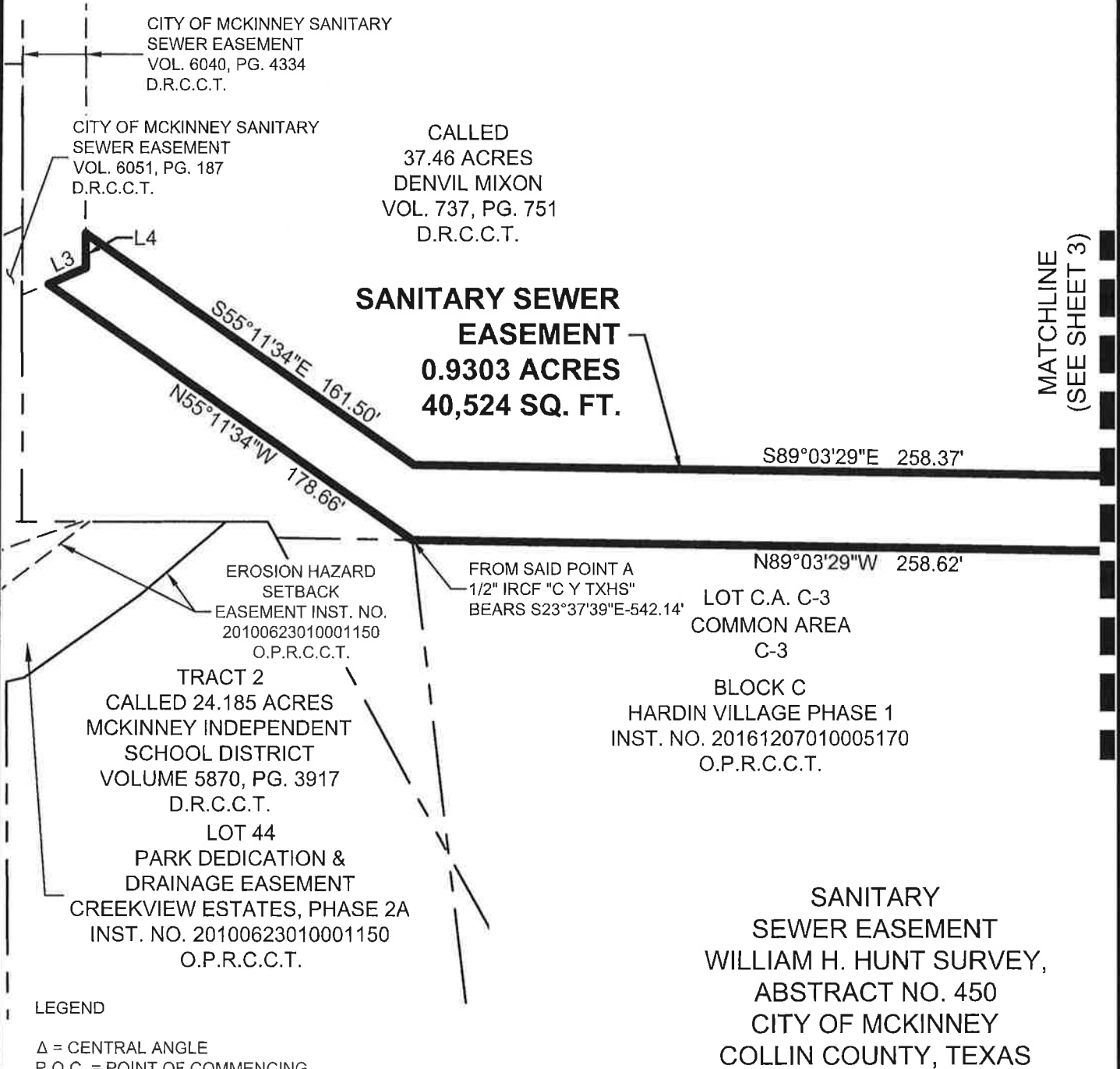
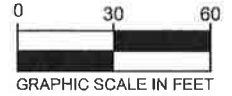
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NOTES

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

See sheet 2 for line table.

Exhibit "B" Tract I



LEGEND

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