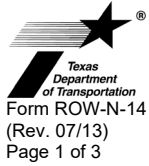


Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



DEED

TxDOT ROW CSJ: 1392-03-015

TxDOT Parcel No.: 2

Grantor(s), whether one or more:

The City of McKinney, Texas

Grantor's Mailing Address (including county):

222 N. Tennessee Street
McKinney, TX 75069
Collin County

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

125 East 11th Street
Austin, TX 78701
Travis County

Consideration:

The sum of Eighty-One Thousand Five Hundred Fourteen and no/100 Dollars (\$81,514.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied. The consideration recited herein represents a settlement and compromise by all parties

as to the value of the property herein conveyed in order to avoid formal eminent domain proceeding and the added expense of litigation.

Property:

All of that certain tract or parcel of land in Collin County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Collin County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit:

Grantor covenants and agrees to remove the Retained Improvements from the Property by N/A day of N/A, 20N/A, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

The City of McKinney, Texas

By: _____
George Fuller, Mayor

Corporate Acknowledgment

State of Texas
County of Collin

This instrument was acknowledged before me on ___ day of _____ 202__ by George Fuller, Mayor of the City of McKinney, a Texas municipality, on behalf of said entity.

Notary Public's Signature

EXHIBIT "A"

County: Collin
Highway: FM 1461
STA. 105+71.99 to STA. 109+23.02
R.O.W. CSJ: 1392-03-015

Page 1 of 5
April 26, 2019

Description for Parcel 2

BEING 37,051 square feet of land situated in the Joel F Stewart Survey, Abstract No. 838, City of McKinney and City of McKinney Extra Territorial Jurisdiction, Collin County, Texas, and being all of the called 0.847 acre tract of land described in the deed to The City of McKinney recorded in Document No. 20120824001057390 of the Official Public Records of Collin County, Texas, said 37,051 square feet (0.8506 acres) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (Controlling Monument (CM)) in the common south line of Lot 6 of Bloomdale Estates, an addition to Collin County, Texas recorded in Cabinet J, Page 981 of the Plat Records of Collin County, Texas, north line of a 60' right-of-way dedication to Collin County, Texas recorded in Cabinet J, Page 981 of said Plat Records of Collin County, Texas, and existing north right-of-way line of County Road 164 (Bloomdale Road) (a variable width right-of-way), from which a calculated point for the common southeast corner of said Lot 6 and southwest corner of Lot 7 of said Bloomdale Estates bears North 89 degrees 58 minutes 57 seconds East, a distance of 100.00 feet;

THENCE, South 89 degrees 58 minutes 57 seconds West, with the common south line of said Lot 6, north line of said 60' right-of-way dedication, and existing north right-of-way line of said County Road 164 (Bloomdale Road), a distance of 444.13 feet to a 1/2 inch iron rod found (CM) for the **POINT OF BEGINNING** and having a surface coordinate of N=7,142,626.81 and E=2,525,265.91, said 1/2 inch iron rod being the common southwest corner of said Lot 6 and northwest corner of said 60' right-of-way dedication, said 1/2 inch iron rod also being in the east line of said 0.847 acre tract of land and being 134.73 feet Right of and at right angles to centerline Station 106+31.91 of said FM 1461;

- (1) **THENCE**, South 00 degrees 21 minutes 26 seconds East, with the common east line of said 0.847 acre tract of land and west line of said 60' right-of-way dedication, a distance of 60.00 feet to a calculated point for the common southeast corner of said 0.847 acre tract of land and southwest corner of said 60' right-of-way dedication, said point also being in the north line of a called 3.920 acre tract of land described in the deed to City of McKinney, Texas recorded in Document No. 20100427000412530 of said Official Public Records of Collin County, Texas, said point being 137.92 feet Right of and at right angles to centerline Station 105+71.99 of said FM 1461;

EXHIBIT "A"

County: Collin
Highway: FM 1461
STA. 105+71.99 to STA. 109+23.02
R.O.W. CSJ: 1392-03-015

Page 2 of 5
April 26, 2019

Description for Parcel 2

- (2) **THENCE**, South 89 degrees 58 minutes 57 seconds West, with the common south line of said 0.847 acre tract of land and north line of said 3.920 acre tract of land, a distance of 118.51 feet to a calculated point for the common southwest corner of said 0.847 acre tract of land and northwest corner of said 3.920 acre tract of land, said point being in the common east line of a called 2.839 acre tract of land described in the deed to State of Texas recorded in Volume 455, Page 406 of the Deed Records of Collin County, Texas and existing east right-of-way line of FM 1461 (a variable width right-of-way);
- (3) **THENCE**, North 00 degrees 05 minutes 16 seconds East, with the common west line of said 0.847 acre tract of land, east line of said 2.839 acre tract of land, and existing east right-of-way line of said FM 1461, passing at a distance of 18.31 feet, a calculated point for the common northeast corner of said 2.839 acre tract of land and southeast corner of a called 1.186 acre tract of land described in the deed to State of Texas recorded in Volume 455, Page 458 of said Deed Records of Collin County, Texas, in all, a distance of 169.71 feet to a calculated point for the beginning of a non-tangent curve to the right having a radius of 432.53 feet, a central angle of 21 degrees 43 minutes 39 seconds, and a chord that bears North 10 degrees 55 minutes 46 seconds East, a chord length of 163.04 feet, from which a 1/2 inch iron rod found for reference bears North 48 degrees 28 minutes 55 seconds East, a distance of 0.83 feet;
- (4) **THENCE**, Northeasterly, with the common west line of said 0.847 acre tract of land, east line of said 1.186 acre tract of land, and existing east right-of-way line of said FM 1461, an arc length of 164.02 feet to a calculated point for the northwest corner of said 0.847 acre tract of land, said point being in the south line of a called .5 acre tract of land described in the deed to McKinney Independent School District/Collin County/Collin County CCD recorded in Document No. 20091106001360340 of said Official Public Records of Collin County, Texas;
- (5) **THENCE**, North 89 degrees 56 minutes 33 seconds East, with the common north line of said 0.847 acre tract of land and south line of said .5 acre tract of land, passing at a distance of 0.61 feet, a 1/2 inch iron rod found for reference, in all, a distance of 85.28 feet to a 1/2 inch iron rod found (CM) for the common northeast corner of said 0.847 acre tract of land and southeast corner of said .5 acre tract of land, said 1/2 inch iron rod also being in the west line of said Lot 6 and being 99.90 feet Right of and at right angles to centerline Station 109+23.02 of said FM 1461;
- (6) **THENCE**, South 00 degrees 21 minutes 26 seconds East, with the common east line of said 0.847 acre tract of land and west line of said Lot 6, a distance of 269.85 feet to the **POINT OF BEGINNING** and containing 37,051 square feet or 0.8506 acres of land, more or less.

EXHIBIT "A"

County: Collin
Highway: FM 1461
STA. 105+71.99 to STA. 109+23.02
R.O.W. CSJ: 1392-03-015

Page 3 of 5
April 26, 2019

Description for Parcel 2

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.000152710. Unit of measurement is U.S. Survey Feet.

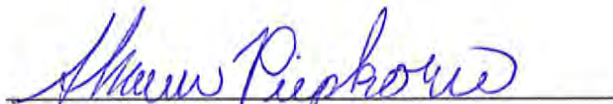
** This monument may be replaced by TXDOT Type II Right-of-Way Marker upon completion of the highway acquisition project under the supervision of a Registered Professional Land Surveyor either employed or retained by TXDOT.

A plat of same date accompanies this description.

This survey was performed without the benefit of a title report. There may be easements of record that affect.

All stations and offsets shown are calculated relative to the project centerline (FM 1461 centerline).

I, Shaun Marvin Piepkorn, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.



Shaun Marvin Piepkorn
Registered Professional Land Surveyor No. 6432
Date: April 26, 2019



1519 Surveying, LLC
11498 Luna Road, Suite 203
Farmers Branch, Texas 75234
Office 214-484-8586
Texas Firm No. 10194283

CITY OF MCKINNEY

STATE OF TEXAS
VOLUME 455, PAGE 458
D.R.R.C.T.
CALLED 1.186 ACRES

EXHIBIT "A"
PAGE 4 OF 5

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	432.53'	21°43'39" (RT)	N 10°55'46" E	163.04'	164.02'

105+00
STATE OF TEXAS
VOLUME 455, PAGE 406
D.R.R.C.T.
CALLED 2.839 ACRES

N 00°05'16" E 169.71'

FM 1461
(A VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
L1	S 00°21'26" E	60.00'
L2	S 89°58'57" W	118.51'
L3	N 89°56'33" E	85.28'

CENTERLINE CURVE DATA
PI STATION = 41+65.72
PI NORTHING = 7,010,856.72
PI EASTING = 2,607,883.15
DELTA = 61°41'06.65" (LT)
DEGREE OF CURVE = 4°35'01.18"
TANGENT = 746.41
LENGTH = 1,345.76
RADIUS = 1,250.00
PC STATION = 34+19.31
PT STATION = 47+65.07
CHORD BEARING = N 29°54'33" E
CHORD DISTANCE = 1,281.70'

ANDREW STAPP SURVEY
ABSTRACT NO. 833

CITY OF MCKINNEY, TEXAS
DOCUMENT NO.
20100427000412530
O.P.R.C.C.T.
CALLED 3.920 ACRES

STA 105+71.99
137.92' RT

P.O.B.
PARCEL 2

FOUND 1/2"
IRON ROD (CM)
N=7,142,626.81
E=2,525,265.91
STATION -106+31.91
134.73' RT

COUNTY ROAD 164
(BLOOMDALE ROAD)
(A VARIABLE WIDTH RIGHT-OF-WAY)

P.O.C.
PARCEL 2

FOUND 1/2"
IRON ROD (CM)

OWNER:
CITY OF MCKINNEY
DOCUMENT NO.
20150330000344760
O.P.R.C.C.T.
CALLED 0.141 ACRES

OWNER:
THE CITY OF MCKINNEY
DOCUMENT NO.
20120824001057390
O.P.R.C.C.T.
CALLED 0.847 ACRES

FOUND 1/2"
IRON ROD BEARS
N 48°28'55" E
0.83'

0.8506 ACRES OR
37,051 SQ. FT.

JOEL F STEWART SURVEY
ABSTRACT NO. 838

S 00°21'26" E 269.85'

10' BUILDING LINE
CABINET J, PAGE 981
P.R.C.C.T.

10' DRAINAGE AND
UTILITY EASEMENT
CABINET J, PAGE 981
P.R.C.C.T.

FOUND 1/2"
IRON ROD (CM)
STA 109+23.02
99.90' RT

RIGHT-OF-WAY EASEMENT
STATE OF TEXAS
VOLUME 455, PAGE 426
D.R.C.C.T.

RIGHT-OF-WAY
EASEMENT
STATE OF TEXAS
VOLUME 455
PAGE 391
D.R.C.C.T.

25' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOLUME 393, PAGE 353
D.R.C.C.T.

LOT 6
BLOOMDALE ESTATES
CABINET J, PAGE 981
P.R.C.C.T.

35' BUILDING LINE
CABINET J, PAGE 981
P.R.C.C.T.

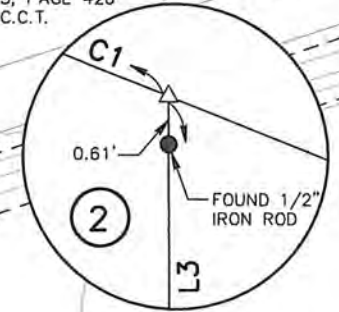
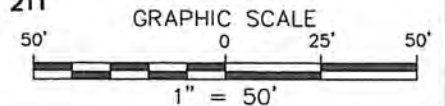
15' UTILITY EASEMENT
CABINET J, PAGE 981
P.R.C.C.T.

FOUND 1/2"
IRON ROD

A PLAT OF A SURVEY OF
PARCEL 2 FOR FM 1461
R.O.W. C.S.J. 1392-03-015
(0.8506 AC.) PARCEL OF LAND
IN THE JOEL F STEWART SURVEY
ABSTRACT NUMBER 838
CITY OF MCKINNEY &
CITY OF MCKINNEY
EXTRA TERRITORIAL JURISDICTION
COLLIN COUNTY, TEXAS

CITY OF MCKINNEY
EXTRA TERRITORIAL
JURISDICTION

COLLIN COUNTY
TALTON CUNNIUS
SURVEY
ABSTRACT NO. 211



DETAIL "A"
NOT TO SCALE

60' RIGHT-OF WAY
DEDICATION
CABINET J, PAGE 981
P.R.C.C.T.

LOT 7
BLOOMDALE ESTATES
CABINET J, PAGE 981
P.R.C.C.T.

EXISTING R.O.W.

APPROXIMATE CITY LIMIT LINE

EXISTING R.O.W.

DENSE TREES

EXISTING R.O.W.

2

2

EXHIBIT "A"
PAGE 5 OF 5

NOTES:

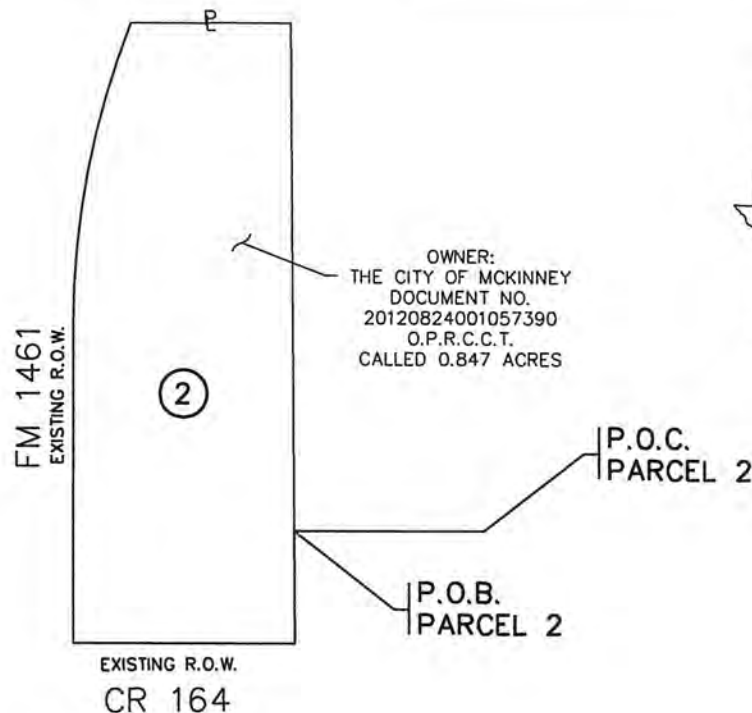
1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM (NAD 83), 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.000152710. UNIT OF MEASURE IS U.S. SURVEY FEET.
2. ** THIS MONUMENT MAY BE REPLACED BY TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY ACQUISITION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OF RECORD THAT AFFECT.
4. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
5. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (FM 1461 CENTERLINE).

LEGEND:

SURVEY LINE	---	S
EXISTING TXDOT R.O.W. LINE	---	E
PROPERTY LINE	---	P
NEW CENTERLINE	---	
NEW R.O.W. LINE	---	
NEW TXDOT EASEMENT LINE	---	
EXISTING EASEMENT LINE	---	
BROKEN LINE	---	
LAND HOOK (SAME OWNER)	---	Z
TXDOT TYPE I MONUMENT FOUND (UNLESS OTHERWISE NOTED)	■	
MONUMENT FOUND (SIZE & TYPE NOTED)	●	
CALCULATED POINT	△	
5/8" IRON ROD WITH A PINK 1-3/4" PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" SET (UNLESS OTHERWISE NOTED)	○	
(CM)		
DEED RECORDS OF COLLIN COUNTY, TEXAS	(E)	
EASEMENT	FM	
FARM TO MARKET ROAD	LT	
LEFT	O.P.R.C.C.T.	
OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	P.R.C.C.T.	
PLAT RECORDS OF COLLIN COUNTY, TEXAS	P.O.B.	
POINT OF BEGINNING	P.O.C.	
POINT OF COMMENCING	RT	
RIGHT	R.O.W.	
RIGHT-OF-WAY	SQ. FT.	
SQUARE FEET	SH	
STATE HIGHWAY		

PARENT TRACT INSERT
(NOT TO SCALE)

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
0.847 (DEED)	0.8506	-	0.000



A PLAT OF A SURVEY OF
PARCEL 2 FOR FM 1461
R.O.W. C.S.J. 1392-03-015
(0.8506 AC.) PARCEL OF LAND
IN THE JOEL F STEWART SURVEY
ABSTRACT NUMBER 838
CITY OF MCKINNEY &
CITY OF MCKINNEY
EXTRA TERRITORIAL JURISDICTION
COLLIN COUNTY, TEXAS
APRIL 26, 2019



SHAUN MARVIN PIEPKORN, R.P.L.S.
TEXAS REGISTRATION NO. 6432