

**RESOLUTION NO. 2022-09-\_\_\_\_\_ (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE PROPERTY EASEMENT RIGHTS FOR PUBLIC USE BY EMINENT DOMAIN FOR WATER LINE AND TEMPORARY CONSTRUCTION EASEMENTS ASSOCIATED WITH THE FM 546 AND AIRPORT BLVD. WATER LINE PROJECT (WA4339); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID EASEMENTS, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS**

**WHEREAS**, the City Council of the City of McKinney, Texas, has determined that a public need and necessity exists for the construction of the FM 546 and Airport Blvd. Water Line Project (WA4339), the location of which is generally set forth in the map attached hereto as Exhibit B; and

**WHEREAS**, the City Council has considered this project and has determined that a public necessity exists for the acquisition of Water Line and Temporary Construction Easements, as described on Exhibit A, Tract I, Tract II, Tract III, and Tract IV respectively, attached hereto and incorporated herein for all purposes ("Property").

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

- 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 Property for the FM 546 and Airport Blvd. Water Line Project (WA4339).
- 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 FM 546 and Airport Blvd. Water Line Project (WA4339), and to acquire the necessary Property 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 that certain lot, tract or parcel of land described in Exhibit A, Tract I, Tract II, Tract III, and Tract IV.

Section 4. That the City Manager, or any individual he may so designate, is authorized and directed to negotiate for and to acquire the required Property for the City of McKinney, and to acquire said rights in compliance with State and Federal law. That the City Manager, or any individual he may so designate, is specifically authorized and directed to do each and every act necessary to acquire the needed Property including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to engage a qualified appraiser of the Property to be acquired when such appraisal is necessary and, where necessary, the use of Eminent Domain to condemn the Property.

Section 5. That the City Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of the Property 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 Property. 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 Property, proceedings in eminent domain to acquire the above-stated interest in the Property.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 20<sup>th</sup> DAY OF SEPTEMBER 2022.**

CITY OF MCKINNEY, TEXAS:

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GEORGE C. FULLER  
Mayor

ATTEST:

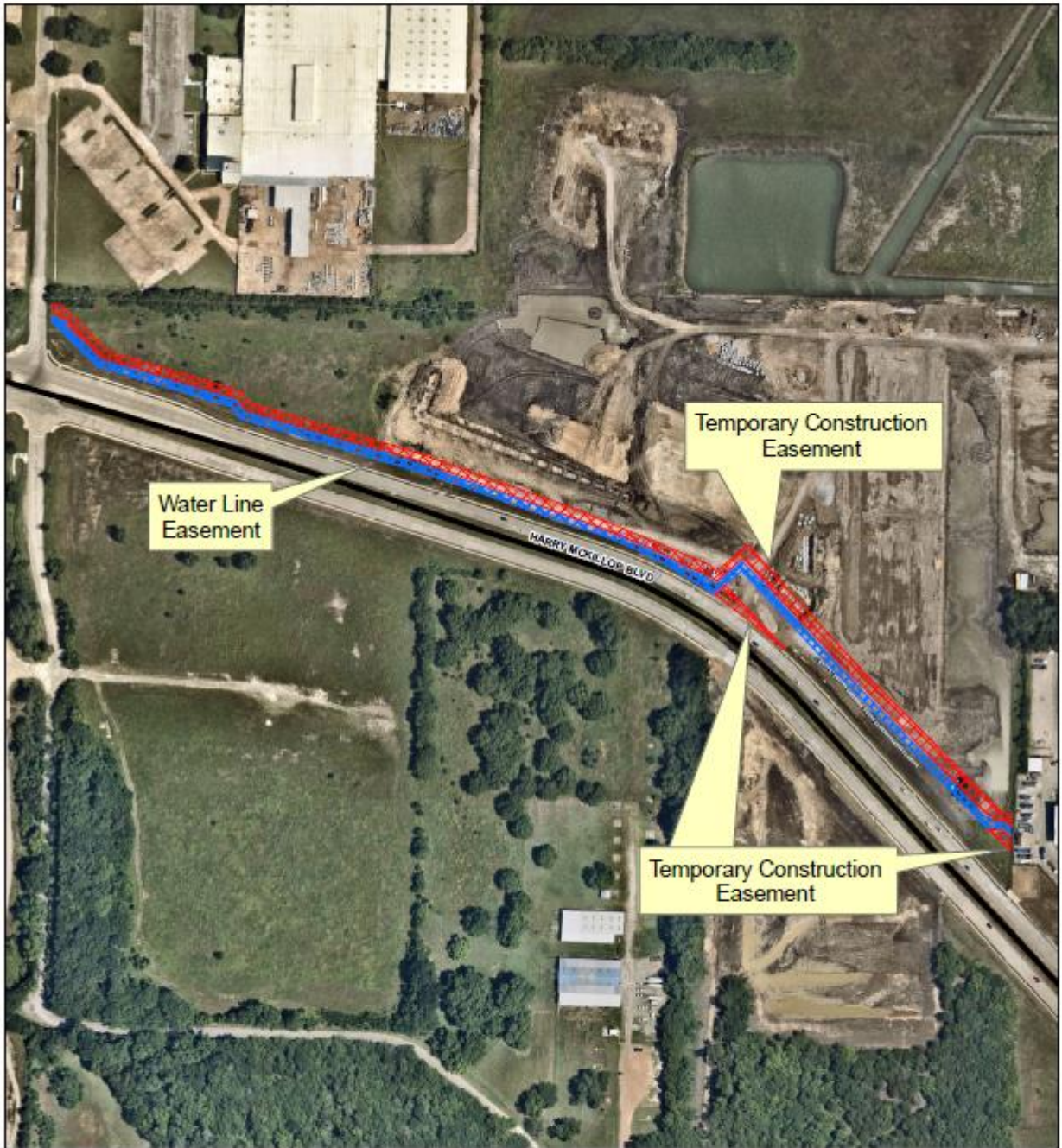
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EMPRESS DRANE  
City Secretary  
JOSHUA STEVENSON  
Deputy City Secretary

APPROVED AS TO FORM:

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MARK S. HOUSER  
City Attorney



Document Path: Y:\GIS\Work\Projects\MapProjects\LocationMap\Loc... Sources: Esri, DeLorme, Mapbox



## Location Map Exhibit "B" FM 546 & Airport Dr. Water Line Project Water Line Easement and Temporary Construction Easement

Source: City of McKinney GIS  
Date: 9/7/2022



1 in = 200 ft  
0 150 300 Feet

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 "A"  
WATER LINE EASEMENT  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS

Tract I

Being a tract of land, situated in the W. S. Richardson Survey, Abstract No. 747 and the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being a part of Tract 1, as described by deed to TDC-DRI MCKINNEY PHASE I, L.L.C., as recorded under Document No. 20210923001939630, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod with a plastic cap stamped "SPARR" found for the northwesterly corner of said Tract 1, same being in the southerly line of Lot 1R, Block D, of **MCKINNEY INDUSTRIAL PARK NO. 2**, an addition to the City of McKinney, as recorded in Volume 2008, Page 466, O.P.R.C.C.T., same being in the easterly monumented line of Couch Drive;

**THENCE** South 00°35'07" West, along the most westerly line of said Tract 1, same being the easterly monumented line of Couch Drive, a distance of 46.58' to the **POINT OF BEGINNING** of the herein described tract;


**THENCE** over and across said Tract 1, the following courses and distances:

- South 89°24'53" East, a distance of 8.41' to a point for corner;
- South 44°24'53" East, a distance of 17.28' to a point for corner;
- North 45°14'48" East, a distance of 6.00' to a point for corner;
- South 44°24'53" East, a distance of 17.00' to a point for corner;
- South 45°14'26" West, a distance of 6.00' to a point for corner;
- South 44°24'53" East, a distance of 107.01' to a point for corner;
- South 72°20'05" East, a distance of 112.40' to a point for corner;
- North 17°15'08" East, a distance of 5.00' to a point for corner;
- South 72°20'05" East, a distance of 17.00' to a point for corner;
- South 17°15'04" West, a distance of 5.00' to a point for corner;
- South 72°20'05" East, a distance of 195.78' to a point for corner;
- South 27°20'05" East, a distance of 28.28' to a point for corner;
- South 72°20'05" East, a distance of 325.93' to a point for corner;
- North 17°39'55" East, a distance of 5.00' to a point for corner;
- South 72°20'05" East, a distance of 17.00' to a point for corner;
- South 17°39'55" West, a distance of 5.00' to a point for corner;

South 72°20'05" East, a distance of 492.29' to a point for corner, being at the beginning of a curve to the right, having a radius of 1230.92', a central angle of 12°24'58", and a chord which bears, South 66°07'36" East, a chord distance of 266.22';

Thence along said curve to the right, in a southeasterly direction, an arc length of 266.75' to a point for corner;

(continued on Sheet 2 of 6)

DATE:	05/20/2021	WATER LINE EASEMENT FRANCIS T. DUFFAN SURVEY ABSTRACT NO. 287 AND THE W. S. RICHARDSON SURVEY ABSTRACT NO. 747 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS		<b>North Texas Surveying, L.L.C.</b> Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
SHEET NO.:	1 of 6			
SCALE:	1" = 100'			
CHK'D. BY:	M.B.A.			
JOB NO.:	2019-0091			

**EXHIBIT "A"**  
**WATER LINE EASEMENT**  
**CITY OF MCKINNEY,**  
**COLLIN COUNTY, TEXAS**

**Tract I**

(continued from Sheet 1 of 6)

North 30°04'53" East, a distance of 5.00' to a point for corner, being at the beginning of a curve to the right, having a radius of 1235.92', a central angle of 02°13'50", and a chord which bears, South 58°48'12" East, a chord distance of 48.11';

Thence along said curve to the right, in a southeasterly direction, an arc length of 48.11' to a point for corner;

North 46°03'24" East, a distance of 78.78' to a point for corner;

South 43°56'36" East, a distance of 66.57' to a point for corner;

North 46°03'24" East, a distance of 5.00' to a point for corner;

South 43°56'36" East, a distance of 15.00' to a point for corner;

South 46°03'24" West, a distance of 5.00' to a point for corner;

South 43°56'36" East, a distance of 715.31' to a point for corner;

North 46°03'24" East, a distance of 5.00' to a point for corner;

South 43°56'36" East, a distance of 24.19' to a point for corner;

South 87°52'59" East, a distance of 26.78' to a point for corner;

South 43°43'30" East, a distance of 19.64' to a point for corner in the most southerly east line of said Tract 1, same being in the westerly line of Lot 1R1, Block A, of **IESI-MCKINNEY ADDITION**, an addition to the City of McKinney, as recorded in Volume 2009, Page 42, O.P.R.C.C.T.;

**THENCE** South 01°16'36" West, along the common line between said Tract 1 and Lot 1R1, a distance of 21.21' to a point for corner;

**THENCE** over and across said Tract 1, the following courses and distances;

North 43°43'30" West, a distance of 28.56' to a point for corner;

North 87°52'59" West, a distance of 33.95' to a point for corner;

North 43°56'36" West, a distance of 806.93' to a point for corner;

South 46°03'24" West, a distance of 80.74' to a point for corner in the northeasterly monumented line of Harry McKillop Boulevard, same being in the southwesterly line of said Tract 1, said corner also being in a curve to the left, having a radius of 1215.92', a central angle of 15°08'36", and a chord which bears, North 64°45'47" West, a chord distance of 320.44';


Thence along said curve to the left, in a northwesterly direction, an arc length of 321.37', to a 5/8" iron rod with a plastic cap stamped "SPARR" found for corner;

**THENCE** continuing along the northeasterly monumented line of said Harry McKillop Boulevard, the following courses and distances:

North 72°20'05" West, a distance of 841.43' to a 5/8" iron rod with a plastic cap stamped "SPARR" found for corner;

North 27°20'05" West, a distance of 28.28' to a 5/8" iron rod with a plastic cap stamped "SPARR" found for corner;

(continued on Sheet 3 of 6)

DATE:	05/20/2021	<b>WATER LINE EASEMENT</b> <b>FRANCIS T. DUFFAN SURVEY</b> <b>ABSTRACT NO. 287 AND THE</b> <b>W. S. RICHARDSON SURVEY</b> <b>ABSTRACT NO. 747</b> <b>CITY OF MCKINNEY,</b> <b>COLLIN COUNTY, TEXAS</b>	 <b>North Texas Surveying, L.L.C.</b> Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (489) 424-2074 Fax: (489) 424-1997 www.northtexasurveying.com Firm Registration No. 10074200
SHEET NO.:	2 of 6		
SCALE:	1" = 100'		
CHK'D. BY:	M.B.A.		
JOB NO.:	2019-0091		

**EXHIBIT "A"  
WATER LINE EASEMENT  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS**

**Tract I**

(continued from Sheet 2 of 6)

North 72°20'05" West, a distance of 322.70' to 5/8" iron rod with a plastic cap stamped "SPARR" found at the southeasterly end of a corner clip for the intersection of Harry McKillop Boulevard and Couch Drive;

**THENCE** North 44°24'53" West, along said corner clip, a distance of 141.91' to a 5/8" iron rod with a plastic cap stamped "SPARR" found for corner, in the easterly monumented line of said Couch Drive;

**THENCE** North 00°35'07" East, along said easterly monumented line of Couch Drive, same being the westerly line of said Tract 1, a distance of 12.79' to the **POINT OF BEGINNING** and containing 39,743 square feet or 0.912 acres of land, more or less.


LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	S89°24'53"E	8.41'
L2	S44°24'53"E	17.28'
L3	N45°14'48"E	6.00'
L4	S44°24'53"E	17.00'
L5	S45°14'26"W	6.00'
L6	N17°15'08"E	5.00'
L7	S72°20'05"E	17.00'
L8	S17°15'04"W	5.00'
L9	N17°39'55"E	5.00'
L10	S72°20'05"E	17.00'
L11	S17°39'55"W	5.00'
L12	N46°03'24"E	5.00'
L13	S43°56'36"E	15.00'
L14	S46°03'24"W	5.00'
L15	N46°03'24"E	5.00'
L16	S43°56'36"E	24.19'
L17	S87°52'59"E	26.78'
L18	S43°43'30"E	19.64'
L19	N43°43'30"W	28.56'

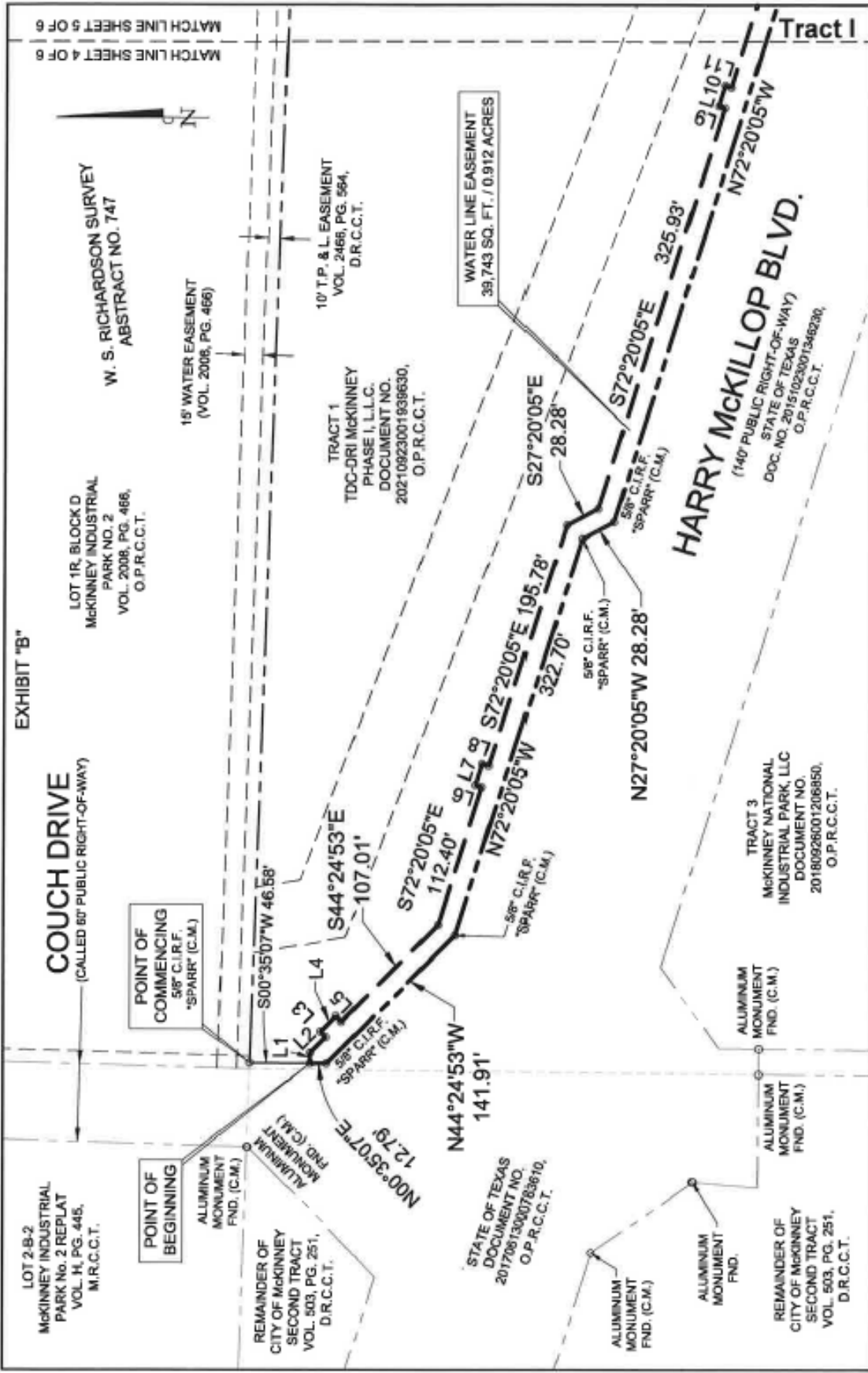


**ABBREVIATIONS**

I.R.F. = Iron Rod Found  
 (C.M.) = Controlling Monument  
 C.I.R.F. = Capped Iron Rod Found  
 M.R.C.C.T. = Map Records, Collin County, Texas  
 D.R.C.C.T. = Deed Records, Collin County, Texas  
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Bearings are based on the Horizontal and Vertical Control Datasheet, provided by Kimley-Horn, prepared by Baseline Corporation, dated June 02, 2015, for State Highway No. 5 (Cont. 0047; Sect. 04; Job 022). This metes and bounds description is accompanied by a survey plat of even date.

DATE:	05/20/2021	<b>WATER LINE EASEMENT FRANCIS T. DUFFAN SURVEY ABSTRACT NO. 287 AND THE W. S. RICHARDSON SURVEY ABSTRACT NO. 747 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS</b>	 <b>North Texas Surveying, L.L.C.</b> Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexasurveying.com Firm Registration No. 10074200
SHEET NO.:	3 of 6		
SCALE:	1" = 100'		
CHK'D. BY:	M.B.A.		
JOB NO.:	2019-0091		



MATCH LINE SHEET 4 OF 6  
MATCH LINE SHEET 5 OF 6



LOT 1R, BLOCK D  
MCKINNEY INDUSTRIAL  
PARK NO. 2  
VOL. 2008, PG. 486,  
O.P.R.C.C.T.

W. S. RICHARDSON SURVEY  
ABSTRACT NO. 747

EXHIBIT "B"  
COUCH DRIVE  
(CALLED 60' PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING  
ALUMINUM MONUMENT  
FND. (C.M.)

POINT OF COMMENCING  
5/8" C.I.R.F.  
"SPARR" (C.M.)

15' WATER EASEMENT  
(VOL. 2008, PG. 486)

10' T.P. & L. EASEMENT  
VOL. 2466, PG. 564,  
D.R.C.C.T.

TRACT 1  
TDC-DRI MCKINNEY  
PHASE I, L.L.C.  
DOCUMENT NO.  
20210923001939630,  
O.P.R.C.C.T.

STATE OF TEXAS  
DOCUMENT NO.  
20170813007838610,  
O.P.R.C.C.T.

WATER LINE EASEMENT  
39,743 SQ. FT. / 0.912 ACRES

LOT 2 B-2  
MCKINNEY INDUSTRIAL  
PARK No. 2 REPLAT  
VOL. H, PG. 445,  
M.R.C.C.T.

REMAINDER OF  
CITY OF MCKINNEY  
SECOND TRACT  
VOL. 503, PG. 251,  
D.R.C.C.T.

ALUMINUM MONUMENT  
FND. (C.M.)

ALUMINUM MONUMENT  
FND. (C.M.)

REMAINDER OF  
CITY OF MCKINNEY  
SECOND TRACT  
VOL. 503, PG. 251,  
D.R.C.C.T.

TRACT 3  
MCKINNEY NATIONAL  
INDUSTRIAL PARK, LLC  
DOCUMENT NO.  
20180926001206850,  
O.P.R.C.C.T.

ALUMINUM MONUMENT  
FND. (C.M.)

ALUMINUM MONUMENT  
FND. (C.M.)

ALUMINUM MONUMENT  
FND. (C.M.)

ALUMINUM MONUMENT  
FND. (C.M.)

HARRY MCKILLOP BLVD.  
(140' PUBLIC RIGHT-OF-WAY)  
DOC. NO. 201510230013469230,  
O.P.R.C.C.T.

TRACT 1  
TDC-DRI MCKINNEY  
PHASE I, L.L.C.  
DOCUMENT NO.  
20210923001939630,  
O.P.R.C.C.T.

TRACT 3  
MCKINNEY NATIONAL  
INDUSTRIAL PARK, LLC  
DOCUMENT NO.  
20180926001206850,  
O.P.R.C.C.T.

ALUMINUM MONUMENT  
FND. (C.M.)

ALUMINUM MONUMENT  
FND. (C.M.)

POINT OF BEGINNING  
ALUMINUM MONUMENT  
FND. (C.M.)

POINT OF COMMENCING  
5/8" C.I.R.F.  
"SPARR" (C.M.)

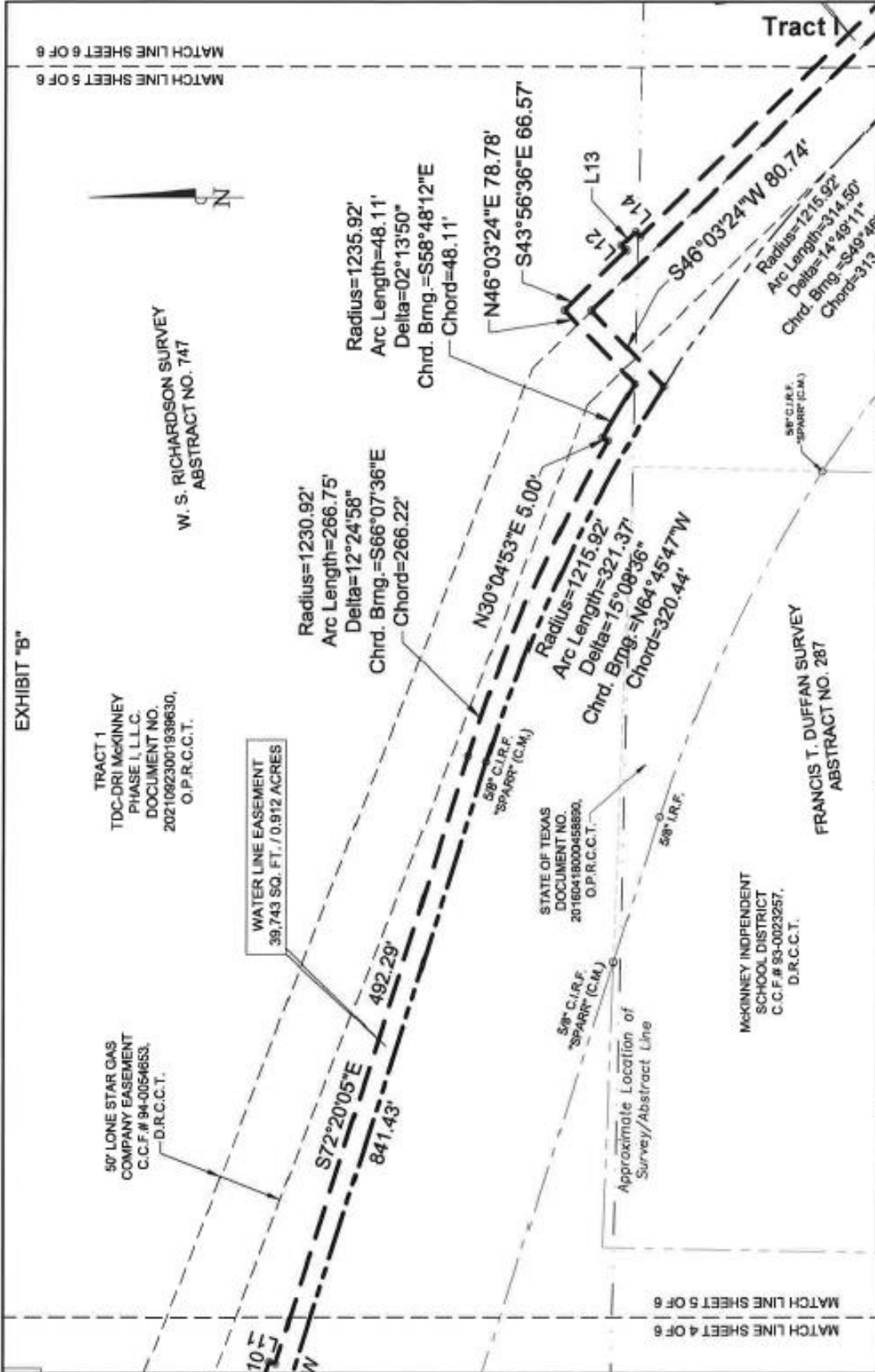
ALUMINUM MONUMENT  
FND. (C.M.)

ALUMINUM MONUMENT  
FND. (C.M.)

ALUMINUM MONUMENT  
FND. (C.M.)

DATE:	05/20/2021
SHEET NO.:	4 of 6
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091
WATER LINE EASEMENT FRANCIS T. DUFFAN SURVEY ABSTRACT NO. 287 AND THE W. S. RICHARDSON SURVEY ABSTRACT NO. 747 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	
North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexasurveying.com Firm Registration No. 10074200	
GRAPHIC SCALE 1 inch = 100 ft.	

EXHIBIT "B"



DATE:	05/20/2021
SHEET NO.:	5 of 6
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091

WATER LINE EASEMENT  
FRANCIS T. DUFFAN SURVEY  
ABSTRACT NO. 287 AND THE  
W. S. RICHARDSON SURVEY  
ABSTRACT NO. 747  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS

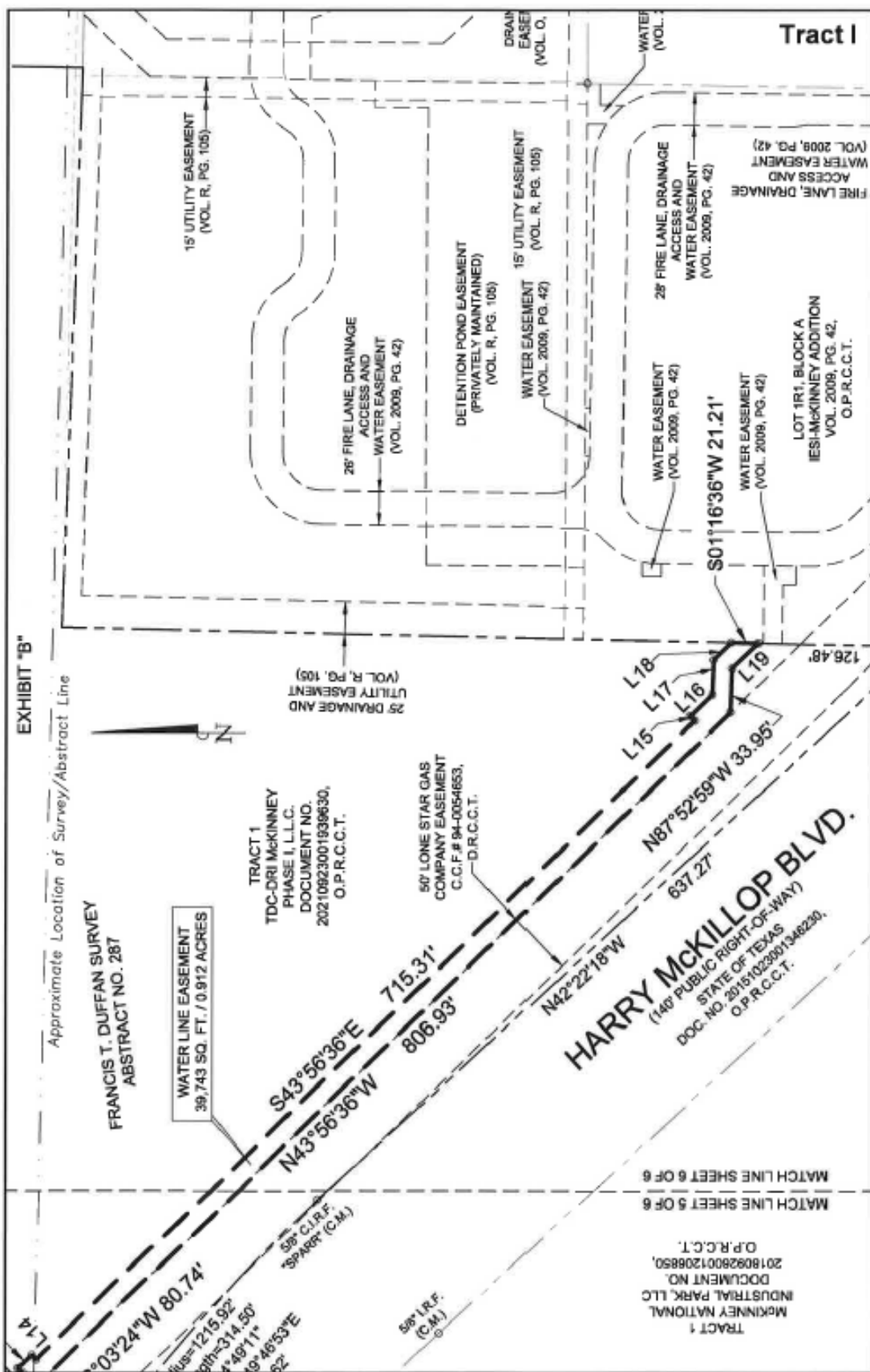
GRAPHIC SCALE  
0 60 100  
1 inch = 100 ft.

North Texas Surveying, L.L.C.  
Registered Professional Land Surveyors  
1010 West University Drive  
McKinney, Tx. 75069  
Ph. (469) 424-2074 Fax: (469) 424-1997  
www.northtexasurveying.com  
Firm Registration No. 10074200

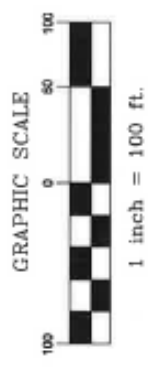


**EXHIBIT "B"**

Approximate Location of Survey/Abstract Line



**North Texas Surveying, L.L.C.**  
 Registered Professional Land Surveyors  
 1010 West University Drive  
 McKinney, Tx. 75069  
 Ph. (469) 424-2074 Fax: (469) 424-1997  
 www.northtexassurveying.com  
 Firm Registration No. 10074200



WATER LINE EASEMENT  
 FRANCIS T. DUFFAN SURVEY  
 ABSTRACT NO. 287 AND THE  
 W. S. RICHARDSON SURVEY  
 ABSTRACT NO. 747  
 CITY OF MCKINNEY,  
 COLLIN COUNTY, TEXAS

DATE:	05/20/2021
SHEET NO.:	6 of 6
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091

TRACT 1  
 MCKINNEY NATIONAL  
 INDUSTRIAL PARK, L.L.C.  
 DOCUMENT NO.  
 20180928001208850,  
 O.P.R.C.C.T.,  
 MATCH LINE SHEET 5 OF 6  
 MATCH LINE SHEET 6 OF 6

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**Tract II**

Being a tract of land, situated in the W. S. Richardson Survey, Abstract No. 747 and the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being a part of Tract 1, as described by deed to TDC-DRI MCKINNEY PHASE I, L.L.C., as recorded under Document No. 20210923001939630, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod with a plastic cap stamped "SPARR" found for the northwesterly corner of said Tract 1, same being in the southerly line of Lot 1R, Block D, of **MCKINNEY INDUSTRIAL PARK NO. 2**, an addition to the City of McKinney, as recorded in Volume 2008, Page 466, O.P.R.C.C.T., same being in the easterly monumented line of Couch Drive;

**THENCE** South 00°35'07" West, along the most westerly line of said Tract 1, same being the easterly monumented line of Couch Drive, a distance of 26.58' to the **POINT OF BEGINNING** of the herein described tract;

**THENCE** over and across said Tract 1, the following courses and distances:

- South 89°24'53" East, a distance of 16.69' to a point for corner;
- South 44°24'53" East, a distance of 155.28' to a point for corner;
- South 72°20'05" East, a distance of 316.99' to a point for corner;
- South 27°20'05" East, a distance of 28.28' to a point for corner;
- South 72°20'05" East, a distance of 786.72' to a point for corner;
- South 68°48'36" East, a distance of 328.97' to a point for corner;
- South 43°56'36" East, a distance of 22.50' to a point for corner;
- North 46°03'24" East, a distance of 95.01' to a point for corner;
- South 43°56'36" East, a distance of 833.19' to a point for corner;
- South 87°52'59" East, a distance of 19.62' to a point for corner;


South 43°43'30" East, a distance of 7.76' to a point for corner in the most southerly east line of said Tract 1, same being in the westerly line of Lot 1R1, Block A, of **IESI-MCKINNEY ADDITION**, an addition to the City of McKinney, as recorded in Volume 2009, Page 42, O.P.R.C.C.T.;

**THENCE** South 01°16'36" West, along the common line between said Tract 1 and Lot 1R1, a distance of 28.28' to a point for corner;

**THENCE** over and across said Tract 1, the following courses and distances:

- North 43°43'30" West, a distance of 19.64' to a point for corner;
- North 87°52'59" West, a distance of 26.78' to a point for corner;
- North 43°56'36" West, a distance of 24.19' to a point for corner;
- South 46°03'24" West, a distance of 5.00' to a point for corner;

(continued on Sheet 2 of 6)

DATE:	05/20/2021	<b>TEMPORARY CONSTRUCTION  EASEMENT</b> <b>FRANCIS T. DUFFAN SURVEY  ABSTRACT NO. 287 AND THE  W. S. RICHARDSON SURVEY  ABSTRACT NO. 747</b> <b>CITY OF MCKINNEY,  COLLIN COUNTY, TEXAS</b>	 <b>North Texas Surveying, L.L.C.</b> Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexasurveying.com Firm Registration No. 10074200
SHEET NO.:	1 of 8		
SCALE:	1" = 100'		
CHK'D. BY:	M.B.A.		
JOB NO.:	2019-0091		

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**Tract II**

(continued from Sheet 1 of 6)

North 43°56'36" West, a distance of 715.31' to a point for corner;

North 46°03'24" East, a distance of 5.00' to a point for corner;

North 43°56'36" West, a distance of 15.00' to a point for corner;

South 46°03'24" West, a distance of 5.00' to a point for corner;

North 43°56'36" West, a distance of 66.57' to a point for corner;

South 46°03'24" West, a distance of 78.78' to a point for corner, at the beginning of a curve to the left, having a radius of 1235.92', a central angle of 02°13'50", and a chord which bears, North 58°48'12" West, a chord distance of 48.11';

Thence along said curve to the left, in a northwesterly direction, an arc length of 48.11' to a point for corner;

South 30°04'53" West, a distance of 5.00' to a point for corner, at the beginning of a curve to the left, having a radius of 1230.92', a central angle of 12°24'58", and a chord which bears, North 66°07'36" West, a chord distance of 266.22';

Thence along said curve to the left, in a northwesterly direction, an arc length of 266.75' to a point for corner;

North 72°20'05" West, a distance of 492.29' to a point for corner;

North 17°39'55" East, a distance of 5.00' to a point for corner;

North 72°20'05" West, a distance of 17.00' to a point for corner;

South 17°39'55" West, a distance of 5.00' to a point for corner;

North 72°20'05" West, a distance of 325.93' to a point for corner;

North 27°20'05" West, a distance of 28.28' to a point for corner;

North 72°20'05" West, a distance of 195.78' to a point for corner;

North 17°15'04" East, a distance of 5.00' to a point for corner;

North 72°20'05" West, a distance of 17.00' to a point for corner;

South 17°15'08" West, a distance of 5.00' to a point for corner;

North 72°20'05" West, a distance of 112.40' to a point for corner;

North 44°24'53" West, a distance of 107.01' to a point for corner;


North 45°14'26" East, a distance of 6.00' to a point for corner;

North 44°24'53" West, a distance of 17.00' to a point for corner;

South 45°14'48" West, a distance of 6.00' to a point for corner;

North 44°24'53" West, a distance of 17.28' to a point for corner;

(continued on Sheet 3 of 6)

DATE:	05/20/2021	<b>TEMPORARY CONSTRUCTION  EASEMENT</b> <b>FRANCIS T. DUFFAN SURVEY  ABSTRACT NO. 287 AND THE  W. S. RICHARDSON SURVEY  ABSTRACT NO. 747</b> <b>CITY OF MCKINNEY,  COLLIN COUNTY, TEXAS</b>	 <b>North Texas Surveying, L.L.C.</b> Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexasurveying.com Firm Registration No. 10074200
SHEET NO.:	2 of 6		
SCALE:	1" = 100'		
CHK'D. BY:	M.B.A.		
JOB NO.:	2019-0091		

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

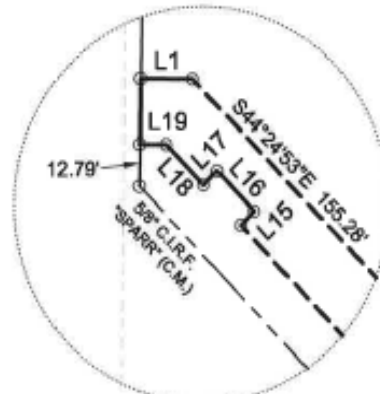
**Tract II**

(continued from Sheet 2 of 6)

North 89°24'53" West, a distance of 8.41' to a point for corner in the easterly monumented line of said Couch Drive;

**THENCE** North 00°35'07" East, along said easterly monumented line of Couch Drive, same being the westerly line of said Tract 1, a distance of 20.01' to the **POINT OF BEGINNING** and containing 51,862 square feet or 1.191 acres of land, more or less.

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	S89°24'53"E	16.69'
L2	N87°52'59"W	26.78'
L3	N43°56'36"W	24.19'
L4	S46°03'24"W	5.00'
L5	N46°03'24"E	5.00'
L6	N43°56'36"W	15.00'
L7	S46°03'24"W	5.00'
L8	S30°04'53"W	5.00'
L9	N17°39'55"E	5.00'
L10	N72°20'05"W	17.00'
L11	S17°39'55"W	5.00'
L12	N17°15'04"E	5.00'
L13	N72°20'05"W	17.00'
L14	S17°15'08"W	5.00'
L15	N45°14'26"E	6.00'
L16	N44°24'53"W	17.00'
L17	S45°14'48"W	6.00'
L18	N44°24'53"W	17.28'
L19	N89°24'53"W	8.41'



**DETAIL**  
(1" = 200')

**ABBREVIATIONS**

- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped Iron Rod Found
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Bearings are based on the Horizontal and Vertical Control Datasheet, provided by Kimley-Horn, prepared by Baseline Corporation, dated June 02, 2015, for State Highway No. 5 (Cont. 0047; Sect. D4; Job 022). This metes and bounds description is accompanied by a survey plat of even date.

DATE:	05/20/2021
SHEET NO.:	3 of 6
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091

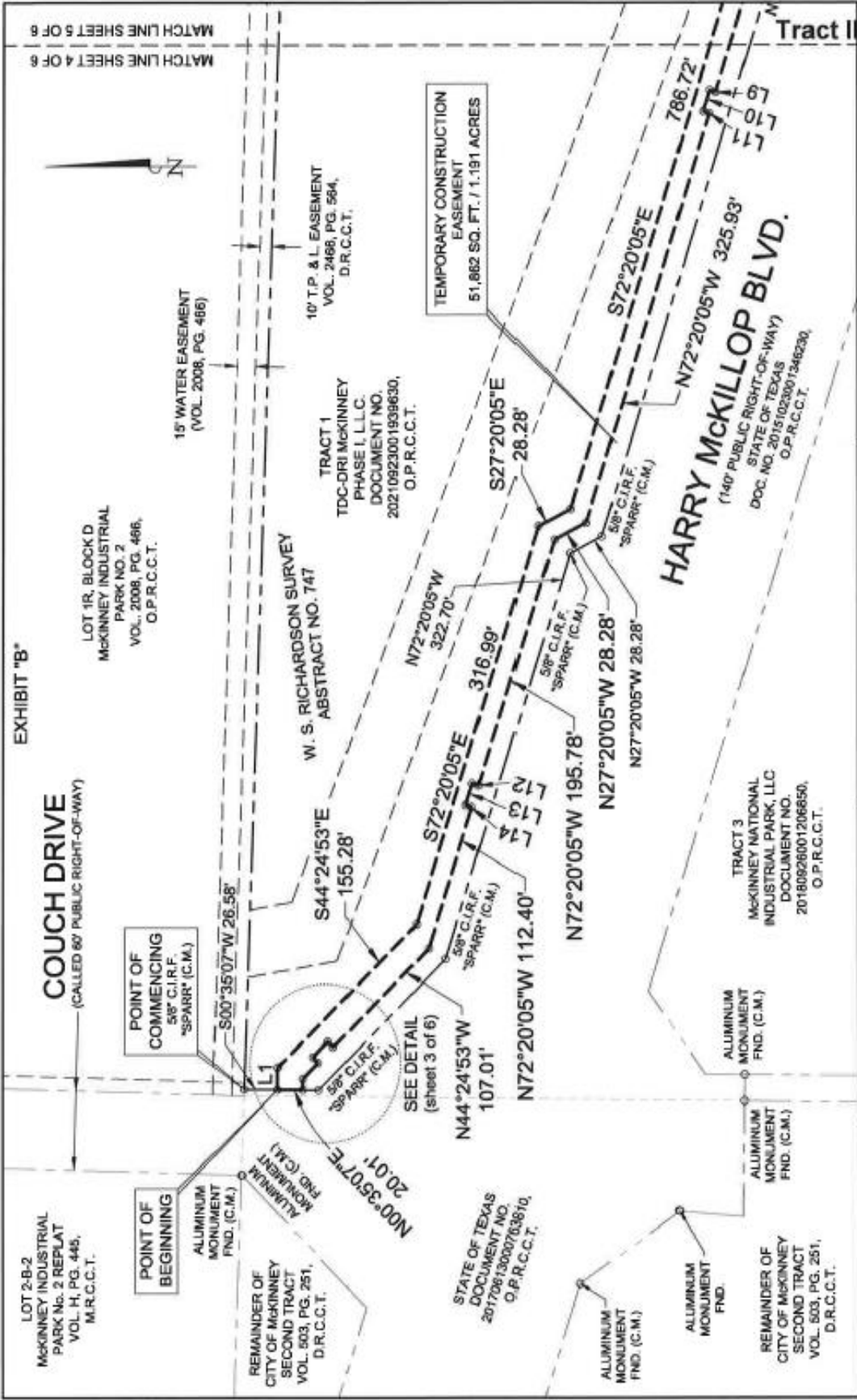
**TEMPORARY CONSTRUCTION EASEMENT**  
**FRANCIS T. DUFFAN SURVEY**  
**ABSTRACT NO. 287 AND THE**  
**W. S. RICHARDSON SURVEY**  
**ABSTRACT NO. 747**  
**CITY OF MCKINNEY,**  
**COLLIN COUNTY, TEXAS**



**North Texas Surveying, L.L.C.**

Registered Professional Land Surveyors

1010 West University Drive  
 McKinney, Tx. 75069  
 Ph. (469) 424-2074 Fax: (469) 424-1997  
 www.northtexassurveying.com  
 Firm Registration No. 10074200



DATE:	05/20/2021
SHEET NO.:	4 of 6
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091

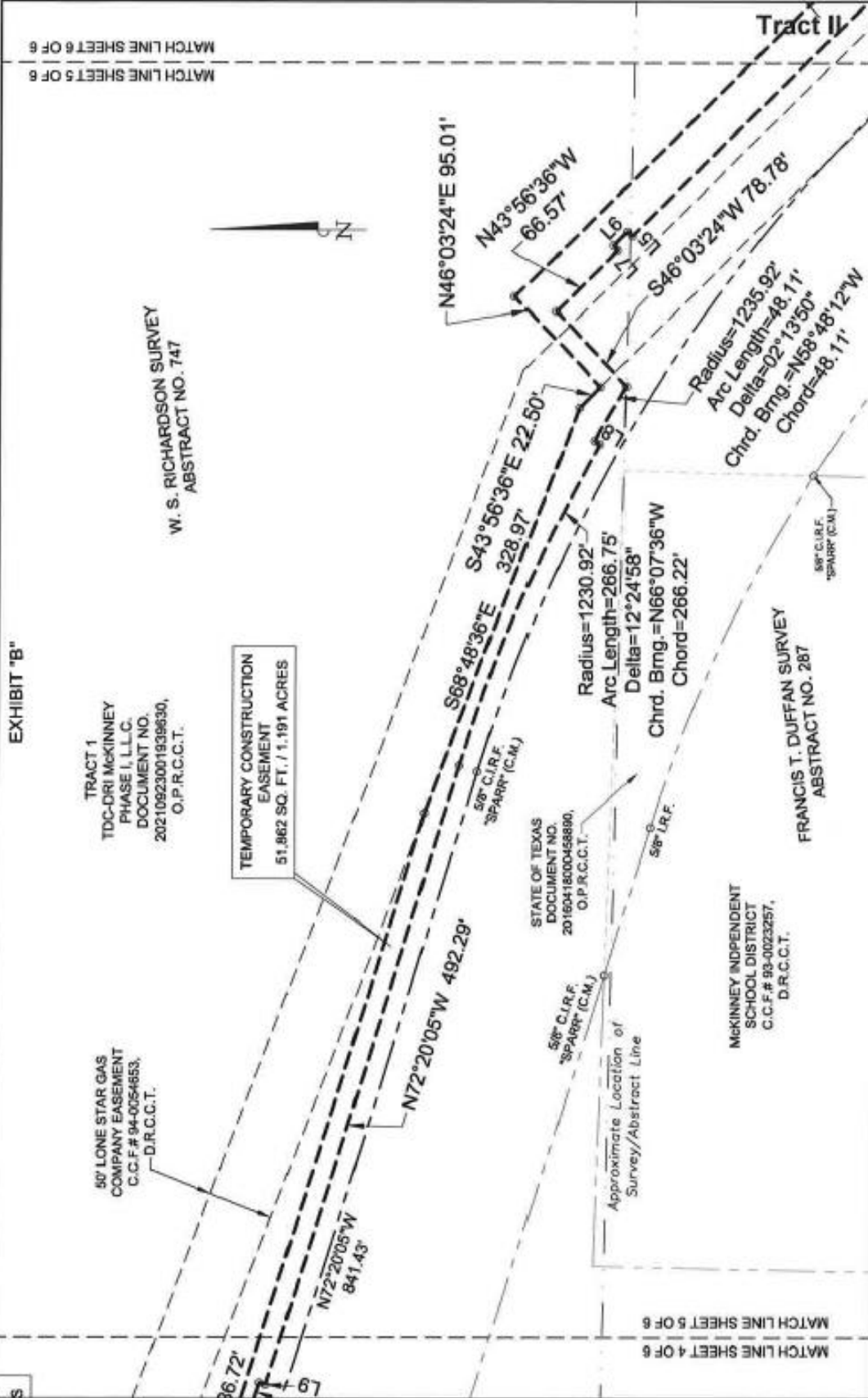
**GRAPHIC SCALE**

1 inch = 100 ft.

**North Texas Surveying, L.L.C.**  
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 Ph. (469) 424-2074 Fax: (469) 424-1997  
 www.northtexasurveying.com  
 Firm Registration No. 10074200

**TEMPORARY CONSTRUCTION EASEMENT**  
 FRANCIS T. DUFFAN SURVEY ABSTRACT NO. 287 AND THE W. S. RICHARDSON SURVEY ABSTRACT NO. 747  
 CITY OF MCKINNEY,  
 COLLIN COUNTY, TEXAS

EXHIBIT "B"



DATE:	05/20/2021
SHEET NO.:	5 of 6
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091

TEMPORARY CONSTRUCTION EASEMENT  
FRANCIS T. DUFFAN SURVEY  
ABSTRACT NO. 287 AND THE  
W. S. RICHARDSON SURVEY  
ABSTRACT NO. 747  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS

GRAPHIC SCALE  
100 0 50 100  
1 inch = 100 ft.

**North Texas Surveying, L.L.C.**  
Registered Professional Land Surveyors  
1010 West University Drive  
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Ph. (469) 424-2074 Fax: (469) 424-1997  
www.northtexasurveying.com  
Firm Registration No. 10074200

**EXHIBIT "B"**

Approximate Location of Survey/Abstract Line

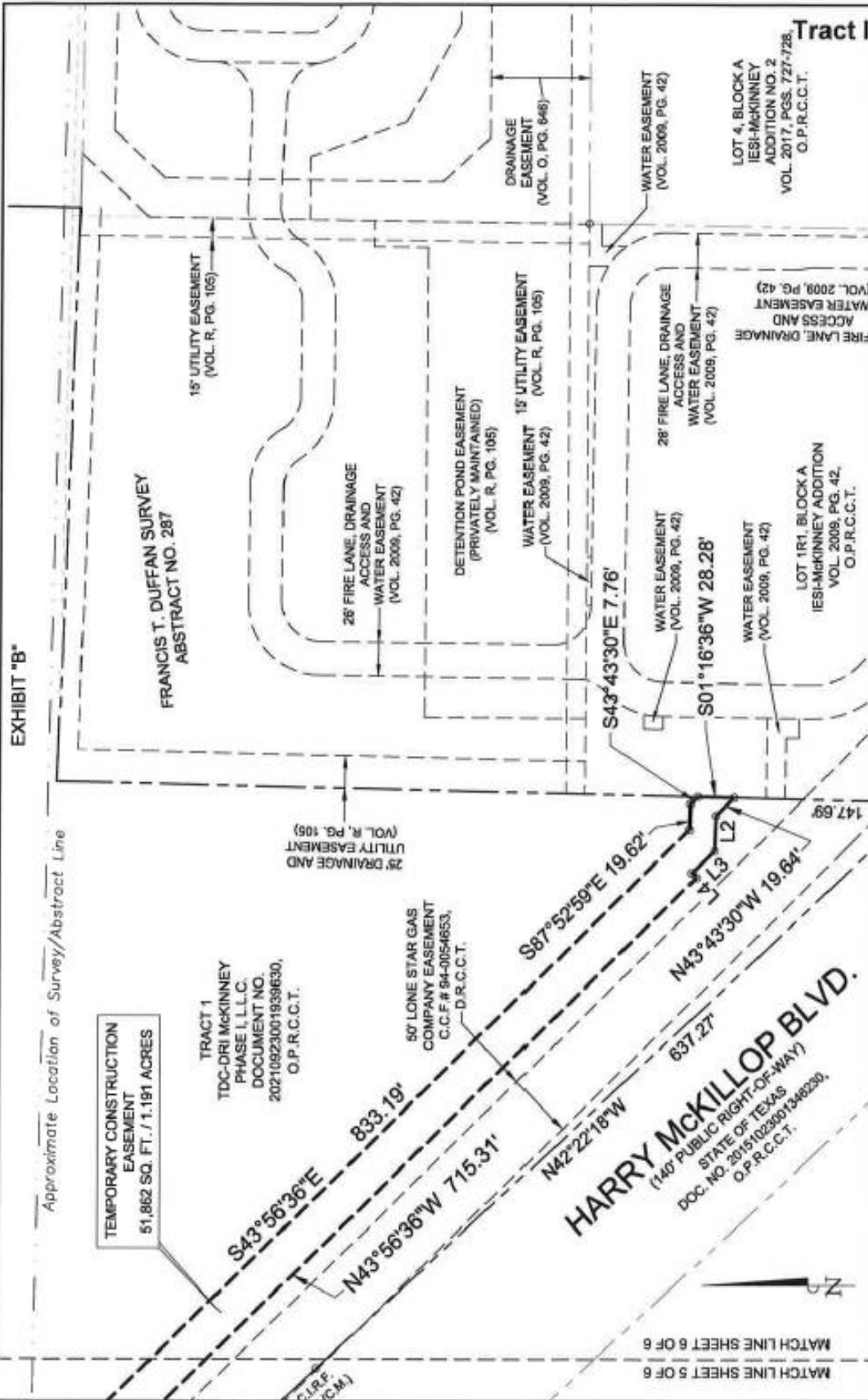
TEMPORARY CONSTRUCTION EASEMENT  
51,862 SQ. FT. / 1.191 ACRES

TRACT 1  
TDC-DRI MCKINNEY  
PHASE I, L.L.C.  
DOCUMENT NO.  
20210923001939630,  
O.P.R.C.C.T.

50' LONE STAR GAS  
COMPANY EASEMENT  
C.C.F. # 94-0054653,  
D.R.C.C.T.

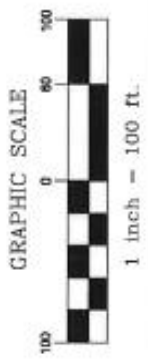
**HARRY MCKILLOP BLVD.**  
(140' PUBLIC RIGHT-OF-WAY)  
STATE OF TEXAS  
DOC. NO. 20151023001348220,  
O.P.R.C.C.T.

MATCH LINE SHEET 5 OF 6  
MATCH LINE SHEET 6 OF 6



TEMPORARY CONSTRUCTION EASEMENT  
FRANCIS T. DUFFAN SURVEY  
ABSTRACT NO. 287 AND THE  
W. S. RICHARDSON SURVEY  
ABSTRACT NO. 747  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS

DATE:	05/20/2021
SHEET NO.:	6 of 6
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091



**North Texas Surveying, L.L.C.**  
Registered Professional Land Surveyors  
1010 West University Drive  
McKinney, Tx. 75069  
Ph. (469) 424-2074 Fax: (469) 424-1997  
www.northtexasurveying.com  
Firm Registration No. 10074200

LOT 4, BLOCK A  
IESH-MCKINNEY  
ADDITION NO. 2  
VOL. 2017, PGS. 727-728,  
O.P.R.C.C.T.

FIRE LANE, DRAINAGE  
ACCESS AND  
WATER EASEMENT  
(VOL. 2009, PG. 42)

WATER EASEMENT  
(VOL. 2009, PG. 42)

15' UTILITY EASEMENT  
(VOL. R, PG. 105)

DETECTION POND EASEMENT  
(PRIVATELY MAINTAINED)  
(VOL. R, PG. 105)

28' FIRE LANE, DRAINAGE  
ACCESS AND  
WATER EASEMENT  
(VOL. 2009, PG. 42)

15' UTILITY EASEMENT  
(VOL. R, PG. 105)

FRANCIS T. DUFFAN SURVEY  
ABSTRACT NO. 287

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**Tract III**

Being a tract of land, situated in the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being a part of Tract 1, as described by deed to TDC-DRI MCKINNEY PHASE I, L.L.C., as recorded under Document No. 20210923001939630, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

**COMMENCING** at a 5/8" Iron rod found for the most southerly corner of said Tract 1, same being in the westerly line of Lot 1R1, Block A, of **IESI-MCKINNEY ADDITION**, an addition to the City of McKinney, as recorded in Volume 2009, Page 42, O.P.R.C.C.T., same also being in the northeasterly monumented line of Harry McKillop Boulevard;

**THENCE** North 01°16'36" East, along the common line between said Tract 1 and Lot 1R1, a distance of 93.44' to the **POINT OF BEGINNING** of the herein described tract;

**THENCE** over and across said Tract 1, the following courses and distances:

North 43°56'36" East, a distance of 76.27' to a point for corner;

South 87°52'59" East, a distance of 33.94' to a point for corner;

South 43°43'30" East, a distance of 28.57' to a point for corner in the common line between said Tract 1 and Lot 1R1;

**THENCE** South 01°16'36" West, a distance of 33.03' to the **POINT OF BEGINNING** and containing 1,232 square feet or 0.028 acres of land, more or less.



**ABBREVIATIONS**

I.R.F. = Iron Rod Found  
 (C.M.) = Controlling Monument  
 C.I.R.F. = Capped Iron Rod Found  
 M.R.C.C.T. = Map Records, Collin County, Texas  
 D.R.C.C.T. = Deed Records, Collin County, Texas  
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Bearings are based on the Horizontal and Vertical Control Datasheet, provided by Kimley-Horn, prepared by Baseline Corporation, dated June 02, 2015, for State Highway No. 5 (Cont. 0047; Sect. 04; Job 022).

DATE: 05/20/2021	<b>TEMPORARY CONSTRUCTION EASEMENT</b> 0.028 ACRES <b>FRANCIS T. DUFFAN SURVEY</b> ABSTRACT NO. 287 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	<b>North Texas Surveying, L.L.C.</b> Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
SHEET NO.: 1 of 2		
SCALE: 1" = 100'		
CHK'D. BY: M.B.A.		
JOB NO.: 2019-0091		



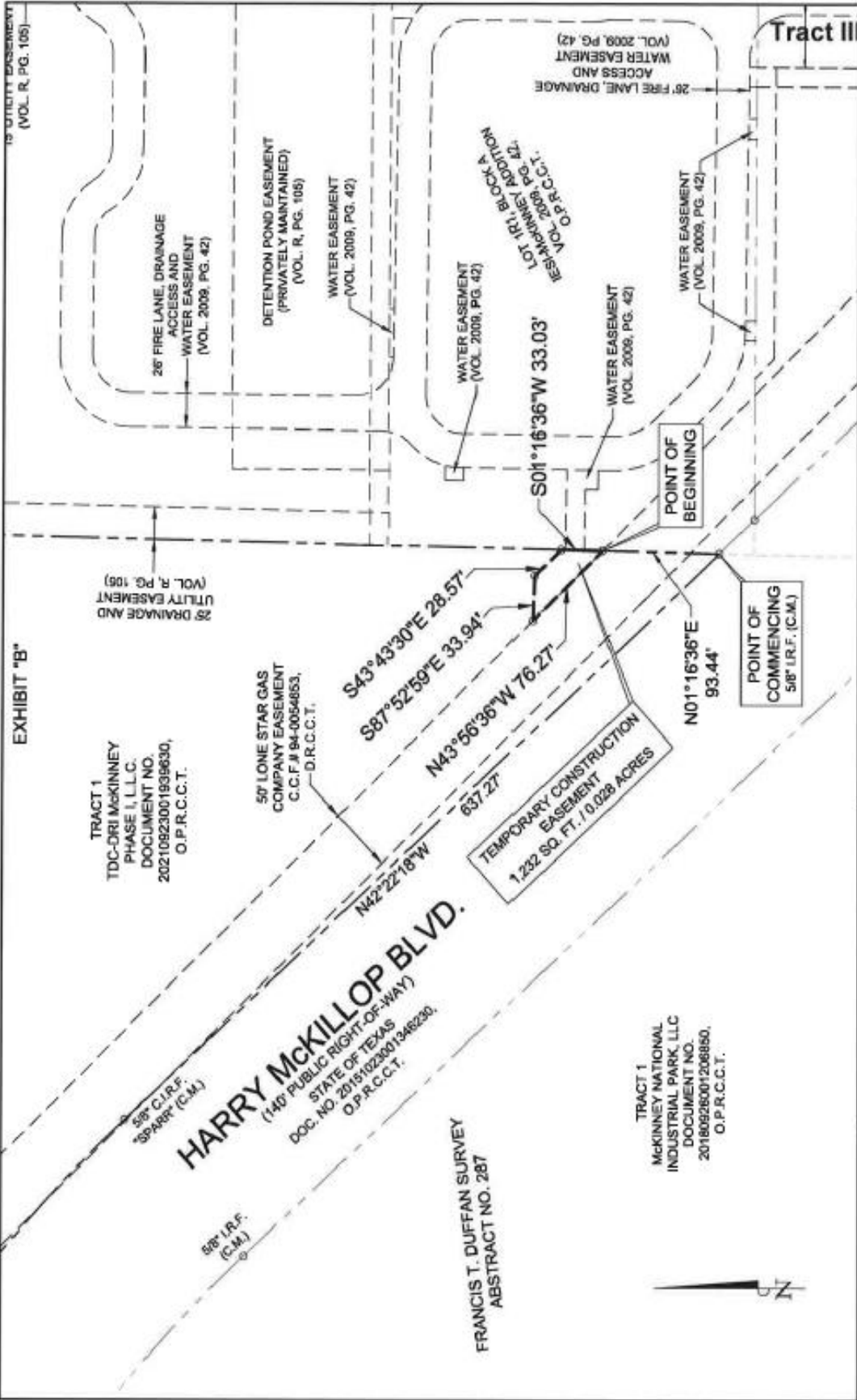


EXHIBIT "B"

TRACT 1  
TDC-ORI MCKINNEY  
PHASE I, L.L.C.  
DOCUMENT NO.  
20210823001939630,  
O.P.R.C.C.T.

50' LONE STAR GAS  
COMPANY EASEMENT  
C.C.F.# 94-0054853,  
D.R.C.C.T.

**HARRY MCKILLOP BLVD.**  
(140' PUBLIC RIGHT-OF-WAY)  
STATE OF TEXAS  
DOC. NO. 20151022001346220,  
O.P.R.C.C.T.

FRANCIS T. DUFFAN SURVEY  
ABSTRACT NO. 287

TRACT 1  
MCKINNEY NATIONAL  
INDUSTRIAL PARK, LLC  
DOCUMENT NO.  
20180926001206860,  
O.P.R.C.C.T.



DATE:	05/20/2021
SHEET NO.:	2 of 2
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091

 <b>North Texas Surveying, L.L.C.</b> Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexasurveying.com Firm Registration No. 10074200	
GRAPHIC SCALE  1 inch = 100 ft.	
TEMPORARY CONSTRUCTION EASEMENT 0.028 ACRES FRANCIS T. DUFFAN SURVEY ABSTRACT NO. 287 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**Tract IV**

Being a tract of land, situated in the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being a part of Tract 1, as described by deed to TDC-DRI MCKINNEY PHASE I, L.L.C., as recorded under Document No. 20210923001939630, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

**COMMENCING** at a 5/8" Iron rod found for the most southerly corner of said Tract 1, same being in the westerly line of Lot 1R1, Block A, of **IESI-MCKINNEY ADDITION**, an addition to the City of McKinney, as recorded in Volume 2009, Page 42, O.P.R.C.C.T., same also being in the northeasterly monumented line of Harry McKillop Boulevard;

**THENCE** North 42°22'18" West, along the northeasterly monumented line of Harry McKillop Boulevard, a distance of 637.27', to a point for corner, being at the beginning of a curve to the left, having a radius of 1215.92', a central angle of 04°31'25", and a chord which bears, North 44°38'01" West, a chord distance of 95.98';

Thence along said curve to the left, in a northwesterly direction, an arc length of 96.00' to the **POINT OF BEGINNING** of the herein described tract, and being in a curve to the left, having a radius of 1215.92', a central angle of 10°17'45", and a chord which bears, North 52°02'36" West, a chord distance of 218.20';

Thence along said curve to the left, in a northwesterly direction, an arc length of 218.50' to a point for corner;

**THENCE** over and across said Tract 1, the following courses and distances:

North 46°03'24" East, a distance of 30.74' to a point for corner;


South 43°56'36" East, a distance of 216.02' to the **POINT OF BEGINNING** and containing 2,607 square feet or 0.060 acres of land, more or less.

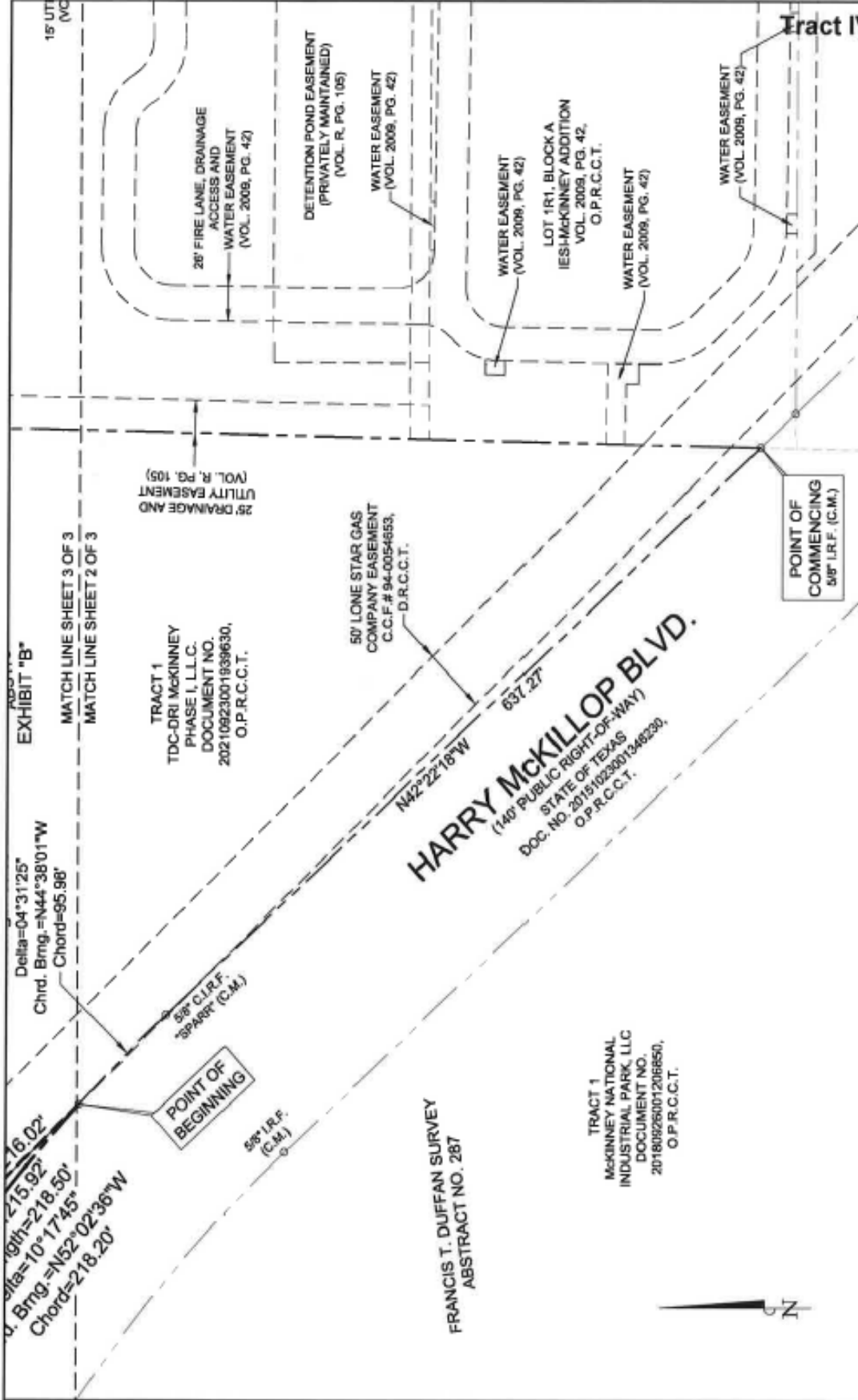



**ABBREVIATIONS**

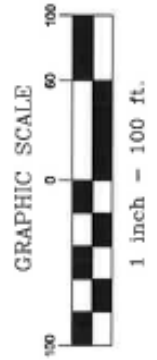
I.R.F. = Iron Rod Found  
 (C.M.) = Controlling Monument  
 C.I.R.F. = Capped Iron Rod Found  
 M.R.C.C.T. = Map Records, Collin County, Texas  
 D.R.C.C.T. = Deed Records, Collin County, Texas  
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Bearings are based on the Horizontal and Vertical Control Datasheet, provided by Kimley-Horn, prepared by Baseline Corporation, dated June 02, 2015, for State Highway No. 5 (Cont. 0047; Sect. 04; Job 022).

DATE:	05/20/2021	<b>TEMPORARY CONSTRUCTION EASEMENT</b> <b>0.060 ACRES</b> <b>FRANCIS T. DUFFAN SURVEY</b> <b>ABSTRACT NO. 287</b> <b>CITY OF MCKINNEY,</b> <b>COLLIN COUNTY, TEXAS</b>	 <b>North Texas Surveying, L.L.C.</b> Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75089 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
SHEET NO.:	1 of 3		
SCALE:	1" = 100'		
CHK'D. BY:	M.B.A.		
JOB NO.:	2019-0091		



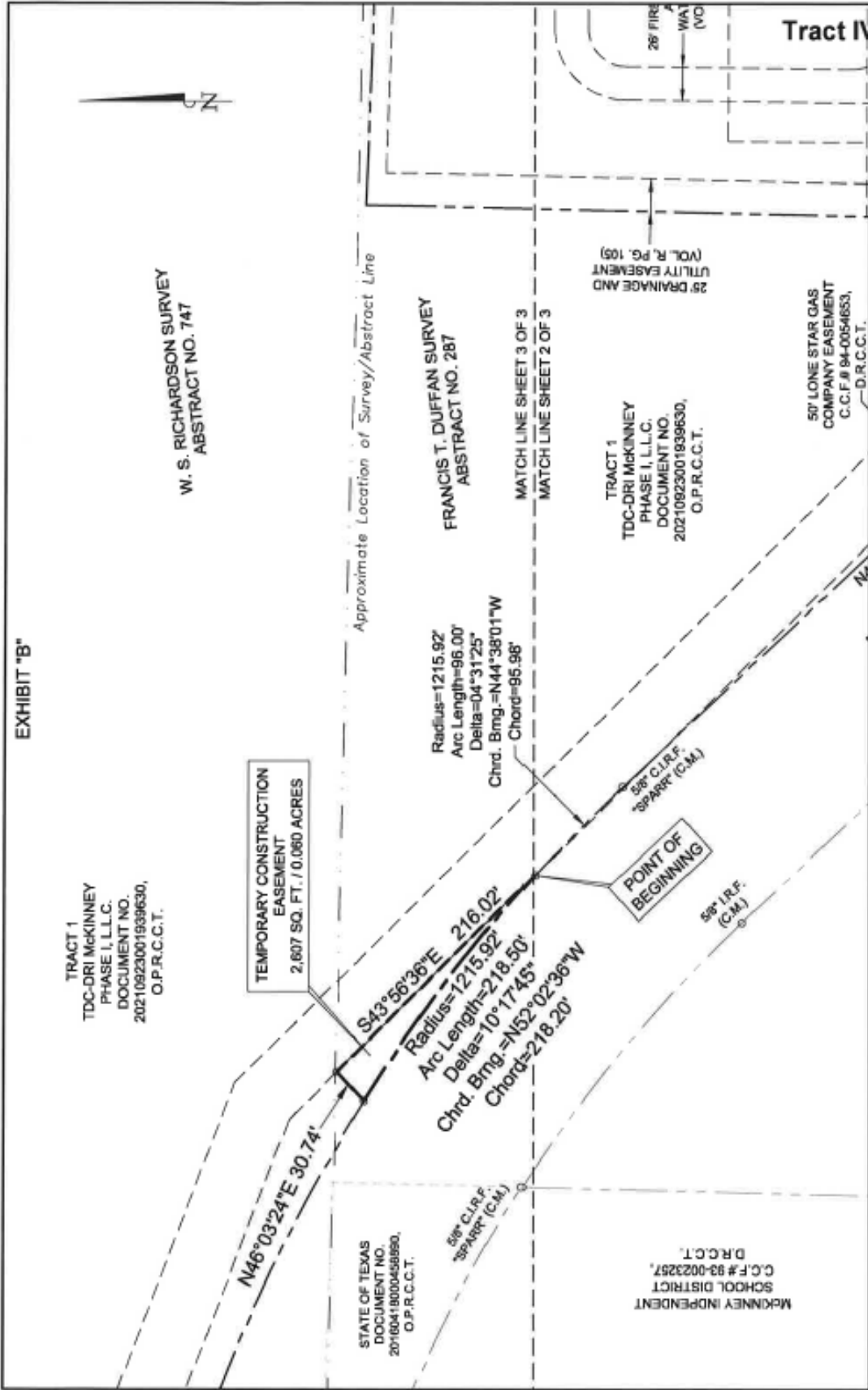
**North Texas Surveying, L.L.C.**  
 Registered Professional Land Surveyors  
 1010 West University Drive  
 McKinney, Tx. 75069  
 Ph. (469) 424-2074 Fax: (469) 424-1987  
 www.northtexassurveying.com  
 Firm Registration No. 10074200



TEMPORARY CONSTRUCTION  
 EASEMENT  
 0.060 ACRES  
 FRANCIS T. DUFFAN SURVEY  
 ABSTRACT NO. 287  
 CITY OF MCKINNEY,  
 COLLIN COUNTY, TEXAS

DATE:	05/20/2021
SHEET NO.:	2 of 3
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091

EXHIBIT "B"



TRACT 1  
TDC-DRI MCKINNEY  
PHASE I, L.L.C.  
DOCUMENT NO.  
20210923001939630,  
O.P.R.C.C.T.

W. S. RICHARDSON SURVEY  
ABSTRACT NO. 747

TEMPORARY CONSTRUCTION  
EASEMENT  
2,607 SQ. FT. / 0.060 ACRES

STATE OF TEXAS  
DOCUMENT NO.  
20160418000458990,  
O.P.R.C.C.T.

Radius=1215.92'  
Arc Length=96.00'  
Delta=04°31'25"  
Chrd. Bmg.=N44°38'01"W  
Chord=95.98'

FRANCIS T. DUFFAN SURVEY  
ABSTRACT NO. 287

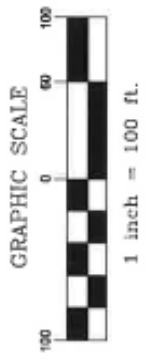
MATCH LINE SHEET 3 OF 3  
MATCH LINE SHEET 2 OF 3

TRACT 1  
TDC-DRI MCKINNEY  
PHASE I, L.L.C.  
DOCUMENT NO.  
20210923001939630,  
O.P.R.C.C.T.

28 DRAINAGE AND  
UTILITY EASEMENT  
(VOL. R, PG. 105)

Tract IV

North Texas Surveying, L.L.C.  
Registered Professional Land Surveyors  
1010 West University Drive  
McKinney, Tx. 75089  
Ph. (469) 424-2074 Fax: (469) 424-1897  
www.northtexasurveying.com  
Firm Registration No. 10074200



TEMPORARY CONSTRUCTION  
EASEMENT  
0.060 ACRES  
FRANCIS T. DUFFAN SURVEY  
ABSTRACT NO. 287  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS

DATE:	05/20/2021
SHEET NO.:	3 of 3
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091

MCKINNEY INDEPENDENT  
SCHOOL DISTRICT  
C.C.F.# 83-0023257,  
D.R.C.C.T.