

RESOLUTION NO. 2015-08-____(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE SALE OF FOUR PARCELS OF LAND TO THE TEXAS TRANSPORTATION COMMISSION FOR THE CONSTRUCTION OF THE STATE'S FM 546 PROJECT, WHICH LAND CONTAINS 2.656 ACRES OF LAND IN THE S. MCFARLAND SURVEY, ABSTRACT NO. 558, AND THE W.S. RICHARDSON SURVEY, ABSTRACT NO. 747 ("PARCEL 2"), 4.812 ACRES OF LAND IN THE S. MCFARLAND SURVEY, ABSTRACT NO. 558 ("PARCEL 4"), AND 0.166 ACRES AND 0.164 ACRES OF LAND SITUATED IN THE G. PILANT SURVEY, ABSTRACT NO. 69 ("PARCEL 13" AND "PARCEL 14," RESPECTIVELY), TOTALING APPROXIMATELY 7.798 ACRES OF LAND GENERALLY LOCATED EAST OF HIGHWAY 5 AND SOUTH OF MILL STREET CONTINUING SOUTHEASTERLY TO COUNTRY LANE/AIRPORT DRIVE; AND AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE DEEDS AND DOCUMENTS REGARDING THE SALE OF SAID CITY-OWNED PROPERTY TO THE STATE OF TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney, Texas ("City"), owns approximately 2.656 acres of land in the S. McFarland Survey, Abstract No. 558, and the W.S. Richardson Survey, Abstract No. 747 (collectively "Parcel 2"), more fully described and depicted in Exhibit B-1 attached hereto and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, City owns approximately 4.812 acres of land in the S. McFarland Survey, Abstract No. 558 ("Parcel 4"), more fully described and depicted in Exhibit B-2 attached hereto and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, City owns approximately 0.166 acres of land situated in the G. Pilant Survey, Abstract No. 69 ("Parcel 13"), more fully described and depicted in Exhibit B-3 attached hereto and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, City owns approximately 0.164 acres of land situated in the G. Pilant Survey, Abstract No. 69 ("Parcel 14"), more fully described and depicted in Exhibit B-4 attached hereto and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the Texas Department of Transportation ("TxDOT") is currently planning for the construction of FM 546 from Highway 5 east to Airport Drive ("FM 546 Project"); and

WHEREAS, City entered into an agreement with TxDOT to participate in right-of-way ("R-O-W") acquisition for the FM 546 Project with the City contributing ten

percent (10%) of the cost of ROW acquisition and TxDOT contributing ninety percent (90%) of the cost of ROW acquisition; and

WHEREAS, TxDOT is currently acquiring ROW and easements necessary for the FM 546 Project to begin utility relocations and construction; and

WHEREAS, TxDOT wants to acquire Parcels 2, 4, 13 and 14, identified herein-above and hereinafter referred to collectively as the "Property," from the City for use as ROW with the FM 546 Project; and

WHEREAS, City Council, has determined that the Property is no longer necessary for municipal purposes; and

WHEREAS, Texas Local Government Code Section 272.001(b)(5) authorizes a city to convey property to a political subdivision having the power of eminent domain, such as the State of Texas, for the fair market value of such property without complying with the notice and bidding procedures set forth in Texas Local Government Code Section 272.001; and

WHEREAS, TxDOT obtained appraisals of the Property and the City has obtained a review of said appraisals by a licensed real estate appraiser confirming the fair market value of the Property thereby meeting the requirements of Texas Local Government Code Section 272.001(b); and

WHEREAS, the Texas Transportation Commission has offered to pay City the fair market value of the Property for use as ROW in the FM 546 Project; and

WHEREAS, City Council, has determined that it would be in the best interest of the City to convey the Property to the State of Texas acting by and through the Texas Transportation Commission and TxDOT.

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

Section 1. All of the above premises are hereby found 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. The Property should be sold to the State of Texas, acting by and through the Texas Transportation Commission and TxDOT, for the total amount of Five Hundred, Thirty-One Thousand, Two Hundred, Sixty-One and 00/100 Dollars (\$531,261.00), which amount is the appraised fair market value of the Property, broken down by parcel as follows:

- a. Parcel 2 containing approximately 2.656 acres of land having a fair market value of \$337,651.00;

- b. Parcel 4 containing approximately 4.812 acres of land having a fair market value of \$146,964.00 (including \$133,461.00 for the Cost to Cure certain landfill permitting issues);
- c. Parcel 13 containing approximately 0.166 acres of land having a fair market value of \$29,291.00; and,
- d. Parcel 14 containing approximately 0.064 acres of land having a fair market value of \$17,355.00.

Section 3. The Interim City Manager is hereby authorized to execute all documents necessary to the sale and conveyance of the Property, fully described on Exhibits B-1 through B-4, attached hereto, to the State of Texas for ROW to be used with the FM 546 Project.

Section 4. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 3rd DAY OF AUGUST 2015.

CITY OF MCKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

ATTEST:

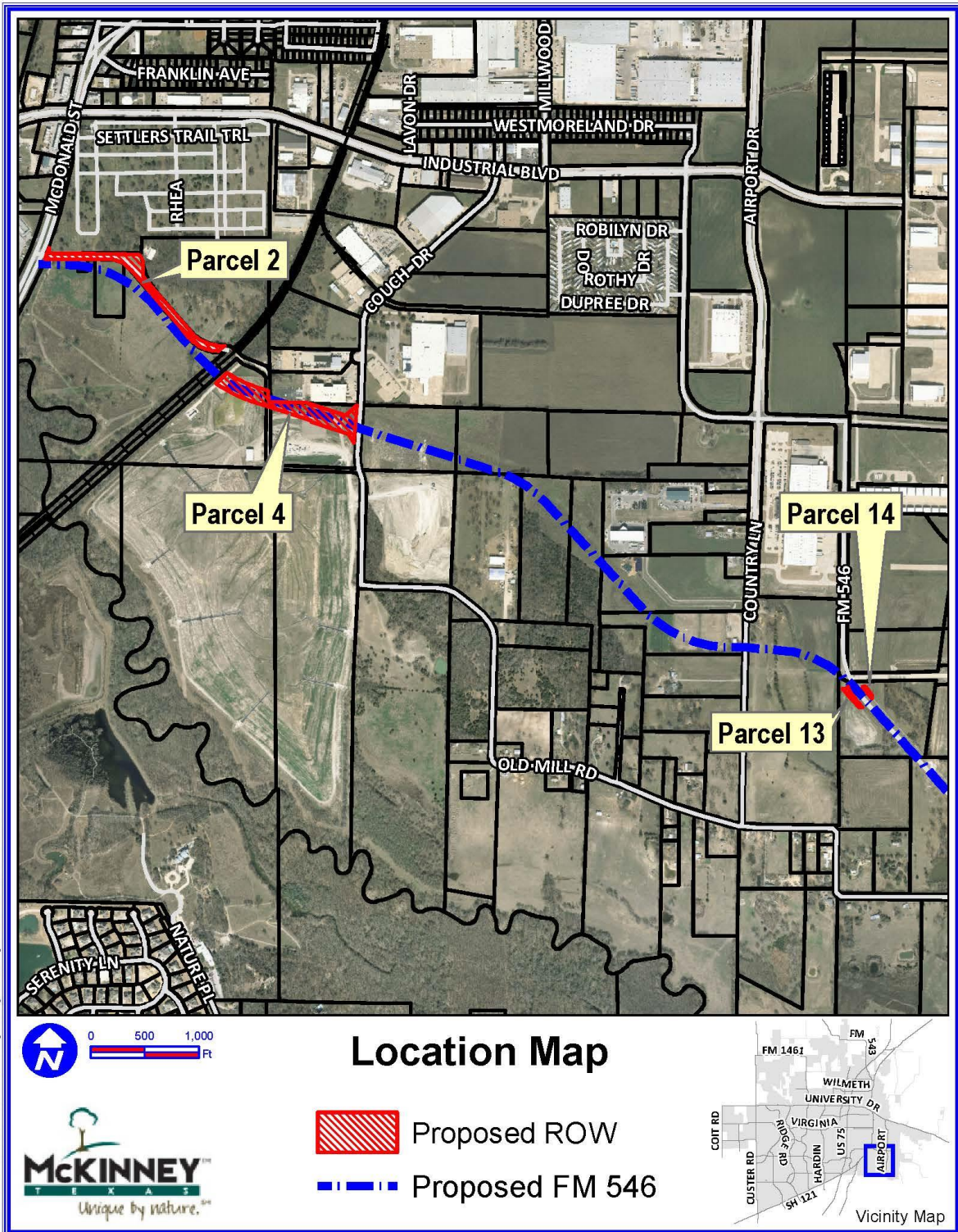
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

EXHIBIT "A"

Location Map



Document Path: Y:\GIS\GIS\Work\A\Green\Engineering\Council_Agenda_Items\FM 546\FM 546a.mxd

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"

Parcel 2

Depiction and Description of Fee Simple Right of Way

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 11+45.22 to 29+43.02
R.O.W. CSJ: 1013-01-031

Page 1 of 7
January 24, 2014

PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 115,709 SQUARE FOOT [2.656 ACRE] TRACT OF LAND LOCATED IN THE S. MCFARLAND SURVEY, ABSTRACT NO. 558, IN COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 0.3086 ACRE TRACT AS DESCRIBED IN THE DEED TO THE CITY OF MCKINNEY, RECORDED IN CLERKS FILE NO. 94-006-0052 AND A CALLED 1.2126 ACRE TRACT AS DESCRIBED IN THE DEED TO THE CITY OF MCKINNEY, RECORDED IN CLERKS FILE NO. 94-006-0052 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, (D.R.C.C.T.), AND THE NORTH HALF OF APPARENT RIGHT-OF-WAY OF OLD MILL ROAD (A VARIABLE WIDTH RIGHT-OF-WAY, NO RECORD INFORMATION FOUND) AS SHOWN ON A SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an ornamental iron post found in the east existing right-of-way line of State Highway 5 (a variable width right-of-way) as described in Deed to the State of Texas, recorded in Volume 509, Page 257, D.R.C.C.T. and a called 61.533 acre tract as shown on survey prepared by: G.M. Geer, Texas R.P.L.S. No. 3258 for Pecan Grove Cemetery, dated 04-06-2004 in G.M. Geer's Surveyor records referencing: Volume V, Page 433, Volume 53, Page 296, and Volume 573, Page 398, D.R.C.C.T.;

THENCE S15°05'03"W, with the common line of said east existing right-of-way line of State Highway 5 and said 61.533 acre tract, a distance of 81.80 feet to an ornamental iron post found, same being the northwest corner of said 0.3086 acre tract and in the proposed north right-of-way line of Farm to Market Road 546 (F.M. 546), for the **POINT OF BEGINNING** being 152.43 feet left of Baseline Station 11+45.35, and having a Texas State Plane Coordinate System, N.A.D. 83(1996 CORS, EPOCH 2002.0), North Central Zone (4202), surface coordinate of North 7,117,133.56, East 2,544,170.04;

- 1) **THENCE** S00°09'48"W, with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 32.64 feet to an ornamental iron post found, being 119.79 feet left of Baseline Station 11+45.22;
- 2) **THENCE** S31°42'18"E, continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 8.33 feet to an ornamental iron post found;
- 3) **THENCE** S69°10'11"E, continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 28.37 feet to a 1/2-inch iron rod with cap stamped "GM GEER 3258" found;
- 4) **THENCE** S89°40'23"E, continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, passing a 1/2-inch iron rod with cap stamped "GM GEER 3258" found 0.33 feet left of line at a distance of 301.95 feet, continuing a total distance of 668.05 feet to a 1/2-inch iron rod found;

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 11+45.22 to 29+43.02
R.O.W. CSJ: 1013-01-031

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January 24, 2014

PROPERTY DESCRIPTION FOR PARCEL 2

- 5) **THENCE** N89°07'33"E, continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 64.62 feet to a 1/2-inch iron rod with cap stamped "GM GEER 3258" found;
- 6) **THENCE** S85°31'30"E, continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 35.64 feet to a 1/2-inch iron rod with cap stamped "GM GEER 3258" found;
- 7) **THENCE** S75°29'02"E, continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 30.32 feet to a 1/2-inch iron rod with cap stamped "GM GEER 3258" found;
- 8) **THENCE** S41°13'03"E, continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 30.52 feet to a 1/2-inch iron rod with cap stamped "GM GEER 3258" found;
- 9) **THENCE** S20°46'45"E, continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 29.18 feet to a 1/2-inch iron rod with cap stamped "GM GEER 3258" found;
- 10) **THENCE** S01°48'54"E, continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 145.05 feet to a 1/2-inch iron rod with cap stamped "GM GEER 3258" found;
- 11) **THENCE** S40°32'16"E, continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 61.533 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 89.43 feet to a 1/2-inch iron rod with cap stamped "GM GEER 3258" found, same being the southwest corner of a called 2.68 acre tract of land described in the deed to Ross Cemetery, recorded in Volume 121, Page 86, D.R.C.C.T., from which a 1/2-inch iron rod with cap stamped "GM GEER 3258" bears N49°26'56"E, a distance of 41.59 feet;
- 12) **THENCE** S40°38'05"E, with the common line of said apparent north right-of-way line of Old Mill Road and said 2.68 acre tract and with said proposed north right-of-way line of F.M. 546, a distance of 616.11 feet to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set**, in said apparent north right-of-way line of Old Mill Road and for the south common corner of said 2.68 acre tract and a called 3 acre tract as described in the deed to Ross Cemetery, recorded in Volume 69, Page 27, D.R.C.C.T.;

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 11+45.22 to 29+43.02
R.O.W. CSJ: 1013-01-031

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January 24, 2014

PROPERTY DESCRIPTION FOR PARCEL 2

- 13) **THENCE** continuing with the common line of said apparent north right-of-way line of Old Mill Road and said 3 acre tract and with said proposed north right-of-way line of F.M. 546 and with the arc of a curve to the left, an arc length of 318.73 feet, through a central angle of 45°44'22", having a radius of 399.26 feet, and a chord that bears S70°49'45"E, a distance of 310.34 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set** being 249.14 feet left of baseline station 29+43.02 in the west existing right-of-way line of the Dallas Area Rapid Transit (D.A.R.T.) (200 feet wide right-of-way) Railroad right-of-way as described in the deed to Dallas Area Rapid Transit, recorded in Volume 5443, Page 5532, D.R.C.C.T.;
- 14) **THENCE** with the common line of said apparent north right-of-way line of Old Mill Road and said west existing right-of-way line of D.A.R.T. Railroad, and with the arc of a curve to the right, an arc length of 72.95 feet, through a central angle of 01°33'40", having a radius of 2,677.70 feet, and a chord that bears S47°14'44"W, a distance of 72.95 feet to a 1/2-inch iron rod with cap stamped "RPLS 5686" found, for the east common corner of said 1.2126 acre tract and a called 48.290 acre tract of land described in the deed to McKinney Economic Development Corporation, recorded in Instrument No. 2008-1219001435980, D.R.C.C.T.;
- 15) **THENCE** N86°43'31"W, with the common line of said 1.2126 acre tract, and said 48.290 acre tract, a distance of 31.25 feet to a 1/2-inch iron rod with cap stamped "RPLS 5686" found;
- 16) **THENCE** continuing with the common line of said 1.2126 acre tract and said 48.290 acre tract and with the arc of a curve to the right, an arc length of 282.38 feet, through a central angle of 46°13'34", having a radius of 350.00 feet, and a chord that bears N63°43'47"W, a distance of 274.78 feet to a 1/2-inch iron rod with cap stamped "RPLS 5686" found;
- 17) **THENCE** N40°36'38"W, continuing with the common line of said 1.2126 acre tract and said 48.290 acre tract, a distance of 824.08 feet to a 1/2-inch iron rod with cap stamped "RPLS 5686" found;
- 18) **THENCE** continuing with the common line of said 1.2126 acre tract and said 48.290 acre tract and with the arc of a curve to the left, an arc length of 237.30 feet, through a central angle of 49°26'26", having a radius of 275.00 feet, and a chord that bears N65°22'13"W, a distance of 230.00 feet to a 1/2-inch iron rod with cap stamped "RPLS 5686" found;
- 19) **THENCE** S89°55'40"W, continuing with the common line of said 1.2126 acre tract and said 48.290 acre tract, a distance of 580.18 feet to a 1/2-inch iron rod with cap stamped "RPLS 5686" found, same being the west common corner of said 1.2126 acre tract and said 48.290 acre tract and being in the said east existing right-of-way line of State Highway 5;

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 11+45.22 to 29+43.02
R.O.W. CSJ: 1013-01-031

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January 24, 2014

PROPERTY DESCRIPTION FOR PARCEL 2

20) **THENCE** N22°03'47"E, with the common line of said 1.2126 acre tract and said east existing right-of-way line of State Highway 5, a distance of 109.03 feet to the **POINT OF BEGINNING** and containing 115,709 square feet [2.656 acres] of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1996 CORS, EPOCH 2002.0).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000152710 (0.999847313).


**The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

The Station and Offset Information refers to the baseline described in the Control Sheet to be created 11-20-2013 for the TxDOT Right of Way Mapping Project Control-Section-Number 1013-01-031.

That I, Christopher B. Cox, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

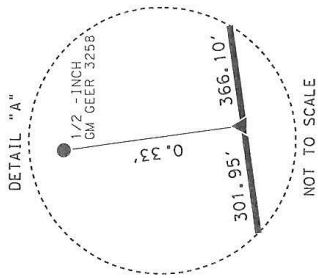
WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas.

SURVEYING AND MAPPING, Inc.
7101 Envoy Court
Dallas, Texas 75247

 01-24-2014
Christopher B. Cox Date
Registered Professional Land Surveyor
No. 6427 State of Texas



0 50 100
 GRAPHIC SCALE
 SCALE: 1" = 100'
 COLLIN COUNTY,
 TEXAS

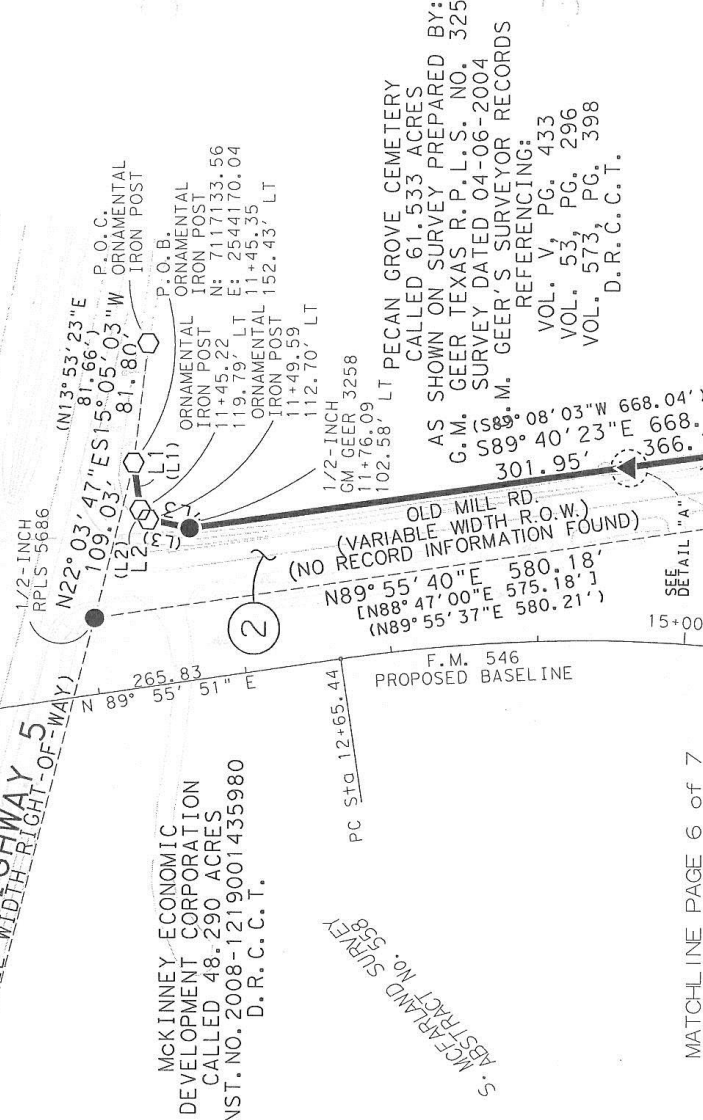


NOT TO SCALE

- LEGEND**
- TXDOT TYPE II R.O.W. MONUMENT FOUND
 - 1/2" IRON PIPE FOUND UNLESS NOTED
 - 5/8" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED**
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - FENCE POST FOUND UNLESS NOTED
 - X CUT IN CONCRETE FOUND UNLESS NOTED
 - PK CUT IN SHINGLE FOUND UNLESS NOTED
 - PK NAIL FOUND UNLESS NOTED
 - COTTON SPINDLE SET, UNLESS NOTED
 - CALCULATED POINT
 - PROPERTY LINE
 - SURVEY LINE
 - PLATTING SEGMENT LINE
 - 1/2" RECORD INFORMATION
 - 1/2" RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - N.T.S. NOT TO SCALE
 - I.P.F. IRON PIPE FOUND
 - D.R.C.C.T. DEED RECORDS COLLIN COUNTY, TX.
 - P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TX.
 - R.P.R.C.C.T. COLLIN COUNTY RECORDS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS
 - M.F.S. METAL FENCE
 - PROPOSED EASEMENT LINE
 - D.O.A. DENIAL OF ACCESS

ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.
 ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1995 CORRS. EPOCH 2002.0). SURFACE AND VERTICAL COORDINATES TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000152710.
 THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

LINE	BEARING	DISTANCE
L1	S00° 09' 48" W	32.64'
(L1)	(N01° 02' 53" W)	(32.64')
L2	S31° 42' 18" E	8.33'
(L2)	(N30° 59' 48" W)	(8.39')
L3	S69° 10' 11" E	28.37'
(L3)	(N70° 42' 26" W)	(28.25')



STATE OF TEXAS
 VOL. 509, PG. 257
 CALLED 0.039 ACRES
 D.R.C.C.T.

STATE HIGHWAY 5
 (A VARIABLE WIDTH RIGHT-OF-WAY)

MCKINNEY ECONOMIC
 DEVELOPMENT CORPORATION
 CALLED 48.290 ACRES
 INST. NO. 2008-1219001435980
 D.R.C.C.T.

S. MCFARLAND SURVEY
 ABSTRACT NO. 558

1/2-INCH
 GM GEER 3258
 11+76.09
 102.58' LT PECAN GROVE CEMETERY
 CALLED 61.533 ACRES
 AS SHOWN ON SURVEY PREPARED BY:
 G.M. GEER TEXAS R.P.L.S. NO. 3258
 SURVEY DATED 04-06-2004
 M. GEER'S SURVEYOR RECORDS
 REFERENCING:
 VOL. V, PG. 433
 VOL. 53, PG. 296
 VOL. 573, PG. 398
 D.R.C.C.T.

MATCH-LINE PAGE 6 of 7

EXHIBIT "A" - PAGE 5 OF 7
 A PLAT OF A SURVEY OF
 PARCEL 2

F.M. 546 RIGHT OF WAY RELOCATION PROJECT
 A 115,709 SQUARE FOOT (2.656 ACRE)
 TRACT OF LAND IN THE
 S. MCFARLAND SURVEY
 ABSTRACT NO. 558
 COLLIN COUNTY, TEXAS
 CSJ NO. 1013-01-031

CITY OF MCKINNEY
 CALLED 1.2126 ACRES
 CLERKS FILE NO. 94-006-0052
 D.R.C.C.T.
 CITY OF MCKINNEY
 CALLED 0.3086 ACRE
 CLERKS FILE NO. 94-006-0052
 D.R.C.C.T.

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C4	49° 26' 26" (LT)	237.30'	275.00'
[C4]	[49° 28' 36"]	[237.47']	[275.00']
[C4]	[49° 37' 07"]	[238.15']	[275.00']
CHORD TABLE			
CHORD BEARING	CHORD		
N65° 22' 13" W	230.00'		
[S65° 20' 05" E]	[230.16']		
[S66° 24' 26" E]	[230.78']		

CITY OF MCKINNEY
 CALLED 0.3086 ACRE
 CLERKS FILE NO. 94-006-0052
 D.R.C.C.T.

S. HARTLAND SURVEY
 ABSTRACT NO. 558
 COLLIN COUNTY, TEXAS

OLD MILL RD.
 (VARIABLE WIDTH R.O.W.)
 (NO RECORDING INFORMATION FOUND)
 (C4)

LINE	BEARING	DISTANCE
L4	N89° 07' 33" E	64.62'
(L4)	(S87° 59' 59" W)	(64.68')
L5	S85° 31' 30" E	35.64'
(L5)	(N86° 00' 43" W)	(19.86')
L6	S75° 29' 02" E	30.32'
(L6)	(N76° 42' 53" W)	(30.36')
L7	S41° 13' 03" E	30.52'
(L7)	(N42° 24' 43" W)	(30.42')
L8	S20° 46' 45" E	29.18'
(L8)	(N21° 56' 30" W)	(29.18')

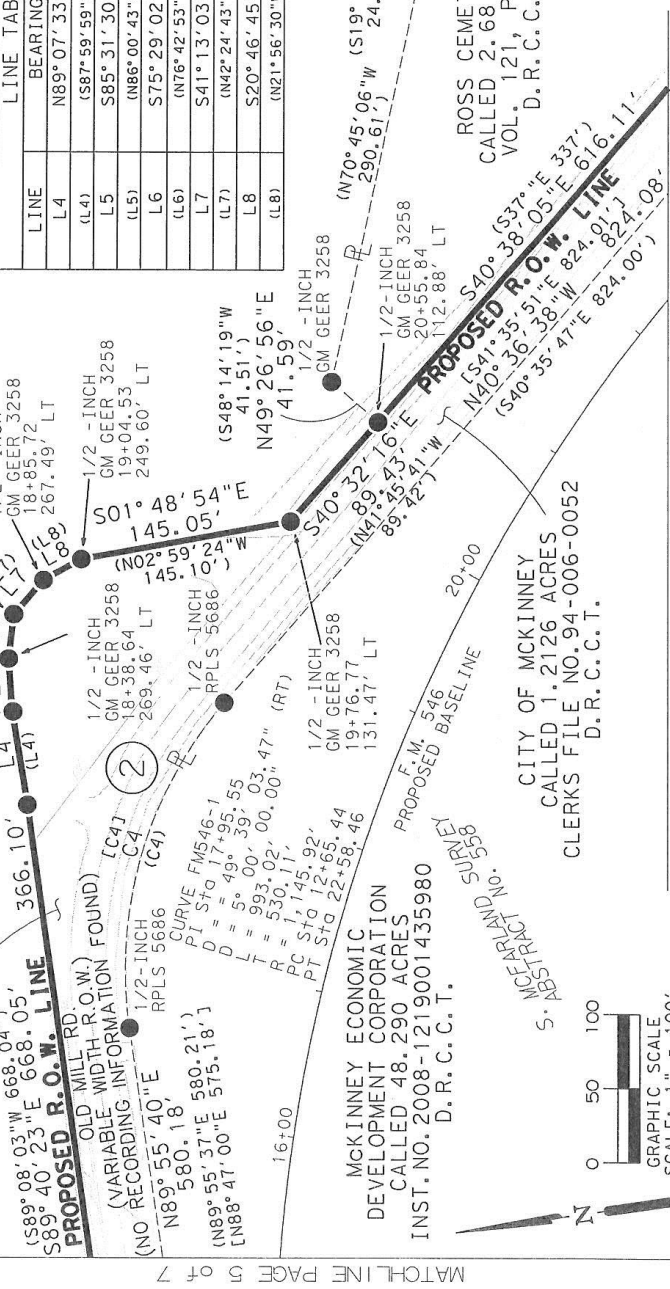


EXHIBIT "A" - PAGE 6 OF 7
 A PLAT OF A SURVEY OF
 PARCEL 2
 F.M. 546 RIGHT OF WAY RELOCATION PROJECT
 A 115,709 SQUARE FOOT (2.656 ACRE)
 TRACT OF LAND IN THE
 S. MCFARLAND SURVEY
 ABSTRACT NO. 558
 COLLIN COUNTY, TEXAS
 CSJ NO. 1013-01-031

ACCESS IS PROHIBITED, ACROSS THE "TRAIL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.
 ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS PLUMB LINE SURVEY SYSTEM (NAD 83 (1986 CORRS. EPOCH 2002.0)). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000152710.
 THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

MATCHLINE PAGE 6 of 7

GRAPHIC SCALE
SCALE: 1" = 100'
COLLIN COUNTY,
TEXAS

ROSS CEMETERY
CALLED 3 ACRES
VOL. 69, PG. 27
D. R. C. C. T.

ROSS CEMETERY
CALLED 2.68 ACRES
VOL. 121, PG. 86
D. R. C. C. T.

CITY OF MCKINNEY
CALLED 1.2126 ACRES
CLERKS FILE NO. 94-006-0052
D. R. C. C. T.

CITY OF MCKINNEY
CALLED 0.3086 ACRE
CLERKS FILE NO. 94-006-0052
D. R. C. C. T.

MCKINNEY ECONOMIC
DEVELOPMENT CORPORATION
CALLED 48.290 ACRES
INST. NO. 2008-1219001435980
D. R. C. C. T.

CITY OF MCKINNEY
CALLED 1.2126 ACRES
CLERKS FILE NO. 94-006-0052
D. R. C. C. T.

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

ROSS CEMETERY
CALLED 2.68 ACRES
VOL. 121, PG. 86
D. R. C. C. T.

PROPOSED R.O.W. LINE
S 540° 38' 05" E 337' 11"
S 540° 36' 38" W 824.01' J (VARIABLE WIDTH R.O.W.)
S 540° 35' 51" E 824.01' J (VARIABLE WIDTH R.O.W.)
S 540° 35' 47" E 824.00' J (VARIABLE WIDTH R.O.W.)
(NO VARIABLE INFORMATION FOUND)

CITY OF MCKINNEY
CALLED 1.2126 ACRES
CLERKS FILE NO. 94-006-0052
D. R. C. C. T.

CITY OF MCKINNEY
CALLED 0.3086 ACRE
CLERKS FILE NO. 94-006-0052
D. R. C. C. T.

MCKINNEY ECONOMIC
DEVELOPMENT CORPORATION
CALLED 48.290 ACRES
INST. NO. 2008-1219001435980
D. R. C. C. T.

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C3	46° 13' 34" (RT)	282.38'	350.00'	N63° 43' 47" W	274.78'
(C3)	(46° 13' 44")	(282.40')	(350.00')	(S63° 43' 39" E)	(274.80')
[C3]	[41° 54' 27"]	[256.00']	[350.00']	[S62° 33' 04" E]	[250.33']
C1	45° 44' 22" (LT)	318.73'	399.26'	S70° 49' 45" E	310.34'
C2	01° 33' 40" (RT)	72.95'	2,677.70'	S47° 14' 44" W	72.95'

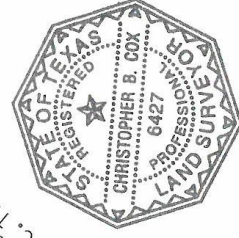
EXHIBIT "A" - PAGE 7 OF 7
A PLAT OF A SURVEY OF
PARCEL 2

F.M. 546 RIGHT OF WAY RELOCATION PROJECT
TRACT OF LAND IN THE
S. MCFARLAND SURVEY
ABSTRACT No. 558
COLLIN COUNTY, TEXAS
CSJ NO. 1013-01-031

ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE"
TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE
ADJUTING PROPERTY.

ALL BEARINGS AND COORDINATES ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM, NORTH
ZONE, NAD 83 (1986 EDITION, PROCS 2002.0).
CENTRAL MERIDIAN, 100° 00' 00" WEST, 30° 00' 00" NORTH,
SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING
BY A COMBINED SCALE FACTOR OF 1.000152710.

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY
DESCRIPTION OF EVEN DATE.



BY: SURVEYING AND MAPPING, Inc.

Christopher B. Cox
Christopher B. Cox, R.P.L.S. Date 01-24-2012

EXHIBIT "B-2"

Parcel 4

Depiction and Description of Fee Simple Right of Way

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 31+14.51 to 45+71.60
R.O.W. CSJ: 1013-01-031

Page 1 of 6
January 24, 2014

PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 209,618 SQUARE FOOT [4.812 ACRE] TRACT OF LAND LOCATED IN THE S. MCFARLAND SURVEY, ABSTRACT NO. 558 AND THE W.S. RICHARDSON SURVEY ABSTRACT NO. 747, IN COLLIN COUNTY, TEXAS, BEING A PORTION OF A CALLED 157 ACRE TRACT, DESCRIBED AS FIRST TRACT AND A PORTION OF A CALLED 12 ACRE TRACT DESCRIBED AS SECOND TRACT IN THE DEED TO CITY OF MCKINNEY, RECORDED IN VOLUME 503, PAGE 251, DEED RECORDS OF COLLIN COUNTY, TEXAS, (D.R.C.C.T.), AS SHOWN ON A SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a railroad iron monument found in the common line of the east existing right-of-way line of a Dallas Area Rapid Transit Railroad (D.A.R.T.), (a 200 foot wide right-of-way) recorded in Volume 5443, Page 5532, D.R.C.C.T. and Lot 2-B-1, Block B as described in the deed to McKinney Habitat for Humanity, Inc., recorded in Document Number 20110601000558750, Official Public Records Collin County, Texas (O.P.R.C.C.T.) as shown on McKinney Industrial Park No. 2 Replat, recorded in Volume H, Page 445, Plat Records Collin County, Texas (P.R.C.C.T.);

THENCE with the east existing right-of-way line of said D.A.R.T. railroad, with the arc of a curve to the right, passing an aluminum monument stamped "Survey Point Lone Star Gas Co. Do Not Disturb" found at an arc distance of 85.81 feet for the north corner of a tract of land described as Tract 6 in the deed to Enserch Corporation, recorded in Volume 743, Page 210, D.R.C.C.T., and continuing with the arc of a curve to the right, a total arc length of 488.15 feet, through a central angle of 09°43'09", having a radius of 2,877.70 feet and a chord that bears S43°19'01"W, a distance of 487.57 feet to a calculated point in the common line of said east existing right-of-way line of the D.A.R.T. railroad and said 157 acre tract;

THENCE S48°20'57"W, with the common line of said east existing right-of-way line of D.A.R.T. railroad and said 157 acre tract, a distance of 69.46 feet to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set** in the north proposed right-of-way line of Farm to Market Road (F.M.) 546, for the **POINT OF BEGINNING** being 70.00 feet left of Baseline Station 31+47.49 and having a Texas State Plane Coordinate System, N.A.D. 83(1996 CORS, EPOCH 2002.0), North Central Zone (4202), surface coordinate of North 7,115,988.48, East 2,545,808.57;

- 1) **THENCE** crossing said 157 acre tract and with said north proposed right-of-way line of F.M. 546 with the arc of a curve to the left, an arc length of 311.75 feet, through a central angle of 16°36'07", having a radius of 1,075.92 feet, and a chord that bears S64°02'02"E, a distance of 310.67 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 31+14.51 to 45+71.60
R.O.W. CSJ: 1013-01-031

Page 2 of 6
January 24, 2014

PROPERTY DESCRIPTION FOR PARCEL 4

- 2) **THENCE** S72°20'05"E, crossing said 157 acre tract and with said north proposed right-of-way line of F.M. 546, a distance of 96.89 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set** in the common line of said 157 acre tract and Lot 2-B-2, Block B as described in the deed to Couch Warehouse, Ltd., recorded in Document Number 99-0067165, O.P.R.C.C.T., as shown on McKinney Industrial Park No. 2 Replat, recorded in Volume H, Page 445, P.R.C.C.T from which an aluminum monument stamped "Survey Point Lone Star Gas Co. Do Not Disturb" found for the north corner of said Tract 6, and in said east existing right-of-way line of said D.A.R.T. railroad bears, N04°31'45"W, a distance of 501.50 feet;
- 3) **THENCE** S04°31'45"E, with the common line of said 157 acre tract and said Lot 2-B-2, a distance of 102.13 feet to a calculated point for the north common corner of said 157 acre tract and said 12 acre tract and said Lot 2-B-2;
- 4) **THENCE** S88°04'35"E, with the common line of said 12 acre tract and said Lot 2-B-2, passing a 3/4-inch iron rod found at a distance of 30.30 feet and continuing a total distance of 348.55 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set** in said north proposed right-of-way line of F.M. 546;
- 5) **THENCE** S72°20'05"E, crossing said 12 acre tract and with said north proposed right-of-way line of said F.M. 546, a distance of 380.59 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;
- 6) **THENCE** N45°35'07"E, continuing to cross said 12 acre tract and with said north proposed right-of-way line of said F.M. 546, a distance of 141.20 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;
- 7) **THENCE** N04°32'22"E, continuing to cross said 12 acre tract and with said north proposed right-of-way line of said F.M. 546, a distance of 1.11 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set** in the common line of said 12 acre tract and said Lot 2-B-2
- 8) and the west existing right-of-way line of Couch Drive (a variable width right-of-way) as shown on Cabinet A, Page 234 P.R.C.C.T., from which a point in a telephone vault where a 1/2-inch iron rod with yellow cap stamped "2818" was previously found (now destroyed) bears N01°37'51"E, a distance of 364.29 feet;
- 9) **THENCE** S88°04'35"E, with the common line of said 12 acre tract and said Couch Drive and with said north proposed right-of-way line of said F.M. 546, a distance of 60.00 feet to a 1/2-inch iron rod found for the common corner of said 12 acre tract and said Couch Drive and Lot 1R, Block D as described in the deed to Wistron Greentech (Texas) Corporation, recorded as Document Number 20121005001267790, O.P.R.C.C.T., as shown on McKinney Industrial Park No. 2, recorded as Document No. 20080811010002890, O.P.R.C.C.T., and a called 84.714 acre tract as described in the deed to North Texas Municipal Water District, recorded in Volume 4503, Page 1610, D.R.C.C.T.;

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 31+14.51 to 45+71.60
R.O.W. CSJ: 1013-01-031

Page 3 of 6
January 24, 2014

PROPERTY DESCRIPTION FOR PARCEL 4

- 10) **THENCE** S00°35'07"W, with the common line of said 12 acre tract and said 84.714 acre tract, a distance of 398.06 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set** being 168.38 feet right of Baseline Station 45+71.60, same being in the south proposed right-of-way line of F.M. 546, from which a 1/2" iron rod found for the southeast corner of said 12 acre tract and in the west line of said 84.714 acre tract bears, S00°35'07"W, a distance of 209.54 feet;
- 11) **THENCE** N89°24'53"W, crossing said 12 acre tract and with said south proposed right-of-way line of F.M. 546, a distance of 87.60 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;
- 12) **THENCE** N04°32'22"E, continuing to cross said 12 acre tract and with said south proposed right-of-way line of F.M. 546, a distance of 50.81 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;
- 13) **THENCE** N34°27'20"W, continuing to cross said 12 acre tract and with said south proposed right-of-way line of F.M. 546, a distance of 97.12 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;
- 14) **THENCE** N72°20'05"W, continuing to cross said 12 acre tract and with said south proposed right-of-way line of F.M. 546, a distance of 350.91 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;
- 15) **THENCE** N27°20'05"W, continuing to cross said 12 acre tract and with said south proposed right-of-way line of F.M. 546, a distance of 21.21 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;
- 16) **THENCE** N72°20'05"W, crossing said 12 acre tract and said 157 acre tract and with said south proposed right-of-way line of F.M. 546, a distance of 554.23 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;
- 17) **THENCE** crossing said 157 acre tract with the arc of a curve to the right, an arc length of 387.32 feet, through a central angle of 18°15'03", having a radius of 1,215.92 feet, and a chord that bears N63°12'34"W, a distance of 385.68 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set** in the common line of said 157 acre tract and said east existing right-of-way line of D.A.R.T. railroad, being 70.00 feet right of the Baseline Station 31+14.51;

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 31+14.51 to 45+71.60
R.O.W. CSJ: 1013-01-031

Page 4 of 6
January 24, 2014

PROPERTY DESCRIPTION FOR PARCEL 4

18) THENCE N48°20'57"E, with the common line of said 12 acre tract and said east existing right-of-way line of D.A.R.T. railroad, a distance of 143.82 feet to the **POINT OF BEGINNING** and containing 209,618 square feet [4.812 acres] of land of which 28,282 square feet [0.649 acre] lies within the apparent existing right-of-way of Couch Drive (a variable width right-of-way, no record information found).

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1996 CORS, EPOCH 2002.0).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000152710 (0.999847313).

**The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

The Station and Offset Information refers to the baseline described in the Control Sheet to be created 11-20-2013 for the TxDOT Right of Way Mapping Project Control-Section-Number 1013-01-031.

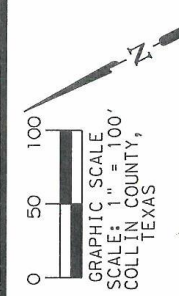
That I, Christopher B. Cox, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas.

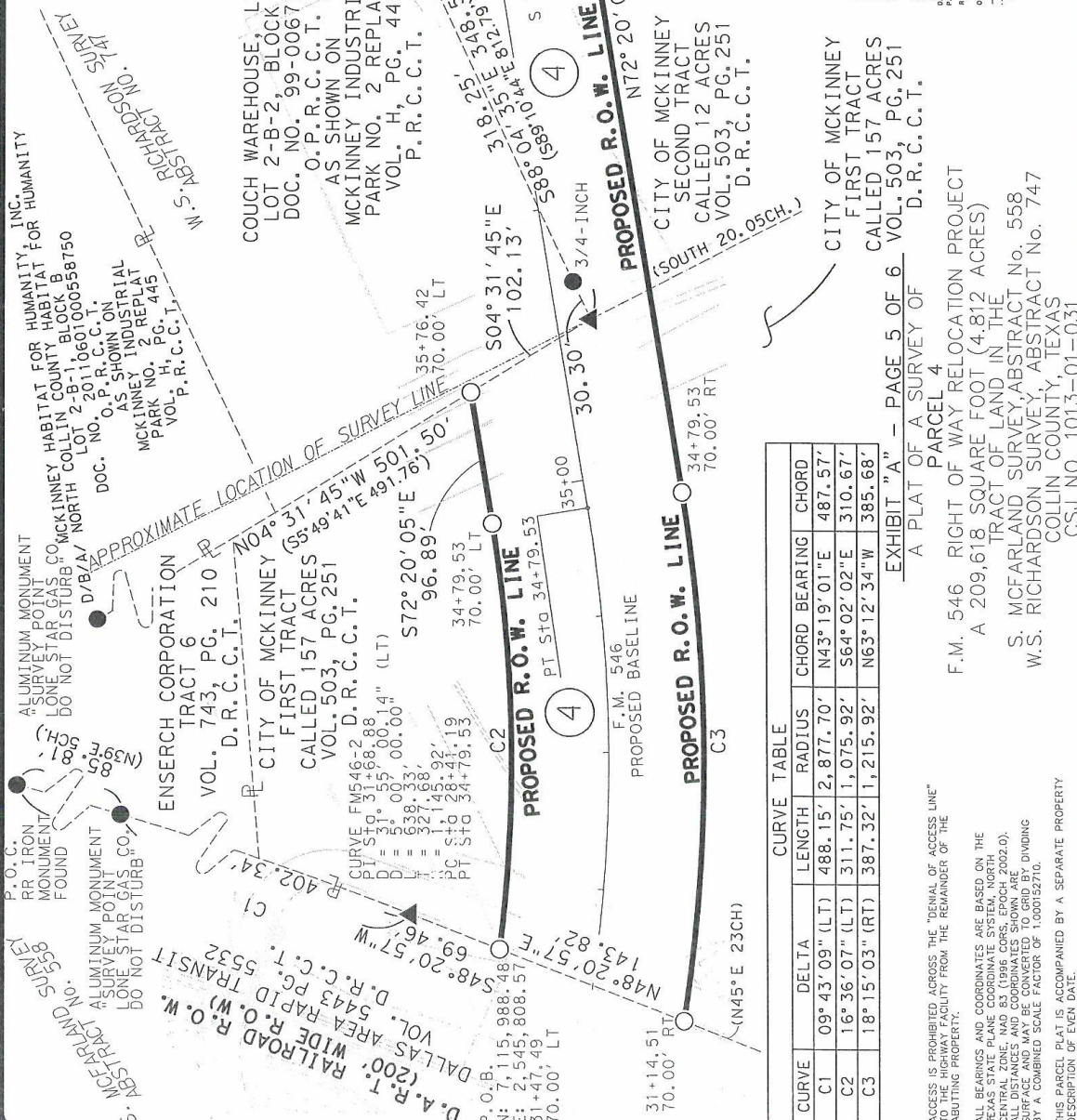
SURVEYING AND MAPPING, Inc.
7101 Envoy Court
Dallas, Texas 75247



Christopher B. Cox 01-24-2014 REV.
Christopher B. Cox Date
Registered Professional Land Surveyor
No. 6427 State of Texas



MATCHLINE PAGE 6 OF 6



- LEGEND**
- ⊠ TYPED TYPE 11 P.O.W. MONUMENT FOUND
 - ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
 - CAP SET UNLESS NOTED, ALUMINUM
 - ⊙ 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
 - ⊙ "X" CUT IN CONCRETE FOUND
 - ⊙ PA NAIL WITH SHINER SET, UNLESS NOTED OTHERWISE
 - ⊙ COTTON SPINDLE SET, UNLESS NOTED OTHERWISE
 - ⊙ CALCULATED POINT
 - ⊙ SURVEY LINE
 - ⊙ ELEVATION INFORMATION
 - ⊙ RECORD INFORMATION
 - ⊙ P.O.C. POINT OF COMMENCING SURVEY
 - ⊙ P.C. POINT OF CURVATURE
 - ⊙ P.T. POINT OF TANGENCY
 - ⊙ N.T.S. POINT TO SCALE
 - ⊙ I.P.F. IRON ROD FOUND
 - ⊙ I.P.P. IRON PIPE FOUND
 - ⊙ R.E.C.C.T. RECORDED RECORDS COLLIN COUNTY, TX.
 - ⊙ R.P.R.C.C.T. REAL PROPERTY RECORDS COLLIN COUNTY, TX.
 - ⊙ P.R.C.C.T. PUBLIC RECORDS COLLIN COUNTY, TX.
 - ⊙ P.C.C.T. COLLIN COUNTY, TEXAS
 - ⊙ --- PROPOSED EASEMENT LINE
 - ⊙ --- DENIAL OF ACCESS

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	09° 43' 09" (LT)	488.15'	2,877.70'	N43° 19' 01" E	487.57'
C2	16° 36' 07" (LT)	311.75'	1,075.92'	S64° 02' 02" E	310.67'
C3	18° 15' 03" (RT)	387.32'	1,215.92'	N63° 12' 34" W	385.68'

ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1996 CORRS, EPOCH 2002.0). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00032710.

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

EXHIBIT "A" - PAGE 5 OF 6
 VOL. 503, PG. 251
 D.R.C.C.T.

EXHIBIT "A" - PAGE 5 OF 6
 VOL. 503, PG. 251
 D.R.C.C.T.

EXHIBIT "A" - PAGE 5 OF 6
 VOL. 503, PG. 251
 D.R.C.C.T.

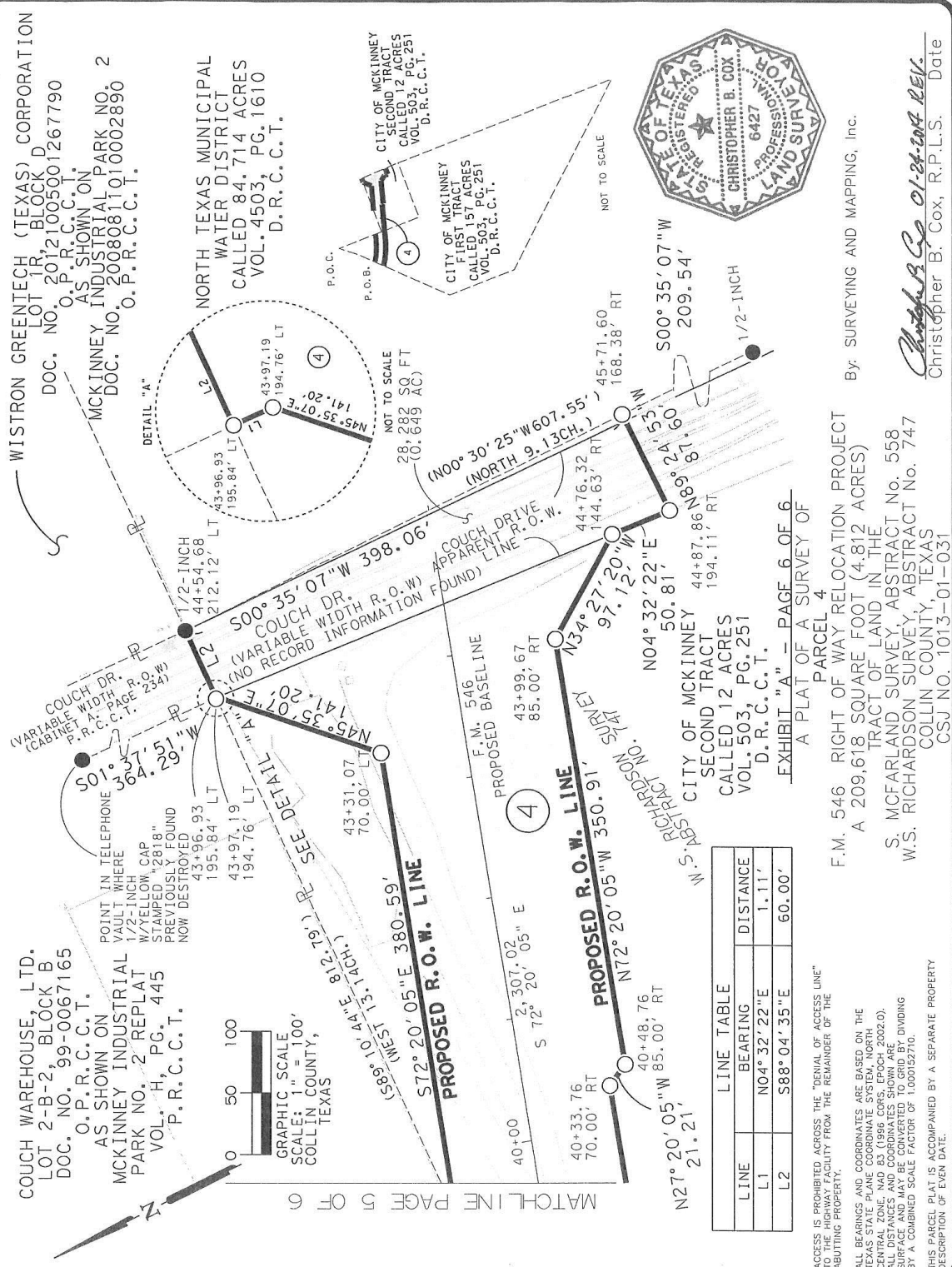
EXHIBIT "A" - PAGE 5 OF 6
 VOL. 503, PG. 251
 D.R.C.C.T.

W.S. RICHARDSON SURVEY
 ABSTRACT NO. 532

W.S. RICHARDSON SURVEY
 ABSTRACT NO. 532

W.S. RICHARDSON SURVEY
 ABSTRACT NO. 532

W.S. RICHARDSON SURVEY
 ABSTRACT NO. 532



WISTRON GREENTECH (TEXAS) CORPORATION
 LOT 1R, BLOCK D
 DOC. NO. 20121005001267790
 O.P.R.C.C.T.
 MCKINNEY INDUSTRIAL PARK NO. 2
 DOC. NO. 20080811010002890
 O.P.R.C.C.C.T.

COUCH WAREHOUSE, LTD.
 LOT 2-B-2, BLOCK B
 DOC. NO. 99-0067165
 O.P.R.C.C.C.T.
 AS SHOWN ON
 MCKINNEY INDUSTRIAL
 PARK NO. 2 REPLAT
 VOL. H, PG. 445
 P.R.C.C.C.T.

POINT IN TELEPHONE
 VAULT WHERE
 1/2 INCH CAP
 STAMPED "29"
 PREVIOUSLY FOUND
 NOW DESTROYED
 43+96.93
 195.84' LT
 43+97.19
 194.76' LT

NORTH TEXAS MUNICIPAL
 WATER DISTRICT
 CALLED 84.714 ACRES
 VOL. 4503, PG. 1610
 D.R.C.C.T.

COUCH DR.
 (VARIABLE WIDTH R.O.W)
 APPARENT R.O.W.
 (NO RECORD INFORMATION FOUND)
 500° 35' 07" W 398.06'
 172-INCH
 44+54.68
 212.12' LT

PROPOSED R.O.W. LINE
 (S89° 10' 14" E 812.79')
 WEST 13.13CH.)
 572° 20' 05" E 380.59'
 40+00
 2+307.02
 S 72° 20' 05" E
 40+33.76
 70.00' RT

DETAIL "A"
 43+97.19
 194.76' LT
 43+96.93
 195.84' LT
 43+31.07
 70.00' LT
 43+99.67
 85.00' RT

PROPOSED BASELINE
 F.M. 546
 43+99.67
 85.00' RT
 44+76.32
 144.63' RT
 44+87.86
 194.11' RT

PROPOSED R.O.W. LINE
 N72° 20' 05" W 350.91'
 N34° 27' 20" W 97.12' W
 N04° 32' 22" E 50.81'
 44+76.32
 144.63' RT
 44+87.86
 194.11' RT

CITY OF MCKINNEY
 SECOND TRACT
 CALLED 12 ACRES
 VOL. 503, PG. 251
 D.R.C.C.T.

CITY OF MCKINNEY
 FIRST TRACT
 CALLED 157 ACRES
 VOL. 503, PG. 251
 D.R.C.C.T.

CITY OF MCKINNEY
 SECOND TRACT
 CALLED 12 ACRES
 VOL. 503, PG. 251
 D.R.C.C.T.

W.S. RICHARDSON SURVEY
 ABSTRACT NO. 747
 COLLIN COUNTY, TEXAS
 CSJ NO. 1013-01-031

EXHIBIT "A" - PAGE 6 OF 6
 A PLAT OF A SURVEY OF
 PARCEL 4
 F.M. 546 RIGHT OF WAY RELOCATION PROJECT
 A 209,618 SQUARE FOOT (4.812 ACRES)
 TRACT OF LAND IN THE
 S. MCFARLAND SURVEY, ABSTRACT No. 558
 W.S. RICHARDSON SURVEY, ABSTRACT No. 747
 COLLIN COUNTY, TEXAS

ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE"
 TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE
 ADJUTING PROPERTY.

ALL BEARINGS AND COORDINATES ARE BASED ON THE
 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH
 CENTRAL ZONE, NAD 83 (1983 CORRS, EPOCH 2002.0).
 SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING
 BY A COMBINED SCALE FACTOR OF 1.000152710.

LINE	BEARING	DISTANCE
L1	N04° 32' 22" E	1.11'
L2	S88° 04' 35" E	60.00'

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY
 DESCRIPTION OF EIGN DATE.



By: SURVEYING AND MAPPING, Inc.
 Christopher B. Cox 01-28-2014 REV.
 Christopher B. Cox, R.P.L.S. Date

MATCHLINE PAGE 5 OF 6

NOT TO SCALE

EXHIBIT "B-3"

Parcel 13

Depiction and Description of Fee Simple Right of Way Parcel

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 97+43.55 to 100+03.48
R.O.W. CSJ: 1013-01-031

Page 1 of 3
January 24, 2014

PROPERTY DESCRIPTION FOR PARCEL 13

DESCRIPTION OF A 7,212 SQUARE FOOT [0.166 ACRE] TRACT OF LAND LOCATED IN THE G. PILANT SURVEY, ABSTRACT NO. 691, IN COLLIN COUNTY, TEXAS, BEING A PORTION OF A CALLED 13.454 ACRE TRACT AS DESCRIBED IN THE DEED TO CITY OF MCKINNEY, RECORDED IN DOCUMENT NUMBER 20090821001054630, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.), AS SHOWN ON A SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with cap stamped "CARTER & BURGESS" found for the west common corner of said 13.454 acre tract and a called 3.0616 acre tract of land described as Parcel 2 in deed to State of Texas as recorded in Instrument Number 92-0058318, Deed Records of Collin County, Texas (D.R.C.C.T.), same being in the east line of a remainder of a called 63.1927 acre tract as described in deed to Simpson Manufacturing, recorded as Document Number 2001-0024587, D.R.C.C.T.;

THENCE N89°05'21"E, with the common line of said 13.454 acre tract and said 3.0616 acre tract, a distance of 25.68 feet to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set** in the south proposed right-of-way line of Farm to Market Road (F.M.) 546, for the **POINT OF BEGINNING** being 85.00 feet right of Baseline Station 97+43.55 and having a Texas State Plane Coordinate System, N.A.D. 83(1996 CORS, EPOCH 2002.0), North Central Zone (4202), surface coordinate of North 7,113,078.20, East 2,551,462.73;

- 1) **THENCE** N89°05'21"E, continuing with the common line of said 13.454 acre tract and said 3.0616 acre tract, a distance of 33.59 feet to a 5/8-inch iron rod found disturbed;
- 2) **THENCE** N45°05'20"E, continuing with the common line of said 13.454 acre tract and said 3.0616 acre tract, a distance of 26.27 feet to a calculated point in the west apparent right-of-way line of Farm to Market Road (F.M.) 546 (a variable width right-of-way), (no record information found), from which a 5/8-inch iron rod with cap stamped "Carter and Burgess" found bears, N45°05'20"E, a distance of 0.59 feet;
- 3) **THENCE** with said west existing right-of-way line of F.M. 546 and with the arc of a curve to the left, an arc length of 211.17 feet, through a central angle of 13°35'40", having a radius of 890.00 feet, and a chord that bears S35°05'38"E, a distance of 210.68 feet to a concrete monument with brass cap found;
- 4) **THENCE** S41°53'29"E, with said west apparent right-of-way line of F.M. 546, a distance of 23.69 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set** being 61.29 feet right of Baseline Station 100+03.48, from which a concrete monument with brass cap stamped "2674" found in said west apparent right-of-way line bears, S41°53'29"E, a distance of 1,737.06 feet;
- 5) **THENCE** N86°53'34"W, crossing said 13.454 acre tract and with said south proposed right-of-way line of F.M. 546, a distance of 33.53 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 97+43.55 to 100+03.48
R.O.W. CSJ: 1013-01-031

Page 2 of 3
January 24, 2014

PROPERTY DESCRIPTION FOR PARCEL 13

- 6) **THENCE** N41°53'34"W, continuing to cross said 13.454 acre tract and with said south proposed right-of-way line of F.M. 546, a distance of 150.87 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set**;
- 7) **THENCE** continuing to cross said 13.454 acre tract and with said south proposed right-of-way line of F.M. 546 and with the arc of a curve to the left, an arc length of 79.02 feet, through a central angle of 04°16'03", having a radius of 1,060.92 feet, and a chord that bears N44°01'35"W, a distance of 79.00 feet to the **POINT OF BEGINNING** and containing 7,212 square feet [0.166 acre] of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1996 CORS, EPOCH 2002.0).
All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000152710 (0.999847313).

**The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

The Station and Offset Information refers to the baseline described in the Control Sheet to be created 11-20-2013 for the TxDOT Right of Way Mapping Project Control-Section-Number 1013-01-031.

That I, Christopher B. Cox, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas.

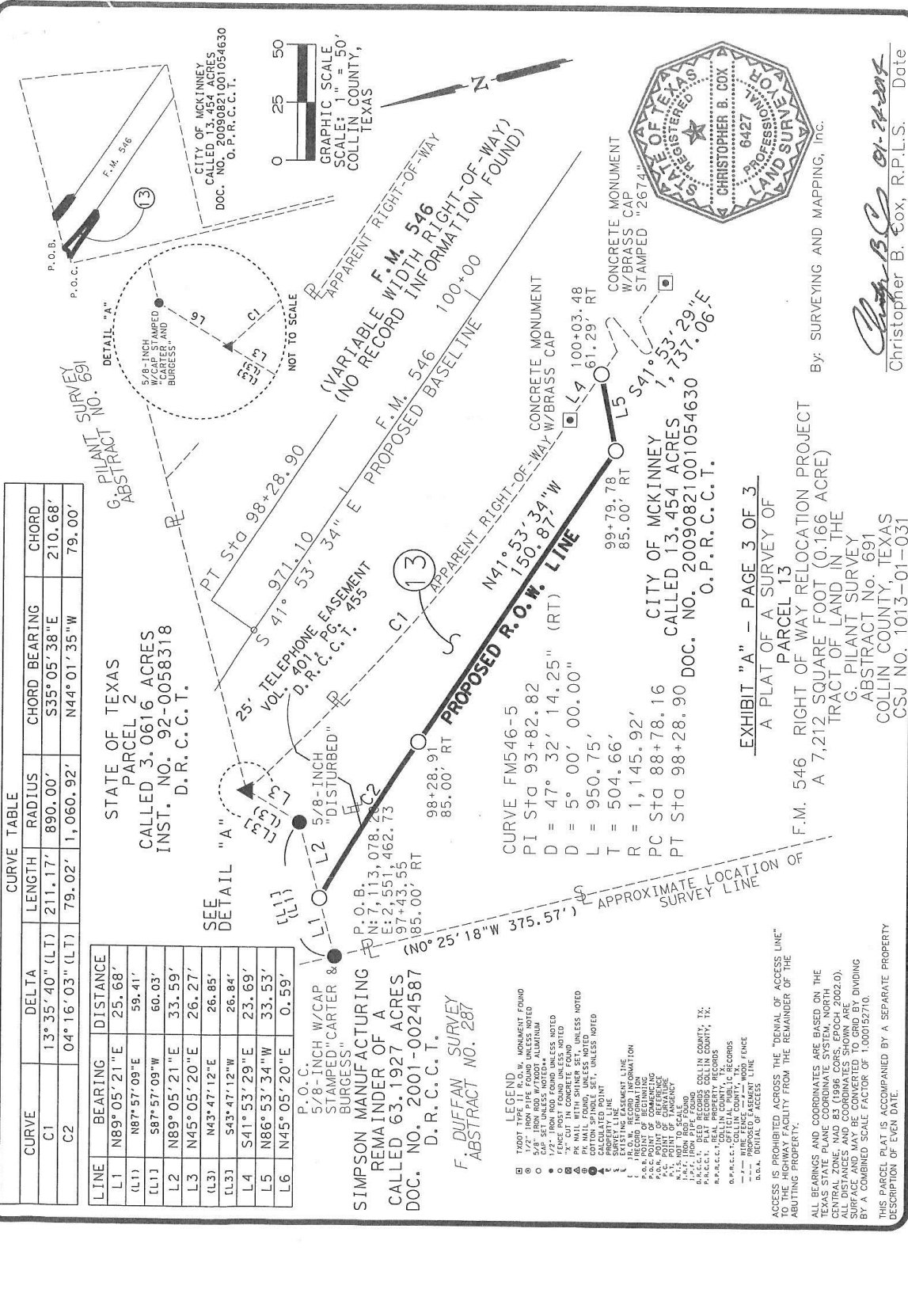
SURVEYING AND MAPPING, Inc.
7101 Envoy Court
Dallas, Texas 75247



Christopher B. Cox 01-24-2014
Christopher B. Cox Date
Registered Professional Land Surveyor
No. 6427 State of Texas

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING
C1	13° 35' 40" (LT)	211.17'	S35° 05' 38" E
C2	04° 16' 03" (LT)	79.02'	N44° 01' 35" W
LINE	BEARING	DISTANCE	CHORD
L1	N89° 05' 21" E	25.68'	210.68'
(L1)	N87° 57' 09" E	59.41'	79.00'
(L1)	S87° 57' 09" W	60.03'	
L2	N89° 05' 21" E	33.59'	
L3	N45° 05' 20" E	26.27'	
(L3)	M43° 47' 12" E	26.85'	
(L3)	S43° 47' 12" W	26.84'	
L4	S41° 53' 29" E	23.69'	
L5	N86° 53' 34" W	33.53'	
L6	N45° 05' 20" E	0.59'	

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SIMPSON MANUFACTURING REMAINDER OF A CALLED 63.1927 ACRES DOC. NO. 2001-0024587 D.R.C.C.T.

F. DUFFAN SURVEY ABSTRACT NO. 287

LEGEND

- TODOT TYPE II P.O.W. MONUMENT FOUND
- 5/8" IRON ROD FOUND UNLESS NOTED
- CAP SET UNLESS NOTED UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- 2" CUT IN CONCRETE FOUND UNLESS NOTED
- PK NAIL FOUND UNLESS NOTED
- COTTON STAPLE SET UNLESS NOTED
- PROPERTY LINE
- EXISTING EASEMENT
- PREVIOUS INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.M. POINT OF MONUMENT
- P.O.W. POINT OF REFERENCE
- P.T. POINT OF TANGENCY
- P.V. POINT OF VERGENCE
- 1/4" IRON ROD FOUND
- R.A.C.C.T. DEED RECORDS COLLIN COUNTY, TX
- R.E.C.C.T. DEED RECORDS COLLIN COUNTY, TX
- O.P.R.C.C.T. COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. COLLIN COUNTY, TEXAS
- PREPARED EASEMENT LINE
- D.D.A. DENIAL OF ACCESS

ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1986 CORS, EPOCH 2002.0). DISTANCES AND COORDINATES SHOWN ARE SURFACE MEASUREMENTS. DISTANCES SHOWN ARE DIVIDING BY A COMBINED SCALE FACTOR OF 1.000192710.

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVERY DATE.

By: SURVEYING AND MAPPING, Inc.

Christopher B. Cox, R.P.L.S. Date

EXHIBIT "B-1"

Parcel 14

Depiction and Description of Fee Simple Right of Way

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 98+78.64 to 100+01.07
R.O.W. CSJ: 1013-01-031

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PROPERTY DESCRIPTION FOR PARCEL 14

DESCRIPTION OF A 2,805 SQUARE FOOT [0.064 ACRE] TRACT OF LAND LOCATED IN THE G. PILANT SURVEY ABSTRACT NO. 691, IN COLLIN COUNTY, TEXAS, BEING A PORTION OF A CALLED 13.454 ACRE TRACT AS DESCRIBED IN THE DEED TO CITY OF MCKINNEY, RECORDED IN DOCUMENT NUMBER 20090821001054630, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.), AS SHOWN ON A SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with cap found for the east common corner of said 13.454 acre tract and a called 3.0616 acre tract of land described as Parcel 2 in the deed to State of Texas as recorded in Instrument Number 92-0058318, Deed Records of Collin County, Texas, (D.R.C.C.T.);

THENCE S89°04'34"W, with the common line of said 13.454 acre tract and said 3.0616 acre tract, a distance of 652.56 feet to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set** in the north proposed right-of-way line of Farm to Market Road (F.M.) 546, for the **POINT OF BEGINNING**, being 88.69 feet left of Baseline Station 98+78.64 and having a Texas State Plane Coordinate System, N.A.D. 83(1996 CORS, EPOCH 2002.0), North Central Zone (4202), surface coordinate of North 7,113,100.35, East 2,551,680.13;

- 1) **THENCE** S36°59'05"E, crossing said 13.454 acre tract with said north proposed right-of-way line of F.M. 546, a distance of 101.51 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set** ;
- 2) **THENCE** S03°06'26"W, continuing to cross said 13.454 acre tract, a distance of 30.11 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set** being 58.71 feet left of baseline station 100+01.07 and in the east apparent right-of-way line of F.M. 546 (a variable width right-of-way),(no record information found), from which a concrete monument with a brass cap stamped "2675" found in the said east apparent right-of-way line of F.M. 546 bears, S41°53'29"E, distance of 1,739.36 feet;
- 3) **THENCE** N41°53'29"W, with said east apparent right-of-way line of F.M. 546, a distance of 21.27 feet to a concrete monument with brass cap stamped "2671" found;
- 4) **THENCE** with said east apparent right-of-way line of F.M. 546 and with the arc of a curve to the right, an arc length of 119.62 feet, through a central angle of 08°54'03", having a radius of 770.00 feet, and whose chord bears N37°26'27"W, a distance of 119.50 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set** in the common line of said 13.454 acre tract and said 3.0616 acre tract;

EXHIBIT "A"

County: Collin
Highway: Farm to Market Road 546
Station: 98+78.64 to 100+01.07
R.O.W. CSJ: 1013-01-031

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PROPERTY DESCRIPTION FOR PARCEL 14

5) **THENCE** N89°04'34"E, with said common line, a distance of 27.42 feet to the **POINT OF BEGINNING** and containing 2,805 square feet [0.064 acre] of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1996 CORS, EPOCH 2002.0).
All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000152710 (0.999847313).

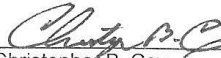
**The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

The Station and Offset Information refers to the baseline described in the Control Sheet to be created 11-20-2013 for the TxDOT Right of Way Mapping Project Control-Section-Number 1013-01-031.

That I, Christopher B. Cox, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas.

SURVEYING AND MAPPING, Inc.
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 01-24-2014
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