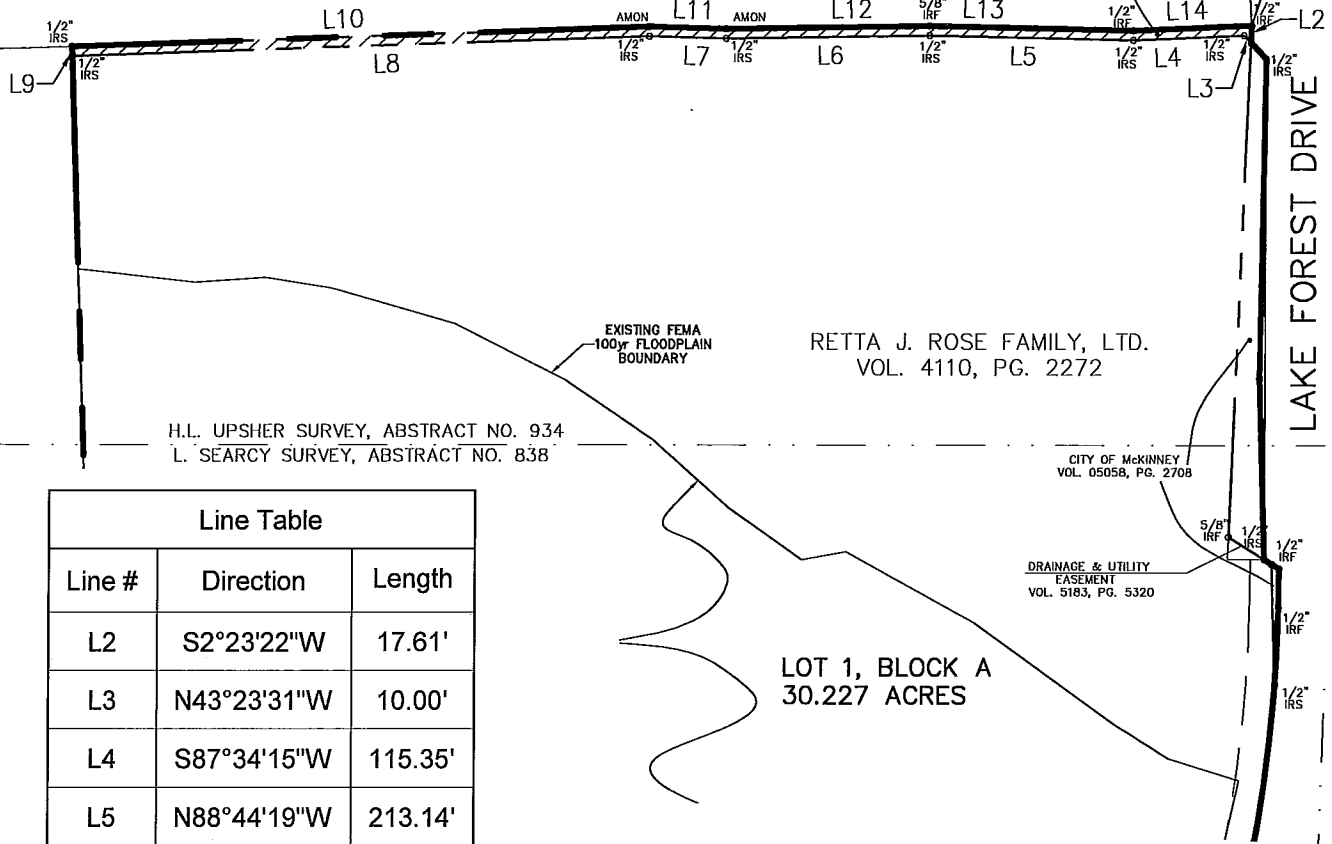


CITY OF MCKINNEY  
VOL. 05058, PG. 2708

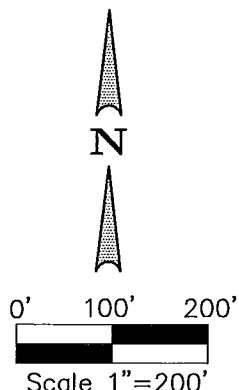
10' R.O.W DEDICATION 12,383  
S.F. 0.284 ACRES TO CITY OF  
MCKINNEY

POINT OF  
BEGINNING

US HIGHWAY NO. 380 / UNIVERSITY DRIVE  
(VARIABLE ROW)



Line Table		
Line #	Direction	Length
L2	S2°23'22"W	17.61'
L3	N43°23'31"W	10.00'
L4	S87°34'15"W	115.35'
L5	N88°44'19"W	213.14'
L6	S89°06'02"W	213.15'
L7	N88°25'49"W	80.66'
L8	S88°01'11"W	604.26'
L9	N1°58'49"W	10.00'
L10	N88°01'11"E	604.57'
L11	S88°25'49"E	80.75'
L12	N89°06'02"E	213.12'
L13	S88°44'19"E	213.01'
L14	N87°34'20"E	123.06'



**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 (972) 480-7090 (972) 480-7099 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors No. 100868-00  
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Scale : 1" = 200'  
Date : 01.26.2011  
Dwg. File : 19988--ROW  
Project No. : 19988

ROW DEDICATION  
0.284 ACRES

HUFFMAN COMPANIES  
5300 PLANO PARKWAY, STE. 2000  
PLANO, TX 75093

SHEET  
**1**  
OF  
**2**

FIELD NOTE DESCRIPTION

STATE OF TEXAS  
 COUNTY OF COLLIN

BEING a tract of land situated in the H.L. Upshur Survey, Abstract No. 934, of the City of McKinney, Collin County, Texas, and being a portion of a tract of land described in a deed to the Retta J. Rose Family, LTD. as recorded in Volume 4110, Page 2272 of the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northwest corner of the City of McKinney deed recorded in Volume 05058, Pg. 2708, Deed Records of Collin County, Texas, and in the Northeast corner of said Retta J. Rose Family, LTD, said point being in the southerly right of way line of U.S. Highway 380 (variable width right of way);

THENCE South 02 deg 23 min 22 sec West, a distance of 17.61 feet to a 1/2 inch iron rod set for corner;

THENCE North 43 deg 23 min 31 sec West, a distance of 10.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 87 deg 34 min 15 sec West, a distance of 115.35 feet to a 1/2 inch iron rod set for corner;

THENCE North 88 deg 44 min 19 sec West, a distance of 213.14 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 deg 06 min 02 sec West, a distance of 213.15 feet to a 1/2 inch iron rod set for corner;

THENCE North 88 deg 25 min 49 sec West, a distance of 80.66 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 deg 01 min 11 sec West, a distance of 604.26 feet to a 1/2 inch iron rod set for corner;

THENCE North 01 deg 58 min 49 sec West, a distance of 10.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 88 deg 25 min 49 sec East, a distance of 604.57 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 deg 25 min 49 sec East, a distance of 80.75 feet to a 1/2 inch iron rod set for corner;

THENCE North 89 deg 06 min 02 sec East, a distance of 213.12 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 deg 44 min 19 sec East, a distance of 213.01 feet to a 1/2 inch iron rod set for corner;

THENCE North 87 deg 34 min 20 sec East, a distance of 123.06 feet to the POINT OF BEGINNING;

CONTAINING within these meets and bounds is 0.284 Acres or 12,371 square feet.

BEARINGS cited herein are based on the City of McKinney monuments No. 16 & 17.



**Winkelmann  
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
 6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090  
 DALLAS, TEXAS 75230 (972) 490-7099 FAX  
 Texas Engineers Registration No. 89  
 Texas Surveyors No. 100865-00  
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Scale : N/A

Date : 01.12.2011

Dwg. File : 19988-ROW

Project No. : \_\_\_\_\_

ROW DEDICATION  
 0.284 ACRES

HUFFMAN COMPANIES  
 5300 PLANO PARKWAY, STE. 2000  
 PLANO, TX 75093

SHEET  
**2**  
 OF  
**2**

# US HIGHWAY NO. 380 / UNIVERSITY DRIVE (VARIABLE ROW)

POINT OF COMMENCING

POINT OF BEGINNING

**ROW ABANDONMENT  
CITY OF MCKINNEY TO  
RETTA J. ROSE FAMILY, LTD  
0.285 ACRES (12,436 sq. ft.)**

ABANDONMENT AREA TO BE  
RETAINED BY CITY OF MCKINNEY AS A  
UTILITY AND DRAINAGE EASEMENT

Line Table		
Line #	Direction	Length
L35	S2°23'22"W	17.61'
L36	S43°14'08"E	23.39'
L37	S1°01'18"W	331.62'
L38	S1°41'14"E	187.45'
L39	N58°03'28"W	43.64'
L40	N2°23'22"E	513.33'

RETTA J. ROSE FAMILY, LTD.  
VOL. 4110, PG. 2272

DRAINAGE & UTILITY  
EASEMENT  
VOL. 5183, PG. 5320

H.I. UPSHER SURVEY, ABSTRACT NO. 934  
WILLIAM HUNT SURVEY, ABSTRACT NO. 450

**LAKE FOREST DRIVE**

20' SOUTHWESTERN  
TELEPHONE COMPANY  
VOL. 739, PG. 41

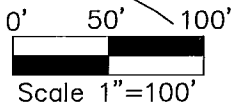
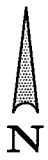
10' UTILITY ESMT.  
CAB. P, PG. 834

LOT 1, BLOCK A  
380/LAKE FOREST ADDITIO  
CAB. P, PG. 834

LOT 4, BLOCK A  
380/LAKE FOREST ADDITION  
CAB. P, PG. 834

CITY OF MCKINNEY  
VOL. 05058, PG. 2708

LOT 2R, BLOCK A  
380/LAKE FOREST ADDITION  
CAB. P, PG. 834



**Winkelmann  
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090  
DALLAS, TEXAS 75230 (972) 490-7099 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors No. 100866-00  
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Scale : 1" = 100'

Date : 07.08.2011

Dwg. File : 19988-ROW2

Project No. : 19988

ROW ABANDONMENT  
0.285 ACRES

HUFFMAN COMPANIES  
5300 PLANO PARKWAY, STE. 2000  
PLANO, TX 75093

SHEET

**1  
OF  
2**

FIELD NOTE DESCRIPTION

STATE OF TEXAS  
COUNTY OF COLLIN

BEING a tract of land situated in the L. Searcy Survey, Abstract No. 828 and the H.L. Upshur Survey, Abstract No. 934, of the City of McKinney, Collin County, Texas, and being a portion of a tract of land described in a deed to the City of McKinney as recorded in Volume 05058, Page 2708, of the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of the City of McKinney deed recorded in Volume 05058, Pg. 2708, Deed Records of Collin County, Texas, and in the Northeast corner of Retta J. Rose Family, LTD. as recorded in Volume 4110, Page 2272 of the Deed Records of Collin County, Texas (DRCCT), said point being in the southerly right of way line of U.S. Highway 380 (variable width right of way);

THENCE South 02 deg 23 min 22 sec West, a distance of 17.61 feet to the POINT OF BEGINNING;

THENCE South 02 deg 14 min 08 sec East, a distance of 23.39 feet to a 1/2 inch iron rod set for corner;

THENCE South 01 deg 01 min 18 sec West, a distance of 331.62 feet to a point for corner;

THENCE South 01 deg 41 min 14 sec East, a distance of 187.45 feet to a 1/2 inch iron rod set for corner;

THENCE North 58 deg 03 min 28 sec West, a distance of 43.64 feet to a 1/2 inch iron rod set for corner;

THENCE North 02 deg 23 min 22 sec East, along the east line of the Retta J. Rose Family, LTD as recorded in Volume 4110, Page 2272 of the Deed Records of Collin Count, Texas (DRCCT), and along the west line of the said City of McKinney tract, a distance of 513.33 feet to the POINT OF BEGINNING;

CONTAINING within these meets and bounds is 0.285 Acres or 12,414 square feet. more or less

BEARINGS cited herein are based on the City of McKinney monuments No. 16 & 17.



**Winkelmann  
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090  
DALLAS, TEXAS 75230 (972) 490-7099 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors No. 100866-00  
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Scale : N/A

Date : 07.08.2011

Dwg. File :19988-ROW2

Project No. : \_\_\_\_\_

ROW ABANDONMENT  
0.285 ACRES

HUFFMAN COMPANIES  
5300 PLANO PARKWAY, STE. 2000  
PLANO, TX 75093

SHEET

**2**  
OF  
**2**

US HIGHWAY NO. 380 / UNIVERSITY DRIVE  
(variable width R.O.W.)

20' SOUTHWESTERN BELL  
TELEPHONE COMPANY ESMT.  
VOL. 739, PG. 461

POINT OF  
COMMENCING

LINE TABLE		
Line #	Length	Direction
L1	17.61	S2°23'22"W
L2	23.39	S43°14'08"E
L3	331.62	S1°01'18"W
L4	187.45	S1°41'14"E
L5	9.25	S58°03'27"E
L6	9.10	S58°03'27"E
L7	39.74	S0°52'39"W
L8	125.16	S1°39'30"E

10' UTILITY ESMT.  
CAB. P, PG. 834

LOT 1, BLOCK A  
380/LAKE FOREST ADDITION  
CAB. P, PG. 834

H.L. UPSHER SURVEY, ABSTRACT NO. 934  
WILLIAM HUNT SURVEY, ABSTRACT NO. 450  
LAKE FOREST DRIVE  
(variable width R.O.W.)

LOT 4, BLOCK A  
380/LAKE FOREST ADDITION  
CAB. P, PG. 834

CITY OF MCKINNEY  
VOL. 05058, PG. 2708

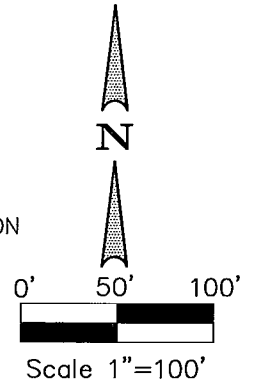
RETTA J. ROSE FAMILY, LTD.  
VOL. 4110, PG. 2272

POINT OF  
BEGINNING

LOT 2R, BLOCK A  
380/LAKE FOREST ADDITION  
CAB. P, PG. 834

DRAINAGE & UTILITY  
EASEMENT  
VOL. 5183, PG. 5320

R.O.W. DEDICATION  
569 SQ. FT. 0.013 ACRES  
TO CITY OF MCKINNEY



CURVE TABLE

No.	Delta	Radius	Length	CH. L	CH. B
C1	3°12'31"	1440.00'	80.64'	80.63'	N2°28'55"E



**Winkelmann  
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090  
DALLAS, TEXAS 75230 (972) 490-7099 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors No. 100866-00  
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Scale : 1" = 100'

Date : 01.12.2011

Dwg. File : 19988-ROW3

Project No. : 19988

ROW DEDICATION  
0.013 ACRES

HUFFMAN COMPANIES  
5300 PLANO PARKWAY, STE. 2000  
PLANO, TX 75093

SHEET

**1**  
OF  
**2**

FIELD NOTE DESCRIPTION

STATE OF TEXAS  
COUNTY OF COLLIN

BEING a tract of land situated in the L. Searcy Survey, Abstract No. 828, of the City of McKinney, Collin County, Texas, and being a portion of a tract of land described in a deed to the City of McKinney as recorded in Volume 05058, Page 2708, of the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said City of McKinney tract, and the Northeast corner of a tract of land described in deed to Retta J. Rose Family, Ltd., recorded in Volume 4110, Page 2272 (DRCCT), said point being in the southerly right of way line of U.S. Highway 380 (variable width right of way);

THENCE South 02 deg 23 min 22 sec West, a distance of 17.61 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg 14 min 08 sec East, a distance of 23.39 feet to a 1/2 inch iron rod set for corner;

THENCE South 01 deg 01 min 18 sec West, a distance of 331.62 feet to a point for corner;

THENCE South 01 deg 41 min 14 sec East, a distance of 187.45 feet to a 1/2 inch iron rod set for corner;

THENCE South 58 deg 03 min 27 sec East, a distance of 9.25 feet to the POINT OF BEGINNING;

THENCE South 58 deg 03 min 27 sec East, a distance of 9.14 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 deg 52 min 39 sec West, a distance of 39.74 feet to a 1/2 inch iron rod set for corner and the beginning of a curve to the right having a radius of 1440.00 feet;

THENCE along said curve to the right, an arc distance of 80.64 feet through a central angle of 03 deg 12 min 31 sec and a chord bearing and distance of North 02 deg 28 min 55 sec East, 80.63 feet to a 1/2 inch iron rod set for corner;

THENCE North 01 deg 39 min 30 sec West, along the east line of the aforementioned Retta J. Rose Family, LTD tract, and along the west line of the aforementioned City of McKinney tract, a distance of 125.16 feet to the POINT OF BEGINNING;

CONTAINING within these meets and bounds is 0.013 Acres or 569 square feet. more or less

BEARINGS cited herein are based on the City of McKinney monuments No. 16 & 17.



**Winkelmann  
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 480-7090  
DALLAS, TEXAS 75230 (972) 490-7099 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors No. 100868-00  
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Scale : N/A

Date : 01.12.2011

Dwg. File : 19988-ROW3

Project No. : \_\_\_\_\_

ROW DEDICATION  
0.013 ACRES

HUFFMAN COMPANIES  
5300 PLANO PARKWAY, STE. 2000  
PLANO, TX 75093

SHEET

**2**  
OF  
**2**