

RESOLUTION NO. 2019-05-_____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTIES FOR PUBLIC USE BY EMINENT DOMAIN FOR RIGHT-OF-WAY (IN FEE SIMPLE) SLOPE EASEMENTS AND DRAINAGE EASEMENTS ASSOCIATED WITH THE COUNTRY LANE EXTENSION PROJECT FROM ITS INTERSECTION WITH FM 546 TO THE EXISTING CONCRETE PAVEMENT FOR COUNTRY LANE; AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING THE RIGHT-OF-WAY (IN FEE SIMPLE) AND EASEMENTS ON SAID PROPERTIES, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS

WHEREAS, the City Council of the City of McKinney, Texas, has determined that a public need and necessity exists for the construction of the Country Lane Extension Project, from its intersection with FM 546 to the existing concrete for Country Lane, the location of which is generally set forth in the map attached hereto as Exhibit A; and

WHEREAS, the City Council has considered this project and has determined that a public necessity exists for the acquisition of Right-of-Way (in fee simple), Slope Easements and Drainage Easements, as described on Exhibits B1-B2, attached hereto and incorporated herein for all purposes (“Properties”).

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 Properties for the Country Lane Extension Project.
- 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 Country Lane Extension Project and to acquire the necessary Properties 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 those certain lots, tracts or parcels of land described in Exhibits B1-B2.
- Section 4. That the City Manager is authorized and directed to negotiate for and to acquire the required Properties for the City of McKinney, and to acquire

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

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 21st DAY OF MAY 2019.

CITY OF MCKINNEY, TEXAS

GEORGE FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary
MELISSA LEE
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

EXHIBIT "A"

Location Map

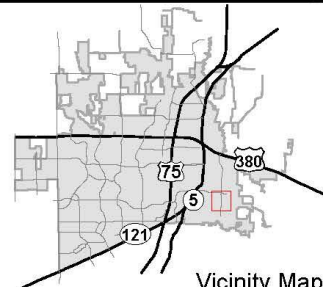


Path: S:\MCK\GIS\Notification\Projects\2017\ST4372.mxd



ST 4372

Country Lane Extension



Vicinity Map

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"

Depictions and Descriptions of Fee Simple Right of Way, Slope Easement and Drainage Easement on Simpson Manufacturing Co. Inc. Property

EXHIBIT "A"
Simpson Manufacturing Company
Right-of-Way Deed
Metes and Bounds Description
0.714 Acres or 31,125 Square Feet

Being all that certain lot tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to Simpson Manufacturing Company recorded in Volume 4870, Page 4158 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at an angle point in the north line of a tract of land severed from said Simpson Manufacturing Company tract by a Right-of-Way Deed to the State of Texas recorded in Instrument Number 20150929001238130 of the Deed Records of Collin County, Texas;

THENCE N 88°44'32" W, 100.85 feet, along the north line of said State of Texas tract, to a 1/2" capped iron rod (G&A) set at the northwest corner thereof, being on the east line of that certain tract of land described in deed to MO & Associate, LLC, recorded in Instrument Number 20171012001364410 of the Deed Records of Collin County, Texas, and being the northeast corner of a Right-of-Way tract described in deed to the State of Texas recorded in Instrument Number 20160225000213350 of the Deed Records of Collin County, Texas;

THENCE N 01°17'45" E, 26.23 feet, along the west line of said Simpson tract and the east line of said MO & Associate tract, to a 1/2" capped iron rod (G&A) set at an angle point;

THENCE N 02°16'19" E, along the west line of said Simpson tract and the east line of said MO & Associate tract passing the northeast corner thereof and continuing in Country Lane a total distance of 289.06 feet, to an "X" set in concrete;

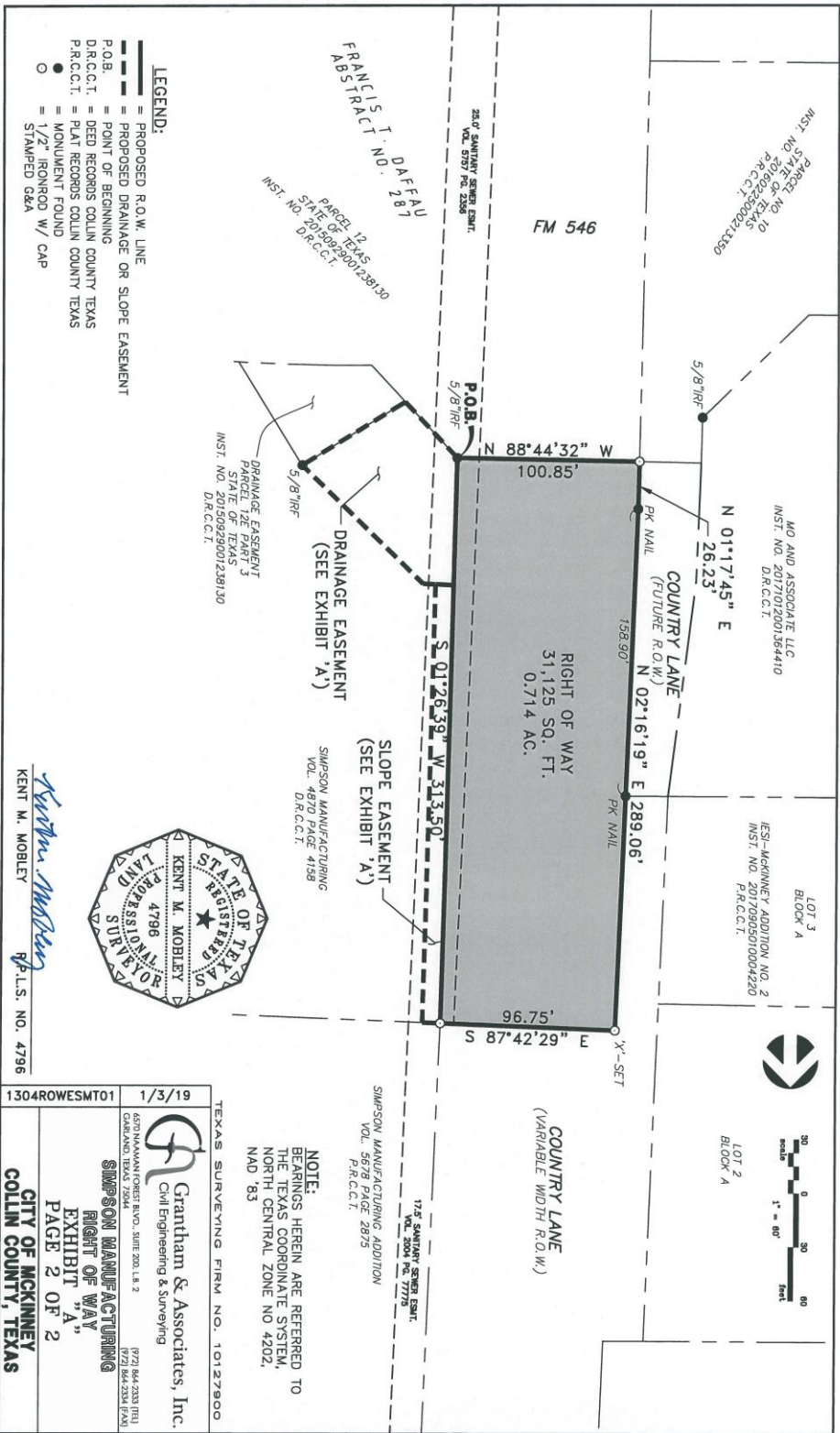
THENCE S 87°42'29" E, 96.75 feet, crossing Country Lane, to a 1/2" capped iron rod (G&A) set on the east right-of-way line of Country Lane according to the plat of Simpson Manufacturing Addition recorded in Volume 5678, Page 2875 of the Plat Records of Collin County, Texas;

THENCE S 01°26'39" W, 313.50 feet, through said Simpson Manufacturing Company tract, to the POINT OF BEGINNING and containing approximately 0.714 acres or 31,125 square feet of land.

 1-3-19
Kent M. Mobley, RPLS
Texas Registration No. 4796

Grantham & Associates, Inc.
6570 Naaman Forest Blvd., Suite 200, LB 2
Garland, Tx. 75044





- LEGEND:**
- = PROPOSED R.O.W. LINE
 - - - = PROPOSED DRAINAGE OR SLOPE EASEMENT
 - P.O.B. = POINT OF BEGINNING
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
 - = MONUMENT FOUND
 - = 1/2" IRON ROD W/ CAP
 - = STAMPED G&A



Kent M. Mobley
 KENT M. MOBLEY
 P.L.S. NO. 4796

1304ROWESMT01	1/3/19
Grantham & Associates, Inc. Civil Engineering & Surveying 1721 BAY 2333 FRI COLLEGE PARK, TEXAS 75424 (972) 844-2333 (972) 844-2335 (FAX)	
SIMPSON MANUFACTURING RIGHT OF WAY EXHIBIT "A" PAGE 2 OF 2	
CITY OF MCKINNEY COLLIN COUNTY, TEXAS	

TEXAS SURVEYING FIRM NO. 10127900

NOTE:
 BEARINGS HEREIN ARE REFERRED TO
 THE TEXAS COORDINATE SYSTEM,
 NORTH CENTRAL ZONE NO 4202,
 NAD 83

172ND SURVEYING FIRM INST.
 VOL. 2004 PAGE 2875

SIMPSON MANUFACTURING ADDITION
 VOL. 5678 PAGE 2875
 P.R.C.C.T.



LOT 2
 BLOCK A

LOT 3
 BLOCK A

MO AND ASSOCIATE LLC
 INST. NO. 2017102001364410
 D.R.C.C.T.

PARCEL NO. 10
 S/41ST OF TEXAS
 P.R.C.C.T.
 INST. NO. 20160224000215380

FM 546

PARCEL 12 DAFAU
 STATE OF TEXAS
 INST. NO. 20150929001238130
 D.R.C.C.T.

DRAINAGE EASEMENT
 PARCEL 12E PART 3
 STATE OF TEXAS
 INST. NO. 20150929001238130
 D.R.C.C.T.

SLOPE EASEMENT
 (SEE EXHIBIT 'A')
 SIMPSON MANUFACTURING
 VOL. 4870 PAGE 4158
 D.R.C.C.T.

DRAINAGE EASEMENT
 (SEE EXHIBIT 'A')

COUNTRY LANE
 (VARIABLE WIDTH R.O.W.)

COUNTRY LANE
 (FUTURE R.O.W.)

EXHIBIT "A"
Simpson Manufacturing Company
Slope Easement
Metes and Bounds Description
0.056 Acres or 2,431 Square Feet

Being all that certain lot tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to Simpson Manufacturing Company recorded in Volume 4870, Page 4158 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found at an angle point in the north line of a tract of land severed from said Simpson Manufacturing Company tract by a Right-of-Way Deed to the State of Texas recorded in Instrument Number 20150929001238130 of the Deed Records of Collin County, Texas;

THENCE N 01°26'39" E, 70.41 feet, through said Simpson tract and along the proposed east right-of-way line of Country Lane, to the POINT OF BEGINNING;

THENCE N 01°26'39" E, 243.18 feet, continuing through said Simpson tract and along said proposed Country Lane right-of-way line, to a ½" capped iron rod (G&A) set at the southwest corner of Lot 1, Block A, Simpson Manufacturing Addition according to the plat thereof recorded in Volume 5678, Page 2875 of the Plat Records of Collin County, Texas;

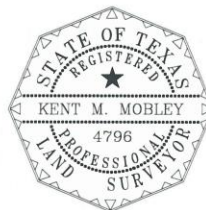
THENCE S 87°42'29" E, 10.00 feet;

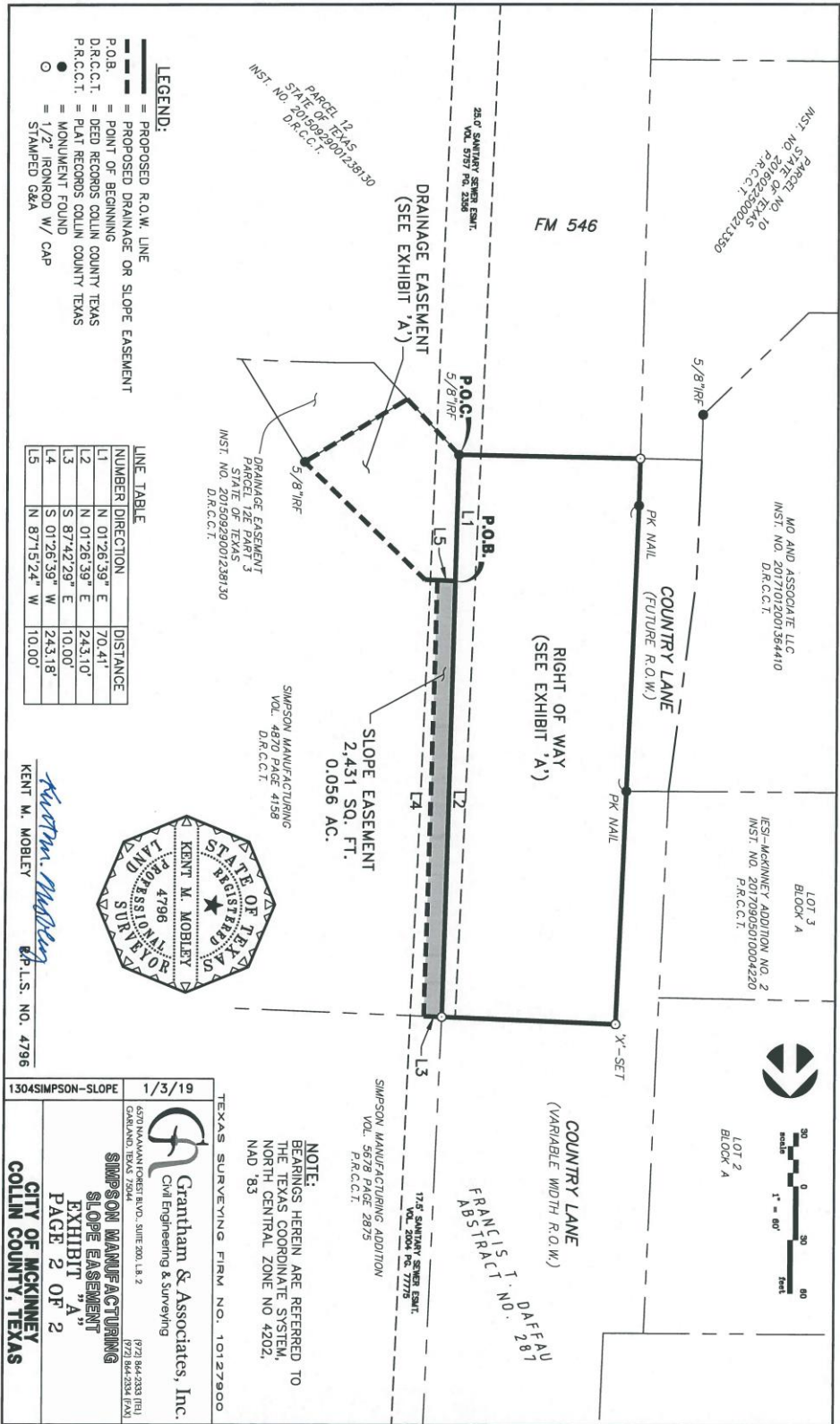
THENCE S 01°26'39" W, 243.18 feet, through said Simpson tract, to a point on the north line of a proposed Drainage Easement;

THENCE N 87°15'24" W, 10.00 feet, continuing along said easement line and through said tract, to the POINT OF BEGINNING and containing approximately 0.056 acres or 2,431 square feet of land.

Kent M. Mobley 1-3-19
Kent M. Mobley, RPLS
Texas Registration No. 4796

Grantham & Associates, Inc.
6570 Naaman Forest Blvd., Suite 200, LB 2
Garland, Tx. 75044





LEGEND:
 --- PROPOSED R.O.W. LINE
 --- PROPOSED DRAINAGE OR SLOPE EASEMENT
 P.O.B. = POINT OF BEGINNING
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
 ● = MONUMENT FOUND
 ○ = 1/2" IRON ROD W/ CAP
 ○ = STAMPED GRA

LINE NUMBER	DIRECTION	DISTANCE
L1	N 01°26'39" E	70.41'
L2	N 01°26'39" E	243.10'
L3	S 87°42'29" E	10.00'
L4	S 01°26'39" W	243.18'
L5	N 87°15'24" W	10.00'



Kent M. Mobley
 KENT M. MOBLEY
 P.E. L.S. NO. 4796

1304SIMPSON-SLOPE 1/3/19
 GRANTHAM & ASSOCIATES, INC.
 6370 MAAMANT FOREST BLVD., SUITE 200, L.R. 2
 GARLAND, TEXAS 75044 (972) 844-2333 (FAX) (972) 844-2334 (FAX)
SIMPSON MANUFACTURING SLOPE EASEMENT EXHIBIT "A"
 PAGE 2 OF 2
CITY OF MCKINNEY COLLIN COUNTY, TEXAS

NOTE:
 BEARINGS HEREIN ARE REFERRED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE NO 4202, NAD '83

TEXAS SURVEYING FIRM NO. 101272900
 SIMPSON MANUFACTURING ADDITION
 VOL. 5679 PAGE 2875 P.R.C.C.T.
 12 E. SANITARY AVENUE ESMT.
 VOL. 2004 PAGE 2729

FRANCIS T. NO. 287
 DAFEAU
 ABSTRACT



Exhibit "A"
Simpson Manufacturing Company
Drainage Easement
Metes and Bounds Description
0.113 Acres or 4,940 Square Feet

Being all that certain lot tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to Simpson Manufacturing Company recorded in Volume 4870, Page 4158 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at an angle point in the north line of a tract of land severed from said Simpson Manufacturing Company tract by a Right-of-Way Deed to the State of Texas recorded in Instrument Number 20150929001238130 of the Deed Records of Collin County, Texas;

THENCE N 01°26'39" E, 70.41 feet, through said Simpson tract;

THENCE S 87°15'24" E, 16.99 feet, continuing through said tract;

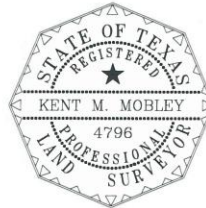
THENCE S 45°37'11" E, 93.86 feet, continuing through said tract, to the north corner of a Drainage Easement described as Parcel 12E, Part 3 in said Right-of-Way deed;

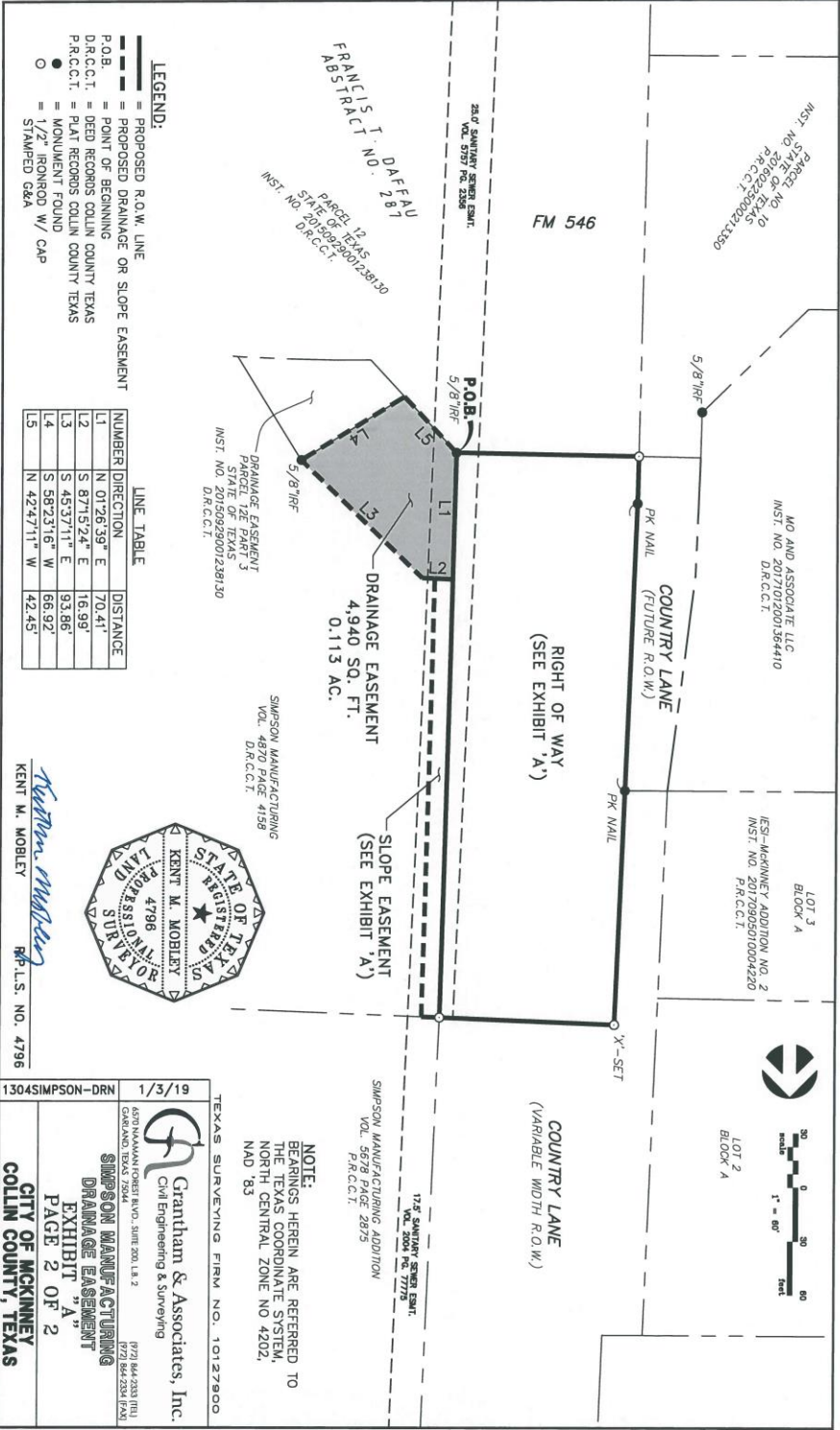
THENCE S 58°23'16" W, 66.92 feet, continuing through said tract and along the northwest line of said easement, to a point on the north line of said State of Texas tract;

THENCE N 42°47'11" W, 42.45 feet, along said line, to the POINT OF BEGINNING and containing approximately 0.113 acres or 4,940 square feet of land.

Kent M. Mobley 1-3-19
Kent M. Mobley, RPLS
Texas Registration No. 4796

Grantham & Associates, Inc.
6570 Naaman Forest Blvd., Suite 200, LB 2
Garland, Tx. 75044





- LEGEND:**
- PROPOSED R.O.W. LINE
 - PROPOSED DRAINAGE OR SLOPE EASEMENT
 - POINT OF BEGINNING
 - DEED RECORDS COLLIN COUNTY TEXAS
 - PLAT RECORDS COLLIN COUNTY TEXAS
 - MONUMENT FOUND
 - 1/2" IRON ROD W/ CAP
 - STAMPED G&A

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 01°26'39" E	70.41'
L2	S 87°15'24" E	16.99'
L3	S 45°37'11" E	93.86'
L4	S 58°33'16" W	68.92'
L5	N 42°47'11" W	42.45'



Kent M. Mobley
 P.L.S. NO. 4796

TEXAS SURVEYING FIRM NO. 10127900
Grantham & Associates, Inc.
 Civil Engineering & Surveying
 6070 N. MAHAM FOREST RD., SUITE 200, L.B. 3
 COLLIN COUNTY, TEXAS 75044
 (972) 844-2333 FAX
 (972) 844-2334 FAX
 SIMPSON MANUFACTURING
 DRAINAGE EASEMENT
 EXHIBIT "A"
 PAGE 2 OF 2
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

NOTE:
 BEARINGS HEREIN ARE REFERRED TO
 THE SURVEY COORDINATE SYSTEM,
 NORTH CENTRAL ZONE NO 4202,
 NAD 83



EXHIBIT "B-2"

Depictions and Descriptions of Fee Simple Right of Way, Slope Easement and Drainage Easement on MO & Associate, LLC Property

EXHIBIT "A"
MO & Associate, LLC
Right-of-Way Deed
0.129 Acres or 5,624 Square Feet

Being all that certain lot, tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to MO & Associate, LLC recorded in Instrument Number 20171012001364410 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a ½" capped iron rod (G&A) set on the north line of said MO & Associate, LLC tract, being the southeast corner of Lot 3, Block A, IESI-McKinney Addition, No. 2, an addition to the City of McKinney according to the plat thereof recorded in Instrument Number 20170905010004220 of the Plat Records of Collin County, Texas, being on the west right-of-way line of Country Lane (variable width R.O.W.);

THENCE S 89°40'58" E, 23.43 feet, along the north line of said MO & Associate tract, to a "PK" nail found at the northeast corner thereof, being in Country Lane;

THENCE S 02°16'19" W, 158.90 feet, in Country Lane and along the east line of said MO & Associate, LLC tract, to a "PK" nail found at an angle point;

THENCE S 01°17'45" W, 26.23 feet, continuing in Country Lane and along said east line, to a ½" capped iron rod (G&A) set at the northeast corner of a State of Texas tract described as Parcel 10 in deed recorded in Instrument Number 20160225000213350 and the northwest corner of another State of Texas tract described as Parcel 12 in Instrument Number 20150929001238130 of the Deed Records of Collin County, Texas;

THENCE N 88°44'32" W, 34.15 feet, along the north line of said State of Texas tract and the south line of said MO & Associate tract to a ½" capped iron rod (G&A) set;

THENCE N 02°16'50" E, 65.76 feet, continuing through said MO & Associate tract, LLC tract, to a ½" capped iron rod (G&A) set at an angle point'

THENCE N 07°11'50" E, 119.61 feet, continuing through said tract, to the POINT OF BEGINNING and containing approximately 0.129 acres or 5,624 square feet of land.

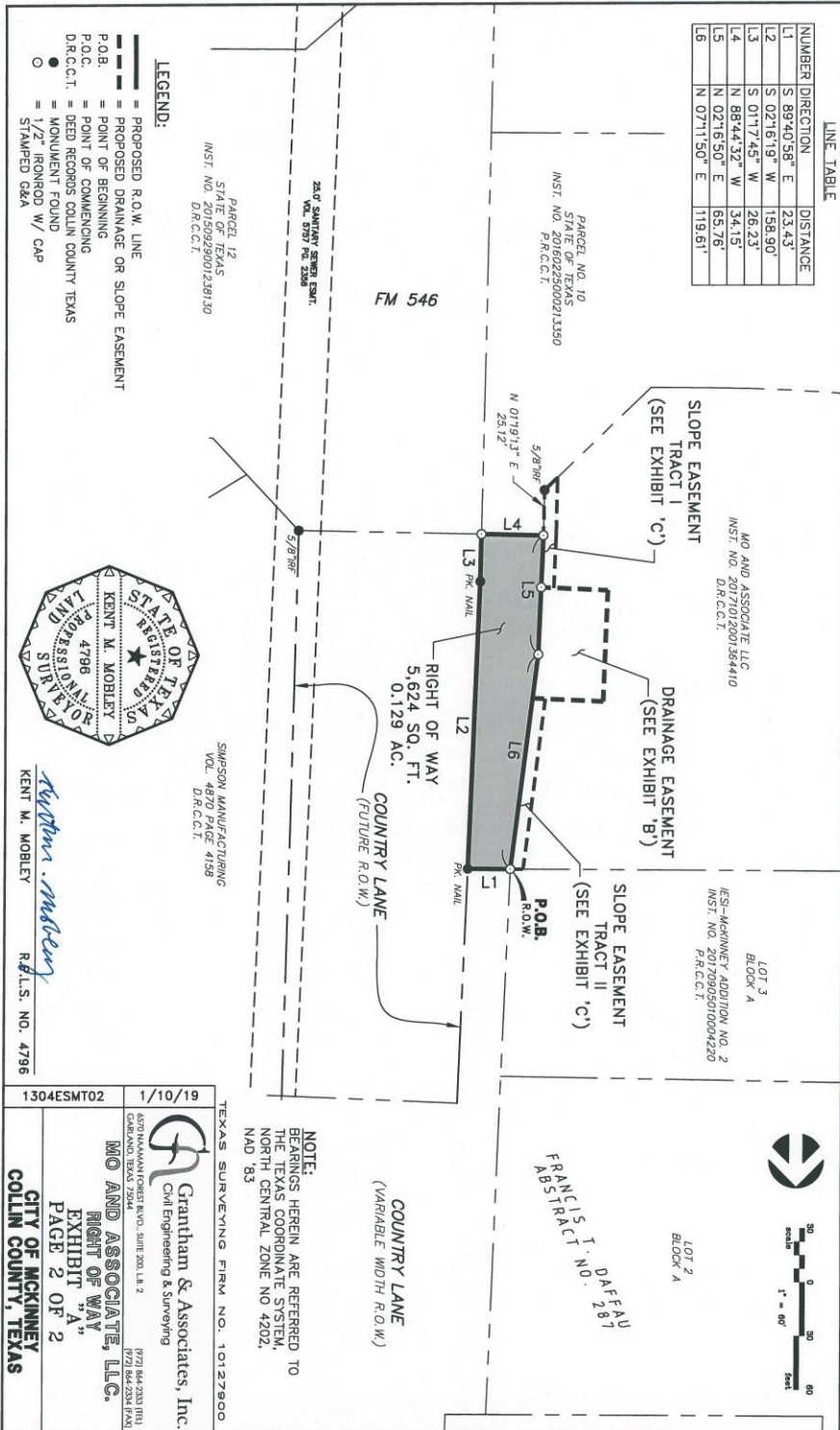
 1-10-19
Kent M. Mobley, RPLS
Texas Registration No. 4796

Grantham & Associates, Inc.
6570 Naaman Forest Blvd., Suite 200, LB 2
Garland, Tx. 75044



NUMBER	DIRECTION	DISTANCE
L1	S 89°40'58" E	23.43
L2	S 02°16'19" W	158.90
L3	S 01°17'45" W	26.23
L4	N 88°44'32" W	34.15
L5	N 02°16'50" E	65.76
L6	N 07°11'50" E	119.61

LINE TABLE



LEGEND:
 --- PROPOSED R.O.W. LINE
 --- PROPOSED DRAINAGE OR SLOPE EASEMENT
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 D.R.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 ● = MONUMENT FOUND
 ○ = 1/2" IRON ROD W/ CAP
 ○ = STAMPED G&A



Kent M. Mobley
 Kent M. Mobley R.D. S. NO. 4796

1304ESMT02 1/10/19
MO AND ASSOCIATE, LLC.
 RIGHT OF WAY
 EXHIBIT "A"
 PAGE 2 OF 2
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

GR Grantham & Associates, Inc.
 Civil Engineering & Surveying
 6307 N. MCKINNEY ROAD, SUITE 200, L.B. 2
 DALLAS, TEXAS 75244
 (972) 844-2333 (TEL)
 (972) 844-2334 (FAX)

NOTE:
 BEARINGS HEREIN ARE REFERRED TO
 THE TEXAS COORDINATE SYSTEM,
 NORTH CENTRAL ZONE NO 4202,
 NAD 83

TEXAS SURVEYING FIRM NO. 101227800
 COUNTRY LANE
 (VARIABLE WIDTH R.O.W.)

FRANCIS T. NO. 281
 DAFEAU
 BLOCK A

EXHIBIT "A"
Metes and Bounds Description
Slope Easement
MO and Associate, LLC
Tract I
0.009 Acres or 403 Square Feet

Being all that certain lot, tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to MO & Associate, LLC recorded in Instrument Number 20171012001364410 of the Deed Records of Collin, County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at a southeast corner of said MO and Associate, LLC tract, being an angle point corner in the northerly line of a tract of land for FM 546 right-of-way described as Parcel No. 10 in deed to the State of Texas recorded in Instrument Number 20160225000213350 of the Deed Records of Collin County, Texas;

THENCE S 45°54'48" W, 9.97 feet, along the southeast line of said MO and Associate, LLC tract and the northerly line of said State of Texas tract;

THENCE N 01°19'13" E, 32.28 feet, over and across said MO and Associate, LLC tract, to an angle point;

THENCE N 02°16'50" E, 28.88 feet, continuing through said tract, to a point on the south line of a Drainage Easement;

THENCE S 87°26'14" E, 7.00 feet, along the south line of said Drainage Easement and through said tract, to a ½" capped iron rod (G&A) set on the west line of a Right-of-Way Dedication for Country Lane;

THENCE S 02°16'50" W, 28.79 feet, along the west line of said Right-of-Way Dedication, to a ½" capped iron rod (G&A) set at a northerly corner of said State of Texas Parcel 10;

THENCE S 01°19'13" W, 25.12 feet, along a northerly east line of said State of Texas tract, to the POINT OF BEGINNING and containing approximately 0.009 acres or 403 square feet of land.

Tract II
0.015 Acres or 665 Square Feet

Being all that certain lot, tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to MO & Associate, LLC recorded in Instrument Number 20171012001364410 of the Deed Records of Collin, County, Texas, and being more particularly described as follows:

BEGINNING at a ½" capped iron rod (G&A) set on the north line of said MO and Associate, LLC tract, being the northwest corner of a Right-of-Way Dedication for Country lane by separate instrument, and being the southeast corner of Lot 3, Block A, IESI-McKinney Addition No. 2, an addition to the City of McKinney according to the plat thereof recorded in Instrument Number 20170905010004220 of the Plat Records of Collin County, Texas;

THENCE S 07°11'50" W, 95.17 feet, along the west line of said Right-of-Way

Dedication and over and across said MO and Associate, LLC tract, to the northeast corner of a Drainage Easement;

THENCE N 87°26'14" W, 7.02 feet, continuing through said MO and Associate, LLC tract and along the north line of said Drainage Easement;

THENCE N 07°11'50" E, 94.89 feet, continuing through said tract, to a point on the north line thereof and the south line of said Lot 3, Block A, IESI-McKinney Addition No. 2;

THENCE S 89°40'58" E, 7.00 feet, along said line, to the POINT OF BEGINNING and containing approximately 0.015 acres or 665 square feet of land.

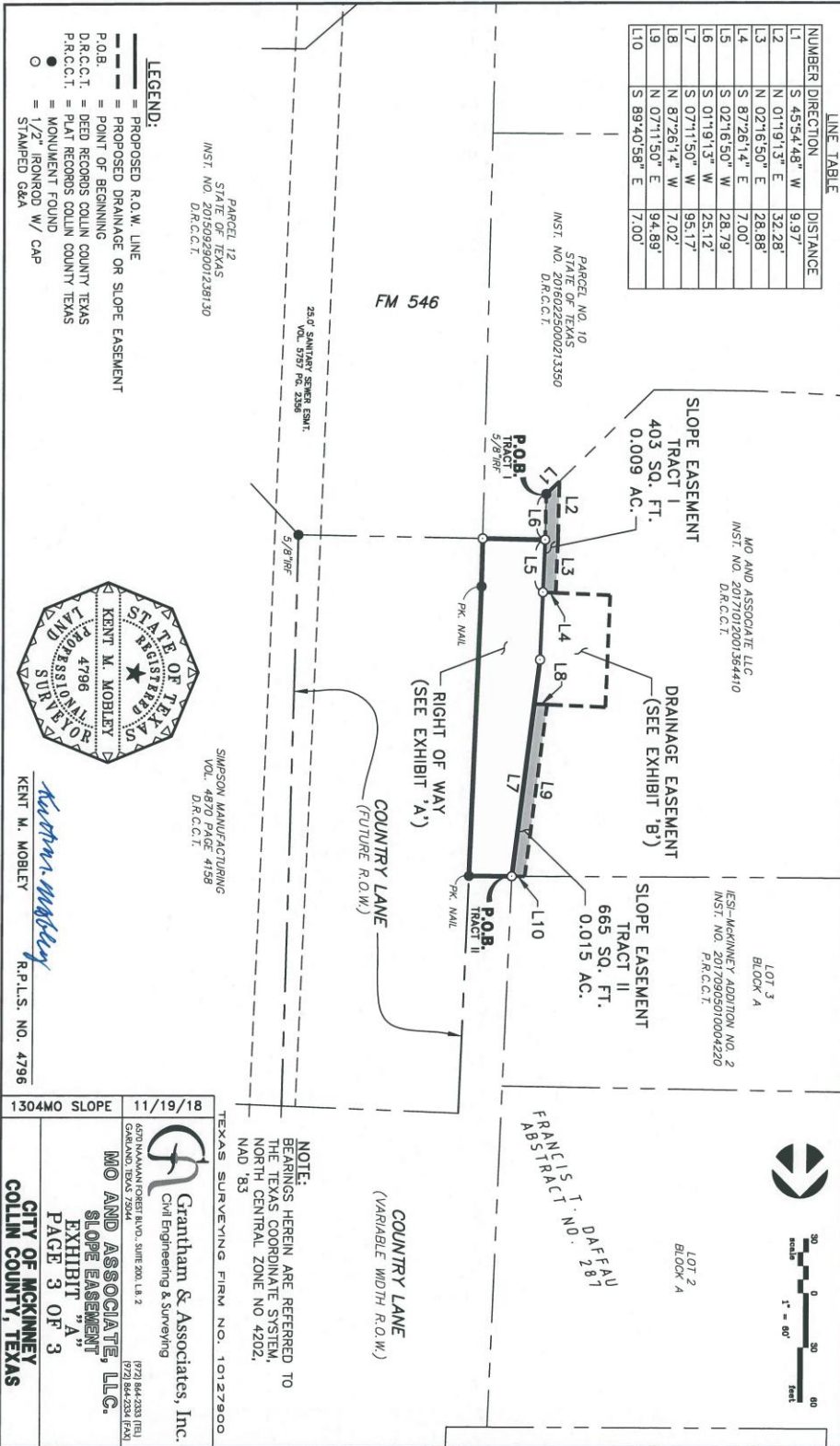
Kent M. Mobley 11-19-18
Kent M. Mobley, RPLS
Texas Registration No. 4796



Grantham & Associates, Inc.
6570 Naaman Forest Blvd., Suite 200, LB 2
Garland, Tx. 75044

NUMBER	DIRECTION	DISTANCE
L1	S 45°44'48" W	9.97'
L2	N 01°19'13" E	32.28'
L3	N 02°16'50" E	28.88'
L4	S 87°26'14" E	7.00'
L5	S 02°16'50" W	28.79'
L6	S 01°19'13" W	25.12'
L7	S 07°11'50" W	95.17'
L8	N 07°11'50" E	7.02'
L9	N 07°11'50" E	94.89'
L10	S 89°40'58" E	7.00'

LINE TABLE



SLOPE EASEMENT
TRACT I
403 SQ. FT.
0.009 AC.

DRAINAGE EASEMENT
(SEE EXHIBIT 'B')

SLOPE EASEMENT
TRACT II
665 SQ. FT.
0.015 AC.

MO AND ASSOCIATE LLC
INST. NO. 20171012001364410
D.R.C.C.T.

IESI-MCKINNEY ADDITION NO. 2
INST. NO. 20170905010004220
P.R.C.C.T.

LOT 3
BLOCK A

LOT 2
BLOCK A

FRANCIS T. DAFALL
ABSTRACT NO. 281



PARCEL 12
STATE OF TEXAS
INST. NO. 20150929001238130
D.R.C.C.T.

PARCEL NO. 10
STATE OF TEXAS
INST. NO. 20160225000213350
D.R.C.C.T.

25' OF SANITARY SEWER EMT.
VOL. 5757 PG. 2396

SIMPSON MANUFACTURING
VOL. 4870 PAGE 4158
D.R.C.C.T.

- LEGEND:**
- PROPOSED R.O.W. LINE
 - PROPOSED DRAINAGE OR SLOPE EASEMENT
 - P.O.B. = POINT OF BEGINNING
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
 - = MONUMENT FOUND
 - = 1/2" IRON ROD W/ CAP
 - = STAMPED ORA



Kent M. Mobley
KENT M. MOBLEY
R.P.L.S. NO. 4796

1304MO SLOPE 11/19/18

GR Grantham & Associates, Inc.
Civil Engineering & Surveying
10701 Pk. 2083 TRM
GARLAND, TEXAS 75044
(972) 864-2324 (FAX)

MO AND ASSOCIATE, LLC.
SLOPE EASEMENT
EXHIBIT "A"
PAGE 3 OF 3

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

NOTE:
BEARINGS HEREIN ARE REFERRED TO
THE TEXAS COORDINATE SYSTEM,
NORTH CENTRAL ZONE NO 4202,
NAD '83

COUNTRY LANE
(VARIABLE WIDTH R.O.W.)

RIGHT OF WAY
(SEE EXHIBIT 'A')

COUNTRY LANE
(FUTURE R.O.W.)

FM 546

EXHIBIT "A"
MO & Associate, LLC
Drainage Easement
0.052 Acres or 2,284 Square Feet

Being all that certain lot, tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to MO & Associate, LLC recorded in Instrument Number 20171012001364410 of the Deed Records of Collin, County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found at an angle point in the easterly line of that certain tract of land described in deed to the State of Texas recorded in Instrument Number 20160225000213350 of the Deed Records of Collin County, Texas;

THENCE N 01°19'13" E, 25.12 feet, through said MO & Associate, LLC tract, to a ½" capped iron rod (G&A) set at an angle point, being the southwest corner of a Right-of-Way Dedication for Country Lane (see Exhibit A);

THENCE N 02°16'50" E, 28.79 feet, continuing through said tract, and along the west line of said Right-of-way Dedication, to a ½" capped iron rod (G&A) set at the POINT OF BEGINNING;

THENCE N 87°26'14" W, 36.82 feet, through said MO & Associate, LLC tract;

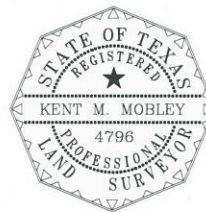
THENCE N 02°16'50" E, 61.33 feet, continuing through said tract;

THENCE S 87°26'14" E, 38.92 feet, continuing through said tract;

THENCE S 07°11'50" W, 24.44 feet, continuing through said tract, to a ½" capped iron rod (G&A) set at an angle point on the west line of said Right-of-Way Dedication

THENCE S 02°16'50" W, 36.97 feet, continuing through said tract, to the POINT OF BEGINNING and containing approximately 0.052 acres or 2,284 square feet of land.

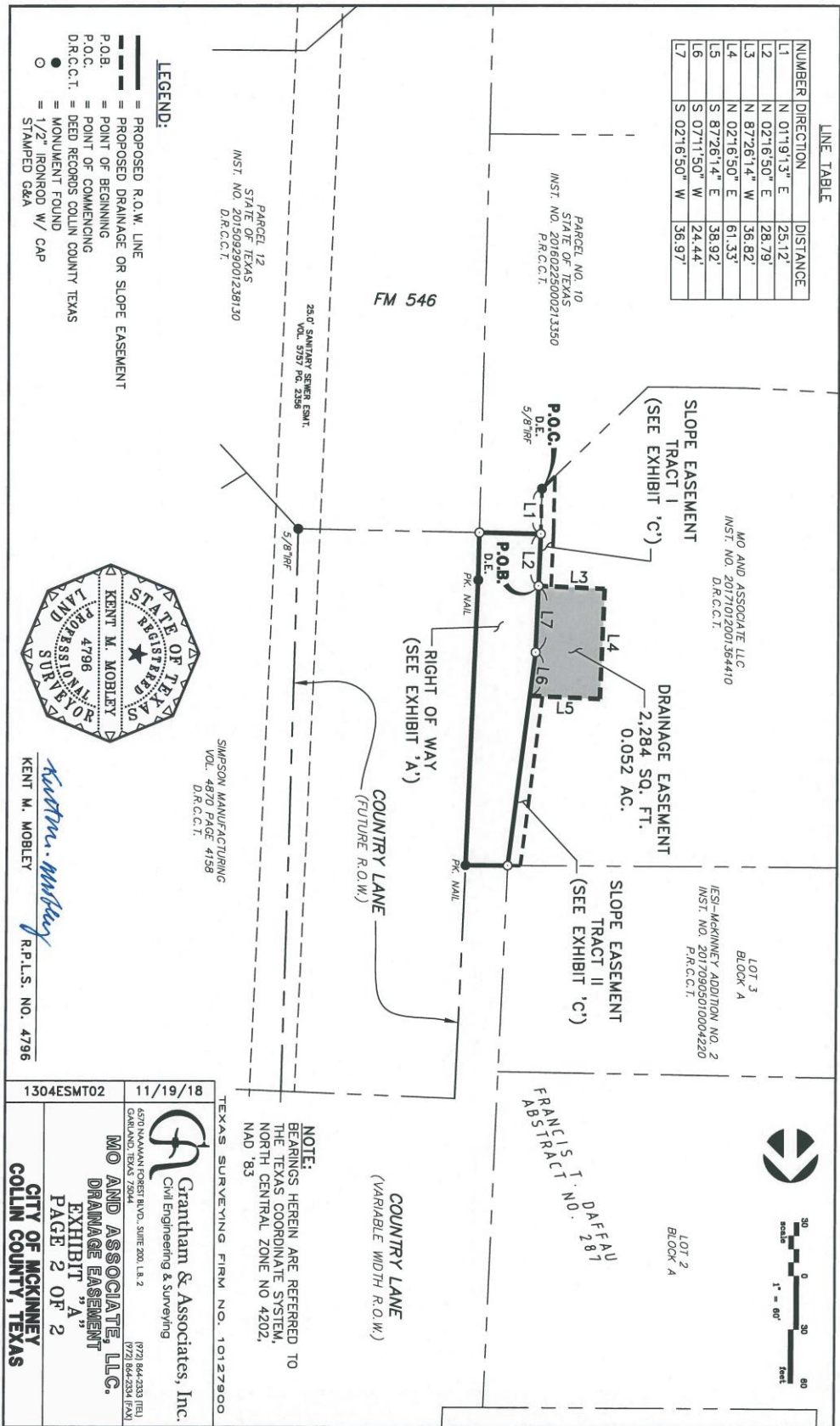
 11-17-18
Kent M. Mobley, RPLS
Texas Registration No. 4796



Grantham & Associates, Inc.
6570 Naaman Forest Blvd., Suite 200, LB 2
Garland, Tx. 75044

NUMBER	DIRECTION	DISTANCE
L1	N 01°19'13" E	25.12'
L2	N 02°16'50" E	28.79'
L3	N 87°26'14" W	36.82'
L4	N 02°16'50" E	61.33'
L5	S 87°26'14" E	38.92'
L6	S 07°11'50" W	24.44'
L7	S 02°16'50" W	36.97'

LINE TABLE



- LEGEND:**
- = PROPOSED R.O.W. LINE
 - - - = PROPOSED DRAINAGE OR SLOPE EASEMENT
 - = POINT OF BEGINNING
 - = POINT OF COMMENCING
 - = DEED RECORDS COLLIN COUNTY TEXAS
 - = MONUMENT FOUND
 - = 1/2" IRON ROD W/ CAP
 - = STAMPED G&A



Kent M. Mobley
 Kent M. Mobley
 R.P.L.S. NO. 4796

