

RESOLUTION NO. 2022-07-_____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE EXECUTION OF DOCUMENTS FOR THE ACQUISITION OF PROPERTY EASEMENT RIGHTS NECESSARY FOR THE CONSTRUCTION OF A WATER LINE GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF STATE HIGHWAY 75 AND BLOOMDALE ROAD; AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS FOR THE ACQUISITION OF EASEMENTS; AUTHORIZING THE CITY MANAGER OF THE CITY OF MCKINNEY, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AND AUTHORIZING THE CITY MANAGER THE USE OF EMINENT DOMAIN TO CONDEMN PROPERTY 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 a Water line generally located near the Northeast Corner of State Highway 75 and Bloomdale Road, the location of which is generally set forth on 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 this project and the need for the acquisition of certain property easement rights as described and depicted in Exhibit B, Tract 1, Tract 2 and Tract 3 attached hereto and incorporated herein for all purposes ("Property").

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

- 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, or his designee, to execute documents, as needed, to acquire the necessary easements for the construction of a Water line generally commencing near the Northeast Corner of State Highway 75 and Bloomdale Road.
- 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 a Water line generally commencing west of Bois near the Northeast Corner of State Highway 75 and Bloomdale Road and to acquire the necessary property rights in those certain tracts or parcels of land deemed necessary for that construction as identified in the alignment and profiles, as amended, together with all necessary appurtenances, additions and improvements on, over, under, and through those certain lots, tracts or parcels of land, as described and depicted in Exhibit B, Tract 1, Tract 2 and Tract 3.

- Section 4. That the City Manager, or his designee, is authorized and directed to negotiate for and to acquire the required property rights for the City of McKinney, and to acquire said rights in compliance with State and Federal law. That the City Manager, or his designee, is specifically authorized and directed to do each and every act necessary to acquire the needed property rights 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 property, subject to the availability of funds appropriated by the City Council for such purpose.
- Section 5. That the City Manager, or his designee, is specifically authorized to establish the just compensation for the acquisition of this property.
- Section 6. 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 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 19th DAY OF JULY 2022.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary
JOSHUA STEVENSON
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

EXHIBIT "A"
Location Map



Document Path: Y:\GIS\2022\Map\Map\Map\GIS\LocationMap_City_Services_Location_Map.mxd



Location Map
Exhibit "A"
Temporary Construction Easement
Water and Temporary
Construction Easements

Source: City of McKinney GIS
Date: 6/28/2022



1 in = 433 ft
0 220 440 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 omissions which may exist.



EXHIBIT "B"

Exhibit "B"

TRACT 1

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, and being a portion of Lot 2, Block A, Poguerosa Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Conveyance Plat, thereof recorded in Volume 2012, Page 229, of the Plat Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Pogue Eng & Dev" found for the southeast corner of said Lot 2, Block A, being on the current northerly right of way line of Bloomdale Road, a variable width public right of way, and the westerly line of a called 10.00 acre tract of land described in a deed to McKinney Independent School District, as recorded in Volume 5555, Page 5133 of the Land Records of Collin County, Texas;

THENCE departing the westerly line of said 10.00 acre tract, along the southerly line of said Lot 2 and the current northerly right of way line of said Bloomdale Road, the following courses and distances:

North 89°21'53" West, a distance of 24.71 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 02°06'18", a radius of 1740.00 feet, a chord bearing and distance of North 87°51'08" West, 63.92 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 63.93 feet to a point for corner, from which, a 1/2 inch iron rod with plastic cap stamped "Pogue Eng. & Dev" found for witness bears North 53°07' East, 0.2 feet;

North 86°47'59" West, a distance of 98.28 feet to a point at the beginning of a tangent curve to the left having a central angle of 00°13'47", a radius of 1860.00 feet, a chord bearing and distance of North 86°54'53" West, 7.46 feet, from which, a 1/2 inch iron rod with plastic cap stamped "Pogue Eng. & Dev" found for witness bears North 09°34' East, 0.2 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 7.46 feet to a point for the **POINT OF BEGINNING** of the herein described easement tract:

THENCE in a northwesterly direction continuing along the southerly line of said Lot 2 and the current northerly right of way line of said Bloomdale Road, with said curve to the left, having a central angle of 00°33'21", a radius of 1860.00 feet, a chord bearing and distance of North 87°19'19" West, 18.04 feet, and an arc distance of 18.04 feet to a point for corner;

THENCE departing the southerly line of said Lot 2 and the northerly right of way line of said Bloomdale Road, and crossing said Lot 2, the following courses and distances:

North 00°04'45" East, a distance of 9.44 feet to a point for corner;

North 45°04'45" East, a distance of 160.13 feet to a point for corner;

North 07°13'26" West, a distance of 37.91 feet to a point for corner;

North 45°04'45" East, a distance of 44.23 feet to a point for corner;

North 07°13'26" West, a distance of 1025.98 feet to a point for corner;

North 47°13'58" West, a distance of 46.66 feet to a point for corner;

North 07°13'26" West, a distance of 384.20 feet to a point for corner;

North 43°29'17" East, a distance of 64.60 feet to a point for corner;

South 07°13'26" East, a distance of 406.91 feet to a point for corner;

VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENTS
MEREDITH HART SURVEY,
ABSTRACT NO. 371
COLLIN COUNTY, TEXAS

Kimley»Horn

5150 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3500
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	RHA	10/25/2021	066150000	1 OF 6

GUNAWAN, SYLVIANA 8/21/2022 2:40 PM K:\FRI_SURVEY\066150000-TRINITY FALLS\DWG\EAST FEED MCLARRY LINE\SEPERATE INSTRUMENTS\NEW ESMTS\POGUEROSA ADDITION\066150000_POGUEROSA_ADDITION_T.C.E.#2.DWG

South 47°13'58" East, a distance of 46.66 feet to a point for corner;

South 07°13'26" East, a distance of 1068.73 feet to a point for corner;

South 45°04'45" West, a distance of 246.61 feet to the **POINT OF BEGINNING** and containing 1.867 acres (81,348 square feet) of land, more or less.

TRACT 2

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, and being a portion of Lot 2, Block A, Poguerosa Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Conveyance Plat, thereof recorded in Volume 2012, Page 229, of the Plat Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Pogue Eng & Dev" found for the southeast corner of said Lot 2, Block A, being on the current northerly right of way line of Bloomdale Road, a variable width public right of way, and the westerly line of a called 10.00 acre tract of land described in a deed to McKinney Independent School District, as recorded in Volume 5555, Page 5133 of the Land Records of Collin County, Texas;

THENCE departing the westerly line of said 10.00 acre tract, along the southerly line of said Lot 2 and the current northerly right of way line of said Bloomdale Road, the following courses and distances:

North 89°21'53" West, a distance of 24.71 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 02°06'18", a radius of 1740.00 feet, a chord bearing and distance of North 87°51'08" West, 63.92 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 63.93 feet to a point for corner, from which, a 1/2 inch iron rod with plastic cap stamped "Pogue Eng. & Dev" found for witness bears North 53°07' East, 0.2 feet;

North 86°47'59" West, a distance of 98.28 feet to a point at the beginning of a tangent curve to the left having a central angle of 03°51'57", a radius of 1860.00 feet, a chord bearing and distance of North 88°43'58" West, 125.48 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 125.50 feet to a point for the **POINT OF BEGINNING** of the herein described easement tract:

THENCE in a southerly direction, continuing along the southerly line of said Lot 2 and the current northerly right of way line of said Bloomdale Road, with said curve to the left, having a central angle of 00°04'42", a radius of 1860.00 feet, a chord bearing and distance of South 89°17'34" West, 2.54 feet and an arc distance of 2.54 feet to a 1/2 inch iron rod with plastic cap stamped "Pogue Eng. & Dev" found for corner;


THENCE South 89°15'21" West, continuing along the southerly line of said Lot 2 and the current northerly right of way line of said Bloomdale Road, a distance of 69.21 feet to a point for corner;

THENCE departing the southerly line of said Lot 2 and the northerly right of way line of said Bloomdale Road, and crossing said Lot 2, the following courses and distances:

North 45°04'45" East, a distance of 338.93 feet to a point for corner;

South 07°13'26" East, a distance of 63.19 feet to a point for corner;

South 45°04'45" West, a distance of 248.84 feet to a point for corner; to the **POINT OF BEGINNING** and containing 0.337 of an acre (14,694 square feet) of land, more or less.


SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



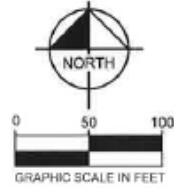
VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENTS
MEREDITH HART SURVEY,
ABSTRACT NO. 371
COLLIN COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193922

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	JCC	RHA	10/25/2021	068150000	2 OF 6

MATCHLINE "A"

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°21'53"W	24.71'
L2	N86°47'59"W	98.28'
L3	N00°04'45"E	9.44'
L4	N07°13'26"W	37.91'
L5	N45°04'45"E	44.23'
L6	S89°15'21"W	69.21'
L7	S07°13'26"E	63.19'



MEREDITH HART SURVEY,
ABSTRACT NO. 371

**TRACT 2
VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT**
0.337 ACRE
(14,694 SQ. FT.)

LOT 2
POGUEROSA ADDITION
BLOCK A
VOLUME 2012, PAGE 229
P.R.C.C.T.

**TRACT 1
VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT**
1.867 ACRES
(81,348 SQ. FT.)

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**P.O.C.
TRACT 1 & 2**

1/2" IRFC "POGUE ENG. & DEV" C5
P.O.B. TRACT 2
P.O.B. TRACT 1
 1/2" IRFC "POGUE ENG. & DEV" BEARS N 8°34' E 0.2'
 1/2" IRFC "POGUE ENG. & DEV" BEARS N 53°07' E 0.2'

BLOOMDALE ROAD

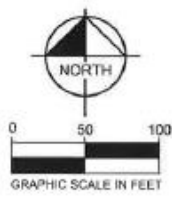
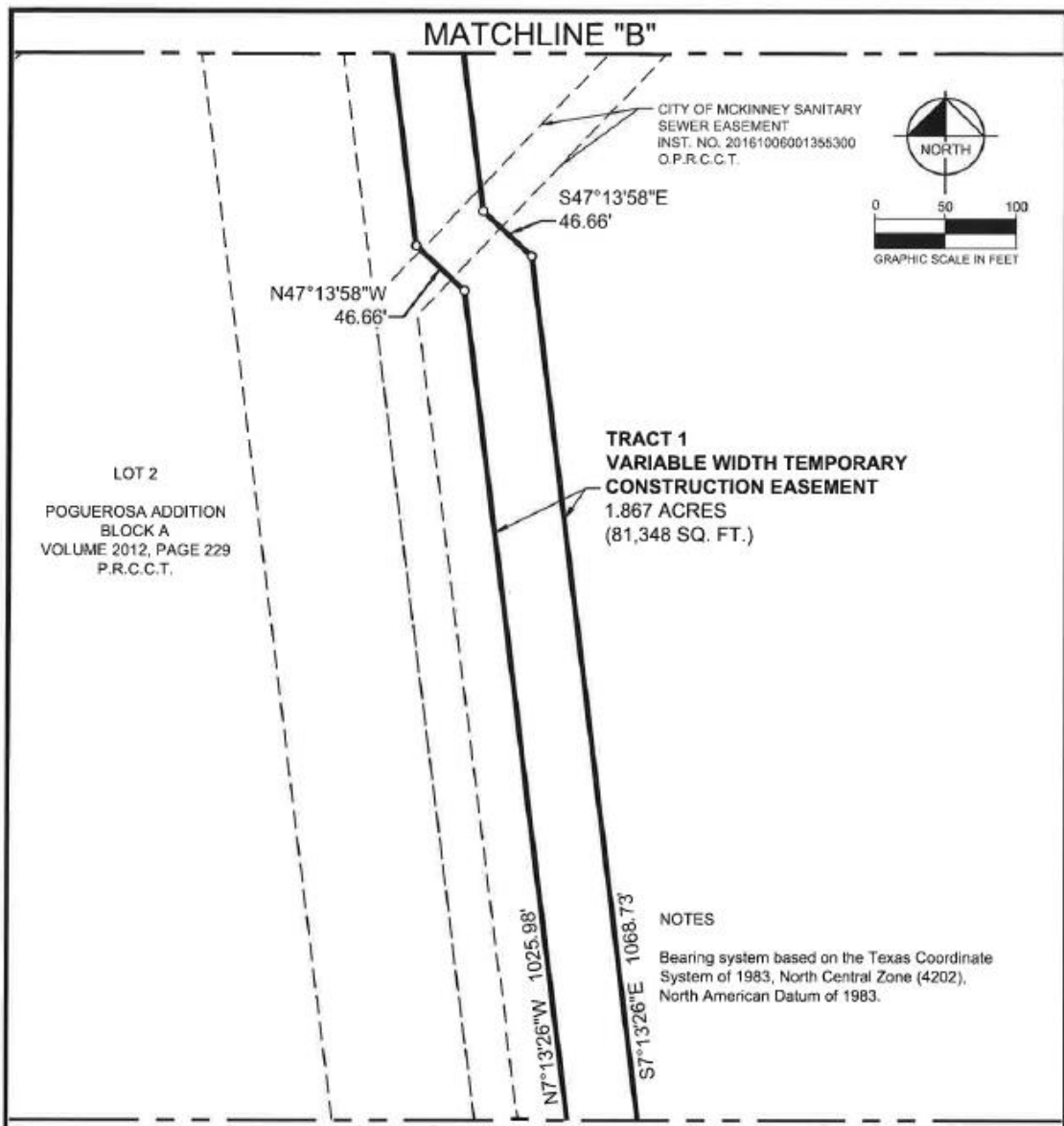
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
INST. NOS. 20100527000534900,
20100527000534890 & 20100628000657730.

**VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENTS**
MEREDITH HART SURVEY,
ABSTRACT NO. 371
COLLIN COUNTY, TEXAS

LEGEND

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 IRF = IRON ROD FOUND
 XF = X CUT FOUND
 P.R.C.C.T. = REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

		6106 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 FIRM # 10193622	
		Scale 1" = 100'	Drawn by JCC	Checked by RHA	Date 10/25/2021



LOT 2
 POGUEROSA ADDITION
 BLOCK A
 VOLUME 2012, PAGE 229
 P.R.C.C.T.

TRACT 1
VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT
 1.867 ACRES
 (81,348 SQ. FT.)

NOTES
 Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND
 P.O.B. = POINT OF BEGINNING
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VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENTS
 MEREDITH HART SURVEY,
 ABSTRACT NO. 371
 COLLIN COUNTY, TEXAS

Kimley»Horn
 5150 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 336-3580 FIRM # 10193822

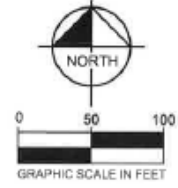
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1" = 100'	JCC	KHA	10/25/2021	068150000	4 OF 6

GUNAWAN, SYLVIANA 02/12/2022 2:40 PM K:\FR\ SURVEY\068150000-TRINITY FALLS\DWG\EAST FEED MCLARRY LINE\SEPERATE INSTRUMENTS\NEW ESM\POGUEROSA ADDITION\068150000 POGUEROSA ADDITION T.C.E. #2.DWG

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°06'18"	1740.00'	63.93'	N87°51'08"W	63.92'
C2	0°13'47"	1860.00'	7.46'	N86°54'53"W	7.46'
C3	0°33'21"	1860.00'	18.04'	N87°19'19"W	18.04'
C4	3°04'49"	1860.00'	100.00'	N89°07'32"W	99.99'
C5	0°04'42"	1860.00'	2.54'	S89°17'34"W	2.54'

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



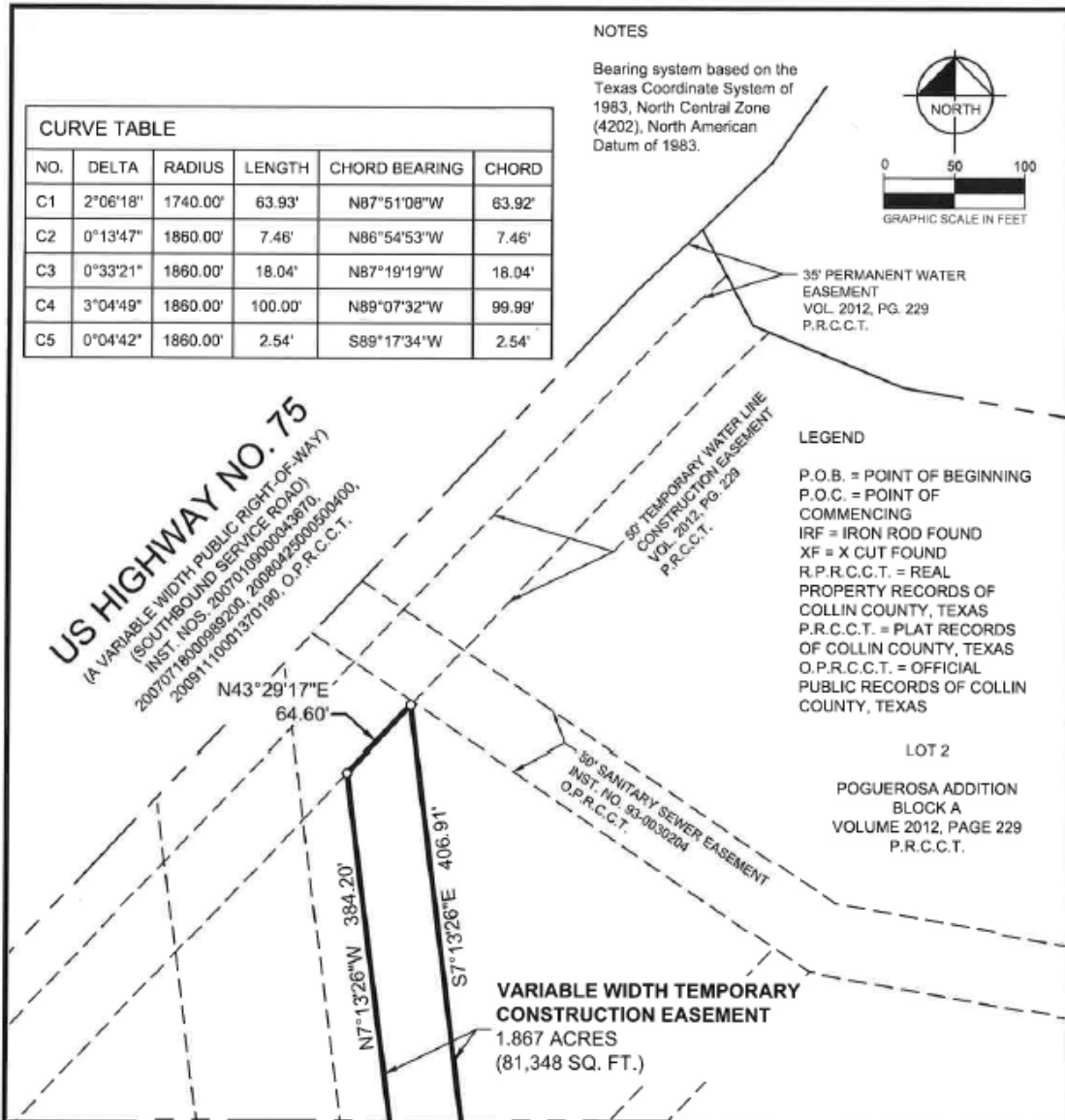
US HIGHWAY NO. 75
 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
 (SOUTHBOUND SERVICE ROAD)
 INST. NOS. 200701090003043878,
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 20091110001370190, O.P.R.C.C.T.

LEGEND

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 IRF = IRON ROD FOUND
 XF = X CUT FOUND
 R.P.R.C.C.T. = REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

LOT 2

POGUEROSA ADDITION
 BLOCK A
 VOLUME 2012, PAGE 229
 P.R.C.C.T.



MATCHLINE "B"

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENTS
 MEREDITH HART SURVEY,
 ABSTRACT NO. 371
 COLLIN COUNTY, TEXAS

Sylviana Gunawan
 SYLVIANA GUNAWAN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6461
 6160 WARREN PKWY., SUITE 210
 FRISCO, TEXAS 75034
 PH. 972-335-3580
 sylviana.gunawan@kimley-horn.com



06/21/2022

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034

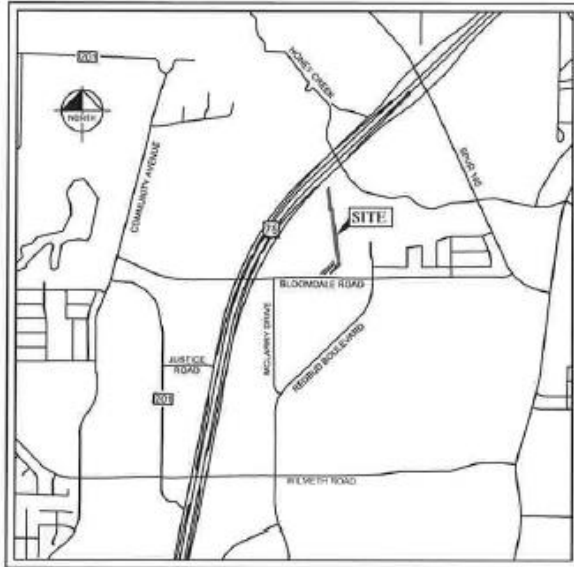
Tel. No. (972) 335-3590
 FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	10/25/2021	068150000	5 OF 8

GUNAWAN, SYLVIANA 07/21/2022 2:40 PM K:\FRS SURVEY\068150000-TRINITY FALLS\DWG\EAST FEED\MCLARRY LINE\SEPERATE INSTRUMENTS\NEW ESMTS\POGUEROSA ADDITION\068150000 POGUEROSA ADDITION T,C,E, #2, DWG

VICINITY MAP

N.T.S.



VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENTS
MEREDITH HART SURVEY,
ABSTRACT NO. 371
COLLIN COUNTY, TEXAS

Kimley»Horn

6100 Walnut Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	10/25/2021	058190000	6 OF 6

GUNAWAN, SYLVIANA 8/21/2022 2:40 PM K:\FR\ SURVEY\068150000-TRINITY FALLS\06EAST FEED MCLARRY LINE\SEPERATE INSTRUMENTS\NEW ESMTS\POGUEROSA ADDITION\068150000 POGUEROSA ADDITION T.C.E.#2.DWG

Exhibit "B"

Tract 3

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, and being a portion of Lot 2, Block A, Poguerosa Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Conveyance Plat, thereof recorded in Volume 2012, Page 229, of the Plat Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Pogue Eng & Dev" found for the southeast corner of said Lot 2, Block A, being on the current northerly right of way line of Bloomdale Road, a variable width right of way, and the westerly line of a called 10.00 acre tract of land described in a deed to McKinney Independent School District, as recorded in Volume 5555, Page 5133 of the Land Records of Collin County, Texas;

THENCE departing the westerly line of said 10.00 acre tract, along the southerly line of said Lot 2 and the northerly right of way line of said Bloomdale Road, the following courses and distances:

North 89°21'53" West, a distance of 24.71 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 2°06'18", a radius of 1740.00 feet, a chord bearing and distance of North 87°51'08" West, 63.92 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 63.93 feet to a point for corner, from which, a 1/2 inch iron rod with plastic cap stamped "Pogue Eng. & Dev" found for witness bears North 53°07' East, 0.2 feet;

North 86°47'59" West, a distance of 98.28 feet to a point at the beginning of a tangent curve to the left having a central angle of 01°42'37", a radius of 1860.00 feet, a chord bearing and distance of North 87°39'18" West, 55.52 feet, from which, a 1/2 inch iron rod with plastic cap stamped "Pogue Eng. & Dev" found for witness bears North 9°34' East, 0.2 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 55.52 feet to the **POINT OF BEGINNING** of the herein described easement tract:

THENCE in a southerly direction, continuing along the southerly line of said Lot 2 and the northerly right of way line of said Bloomdale Road, with said non-tangent curve to the left, with a radius of 1,860.00 feet, a central angle of 02°09'20", and a chord bearing and distance of North 89°35'17" West, 69.98 feet and an arc distance of 69.98 feet to a point for corner;

THENCE departing the southerly line of said Lot 2 and the northerly right of way line of said Bloomdale Road, and crossing said Lot 2, the following courses and distances:

North 45°04'45" East, a distance of 286.75 feet to a point for corner;

North 07°13'26" West, a distance of 996.05 feet to a point for corner;

**35' WATER EASEMENT
MEREDITH HART SURVEY,
ABSTRACT NO. 371
COLLIN COUNTY, TEXAS**

Kimley»Horn
6100 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10150822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	10/25/2021	06815000	1 OF 6

North 47°13'58" West, a distance of 46.66 feet to a point for corner;
 North 07°13'26" West, a distance of 432.91 feet to a point for corner;
 North 43°29'17" East, a distance of 45.22 feet to a point for corner;
 South 07°13'26" East, a distance of 448.80 feet to a point for corner;
 South 47°13'58" East, a distance of 46.66 feet to a point for corner;
 South 07°13'26" East, a distance of 1025.98 feet to a point for corner;
 South 45°04'45" West, a distance of 239.97 feet to a point for corner;
 South 00°04'51" West, a distance of 20.88 feet to the **POINT OF BEGINNING** and
 containing 1.432 acres (62,382 square feet) of land, more or less.



SYLVIANA GUNAWAN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6461
 6160 WARREN PKWY., SUITE 210
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 sylviana.gunawan@kimley-horn.com



06/17/2022

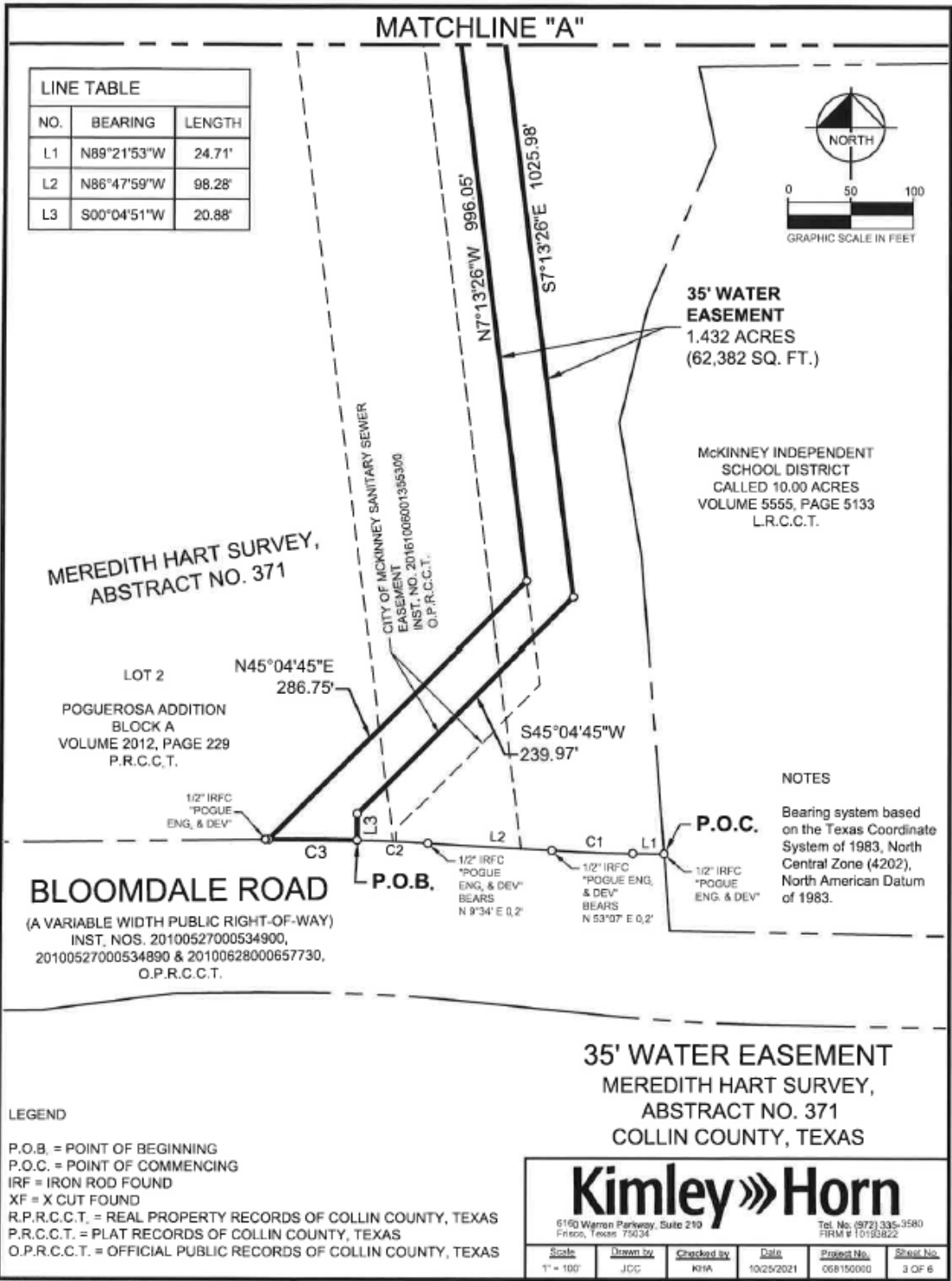
35' WATER EASEMENT
 MEREDITH HART SURVEY,
 ABSTRACT NO. 371
 COLLIN COUNTY, TEXAS

Kimley»Horn

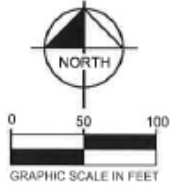
6160 Warren Parkway, Suite 210
 Frisco, Texas 75034

Tel. No. (972) 335-3580
 FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	10/26/2021	068150300	2 OF 6



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°21'53\"W	24.71'
L2	N86°47'59\"W	98.28'
L3	S00°04'51\"W	20.88'



MEREDITH HART SURVEY,
ABSTRACT NO. 371

LOT 2
POGUEROSA ADDITION
BLOCK A
VOLUME 2012, PAGE 229
P.R.C.C.T.

BLOOMDALE ROAD
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
INST. NOS. 20100527000534900,
20100527000534890 & 20100628000657730,
O.P.R.C.C.T.

35' WATER EASEMENT
1.432 ACRES
(62,382 SQ. FT.)

McKINNEY INDEPENDENT
SCHOOL DISTRICT
CALLED 10.00 ACRES
VOLUME 5555, PAGE 5133
L.R.C.C.T.

NOTES
Bearing system based
on the Texas Coordinate
System of 1983, North
Central Zone (4202),
North American Datum
of 1983.

LEGEND

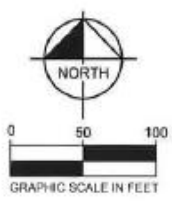
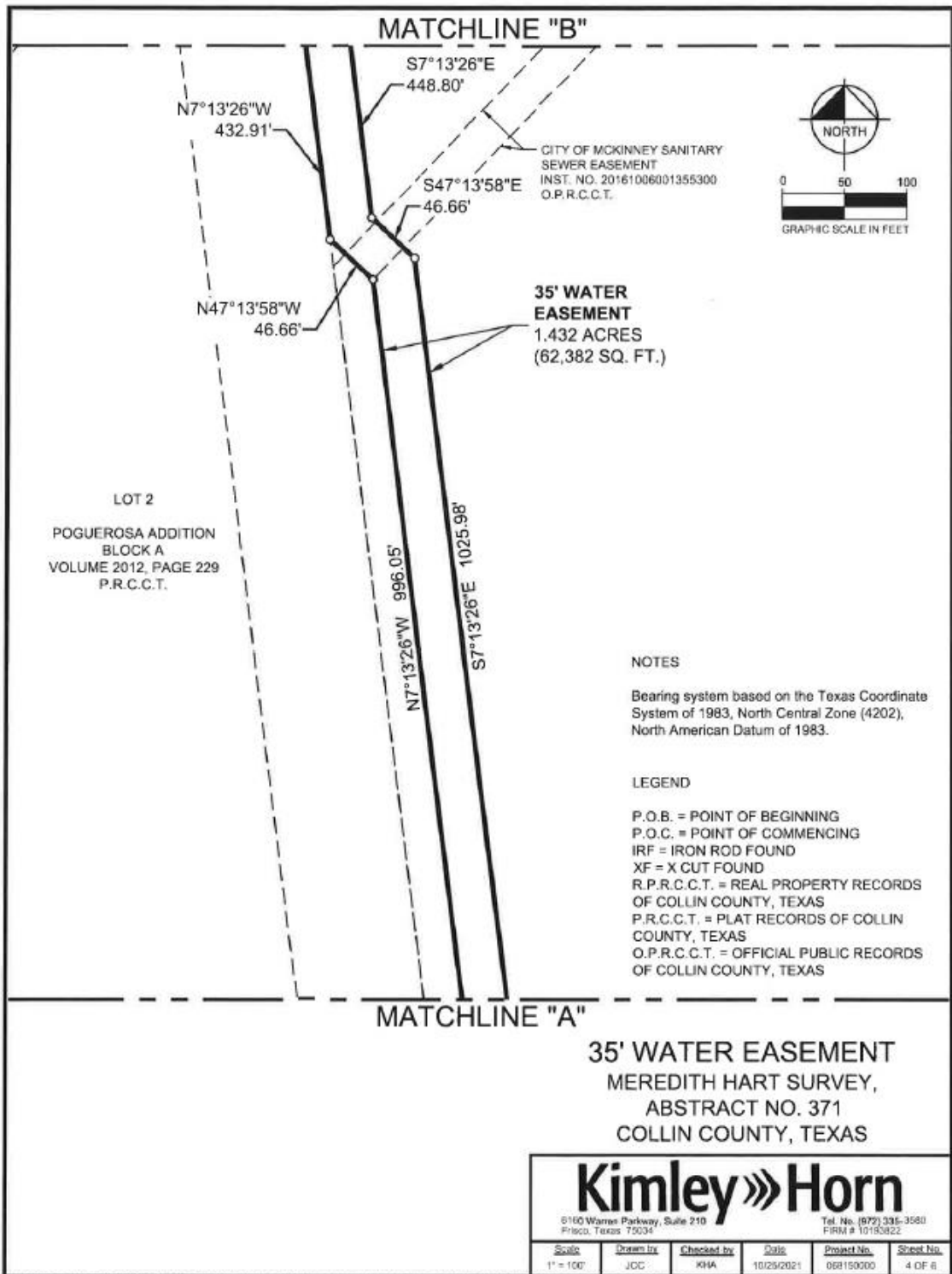
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- IRF = IRON ROD FOUND
- XF = X CUT FOUND
- R.P.R.C.C.T. = REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

35' WATER EASEMENT
MEREDITH HART SURVEY,
ABSTRACT NO. 371
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 FIRM # 10193822	
Scale	Drawn by	Checked by	Date
1" = 100'	JCC	KHA	10/25/2021
			Project No.
			068150000
			Sheet No.
			3 OF 6

GUNAWAN, SYLVIANA g1772022 12:40 PM K:\FR1_SURVEY\068150000-TRINITY FALLS\DWG\EAST FEED MCLARRY LINE\SEPERATE INSTRUMENTS\068150000 POGUEROSA ADDITION W.E.



LOT 2
 POGUEROSA ADDITION
 BLOCK A
 VOLUME 2012, PAGE 229
 P.R.C.C.T.

CITY OF MCKINNEY SANITARY
 SEWER EASEMENT
 INST. NO. 20161006001355300
 O.P.R.C.C.T.

**35' WATER
 EASEMENT**
 1.432 ACRES
 (62,382 SQ. FT.)

NOTES
 Bearing system based on the Texas Coordinate
 System of 1983, North Central Zone (4202),
 North American Datum of 1983.

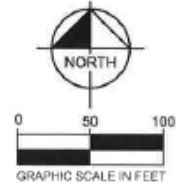
LEGEND
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35' WATER EASEMENT
 MEREDITH HART SURVEY,
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Kimley»Horn
 6160 Warren Parkway, Suite 210
 Frisco, Texas 75034
 Tel. No. (972) 336-3580
 FIRM # 10150822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	10/25/2021	068150000	4 OF 6

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°06'18"	1740.00'	63.93'	N87°51'08"W	63.92'
C2	1°42'37"	1860.00'	55.52'	N87°39'18"W	55.52'
C3	2°09'20"	1860.00'	69.98'	N89°35'17"W	69.98'



US HIGHWAY NO. 75
 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
 (SOUTHBOUND SERVICE ROAD)
 INST. NOS. 2007071059000043870,
 20070718000989200, 20080422002560400,
 20081110001370190, O.P.R.C.C.T.

35' PERMANENT WATER EASEMENT VOL. 2012, PG. 229 P.R.C.C.T.

LEGEND

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NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LOT 2

POGUEROSA ADDITION
 BLOCK A
 VOLUME 2012, PAGE 229
 P.R.C.C.T.

N43°29'17"E
 45.22'

N7°13'26"W 432.91'

S7°13'26"E 448.80'

35' WATER EASEMENT
 1.432 ACRES
 (62,382 SQ. FT.)

50' SANITARY SEWER EASEMENT
 INST. NO. 03-0030204
 O.P.R.C.C.T.

MATCHLINE "B"

Sylviana
 SYLVIANA GUNAWAN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6461
 6160 WARREN PKWY., SUITE 210
 FRISCO, TEXAS 75034
 PH. 972-335-3580
 sylviana.gunawan@kimley-horn.com



06/17/2022

35' WATER EASEMENT
 MEREDITH HART SURVEY,
 ABSTRACT NO. 371
 COLLIN COUNTY, TEXAS

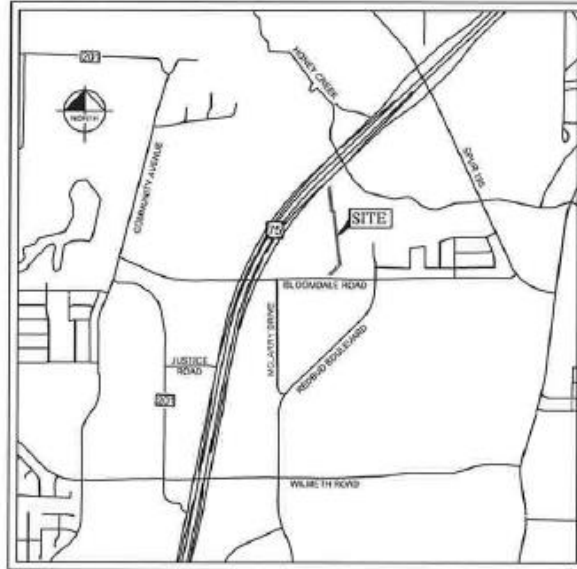
Kimley»Horn

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 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 Fax # 10150022

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1" = 100'	JCC	KHA	10/25/2021	068150300	5 OF 6

VICINITY MAP

N.T.S.



35' WATER EASEMENT
MEREDITH HART SURVEY,
ABSTRACT NO. 371
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FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	10/25/2021	068150000	6 OF 6