

EXHIBIT B-1

**RIGHT-OF-WAY ABANDONMENT
ELM STREET**

MARY STANDIFER SURVEY, ABSTRACT NO. 811, G. A. WILSON SURVEY, ABSTRACT NO. 1000 AND W. B. RICHARDSON SURVEY, ABSTRACT NO. 747, COLLIN COUNTY, TEXAS

BEING a 4.447 acre tract of land situated in the Mary Standifer Survey, Abstract No. 811, the G. A. Wilson Survey, Abstract No. 1000, and the W. B. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas, and being a part of Elm Street, a variable width right-of-way; said 4.447 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod at the northwest end of a right-of-way corner clip at the intersection of the west right-of-way line of S. Airport Drive, a (120' right-of-way), and the south right-of-way line of said Elm Street, and being a northeast corner of Lot 1R6, Block A, Encore Wire, Ltd. Two Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet 2016, Slide 639 of the Plat Records of Collin County, Texas;

THENCE North 88 degrees 52 minutes 52 seconds West, along the said south line of Elm Street and the north line of said Lot 1R6, Block A, a distance of 1,870.26 feet to an angle point in said south line of Elm Street and at the northwest corner of said Lot 1R6, Block A; said point being in the east line Lot 2, Block B, Encore Wire, Ltd. Two Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet 2009, Slide 398 of the Plat Records of Collin County, Texas;

THENCE North 00 degrees 19 minutes 43 seconds West, continuing along the south line of said Elm Street and the said east line of Lot 2, Block B, a distance of 2.96 feet to a point at the northeast corner of said Lot 2, Block B; and being at an angle point in the said south line of Elm Street;

THENCE North 88 degrees 58 minutes 03 seconds West, continuing along said south line of Elm Street and the north line of said Lot 2, Block B, at a distance of 351.86 passing the northwest corner of said Lot 2, Block B, said point being a point of curvature in the north line of Lot 3, Block B, Encore Wire, Ltd. Two Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet 2010, Slide 104 of the Plat Records of Collin County, Texas, continuing along said south line of Elm Street and the north line of said Lot 3, Block B, at a distance of 420.87 feet passing the northwest corner of said Lot 3, Block B, and the northeast corner of Lot 1R, Block A, Home Interiors and Gifts Addition, an addition to the City of McKinney, Collin County, Texas, according to the thereof recorded in Cabinet 2008, Page 186 of the Plat Records of Collin County, Texas, continuing along the said south line of Elm Street and the north line of said Lot 1R, Block A, in all a total distance of 735.20 feet to a point for corner; said point also being the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, departing the said north line of Lot 1R, Block A and the said south line of Elm Street and along said curve to the left, having a central angle of 13 degrees 59 minutes 53 seconds, a radius of 415.00 feet, a chord bearing and distance of North 84 degrees 02 minutes 04 seconds East, 101.14 feet, an arc distance of 101.39 feet to a point at the end of said curve; said point also being the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, along said curve to the left, having a central angle of 16 degrees 06 minutes 03 seconds, a radius of 418.53 feet, a chord bearing and distance of North 74 degrees 33 minutes

29 seconds East, 117.23 feet, an arc distance of 117.61 feet to a point at the end of said curve; said point also being the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, along said curve to the left, having a central angle of 08 degrees 15 minutes 25 seconds, a radius of 426.00 feet, a chord bearing and distance of North 56 degrees 52 minutes 56 seconds East, 61.34 feet, an arc distance of 61.39 feet to a point at the end of said curve in the north line of said Elm Street;

THENCE South 88 degrees 58 minutes 03 seconds East, along the said north line of Elm Street, at a distance of 18.32 feet passing a found 1/2" iron rod with a plastic cap stamped "ROME" at the west right-of-way line of Healy Avenue (a 40-foot right-of-way) and the said north line of Elm Street, continuing at a distance of 58.72 feet passing a found 1/2" iron rod with a plastic cap stamped "ROME" at the east right-of-way line of said Healy Avenue and the said north line of Elm Street, continuing in all a total distance of 146.91 feet to a found 1/2" iron rod with a plastic cap stamped "ROME" the intersection of the west line of the 20-foot alley right-of-way and the said north line of Elm Street;

THENCE South 81 degrees 52 minutes 05 seconds East, along the projected north line of said Elm Street, a distance of 20.20 feet to a found 1/2" iron rod at the intersection of the east line of said 20-foot alley and the said north line of Elm Street; said point being the southwest corner of Tract 2, conveyed in deed to Encore Wire Corporation, by County Clerk's Number 20100416000373460 of the Official Public Records of Collin County, Texas;

THENCE South 88 degrees 52 minutes 52 seconds East, along the said north line of Elm Street, and the south line of said Tract 2, at a distance of 621.72 feet passing the southeast corner of said Tract 2, and being the southwest corner of Tract 1, in said deed to Encore Wire Corporation, continuing along said north line of Elm Street, and the south line of said Tract 1, a distance of 2,111.88 feet to a found 5/8" iron rod at the beginning of tangent curve to the left;

THENCE in a northeasterly direction, continuing along the said north line of Elm Street, the south line of said Tract 1, and along said curve to the left, having a central angle of 71 degrees 09 minutes 59 seconds, a radius of 66.00 feet, a chord bearing and distance of North 55 degrees 32 minutes 08 seconds East, 76.81 feet, an arc distance of 81.98 feet to a point at the end of said curve;

THENCE South 00 degrees 45 minutes 13 seconds West, departing the said south line of Tract 1 and the said north line of Elm Street, a distance of 124.70 feet to the **POINT-OF-BEGINNING**, containing **193,727 square feet or 4.447 acres of land.**

Bearings for this description cited are based on State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

An exhibit of even date accompanies this description.

Date: February 27, 2020

R. Groysman

Roman L. Groysman
Registered Professional Land Surveyor
Texas Registration No. 5864



MATCH LINE
SHEET 4
MATCH LINE
SHEET 3



G. A. WILSON SURVEY,
ABSTRACT NO. 1000

TRACT 1
ENCORE WIRE CORPORATION
(C.C. NO. 20100416000373460)

60' TEMPORARY CONSTRUCTION
EASEMENT (C.C. #20131122001570010)

30' NORTH TEXAS MUNICIPAL
WATER DISTRICT EASEMENT
(C.C. #20131122001570010)

35' DRAINAGE EASEMENT
(C.C. #20080728000912800)

5/8" IRF
(C.M.)

5/8" IRF

ELM STREET
ABANDONMENT
(VARIABLE WIDTH R.O.W.)
193,727 SF 4.447 ACRES
N88°52'52"W 1,870.26

APPROXIMATE LOCATION
OF SURVEY LINE

P.O.B.

S00°45'13"W 124.70
S AIRPORT DRIVE
(120' R.O.W.)
VOL. 5915, PG. 4703

LOT 1R6, BLOCK A
W. B. RICHARDSON SURVEY,
ABSTRACT NO. 747
ENCORE WIRE, LTD. TWO ADDITION
CABINET 2016, SLIDE 639

Line #	Length	Direction
L1	2.96	N00°19'43"W
L2	146.91	S88°58'03"E
L3	20.20	S81°52'05"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	101.39	415.00	013°59'53"	N 84°02'04" E	101.14
C2	117.61	418.53	016°06'03"	N 74°33'29" E	117.23
C3	61.39	426.00	008°15'25"	N 56°52'56" E	61.34
C4	81.98	66.00	071°09'59"	N 55°32'08" E	76.81

R. Groysman
ROMAN L. GROYSMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5864
02/27/2020

ENCORE WIRE LTD. THREE ADDITION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
FIELD CREW: _____
FIELD WORK DATE: _____

ELM STREET
MCKINNEY, COLLIN COUNTY, TEXAS



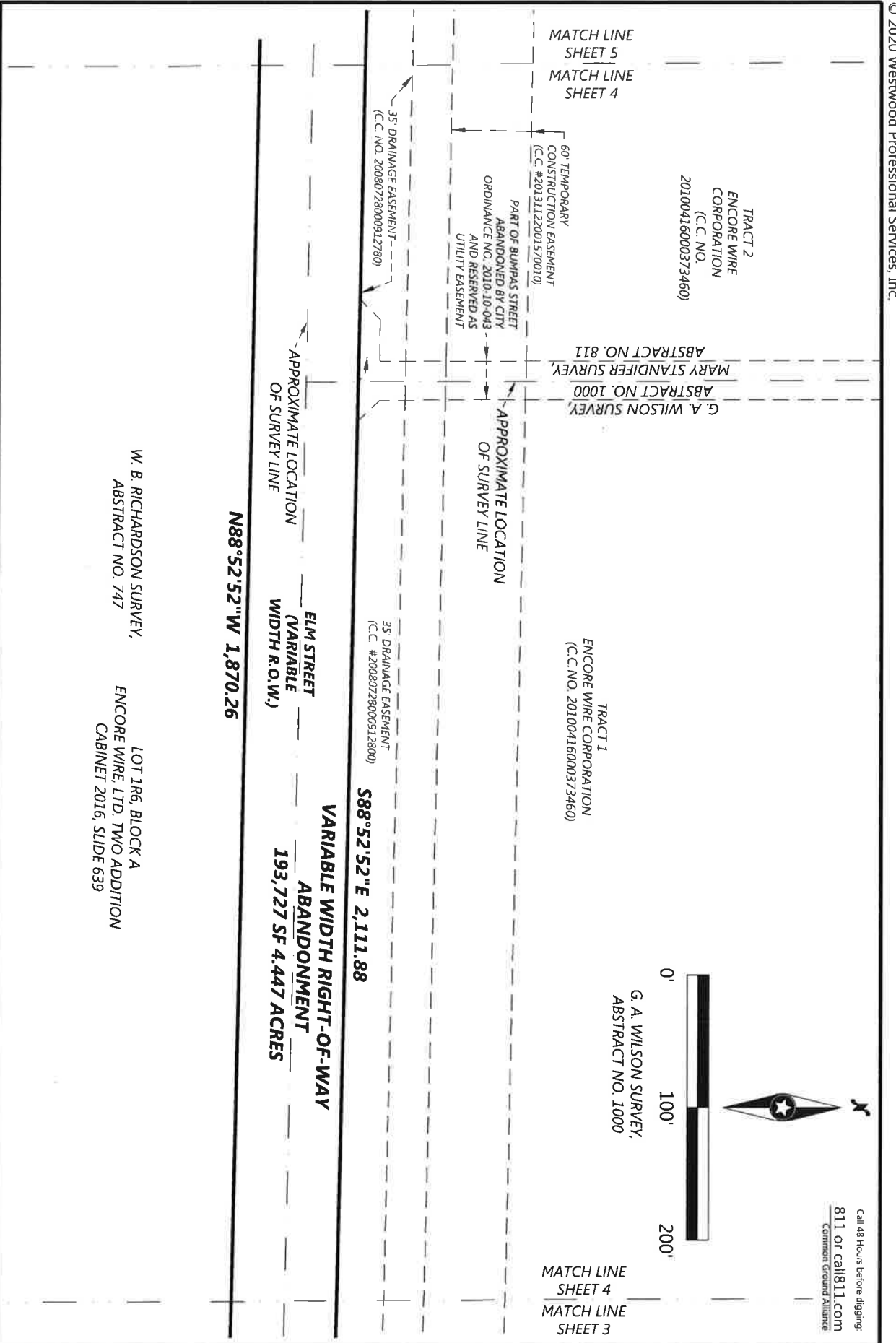
Phone (214) 473-4840
Toll Free (888) 937-5150
2740 Dallas Parkway, Suite 280
Plano, TX 75083
westwoodps.com

ELM STREET VARIABLE WIDTH
RIGHT-OF-WAY ABANDONMENT

MARY STANDIFER SURVEY, ABSTRACT NO. 811
G. A. WILSON SURVEY, ABSTRACT NO. 1000
W.B. RICHARDSON SURVEY, ABSTRACT NO. 747
PROJECT NUMBER: 0023657.02

SHEET NUMBER:
3 OF 5

DATE: 02/27/2020



ELM STREET
MCKINNEY, COLLIN COUNTY, TEXAS

Westwood

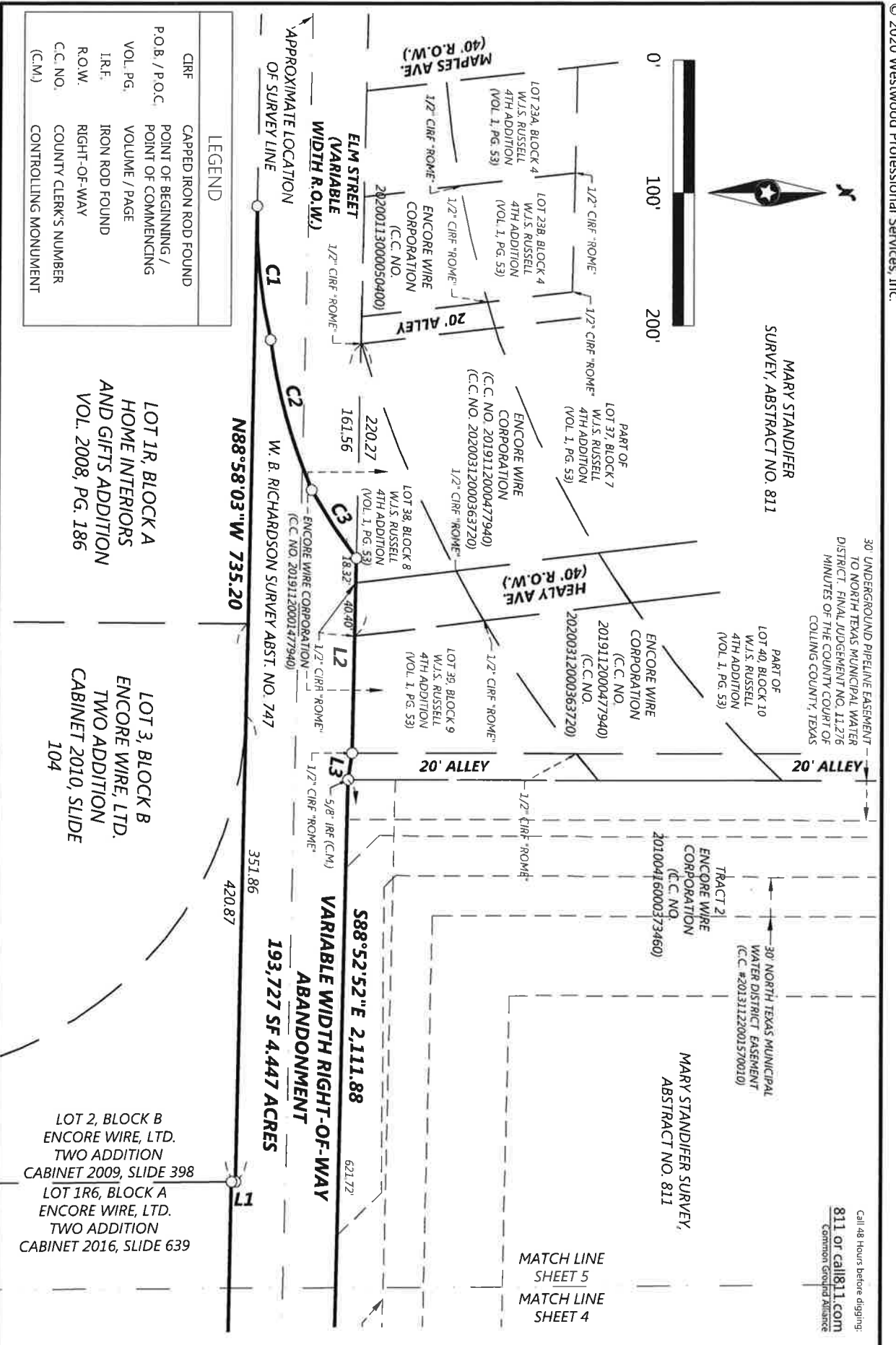
Phone (214) 473-4600 2240 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
Westwood@pszn.com
Westwoodpszn.com

ELM STREET VARIABLE WIDTH
RIGHT-OF-WAY ABANDONMENT

MARY STANDIFER SURVEY, ABSTRACT NO. 811
G. A. WILSON SURVEY, ABSTRACT NO. 1000
W.B. RICHARDSON SURVEY, ABSTRACT NO. 747
PROJECT NUMBER: 0023657.02

SHEET NUMBER: 4 OF 5

DATE: 02/27/2020



MARY STANDIFFER
SURVEY, ABSTRACT NO. 811

30' UNDERGROUND PIPELINE EASEMENT
TO NORTH TEXAS MUNICIPAL WATER
DISTRICT, FINAL JUDGEMENT NO. 11,276
MINUTES OF THE COUNTY COURT OF
COLLING COUNTY, TEXAS

PART OF
LOT 40, BLOCK 10
W.J.S. RUSSELL
4TH ADDITION
(VOL. 1, PG. 53)

ENCORE WIRE
CORPORATION
(C.C. NO.
2019112000477940)
(C.C. NO.
20200312000363720)

LOT 39, BLOCK 9
W.J.S. RUSSELL
4TH ADDITION
(VOL. 1, PG. 53)

ENCORE WIRE CORPORATION
(C.C. NO. 2019112000477940)
(C.C. NO. 20200312000363720)

W. B. RICHARDSON SURVEY ABST. NO. 747

LOT 1R, BLOCK A
HOME INTERIORS
AND GIFTS ADDITION
VOL. 2008, PG. 186

LOT 3, BLOCK B
ENCORE WIRE, LTD.
TWO ADDITION
CABINET 2010, SLIDE
104

LOT 2, BLOCK B
ENCORE WIRE, LTD.
TWO ADDITION
CABINET 2009, SLIDE 398
LOT 1R6, BLOCK A
ENCORE WIRE, LTD.
TWO ADDITION
CABINET 2016, SLIDE 639

30' NORTH TEXAS MUNICIPAL
WATER DISTRICT EASEMENT
(C.C. #20131122001570010)

ENCORE WIRE
CORPORATION
(C.C. NO.
20100416000373460)

MARY STANDIFFER SURVEY,
ABSTRACT NO. 811

Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

MATCH LINE
SHEET 5
MATCH LINE
SHEET 4

LEGEND	
CIRF	CAPPED IRON ROD FOUND
P.O.B. / P.O.C.	POINT OF BEGINNING / POINT OF COMMENCING
VOL. PG.	VOLUME / PAGE
I.R.F.	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
C.C. NO.	COUNTY CLERK'S NUMBER (C.M.)
	CONTROLLING MONUMENT



ELM STREET

MCKINNEY, COLLIN COUNTY, TEXAS

Westwood

Phone (314) 473-4640 2740 Dallas Parkway, Suite 280
TollFree (888) 937-5150 Plano, TX 75093
westwood@cs.com westwoodcs.com
Westwood Professional Services, Inc.
T&E FIRM REGISTRATION NO. F-11756
T&E FIRM REGISTRATION NO. 10074301

ELM STREET VARIABLE WIDTH
RIGHT-OF-WAY ABANDONMENT

SHEET NUMBER:
5

OF

5

MARY STANDIFFER SURVEY, ABSTRACT NO. 811
G. A. WILSON SURVEY, ABSTRACT NO. 1000
W.B. RICHARDSON SURVEY, ABSTRACT NO. 747
PROJECT NUMBER: 0023657.02

DATE: 02/27/2020

EXHIBIT B-2

**RIGHT-OF-WAY ABANDONMENT
HEALY AVENUE
W.J.S. RUSSELL 4TH ADDITION
MARY STANDIFER SURVEY, ABSTRACT NO. 811
COLLIN COUNTY, TEXAS**

BEING a 0.028 acre tract of land situated in the Mary Standifer Survey, Abstract No. 811, City of McKinney, Collin County, Texas, and being a part of Healy Avenue, (a 40' Right-Of-Way) as dedicated by W.J.S. Russell 4th Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 53, of the Plat Records of Collin County, Texas; said 0.028 acre tract being more particularly described as follows:

COMMENCING at a found 1/2" iron rod with a plastic cap stamped "ROME" at the intersection of the north right-of-way line of Elm Street, (a variable width right-of-way) and the west right-of-way line of a (20-foot alley right-of-way); said point being the southeast corner of Lot 39, Block 9, of said W.J.S. Russell 4th Addition;

THENCE North 88 degrees 58 minutes 03 seconds West, along the said north line of Elm Street and the south line of said Lot 39, Block 9, a distance of 88.20 feet to a found 1/2" iron rod with a plastic cap stamped "ROME" at the southwest corner of said Lot 39, Block 9; said point also being at the intersection of the said north line of Elm Street and the east line of said Healy Avenue; said point being at the **POINT-OF-BEGINNING**;

THENCE North 88 degrees 58 minutes 03 seconds West, along the projected north line of said Elm Street, a distance of 40.39 feet to a found 1/2" iron rod with a plastic cap stamped "ROME" at the intersection of the west line of said Healy Avenue and the said north line of Elm Street; said point being at the southeast corner of Lot 38, Block 8, of said W.J.S. Russell 4th Addition;

THENCE North 06 degrees 55 minutes 17 seconds West, along the east line of said Lot 38, Block 8 and the west line of said Healy Avenue, a distance of 13.77 feet to a point for corner; said point also being the being in a non-tangent curve to the left;

THENCE in a northeasterly direction, departing the said west line of Healy Avenue, along the said non-tangent curve to the left having a central angle of 06 degrees 42 minutes 01 seconds, a radius of 426.00 feet, a chord bearing and distance of North 46 degrees 31 minutes 59 seconds East, 49.79 feet, an arc distance of 49.82 feet to a point for corner at the end of said curve; said point also being in the east right-of-way line of said Healy Avenue and the west line of said Lot 39, Block 9;

THENCE South 06 degrees 55 minutes 17 seconds East, along the said east line of Healy Avenue and the west line of said Lot 39, Block 9, a distance of 49.00 feet to the **POINT-OF-BEGINNING**, containing **1,231.22 square feet or 0.028 acres of land, more or less.**

Bearings for this description cited are based on State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

An exhibit of even date accompanies this description.

Date: February 27, 2020

R. Groysman

Roman L. Groysman
Registered Professional Land Surveyor
Texas Registration No. 5864



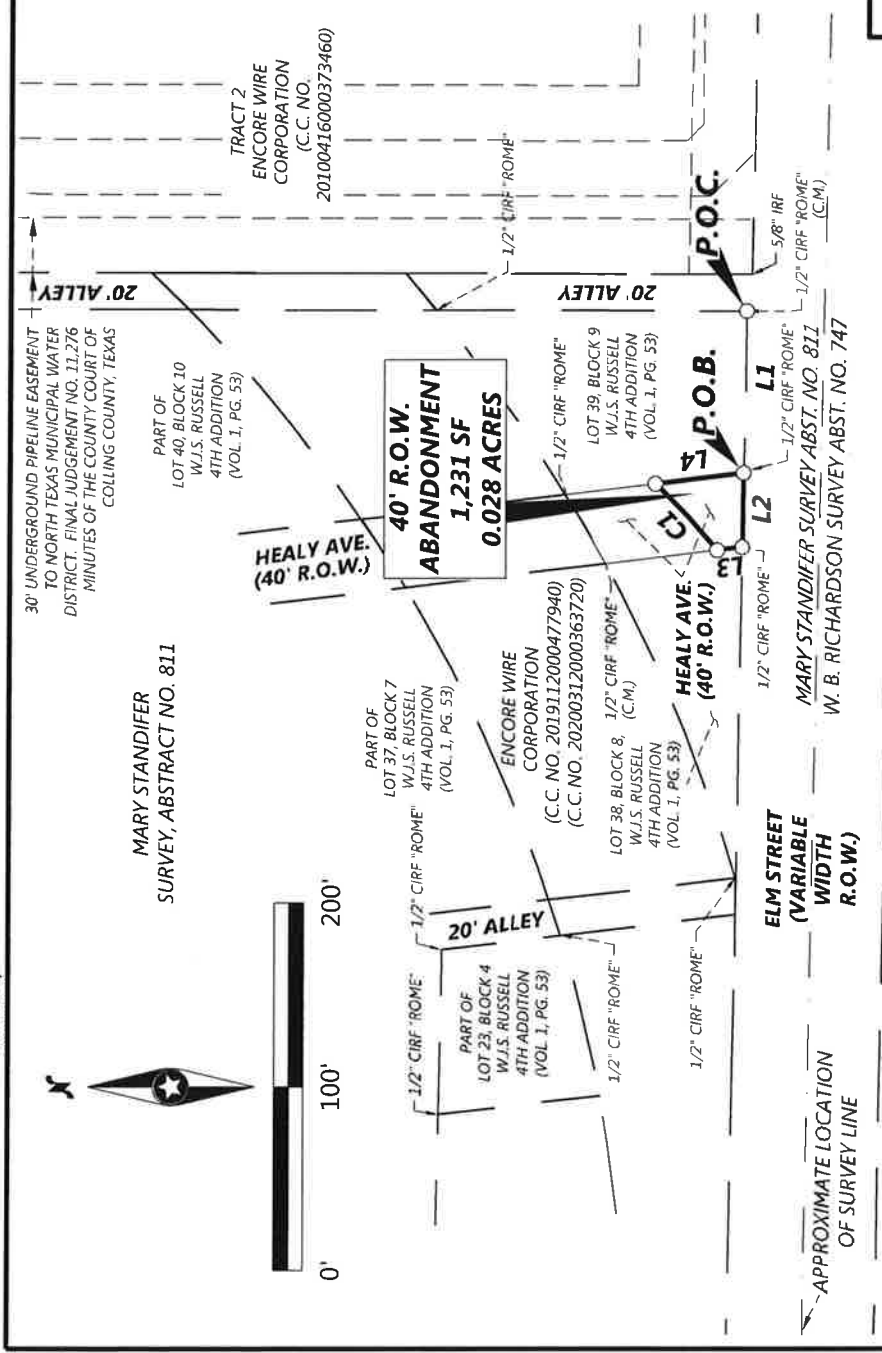
Call 48 Hours before digging:
811 or call **811.com**
 Common Ground Alliance

LEGEND	
CIRF	CAPPED IRON ROD FOUND
P.O.B. / P.O.C.	POINT OF BEGINNING / POINT OF COMMENCING
VOL. PG.	VOLUME / PAGE
I.R.F.	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
C.C.	COUNTY CLERK'S NUMBER
(C.M.)	CONTROLLING MONUMENT

NOTES:

1. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT OF SURVEY. BEARINGS FOR THIS DESCRIPTION CITED ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION (CORS 96).

R. Groysman
ROMAN L. GROYSMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5864



Line #	Length	Direction
L1	88.20	N88°58'03"W
L2	40.39	N88°58'03"W
L3	13.77	N06°55'17"W
L4	49.00	S06°55'17"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	49.82	426.00	006°42'01"	N 46°31'59" E	49.79

DESIGNED: _____
 CHECKED: _____ R.L.G.
 DRAWN: _____ A.R.
 FIELD CREW: _____
 FIELD WORK DATE: _____

Westwood
 Phone (214) 473-4640
 Toll Free (888) 937-5150
 2740 Dallas Parkway, Suite 280
 Plano, TX 75093
 westwoodps.com
Westwood Professional Services, Inc.
 TBP'S FIRM REGISTRATION NO. F-11756
 TBP'S FIRM REGISTRATION NO. 10074301

**HEALY AVENUE
 40' RIGHT-OF-WAY
 W.J.S. RUSSELL 4TH
 ADDITION**
 MCKINNEY, COLLIN COUNTY, TEXAS

PROJECT DATA\DWG\SURVEY\ABANDONMENTS\0023657.02 0.079AC HEALY ABDN.DWG

ENCORE WIRE LTD. THREE ADDITION

40' HEALY AVENUE
 RIGHT-OF-WAY ABANDONMENT
 MARY STANDIFER SURVEY,
 ABSTRACT NO. 811
 PROJECT NUMBER: 0023657.02

SHEET NUMBER: **2** OF **2**
 DATE: 02/27/2020

EXHIBIT B-3

**RIGHT-OF-WAY ABANDONMENT
20' ALLEY
W.J.S. RUSSELL 4TH ADDITION
MARY STANDIFER SURVEY, ABSTRACT NO. 811
COLLIN COUNTY, TEXAS**

BEING a 0.091 acre tract of land situated in the Mary Standifer Survey, Abstract No. 811, City of McKinney, Collin County, Texas, and being a part of a 20' Alley Right-Of-Way as dedicated by W.J.S. Russell 4th Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 53, of the Plat Records of Collin County, Texas; said 0.091 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with a plastic cap stamped "ROME" for corner at the intersection of the north line of Elm Street, (a variable width right-of-way) with the west right-of-way line of a 20-foot alley right-of-way; said point being the southeast corner of Lot 39, Block 9, of said W.J.S. Russell 4th Addition;

THENCE North 00 degrees 08 minutes 30 seconds East, departing the said north line of Elm Street, along the east line of said Lot 39, Block 9 and the west line of said 20-foot alley, at a distance of 168.62 feet passing a found 1/2" iron rod with a plastic cap stamped "ROME" at the northeast corner of said Lot 39, Block 9, continuing along the west line of said 20-foot alley, in all a total distance of 183.99 feet to a point for corner;

THENCE North 38 degrees 38 minutes 8 seconds East, departing the said west line of the 20-foot alley, a distance of 32.13 feet to a point for corner in the east line of said 20-foot alley and in the west line of that certain tract of land described as Tract 2 in deed to Encore Wire Corporation, by County Clerk's Number 20100416000373460 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 08 minutes 30 seconds West, along the said west line of Tract 2 and the east line of said 20-foot alley, a distance of 211.94 feet to a found 5/8" iron rod for corner at the intersection of the said east line of the 20-foot alley and the said north line of Elm Street;

THENCE North 81 degrees 52 minutes 05 seconds West, along the projected north line of said Elm Street, a distance of 20.20 feet to the **POINT-OF-BEGINNING**, containing **3,959 square feet or 0.091 acres of land.**

Bearings for this description cited are based on State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

An exhibit of even date accompanies this description.

Date: February 27, 2020

R. Groysman

Roman L. Groysman
Registered Professional Land Surveyor
Texas Registration No. 5864



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

CIRF	CAPPED IRON ROD FOUND
P.O.B. / P.O.C.	POINT OF BEGINNING / POINT OF COMMENCING
VOL. PG.	VOLUME / PAGE
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
C.C.	COUNTY CLERK'S NUMBER
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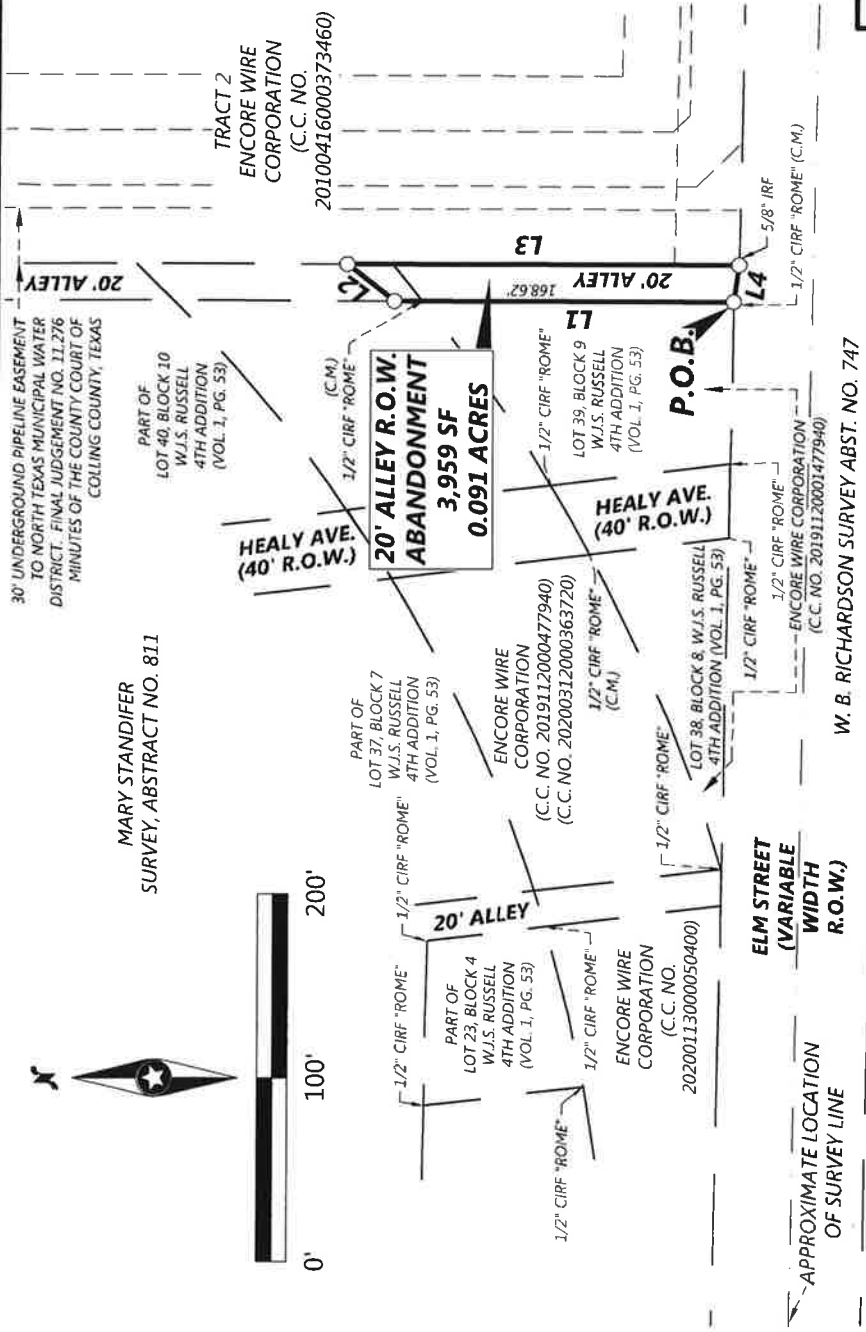
NOTES:

1. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT OF SURVEY. BEARINGS FOR THIS DESCRIPTION CITED ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION (CORS 96).
- 2.

ENCORE WIRE LTD. THREE ADDITION



R. Groysman
ROMAN L. GROYSMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5864
02/27/2020



Line Table

Line #	Length	Direction
L1	183.99	N00°08'30"E
L2	32.13	N38°38'08"E
L3	211.94	S00°08'30"W
L4	20.20	N81°52'05"W

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 FIELD CREW: _____
 FIELD WORK DATE: _____

20' ALLEY RIGHT-OF-WAY ABANDONMENT
W.J.S. RUSSELL 4TH ADDITION
 MCKINNEY, COLLIN COUNTY, TEXAS

Westwood
 Phone (214) 473-4640
 Toll Free (888) 957-5150
 2740 Dallas Parkway, Suite 280
 Plano, TX 75093
 westwoodps.com
 Westwood Professional Services, Inc.
 TBP Firm Registration No. F-11756
 TBP-S Firm Registration No. 10074301

SHEET NUMBER: **2** OF **2**
 DATE: 02/27/2020
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