

**WASTEWATER PIPELINE PERMANENT  
EASEMENT FOR RIGHT-OF-WAY  
STOVER CREEK FORCE MAIN  
PROJECT NO. 501-0624-23**

STATE OF TEXAS                   §  
  §     KNOWN ALL MEN BY THESE:  
COUNTY OF COLLIN           §

THAT the undersigned, the City of McKinney, Texas, (hereinafter called “Grantor”) for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid by the **NORTH TEXAS MUNICIPAL WATER DISTRICT** (hereinafter called “Grantee”) the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed, and by these presents, does grant, sell and convey unto the Grantee a permanent easement and right-of-way (the “Permanent Easement”), along with a temporary construction easement (the “Temporary Construction Easement”) in, over, across and through those certain premises owned by Grantor to enter, occupy, and use the Permanent Easement and Temporary Construction Easement and to construct, install, use, operate, reconstruct, perpetually maintain, repair, replace, upgrade, and remove one pipeline, for the transportation of wastewater, with all incidental equipment, electric service lines required for the operation of the pipeline, and appurtenances under, over, or through the following described lands situated in Collin County, Texas:

**SEE ATTACHED EXHIBIT “A-1” AND “A-2” FOR DESCRIPTION OF THE PERMANENT  
EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT**

The Grantee shall utilize the Permanent Easement for a wastewater pipeline with appurtenances, including above and below grade appurtenances that may consist of manholes, access covers, vaults, odor control facilities, vents, meters, valves, cables, wires, electrical communication and control systems, gates, culverts, erosion protection measures, and any other appurtenances needed (the pipelines and appurtenances are referred to herein collectively as “Grantee’s Pipelines” or the “Pipelines”) as may be required for its operation of the Pipeline.

Grantee, and Grantee’s successors and assigns, shall have the continued and unobstructed right of ingress and egress over the Permanent Easement and the Temporary Construction Easement granted for the installation, operation, inspection, maintenance, repair, and replacement of Grantee’s Pipeline and/or facilities.

The Temporary Construction Easement granted and described herein will terminate and cease on the earlier of twenty-four (24) months after execution of the Easement, or (ii) upon completion of the construction and testing of the Pipeline. The Temporary Construction Easement requires that: (1) Grantee shall, at its sole cost and expense, install and continuously maintain secure fencing around the perimeter of the Temporary Construction Easement Area as shown on Exhibit A-2; (2) Any equipment operated in the Temporary Construction Easement Area shall be fueled off-site; (3) Grantee or its Contractor shall, at their own expense, pay for and maintain the Commercial General Liability and Environmental Impairment Liability (Site Coverage) insurance policies including, but not limited to first party coverage for on-site clean-up and coverage for third-party claims for on-site and off-site clean-up resulting from pollution conditions as well as coverage for third-party claims for on-site and off-site bodily injury and property damage with minimum limits of \$2,000,000 per occurrence.

Grantor shall be named as additional insureds on the policy as well as the Environmental Impairment Liability (Site Coverage) policy, by using endorsement CG2026 or broader; (4) Grantee shall, during the term of the Temporary Construction Easement, ensure that that Grantor retains safe, reasonable and unobstructed ingress to and egress from the Property; and (5) Grantee shall not block, restrict, or otherwise interfere with Grantor's access to the Property and shall maintain at least one clearly identifiable and accessible point of entry for pedestrian and vehicular access.

Grantee, and Grantee's successors and assigns, agrees to bury said Pipeline to a depth of at least 48" from the top of the Pipelines to existing ground surface except where burying the Pipeline to such depth would impair the normal and efficient operation of the Pipelines. Grantee will, restore the ground disturbed by the laying, constructing, repairing, maintaining, replacing or removing of said Pipeline, and will take such steps as may be reasonably required to prevent damage to Grantor's property from soil erosion resulting from Grantee's operations hereunder. Grantee shall leave the surface as nearly as reasonably possible as it was prior to the construction of the Pipeline and will restore all improvements, including fences, driveways, bridges, drainage channels, and other improvements damaged through the use of said easement to substantially the same condition as they were prior to the construction of the Pipeline. Grantee agrees to re-seed the grass areas of the OWNER: City of McKinney, Texas unimproved easement areas disturbed by construction after the completion of construction of said Pipeline.

Grantee has the right to trim or cut down or eliminate trees or shrubbery to the extent, in the reasonable judgment of Grantee, its successors and assigns, as may be necessary to prevent possible interference with the installation and operation of said Pipeline and to remove possible hazards thereto. Grantee has the right to remove or prevent the construction of any and all improvements, buildings, ponds, reservoirs or other obstructions on said Permanent Easement, except as are specifically allowed under the terms the Easement herein. Grantor shall not construct or permit to be constructed, any house, building, structure, retaining wall, pond, reservoir, or other prohibited improvement on or within the permanent easement or remove soil which would impair the lateral support for Grantee's Pipeline or leave it with insufficient cover below 48" from the top of the Pipelines to the existing ground surface for the safe operation of said Pipeline. However, Grantor retains the right to cross the Permanent Easement area with fences, streets, roads, paved parking and utilities with minimum 36" of clearance ("facilities") at angles not less than 45 degrees provided that said facilities do not endanger or interfere with Grantee's Pipeline and provided that Grantee is provided with a copy of the construction plans and drawings not less than 30 days before the beginning of construction of said facilities. Approval of any submitted plans and drawings shall not be unreasonably withheld, delayed, or denied. Grantor shall not grant any other easements within the Permanent Easement which would (1) endanger or interfere with the safe and efficient operation of Grantee's Pipeline, or (2) cross Grantee's easement at less than a 45-degree angle. Grantee may not fence or enclose the Easement but may install gates in any fence along or crossing the Easement for access.

If Grantee should abandon the rights granted herein for said Pipeline and appurtenances constructed upon said land and, if such abandonment should continue for a continuous period of thirty-six (36) months, all rights of Grantee herein shall terminate and immediately revert to Grantor, its heirs, legal representatives, successors and assigns without the necessity of notice, demand recording or any further action by Grantor. Grantor shall have the right, but not the obligation, for one year following any termination of this easement to remove Grantee's Abandoned Facilities its pipe, appurtenances, valves, and all other property, at Grantee's expense. Following the expiration of such period, any such property remaining on said land shall be and become the property of Grantor.

The above-described easements and rights shall inure unto the said Grantee, and Grantee's successors and assigns, and the covenants and agreements contained herein shall constitute covenants running with the land, binding upon Grantor, its legal representatives, successors and assigns, for the benefit of Grantee, and Grantee's successors and assigns. Grantee shall have the right to assign the easement in whole or in part to one or more assignees.

By executing this Easement, the undersigned represents that they are duly authorized to execute this document; that Grantor is the owner of fee simple title to the property across which the easement is being granted; that the property is held by Grantor free and clear of any liens or encumbrances; and, that Grantor is the sole party entitled to receive the consideration being paid for the easement.

TO HAVE AND TO HOLD unto NORTH TEXAS MUNICIPAL WATER DISTRICT, its successors and assigns, the above-described easements and right-of-way, and I do hereby bind myself, any heirs, executors, and administrators to warrant and forever defend all and singular the said premises to the **NORTH TEXAS MUNICIPAL WATER DISTRICT**, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof herein.

*Remaining Page Intentionally Blank, Signatures on Following Page(s)*

WITNESS OUR HANDS this \_\_\_\_ day of \_\_\_\_\_, 2026.

**GRANTOR:  
City of McKinney, Texas**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

THE STATE OF TEXAS     §

§

COUNTY OF COLLIN     §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_,  
\_\_\_\_\_ of the City of McKinney, a Texas municipal corporation, known to me to be the  
person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she  
has executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

EXHIBIT "A"  
 NORTH TEXAS MUNICIPAL WATER DISTRICT  
 STOVER CREEK FORCE MAIN PIPELINE  
 PROJECT NO. 501-0624-23

PARCEL NO. 34  
 OWNER: MCKINNEY INDEPENDENT SCHOOL DISTRICT  
 40' PERMANENT SANITARY SEWER EASEMENT

STATE OF TEXAS       §  
 COUNTY OF COLLIN   §

**LEGAL DESCRIPTION**

BEING A 1.866 ACRE (81,286 SQUARE FEET) PORTION OF 2 TRACTS OF LAND, A REMAINDER OF A CALLED 80.187 ACRE TRACT, AS CONVEYED TO MCKINNEY INDEPENDENT SCHOOL DISTRICT, IN A WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 20120402000380350, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND A REMAINDER OF A CALLED 35.000 ACRE TRACT, AS CONVEYED TO MCKINNEY INDEPENDENT SCHOOL DISTRICT IN A SPECIAL WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 20050203000148280 D.R.C.C.T., BEING LOCATED IN THE TARLTON CUNIS SURVEY, ABSTRACT NUMBER 211, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD CAPPED STAMPED "RPLS 3963" (CONTROLLING MONUMENT 1) FOR THE WESTERLY COMMON CORNER OF A CALLED 1.410 ACRE TRACT, AS CONVEYED TO THE STATE OF TEXAS, RECORDED AS INSTRUMENT NUMBER 2023000003056, D.R.C.C.T., AND A CALLED 3.360 ACRE TRACT, AS CONVEYED TO THE STATE OF TEXAS, RECORDED AS INSTRUMENT NUMBER 2023000078139, D.R.C.C.T., SAID 1/2-INCH IRON ROD CAPPED ALSO BEING ON THE EAST LINE OF F.M. 1461, A 90-FOOT WIDE RIGHT-OF-WAY, AS DEPICTED IN TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR COLLIN COUNTY F.M. HIGHWAY NO. 1461 FROM U.S. 380 3.0 MI. WEST OF MCKINNEY NORTH 3.0 MI. TO ROAD INTERSECTION, PROJECT CONTROL 1392, SECTION 3, JOB 1;

THENCE SOUTH 18 DEGREES 49 MINUTES 57 SECONDS EAST, A DISTANCE OF 248.91 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID CALLED 1.410 ACRE TRACT, AND SAID REMAINDER OF A CALLED 35.000 ACRE TRACT, SAID CALCULATED POINT ALSO BEING THE POINT OF BEGINNING (TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) GRID COORDINATE OF N: 7,143,759.72 E: 2,524,991.75);

THENCE WITH THE COMMON LINE OF SAID CALLED 1.410 ACRE TRACT, AND SAID REMAINDER OF A CALLED 35.000 ACRE TRACT, NORTH 00 DEGREES 07 MINUTES 05 SECONDS WEST, A DISTANCE OF 235.99 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON CORNER OF SAID CALLED 1.410 ACRE TRACT, SAID CALLED 3.360 ACRE TRACT, SAID REMAINDER OF A CALLED 35.000 ACRE TRACT, AND SAID REMAINDER OF A CALLED 80.187 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID CALLED 3.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 80.187 ACRE TRACT, NORTH 00 DEGREES 06 MINUTES 26 SECONDS WEST, A DISTANCE OF 1,796.01 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON CORNER OF SAID REMAINDER OF A CALLED 80.187 ACRE TRACT, SAID CALLED 3.360 ACRE TRACT, A CALLED 0.975 ACRE TRACT, AS CONVEYED TO THE STATE OF TEXAS, RECORDED AS INSTRUMENT NUMBER 2022000120335, D.R.C.C.T., AND A REMAINDER OF A CALLED 24.218 ACRE TRACT, AS CONVEYED TO MCKINNEY RANCH, LTD., RECORDED AS INSTRUMENT NUMBER 20150731000958250, D.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT 2) BEARS, SOUTH 89 DEGREES 27 MINUTES 04 SECONDS WEST, A DISTANCE OF 81.78 FEET, FOR THE COMMON WESTERLY CORNER OF SAID CALLED 3.360 ACRE TRACT AND SAID CALLED 0.975 ACRE TRACT, SAID 1/2-INCH IRON ROD ALSO BEING ON THE EAST LINE OF SAID F.M. 1461;

THENCE WITH THE COMMON CORNER OF SAID MCKINNEY RANCH, LTD. TRACT AND SAID REMAINDER OF A CALLED 80.187 ACRE TRACT, NORTH 89 DEGREES 27 MINUTES 04 SECONDS EAST, A DISTANCE OF 40.00 FEET, TO A CALCULATED POINT FOR CORNER;

THENCE ACROSS SAID REMAINDER OF A CALLED 80.187 ACRE TRACT, SOUTH 00 DEGREES 06 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,796.20 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID REMAINDER OF A CALLED 80.187 ACRE TRACT AND SAID REMAINDER OF A CALLED 35.000 ACRE TRACT;

THENCE ACROSS SAID REMAINDER OF A CALLED 35.000 ACRE TRACT THE FOLLOWING COURSES:

SOUTH 00 DEGREES 07 MINUTES 05 SECONDS EAST, A DISTANCE OF 236.10 FEET, TO A CALCULATED POINT FOR CORNER;

SOUTH 89 DEGREES 52 MINUTES 38 SECONDS WEST, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 81,286 SQUARE FEET OR 1.866 ACRES OF LAND, MORE OR LESS.

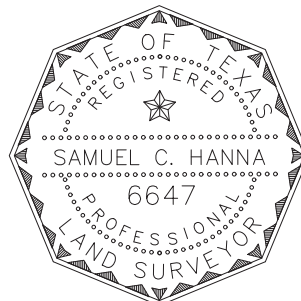
**OWNER/CLIENT:**  
 PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN  
 2801 NETWORK BLVD., STE. 101  
 FRISCO, TX 75034  
 972-638-7260  
 PBWHEAT@LAN-INC.COM

**SURVEYOR:**  
 HANNA SURVEYING AND ENGINEERING, LLC  
 SAM HANNA, PE, RPLS  
 1380 US 287 FRONTAGE RD., STE. 101  
 MANSFIELD, TX 76063  
 682-553-9474  
 FIRM NO. 10194633

**NOTES**

1. THE BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GROUND/SURFACE VALUES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET AS OBSERVED ON THE ALTERRA RTK NETWORK. SURVEY DATA CAPTURED HAS BEEN SCALED FROM A BASED POINT AT 0,0 USING THE PUBLISHED TXDOT COMBINED FACTOR OF 1.000152710. COORDINATES ARE GRID VALUES.
2. AN EXHIBIT DRAWING WITH THE SAME DATE HEREON ACCOMPANIES THIS LEGAL DESCRIPTION.

FIELD SURVEY BY: AA, JC, AV                      DATE: 6/26/2025                      PROJECT NO. 23-724  
 DRAWN BY: AR    SCALE: 1"=150'                                      SAM@HANNA-SE.COM

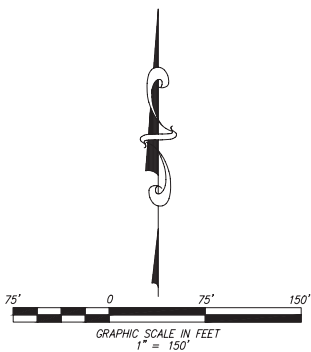


**40' PERMANENT SANITARY  
 SEWER EASEMENT**  
 TARLTON CUNIS SURVEY,  
 ABSTRACT NUMBER 211,  
 COLLIN COUNTY, TEXAS.  
 1.866 ACRES

**\* LEGEND \***

PROPOSED EASEMENT BOUNDARY	—————
ADJOINER PROPERTY LINE	-----
BEARING LINE	-----
EASEMENT	-----

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(C.M.)	CONTROLLING MONUMENT
PFC	POINT FOR CORNER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
MON.	MONUMENT
CAB.	CABINET
SLD.	SLIDE
ESMT.	EASEMENT
MAG	MAG NAIL FOUND
sqft	SQUARE FEET
○	CALCULATED POINT FOR CORNER



**\*POINT OF COMMENCEMENT**  
 CONTROLLING MONUMENT 1  
 1/2-INCH CAPPED IRON ROD  
 STAMPED "RPLS 3963" FOUND,  
 TEXAS STATE PLANE, NAD-83,  
 NORTH CENTRAL ZONE 4202,  
 GRID COORDINATES:

N: 7,143,995.27  
 E: 2,524,911.41

**\*POINT OF BEGINNING,**  
 TEXAS STATE PLANE, NAD-83,  
 NORTH CENTRAL ZONE 4202,  
 GRID COORDINATES:

N: 7,143,759.72  
 E: 2,524,991.75

**\*CONTROLLING MONUMENT 2**  
 1/2-INCH IRON ROD FOUND,  
 TEXAS STATE PLANE, NAD-83,  
 NORTH CENTRAL ZONE 4202,  
 GRID COORDINATES:

N: 7,145,790.62  
 E: 2,524,906.15

**OWNER/CLIENT:**  
 PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN  
 2801 NETWORK BLVD., STE. 101  
 FRISCO, TX 75034  
 972-638-7260  
 PBWHEAT@LAN-INC.COM

**SURVEYOR:**  
 HANNA SURVEYING AND ENGINEERING, LLC  
 SAM HANNA, PE, RPLS  
 1380 US 287 FRONTAGE RD., STE. 101  
 MANSFIELD, TX 76063  
 682-553-9474  
 FIRM NO. 10194633

**NOTES**

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2. A LEGAL DESCRIPTION WITH THE SAME DATE HEREON ACCOMPANIES THIS EXHIBIT DRAWING.

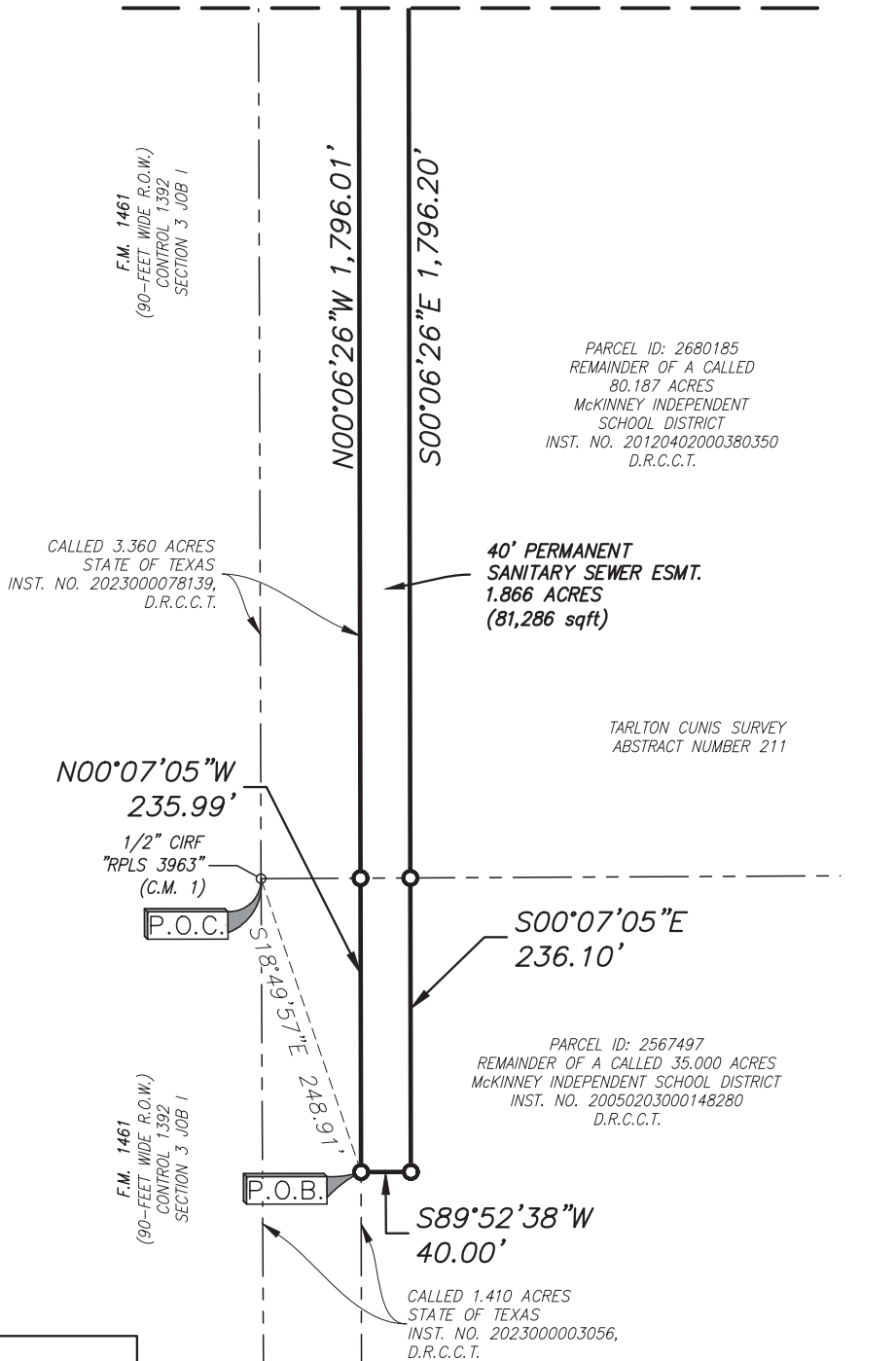
FIELD SURVEY BY: AA, JC, AV  
 DRAWN BY: AR

DATE: 6/26/2025  
 SCALE: 1"=150'

PROJECT NO. 23-724  
 SAM@HANNA-SE.COM



MATCH LINE



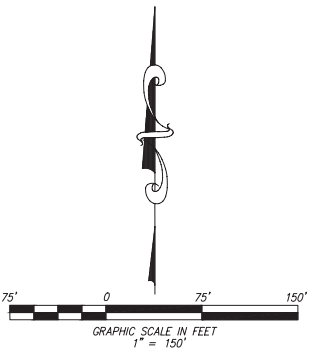
**40' PERMANENT SANITARY SEWER EASEMENT**  
 TARLTON CUNIS SURVEY,  
 ABSTRACT NUMBER 211,  
 COLLIN COUNTY, TEXAS.  
 1.866 ACRES

**\* LEGEND \***

PROPOSED EASEMENT BOUNDARY	—————
ADJOINER PROPERTY LINE	-----
BEARING LINE	-----
EASEMENT	-----

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(C.M.)	CONTROLLING MONUMENT
PFC	POINT FOR CORNER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
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R.O.W.	RIGHT-OF-WAY
MON.	MONUMENT
CAB.	CABINET
SLD.	SLIDE
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MAG	MAG NAIL FOUND
sqft	SQUARE FEET
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**\*POINT OF COMMENCEMENT**  
**CONTROLLING MONUMENT 1**  
 1/2-INCH CAPPED IRON ROD  
 STAMPED "RPLS 3963" FOUND,  
 TEXAS STATE PLANE, NAD-83,  
 NORTH CENTRAL ZONE 4202,  
 GRID COORDINATES:  
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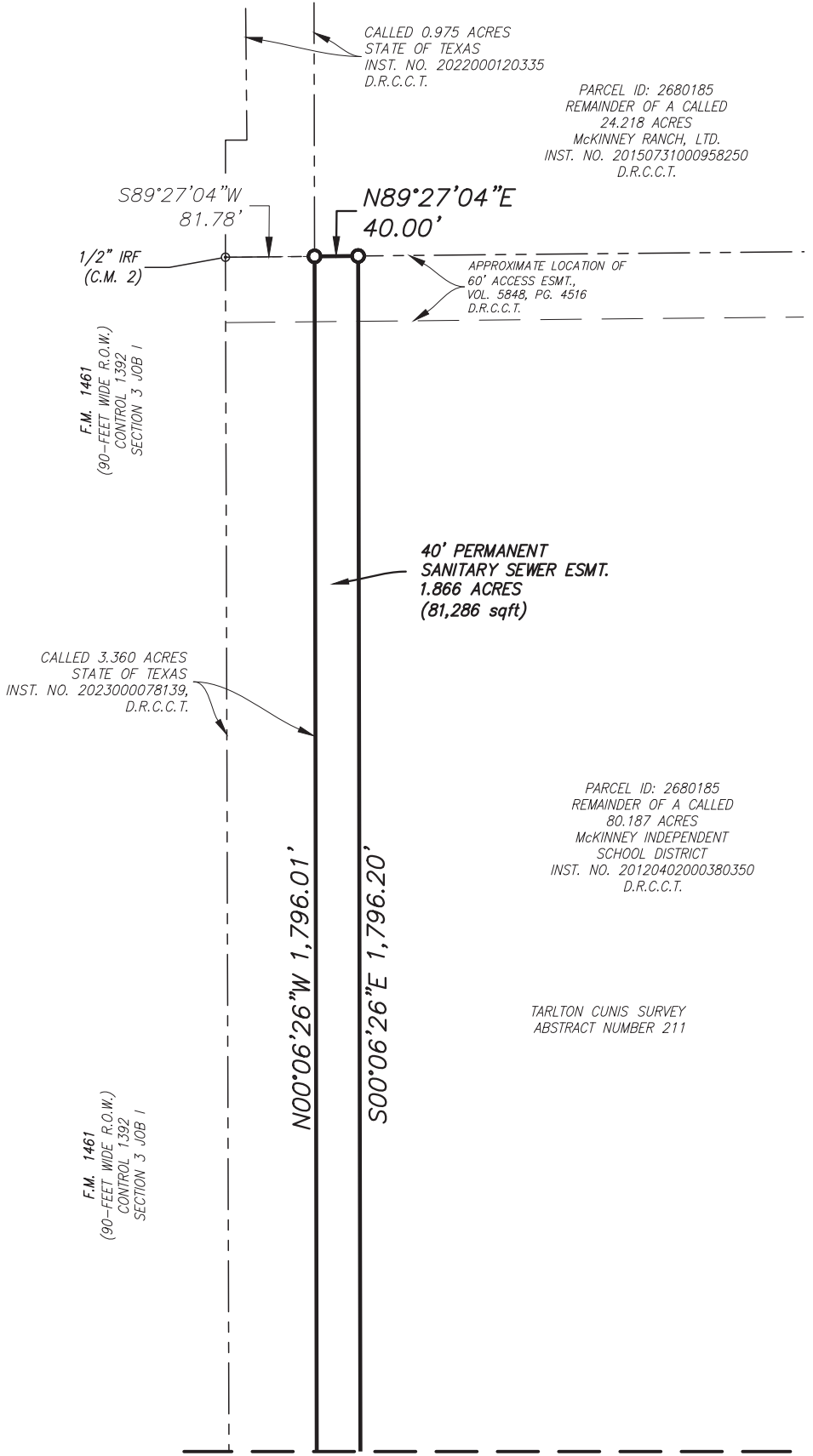
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 DRAWN BY: AR      SCALE: 1"=150'      SAM@HANNA-SE.COM



**40' PERMANENT SANITARY SEWER EASEMENT**  
 TARLTON CUNIS SURVEY,  
 ABSTRACT NUMBER 211,  
 COLLIN COUNTY, TEXAS.  
 1.866 ACRES

EXHIBIT "A"  
 NORTH TEXAS MUNICIPAL WATER DISTRICT  
 STOVER CREEK FORCE MAIN PIPELINE  
 PROJECT NO. 501-0624-23

PARCEL NO. 34  
 OWNER: MCKINNEY INDEPENDENT SCHOOL DISTRICT  
 VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS §  
 COUNTY OF COLLIN §

LEGAL DESCRIPTION

BEING A 2.975 ACRE (129,574 SQUARE FEET) PORTION OF 2 TRACTS OF LAND, A REMAINDER OF A CALLED 80.187 ACRE TRACT, AS CONVEYED TO MCKINNEY INDEPENDENT SCHOOL DISTRICT, IN A WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 20120402000380350, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND A REMAINDER OF A CALLED 35.000 ACRE TRACT, AS CONVEYED TO MCKINNEY INDEPENDENT SCHOOL DISTRICT IN A SPECIAL WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 20050203000148280, D.R.C.C.T., BEING LOCATED IN THE TARLTON CUNIS SURVEY, ABSTRACT NUMBER 211, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "RPLS 3963" (CONTROLLING MONUMENT 1) FOR THE WESTERLY COMMON CORNER OF A CALLED 1.410 ACRE TRACT, AS CONVEYED TO THE STATE OF TEXAS, RECORDED AS INSTRUMENT NUMBER 2023000003056, D.R.C.C.T., AND A CALLED 3.360 ACRE TRACT, AS CONVEYED TO THE STATE OF TEXAS, RECORDED AS INSTRUMENT NUMBER 2023000078139, D.R.C.C.T., SAID 1/2-INCH IRON ROD CAPPED ALSO BEING ON THE EAST LINE OF F.M. 1461, A 90-FOOT WIDE RIGHT-OF-WAY, AS DEPICTED IN TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR COLLIN COUNTY F.M. HIGHWAY NO. 1461 FROM U.S. 380 3.0 MI. WEST OF MCKINNEY NORTH 3.0 MI. TO ROAD INTERSECTION, PROJECT CONTROL 1392, SECTION 3, JOB I;

THENCE SOUTH 18 DEGREES 49 MINUTES 57 SECONDS EAST, A DISTANCE OF 248.91 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID CALLED 1.410 ACRE TRACT, AND SAID REMAINDER OF A CALLED 35.000 ACRE TRACT, SAID CALCULATED POINT ALSO BEING THE POINT OF BEGINNING (TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) GRID COORDINATE OF N: 7,143,759.72 E: 2,524,991.75);

THENCE ACROSS SAID REMAINDER OF A CALLED 35.000 ACRE TRACT THE FOLLOWING COURSES:

NORTH 89 DEGREES 52 MINUTES 38 SECONDS EAST, A DISTANCE OF 40.00 FEET, TO A CALCULATED POINT FOR CORNER,

NORTH 00 DEGREES 07 MINUTES 05 SECONDS WEST, A DISTANCE OF 236.10 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID REMAINDER OF A CALLED 35.000 ACRE TRACT AND SAID REMAINDER OF A CALLED 80.187 ACRE TRACT, FROM WHICH A CALCULATED POINT FOR CORNER BEARS, SOUTH 89 DEGREES 42 MINUTES 53 SECONDS WEST, A DISTANCE OF 40.00 FEET, FOR THE COMMON CORNER OF SAID CALLED 1.410 ACRE TRACT, SAID CALLED 3.360 ACRE TRACT, SAID REMAINDER OF A CALLED 35.000 ACRE TRACT, AND SAID REMAINDER OF A CALLED 80.187 ACRE TRACT;

THENCE ACROSS SAID REMAINDER OF A CALLED 80.187 ACRE TRACT, NORTH 00 DEGREES 06 MINUTES 26 SECONDS WEST, A DISTANCE OF 1,796.20 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID REMAINDER OF A CALLED 80.187 ACRE TRACT AND A REMAINDER OF A CALLED 24.218 ACRE TRACT, AS CONVEYED TO MCKINNEY RANCH, LTD., RECORDED AS INSTRUMENT NUMBER 20150731000958250, D.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT 2) BEARS, SOUTH 89 DEGREES 27 MINUTES 04 SECONDS WEST, A DISTANCE OF 121.78 FEET, FOR THE COMMON WESTERLY CORNER OF SAID CALLED 3.360 ACRE TRACT AND A CALLED 0.975 ACRE TRACT, AS CONVEYED TO THE STATE OF TEXAS, RECORDED AS INSTRUMENT NUMBER 2022000120335, D.R.C.C.T., SAID 1/2-INCH IRON ROD ALSO BEING ON THE EAST LINE OF SAID F.M. 1461;

THENCE FOLLOWING THE COMMON LINE OF SAID MCKINNEY RANCH, LTD. TRACT AND SAID REMAINDER OF A CALLED 80.187 ACRE TRACT, NORTH 89 DEGREES 27 MINUTES 04 SECONDS EAST, A DISTANCE OF 20.00 FEET, TO A CALCULATED POINT FOR CORNER;

THENCE ACROSS SAID REMAINDER OF A CALLED 80.187 ACRE TRACT, SOUTH 00 DEGREES 06 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,796.29 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID REMAINDER OF A CALLED 80.187 ACRE TRACT AND SAID REMAINDER OF A CALLED 35.000 ACRE TRACT;

THENCE ACROSS SAID REMAINDER OF A CALLED 35.000 ACRE TRACT THE FOLLOWING COURSES:

SOUTH 00 DEGREES 07 MINUTES 05 SECONDS EAST, A DISTANCE OF 256.16 FEET, TO A CALCULATED POINT FOR CORNER;

SOUTH 89 DEGREES 56 MINUTES 36 SECONDS EAST, A DISTANCE OF 129.99 FEET, TO A CALCULATED POINT FOR CORNER,

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 462.65 FEET, TO A CALCULATED POINT FOR CORNER,

SOUTH 89 DEGREES 52 MINUTES 38 SECONDS WEST, A DISTANCE OF 189.03 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID CALLED 1.410 ACRE TRACT AND SAID REMAINDER OF A CALLED 35.000 ACRE TRACT;

THENCE FOLLOWING THE COMMON LINE OF SAID CALLED 1.410 ACRE TRACT AND SAID REMAINDER OF A CALLED 35.000 ACRE TRACT, NORTH 00 DEGREES 07 MINUTES 05 SECONDS WEST, A DISTANCE OF 483.06 FEET TO THE POINT OF BEGINNING, CONTAINING 129,574 SQUARE FEET OR 2.975 ACRES OF LAND, MORE OR LESS.

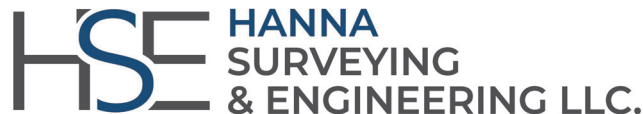
OWNER/CLIENT:  
 PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN  
 2801 NETWORK BLVD., STE. 101  
 FRISCO, TX 75034  
 972-638-7260  
 PBWHEAT@LAN-INC.COM

SURVEYOR:  
 HANNA SURVEYING AND ENGINEERING, LLC  
 SAM HANNA, PE, RPLS  
 1380 US 287 FRONTAGE RD., STE. 101  
 MANSFIELD, TX 76063  
 682-553-9474  
 FIRM NO. 10194633

NOTES

1. THE BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GROUND/SURFACE VALUES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET AS OBSERVED ON THE ALTERRA RTK NETWORK. SURVEY DATA CAPTURED HAS BEEN SCALED FROM A BASED POINT AT 0,0 USING THE PUBLISHED TXDOT COMBINED FACTOR OF 1.000152710. COORDINATES ARE GRID VALUES.
2. AN EXHIBIT DRAWING WITH THE SAME DATE HEREON ACCOMPANIES THIS LEGAL DESCRIPTION.

FIELD SURVEY BY: AA, JC, AV DATE: 6/26/2025 PROJECT NO. 23-724  
 DRAWN BY: AR SCALE: 1"=150' SAM@HANNA-SE.COM

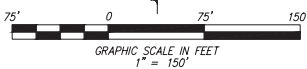


VARIABLE WIDTH  
 TEMPORARY  
 CONSTRUCTION EASEMENT  
 TARLTON CUNIS SURVEY,  
 ABSTRACT NUMBER 211,  
 COLLIN COUNTY, TEXAS.  
 2.975 ACRES

**\* LEGEND \***

PROPOSED EASEMENT BOUNDARY  
 ADJOINER PROPERTY LINE  
 BEARING LINE  
 EASEMENT

CIRF CAPPED IRON ROD FOUND  
 CIRS CAPPED IRON ROD SET  
 IRF IRON ROD FOUND  
 IPF IRON PIPE FOUND  
 (C.M.) CONTROLLING MONUMENT  
 PFC POINT FOR CORNER  
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS  
 P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS  
 INST. NO. INSTRUMENT NUMBER  
 VOL. VOLUME  
 PG. PAGE  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 R.O.W. RIGHT-OF-WAY  
 MON. MONUMENT  
 CAB. CABINET  
 SLD. SLIDE  
 ESMT. EASEMENT  
 MAG MAG NAIL FOUND  
 sqft SQUARE FEET  
 ○ CALCULATED POINT FOR CORNER



**\*POINT OF COMMENCEMENT**  
 CONTROLLING MONUMENT 1  
 1/2-INCH CAPPED IRON ROD  
 STAMPED "RPLS 3963" FOUND,  
 TEXAS STATE PLANE, NAD-83,  
 NORTH CENTRAL ZONE 4202,  
 GRID COORDINATES:

N: 7,143,995.27  
 E: 2,524,911.41

**\*POINT OF BEGINNING**,  
 TEXAS STATE PLANE, NAD-83,  
 NORTH CENTRAL ZONE 4202,  
 GRID COORDINATES:

N: 7,143,759.72  
 E: 2,524,991.75

**\*CONTROLLING MONUMENT 2**  
 1/2-INCH IRON ROD FOUND,  
 TEXAS STATE PLANE, NAD-83,  
 NORTH CENTRAL ZONE 4202,  
 GRID COORDINATES:

N: 7,145,790.62  
 E: 2,524,906.15

**OWNER/CLIENT:**  
 PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN  
 2801 NETWORK BLVD., STE. 101  
 FRISCO, TX 75034  
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 PBWHEAT@LAN-INC.COM

**SURVEYOR:**  
 HANNA SURVEYING AND ENGINEERING, LLC  
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 1380 US 287 FRONTAGE RD., STE. 101  
 MANSFIELD, TX 76063  
 682-553-9474  
 FIRM NO. 10194633

**NOTES**

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2. A LEGAL DESCRIPTION WITH THE SAME DATE HEREON ACCOMPANIES THIS EXHIBIT DRAWING.

FIELD SURVEY BY: AA, JC, AV  
 DRAWN BY: AR

DATE: 6/26/2025  
 SCALE: 1"=150'

PROJECT NO. 23-724  
 SAM@HANNA-SE.COM

**HSE HANNA SURVEYING & ENGINEERING LLC.**

MATCH LINE

F.M. 1461  
 (90- FEET WIDE R.O.W.)  
 CONTROL 1392  
 SECTION 3 JOB 1

CALLED 3.360 ACRES  
 STATE OF TEXAS  
 INST. NO. 2023000078139,  
 D.R.C.C.T.

S89°42'53"W  
 40.00'

P.O.C.

1/2" CIRF  
 YELLOW "RPLS 3963"  
 (C.M. 1)

P.O.B.

F.M. 1461  
 (90- FEET WIDE R.O.W.)  
 CONTROL 1392  
 SECTION 3 JOB 1

CALLED 1.410 ACRES  
 STATE OF TEXAS  
 INST. NO. 2023000003056,  
 D.R.C.C.T.

VARIABLE WIDTH  
 TEMPORARY  
 CONSTRUCTION ESMT.  
 2.975 ACRES  
 (129,574 sqft)

Line Table		
Line #	Length	Direction
L1	40.00	N89° 52' 38"E
L2	236.10	N00° 07' 05"W
L3	20.00	N89° 27' 04"E

PARCEL ID: 2680185  
 REMAINDER OF A CALLED  
 80.187 ACRES  
 MCKINNEY INDEPENDENT  
 SCHOOL DISTRICT  
 INST. NO. 20120402000380350  
 D.R.C.C.T.

TARLTON CUNIS SURVEY  
 ABSTRACT NUMBER 211

S00°07'05"E  
 256.16'

PARCEL ID: 2567497  
 REMAINDER OF A CALLED 35.000 ACRES  
 MCKINNEY INDEPENDENT SCHOOL DISTRICT  
 INST. NO. 20050203000148280  
 D.R.C.C.T.

S89°56'36"E  
 129.99'

S00°00'00"E 462.65'

N00°07'05"W 483.06'

N00°06'26"W 1,796.20'

S00°06'26"E 1,796.29'




L2


L1

S89°52'38"W  
 189.03'

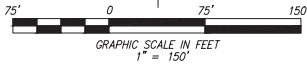
VARIABLE WIDTH  
 TEMPORARY  
 CONSTRUCTION EASEMENT  
 TARLTON CUNIS SURVEY,  
 ABSTRACT NUMBER 211,  
 COLLIN COUNTY, TEXAS.  
 2.975 ACRES

**\* LEGEND \***

PROPOSED EASEMENT BOUNDARY   
 ADJOINER PROPERTY LINE   
 BEARING LINE   
 EASEMENT 

CIRF CAPPED IRON ROD FOUND  
 CIRS CAPPED IRON ROD SET  
 IRF IRON ROD FOUND  
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 (C.M.) CONTROLLING MONUMENT  
 PFC POINT FOR CORNER  
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS  
 P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS  
 INST. NO. INSTRUMENT NUMBER  
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 MON. MONUMENT  
 CAB. CABINET  
 SLID. SLIDE  
 ESMT. EASEMENT  
 MAG MAG NAIL FOUND  
 sqft SQUARE FEET  
 CALCULATED POINT FOR CORNER

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



**\*POINT OF COMMENCEMENT**  
 CONTROLLING MONUMENT 1  
 1/2-INCH CAPPED IRON ROD  
 STAMPED "RPLS 3963" FOUND,  
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**\*POINT OF BEGINNING,**  
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 NORTH CENTRAL ZONE 4202,  
 GRID COORDINATES:

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**\*CONTROLLING MONUMENT 2**  
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 GRID COORDINATES:

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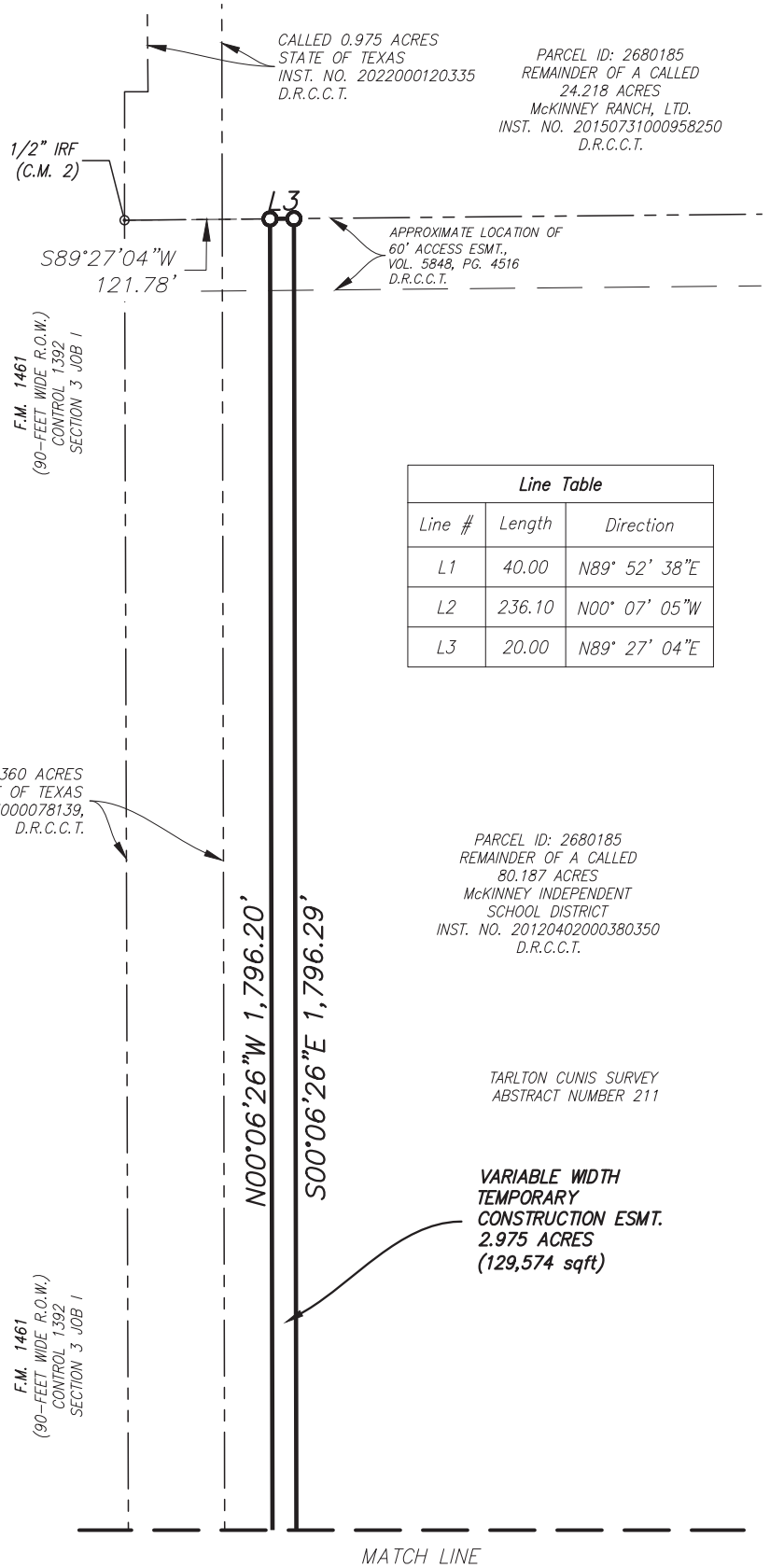
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**NOTES**

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 DRAWN BY: AR SCALE: 1"=150' SAM@HANNA-SE.COM



PARCEL ID: 2680185  
 REMAINDER OF A CALLED  
 24.218 ACRES  
 MCKINNEY RANCH, LTD.  
 INST. NO. 20150731000958250  
 D.R.C.C.T.

APPROXIMATE LOCATION OF  
 60' ACCESS ESMT.,  
 VOL. 5848, PG. 4516  
 D.R.C.C.T.

Line Table		
Line #	Length	Direction
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L2	236.10	N00° 07' 05"W
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PARCEL ID: 2680185  
 REMAINDER OF A CALLED  
 80.187 ACRES  
 MCKINNEY INDEPENDENT  
 SCHOOL DISTRICT  
 INST. NO. 20120402000380350  
 D.R.C.C.T.

TARLTON CUNIS SURVEY  
 ABSTRACT NUMBER 211

**VARIABLE WIDTH  
 TEMPORARY  
 CONSTRUCTION ESMT.  
 2.975 ACRES  
 (129,574 sqft)**

**VARIABLE WIDTH  
 TEMPORARY  
 CONSTRUCTION EASEMENT  
 TARLTON CUNIS SURVEY,  
 ABSTRACT NUMBER 211,  
 COLLIN COUNTY, TEXAS.  
 2.975 ACRES**