

RESOLUTION NO. 2024-06-_____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE PROPERTY EASEMENT RIGHTS FOR PUBLIC USE BY EMINENT DOMAIN FOR A WATER LINE EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT ASSOCIATED WITH THE INDEPENDENCE PARKWAY 24 INCH WATER LINE PROJECT (WA0210); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID EASEMENTS, 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 the Independence Parkway 24 Inch Water Line Project (WA0210), with the location of these necessary easements generally set forth in the map attached hereto as Exhibit B; and

WHEREAS, the City Council has considered this project and has determined that a public necessity exists for the acquisition of a Water Line Easement and a Temporary Construction Easement, as described and depicted in Exhibit A, Tract I and Exhibit A, Tract II, attached hereto and incorporated herein for all purposes ("Property").

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 Property for the Independence Parkway 24 Inch Water Line Project (WA0210).
- 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 Independence Parkway 24 Inch Water Line Project (WA0210), and to acquire the necessary Property in that certain tract or parcel 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 that certain lot, tract or parcel of land described and depicted in Exhibit A, Tract I and Exhibit A, Tract II.
- Section 4. That the City Manager, or any individual he may so designate, is authorized and directed to negotiate for and to acquire the required Property for the City of McKinney, and to acquire said rights in compliance with State and Federal law. That the City Manager, or any individual he may so designate, is specifically

authorized and directed to do each and every act necessary to acquire the needed Property 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, authorize and pay appraisal and litigation expenses incurred through a condemnation process, and, where necessary, the use of Eminent Domain to condemn the Property.

Section 5. That the City Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of the Property 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 Property. 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 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 18th DAY OF JUNE, 2024.

CITY OF MCKINNEY, TEXAS:

GEORGE C. FULLER
Mayor

ATTEST:

APPROVED AS TO FORM:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL
Deputy City Secretary

MARK S. HOUSER
City Attorney

**WATER LINE EASEMENT
CHARLES CARTER SURVEY, EXHIBIT "A", TRACT I
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

BEING a 0.2536 acre tract of land located in the Charles Carter Survey, Abstract Number 220, City of McKinney, Collin County, Texas, said 0.2536 acre tract being a portion of a called 4.997 acre tract of land conveyed to **GARY G. TALLEY & SUSAN H. TALLEY**, by deed thereof filed for record in Instrument Number 20200506000660440, Official Public Records, Collin County, Texas, said 0.2536 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at the intersection of the north property line of the said 4.997 acre tract, same being the south lot line of Lot 2, Block A, Malone Estates, being an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof filed for record in Instrument Number 2019-330, Plat Records, Collin County, Texas, with the east line of an existing 20 feet wide Permanent Waterline Easement conveyed to the North Texas Municipal Water District, by deed thereof filed for record in Volume 5668, Page 4732, Deed Records, Collin County, Texas, said beginning point being North 89°10'39" East, 20.00 feet from a 1/2 inch iron rod found at the northwest property corner of the said 4.997 acre tract;

THENCE North 89°10'39" East, along the said property line and along the said lot line, 20.00 feet to a point from which a 1/2 inch iron rod with a cap stamped "GEER 4117" found at the northeast property corner of the said 4.997 acre tract bears North 89°10'39" East, 355.34 feet;

THENCE South 00°43'40" East, departing the said property line and the said lot line, over and across the said 4.997 acre tract, 552.24 feet to a point on the south property line of the said 4.997 acre tract, same being the north property line of a called 2.027 acre tract of land conveyed to Gary G. Talley & Susan H. Talley, by deed thereof filed for record in Instrument Number 20200702001019030, Official Public Records, Collin County, Texas, from said point, a 1/2 inch iron rod found at the southeast property corner of the said 4.997 acre tract bears North 89°10'51" East, 353.49 feet;

THENCE South 89°10'51" West, along the said south property line and along the said north property line, 20.00 feet to the intersection of the said property lines with the said east easement line;

THENCE North 00°43'40" West, departing the said property lines and along the said easement line, 552.24 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.2536 acres (11,045 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



EXHIBIT "A", TRACT I

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 1 HEREIN

N: 7,129,132.81
E: 2,503,596.85
(NAD83 ~ GRID)

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO
THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION
2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

LOT 1, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 2, BLOCK A, MALONE ESTATES
INS. NO. 2019-330, P.R.C.C.T.

POINT OF
BEGINNING

N89°10'39"E ~ 20.00'

N89°10'39"E ~ 355.34'

1/2" IRF

PROPERTY
LINE

1/2" CIRF
"GEER 4117"

LOT 2, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

TEMPORARY
CONSTRUCTION
EASEMENT
(B.S.I.)

0' 50' 100'

GRAPHIC SCALE IN FEET
1" = 100'

LOT 3, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

CALLED: 4.997 ACRES
GARY G. & SUSAN H. TALLEY
INS. NO. 20200506000660440,
O.P.R.C.C.T.

LOT 4, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

WATER LINE EASEMENT
0.2536 ACRES (11,045 S.F.)

LOT 5, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

CIRF= CAPPED IRON ROD FOUND
INS. NO.= INSTRUMENT NUMBER
B.S.I.= BY SEPARATE INSTRUMENT
P.R.C.C.T.= PLAT RECORDS,
COLLIN COUNTY, TEXAS
O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

LOT 6, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

CALLED: 2.027 ACRES
GARY G. & SUSAN H. TALLEY
"TRACT 1"
INS. NO. 20200702001019030,
O.P.R.C.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N89°10'39"E	20.00'
L2	S89°10'51"W	20.00'

CHARLES CARTER SURVEY
ABSTRACT NO. 220

CALLED: 6.000 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 93-0110559,
O.P.R.C.C.T.

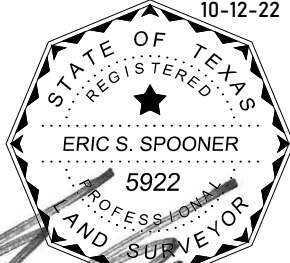
CALLED: 2.286 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 20101118001266070,
O.P.R.C.C.T.

WATER LINE EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



PROPERTY: CALLED: 4.997 ACRE, GARY G. & SUSAN H. TALLEY,
INS. NO. 20200506000660440, O.P.R.C.C.T.
21100_PAR 2_WLE.DWG

S&A JOB NO.: 21100
DATE: 10/12/2022

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PARCEL 2 ~ WLE ~ TALLEY ~ PAGE 2 OF 2

**WATER LINE EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

EXHIBIT "A", TRACT I

BEING a 0.1022 acre tract of land located in the Charles Carter Survey, Abstract Number 220, City of McKinney, Collin County, Texas, said 0.1022 acre tract being a portion of a called 2.027 acre tract of land conveyed to **GARY G. TALLEY & SUSAN H. TALLEY**, by deed thereof filed for record in Instrument Number 20200702001019030, Official Public Records, Collin County, Texas, said 0.1022 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the south property line of the said 2.027 acre tract, same being the north right-of-way line of Independence Parkway (being a 120 feet wide public right-of-way, Instrument Number 2016-416, Official Public Records, Collin County, Texas), from said beginning point, a 1/2 inch iron rod with a cap stamped "PERSCHE AND ASSOCIATES" found at the northwest corner of Common Area B-2, Fossil Creek at Westridge, Phase 4, being an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof filed for record in Instrument Number 2016-557, Plat Records, Collin County, Texas, bears North 89°45'39" East, 97.50 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,128,358.26 and E: 2,503,626.69;

THENCE South 89°45'39" West, along the said property line and along the said right-of-way line, 20.00 feet to the intersection of the said south property line with the east easement line of an existing 20 feet wide Permanent Waterline Easement conveyed to the North Texas Municipal Water District, by deed thereof filed for record in Volume 5668, Page 4750, Deed Records, Collin County, Texas, said point being North 89°45'39" East, 20.00 feet from a 1/2 inch iron rod with a cap stamped "GEER 4117" found at the southwest property corner of the said 2.027 acre tract;

THENCE North 00°43'40" West, departing the said property line and the said right-of-way line, along the said east easement line, 222.58 feet to the intersection of the said east easement line with the north property line of the said 2.027 acre tract, same being the south property line of a called 4.997 acre tract of land conveyed to Gary G. Talley and Susan H. Talley, by deed thereof filed for record in Instrument Number 20200506000660440, Official Public Records, Collin County, Texas;

THENCE North 89°10'51" East, along the said property lines, 20.00 feet;

THENCE South 00°43'40" East, departing the said property lines and over and across the said 2.027 acre tract, 222.78 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.1022 acres (4,454 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



EXHIBIT "A", TRACT I

SEE ATTACHED METES &
BOUNDS DESCRIPTION
ON PAGE 1 HEREIN

LOT 5, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S89°45'39"W	20.00'
L2	N89°10'51"E	20.00'
L3	N89°45'39"E	20.00'

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO
THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION
2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

CALLLED: 4.997 ACRES
GARY G. & SUSAN H. TALLEY
INS. NO. 20200506000660440,
O.P.R.C.C.T.

CHARLES CARTER SURVEY
ABSTRACT NO. 220

LOT 6, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

EX. 20' PERMANENT
WATERLINE EASEMENT TO NORTH
TEXAS MUNICIPAL WATER DISTRICT
VOLUME 5668, PAGE 4750,
D.R.C.C.T.

L2
N00°43'40"W ~ 222.58'
S00°43'40"E ~ 222.78'

EASEMENT FOR
INGRESS AND EGRESS
"PARCEL B"
INS. NO. 20200702001019030,
O.P.R.C.C.T.

TEMPORARY
CONSTRUCTION
EASEMENT
(B.S.I.)

CALLLED: 2.027 ACRES
GARY G. & SUSAN H. TALLEY
"TRACT 1"
INS. NO. 20200702001019030,
O.P.R.C.C.T.

WATER LINE EASEMENT
0.1022 ACRES (4,454 S.F.)

LOT 7, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

1/2" CIRF
"GEER 4117"

POINT OF
BEGINNING

N: 7,128,358.26
E: 2,503,626.69
(NAD83 ~ GRID)

INDEPENDENCE
PARKWAY

(120' WIDE PUBLIC RIGHT-OF-WAY)
(INS. NO. 2016-416, O.P.R.C.C.T.)

N89°45'39"E ~ 97.50'

1/2" CIRF
"PERSCHE AND
ASSOCIATES"

COMMON AREA B-2
FOSSIL CREEK AT
WESTRIDGE, PHASE 4
INS. NO. 2016-557,
P.R.C.C.T.

CIRF= CAPPED IRON ROD FOUND
INS. NO.= INSTRUMENT NUMBER
B.S.I.= BY SEPARATE INSTRUMENT
P.R.C.C.T.= PLAT RECORDS,
COLLIN COUNTY, TEXAS
O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

0' 25' 50'



GRAPHIC SCALE IN FEET
1" = 50'

WATER LINE EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROPERTY: CALLLED: 2.027 ACRES, GARY G. & SUSAN H. TALLEY,
"TRACT 1", INS. NO. 20200702001019030, O.P.R.C.C.T.

21100_PAR 1_WLE.DWG

S&A JOB NO.: 21100
DATE: 03/06/2024

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.



**SPOONER &
ASSOCIATES**
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309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
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TBPLS FIRM NO. 10054900

PARCEL 1 ~ WLE ~ TALLEY ~ PAGE 2 OF 2



TEMPORARY CONSTRUCTION EASEMENT
CHARLES CARTER SURVEY, EXHIBIT "A", TRACT II
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING a 0.2334 acre tract of land located in the Charles Carter Survey, Abstract Number 220, City of McKinney, Collin County, Texas, said 0.2334 acre tract being a portion of a called 4.997 acre tract of land conveyed to **GARY G. TALLEY & SUSAN H. TALLEY**, by deed thereof filed for record in Instrument Number 20200506000660440, Official Public Records, Collin County, Texas, said 0.2334 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the north property line of the said 0.2334 acre tract, same being the south lot line of Lot 2, Block A, Malone Estates, being an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof filed for record in Instrument Number 2019-330, Plat Records, Collin County, Texas, said beginning point being North 89°10'39" East, 40.00 feet from a 1/2 inch iron rod found at the northwest property corner of the said 4.997 acre tract, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,129,133.10 and E: 2,503,616.84;

THENCE North 89°10'39" East, along the said north property line and along the said south lot line, 25.00 feet to a point from which a 1/2 inch iron rod with a cap stamped "GEER 4117" found at the northeast property corner of the said 4.997 acre tract bears North 89°10'39" East, 330.34 feet;

THENCE departing the said property line and the said lot line, over and across the said 4.997 acre tract the following courses and distances:

- South 00°43'40" East, 406.76 feet;
- South 89°16'20" West, 25.00 feet;
- North 00°43'40" West, 406.72 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.2334 acres (10,169 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

10-12-22

Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 1 HEREIN

LOT 1, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 2, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 3, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 4, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 5, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 6, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

CHARLES CARTER SURVEY
ABSTRACT NO. 220

EXHIBIT "A", TRACT II

N: 7,129,133.10
E: 2,503,616.84
(NAD83 ~ GRID)

POINT OF
BEGINNING

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO
THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION
2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

LOT 2, BLOCK A, **MALONE ESTATES**
INS. NO. 2019-330, P.R.C.C.T.

1/2" IRF

N89°10'39"E ~ 330.34'

PROPERTY
LINE

1/2" CIRF
"GEER 4117"

0' 50' 100'

GRAPHIC SCALE IN FEET
1" = 100'

CALLLED: 4.997 ACRES
GARY G. & SUSAN H. TALLEY
INS. NO. 20200506000660440,
O.P.R.C.C.T.

**TEMPORARY
CONSTRUCTION EASEMENT**
0.2334 ACRES (10,169 S.F.)

EX. 20' PERMANENT WATERLINE
EASEMENT TO NORTH TEXAS
MUNICIPAL WATER DISTRICT
VOLUME 5668, PAGE 4732, D.R.C.C.T.

BLOCK LINE

N00°43'40"W ~ 406.72'

S00°43'40"E ~ 406.76'

L2

WATER LINE
EASEMENT
(B.S.I.)

TEMPORARY
CONSTRUCTION
EASEMENT
(B.S.I.)

CIRF= CAPPED IRON ROD FOUND
INS. NO.= INSTRUMENT NUMBER
B.S.I.= BY SEPARATE INSTRUMENT
P.R.C.C.T.= PLAT RECORDS,
COLLIN COUNTY, TEXAS
O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

PROPERTY
LINE

CALLLED: 2.027 ACRES
GARY G. & SUSAN H. TALLEY
"TRACT 1"
INS. NO. 20200702001019030,
O.P.R.C.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N89°10'39"E	25.00'
L2	S89°16'20"W	25.00'

CALLLED: 6.000 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 93-0110559,
O.P.R.C.C.T.

CALLLED: 2.286 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 20101118001266070,
O.P.R.C.C.T.

TEMPORARY CONSTRUCTION EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROPERTY: CALLLED: 4.997 ACRE, GARY G. & SUSAN H. TALLEY,
INS. NO. 20200506000660440, O.P.R.C.C.T.
21100_PAR 2_TCE 2.DWG

S&A JOB NO.: 21100
DATE: 10/12/2022

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
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TBPLS FIRM NO. 10054900



TEMPORARY CONSTRUCTION EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
EXHIBIT "A", TRACT II

BEING a 0.0459 acre tract of land located in the Charles Carter Survey, Abstract Number 220, City of McKinney, Collin County, Texas, said 0.0459 acre tract being a portion of a called 4.997 acre tract of land conveyed to **GARY G. TALLEY & SUSAN H. TALLEY**, by deed thereof filed for record in Instrument Number 20200506000660440, Official Public Records, Collin County, Texas, said 0.0459 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the south property line of the said 4.997 acre tract, same being the north property line of a called 2.027 acre tract of land conveyed to Gary G. Talley & Susan H. Talley, by deed thereof filed for record in Instrument Number 20200702001019030, Official Public Records, Collin County, Texas, said beginning point being North 89°10'51" East, 40.00 feet from the southwest property corner of the said 4.997 acre tract, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,128,580.99 and E: 2,503,623.86;

THENCE departing the said property lines and over and across the said 4.997 acre tract the following courses and distances:

- North 00°43'40" West, 79.93 feet;
- North 89°16'20" East, 25.00 feet;
- South 00°43'40" East, 79.89 feet to a point on the said property lines, from said point, a 1/2 inch iron rod found at the southeast property corner of the said 4.997 acre tract bears North 89°10'51" East, 328.49 feet;

THENCE South 89°10'51" West, along the said south property line and along the said north property line, 25.00 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.0459 acres (1,998 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.



Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 1 HEREIN

LOT 1, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 2, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 3, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 4, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 5, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

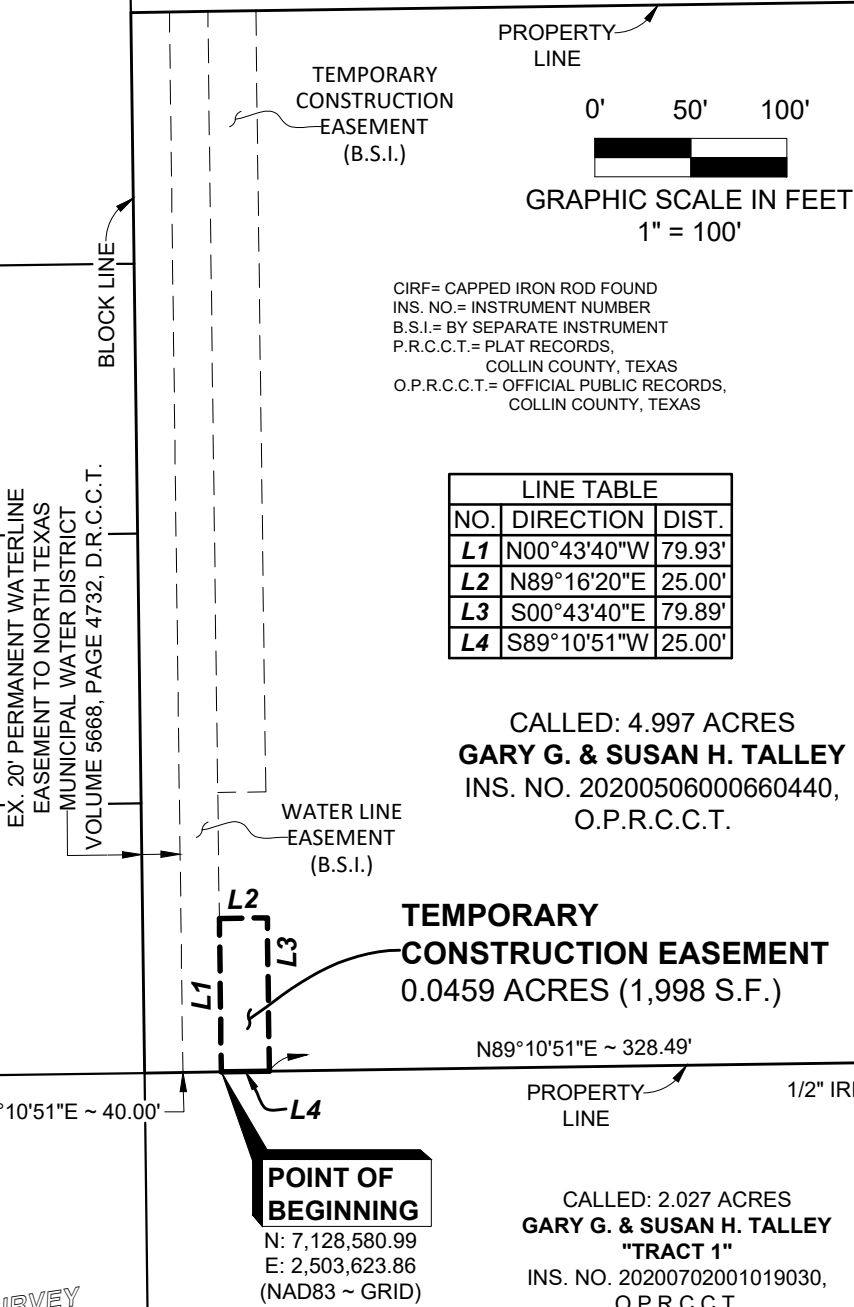
LOT 6, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

CHARLES CARTER SURVEY
ABSTRACT NO. 220

EXHIBIT "A", TRACT II

LOT 2, BLOCK A
MALONE ESTATES
INS. NO. 2019-330,
P.R.C.C.T.

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO
THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION
2011. DISTANCES AND AREAS SHOWN ARE SURFACE.



CALLLED: 6.000 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 93-0110559,
O.P.R.C.C.T.

CALLLED: 2.286 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 20101118001266070,
O.P.R.C.C.T.

TEMPORARY CONSTRUCTION EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROPERTY: CALLLED: 4.997 ACRE, GARY G. & SUSAN H. TALLEY,
INS. NO. 20200506000660440, O.P.R.C.C.T.
21100_PAR 2_TCE 1.DWG

S&A JOB NO.: 21100
DATE: 10/12/2022

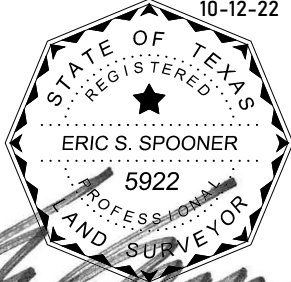
DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PARCEL 2 ~ TCE ~ 1 ~ TALLEY ~ PAGE 2 OF 2



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REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



**TEMPORARY CONSTRUCTION EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

EXHIBIT "A", TRACT II

BEING a 0.1279 acre tract of land located in the Charles Carter Survey, Abstract Number 220, City of McKinney, Collin County, Texas, said 0.1279 acre tract being a portion of a called 2.027 acre tract of land conveyed to **GARY G. TALLEY & SUSAN H. TALLEY**, by deed thereof filed for record in Instrument Number 20200702001019030, Official Public Records, Collin County, Texas, said 0.1279 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the south property line of the said 2.027 acre tract, same being the north right-of-way line of Independence Parkway (being a 120 feet wide public right-of-way at this point, Instrument Number 2016-416, Official Public Records, Collin County, Texas), said beginning point being South 89°45'39" West, 72.50 feet from a 1/2 inch iron rod with cap stamped "PERSCHE AND ASSOCIATES" found at the northeast right-of-way corner of said Independence Parkway, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,128,358.37 and E: 2,503,651.68;

THENCE South 89°45'39" West, along the said south property line and along the said north right-of-way line, 25.00 feet to a point from which a 1/2 inch iron rod with a cap stamped "GEER 4117" found at the southwest property corner of the said 2.027 acres tract bears South 89°45'39" West, 40.00 feet;

THENCE North 00°43'40" West, departing the said property line and the said right-of-way line, over and across the said 2.027 acre tract, 222.78 feet to the north property line of the said 2.027 acre tract, same being the south property line of a called 4.997 acre tract of land conveyed to Gary G. Talley and Susan H. Talley, by deed thereof filed for record in Instrument Number 20200506000660440, Official Public Records, Collin County, Texas;

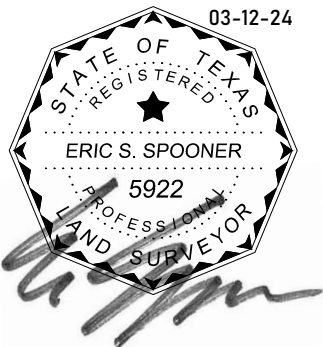
THENCE North 89°10'51" East, along the said property lines, 25.00 feet;

THENCE South 00°43'40" East, departing the said property lines and over and across the said 2.027 acre tract, 223.03 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.1279 acres (5,573 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.



Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

SEE ATTACHED METES &
BOUNDS DESCRIPTION
ON PAGE 1 HEREIN

LOT 5, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

CHARLES CARTER SURVEY
ABSTRACT NO. 220

LOT 6, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

EX. 20' PERMANENT
WATERLINE EASEMENT TO NORTH
TEXAS MUNICIPAL WATER DISTRICT
VOLUME 5668, PAGE 4750,
D.R.C.C.T.

LOT 7, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

WATER LINE
EASEMENT
(B.S.I.)

1/2" CIRF
"GEER 4117"

0' 25' 50'



GRAPHIC SCALE IN FEET
1" = 50'

LINE TABLE

NO.	DIRECTION	DIST.
L1	S89°45'39"W	25.00'
L2	N89°10'51"E	25.00'
L3	S89°45'39"W	40.00'
L4	S89°45'39"W	72.50'

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO
THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION
2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

CALLED: 4.997 ACRES
GARY G. & SUSAN H. TALLEY
INS. NO. 20200506000660440,
O.P.R.C.C.T.

EXHIBIT "A", TRACT II

L2

EASEMENT FOR
INGRESS AND EGRESS
"PARCEL B"

INS. NO. 20200702001019030,
O.P.R.C.C.T.

PROPERTY
LINE

CALLED: 2.027 ACRES
GARY G. & SUSAN H. TALLEY
"TRACT 1"
INS. NO. 20200702001019030,
O.P.R.C.C.T.

TEMPORARY
CONSTRUCTION EASEMENT
0.1279 ACRES (5,573 S.F.)

PROPERTY
LINE

POINT OF
BEGINNING

N: 7,128,358.37
E: 2,503,651.68
(NAD83 ~ GRID)

COMMON AREA B-2
FOSSIL CREEK AT WESTRIDGE, PHASE 4
INS. NO. 2016-557, P.R.C.C.T.

CIRF= CAPPED IRON ROD FOUND
INS. NO.= INSTRUMENT NUMBER
B.S.I.= BY SEPARATE INSTRUMENT
P.R.C.C.T.= PLAT RECORDS,
COLLIN COUNTY, TEXAS
O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

INDEPENDENCE
PARKWAY

(120' WIDE PUBLIC RIGHT-OF-WAY)
(INS. NO. 2016-416, O.P.R.C.C.T.)

TEMPORARY CONSTRUCTION EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROPERTY: CALLED: 2.027 ACRES, GARY G. & SUSAN H. TALLEY,
"TRACT 1", INS. NO. 20200702001019030, O.P.R.C.C.T.
21100_PAR 1_TCE.DWG

S&A JOB NO.: 21100
DATE: 03/01/2024

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.



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PARCEL 1 ~ TCE ~ TALLEY ~ PAGE 2 OF 2

