

EXHIBIT "A"
15' SANITARY SEWER
EASEMENT - P14
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

EXHIBIT A, TRACT I

Being a tract of land, situated in the Samuel McFarland Survey, Abstract No. 558, in the City of McKinney, Collin County, Texas, and being a part of that tract of land, described by deed to HISE Real Estate Investments, LP (HISE tract), as recorded in Volume 5540, Page 4756, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

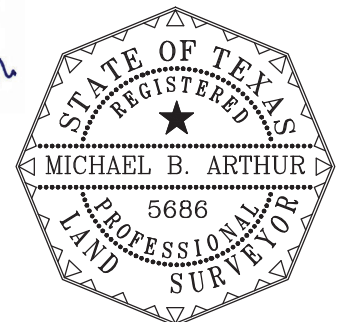
BEGINNING at a point for corner, being in the southerly monumented line of McMakin Street, same being the northerly line of said HISE tract, from which an aluminum TxDot monument found for the most easterly corner of said HISE tract bears, South 88°38'12" East, a distance of 35.30';

THENCE over and across said HISE tract, the following (4) four courses and distances:

1. South 34°31'19" East, a distance of 5.27' to a point for corner;
2. South 08°55'48" West, a distance of 17.45' to a point for corner, being at the beginning of a curve to the left, having a radius of 1048.77', a central angle of 01°12'47", and a chord which bears, South 51°25'23" West, a chord distance of 22.21';
3. Thence along said curve to the left, in a southwesterly direction, an arc length of 22.21';
4. North 08°55'48" East, a distance of 36.13' to a point for corner in the aforementioned southerly monumented line of McMakin Street, same being the northerly line of said HISE tract;

THENCE South 88°38'12" East, along the southerly monumented line of McMakin Street, a distance of 11.49' to the **POINT OF BEGINNING** and containing 426 square feet or 0.010 acre of land, more or less.

Michael B. Arthur

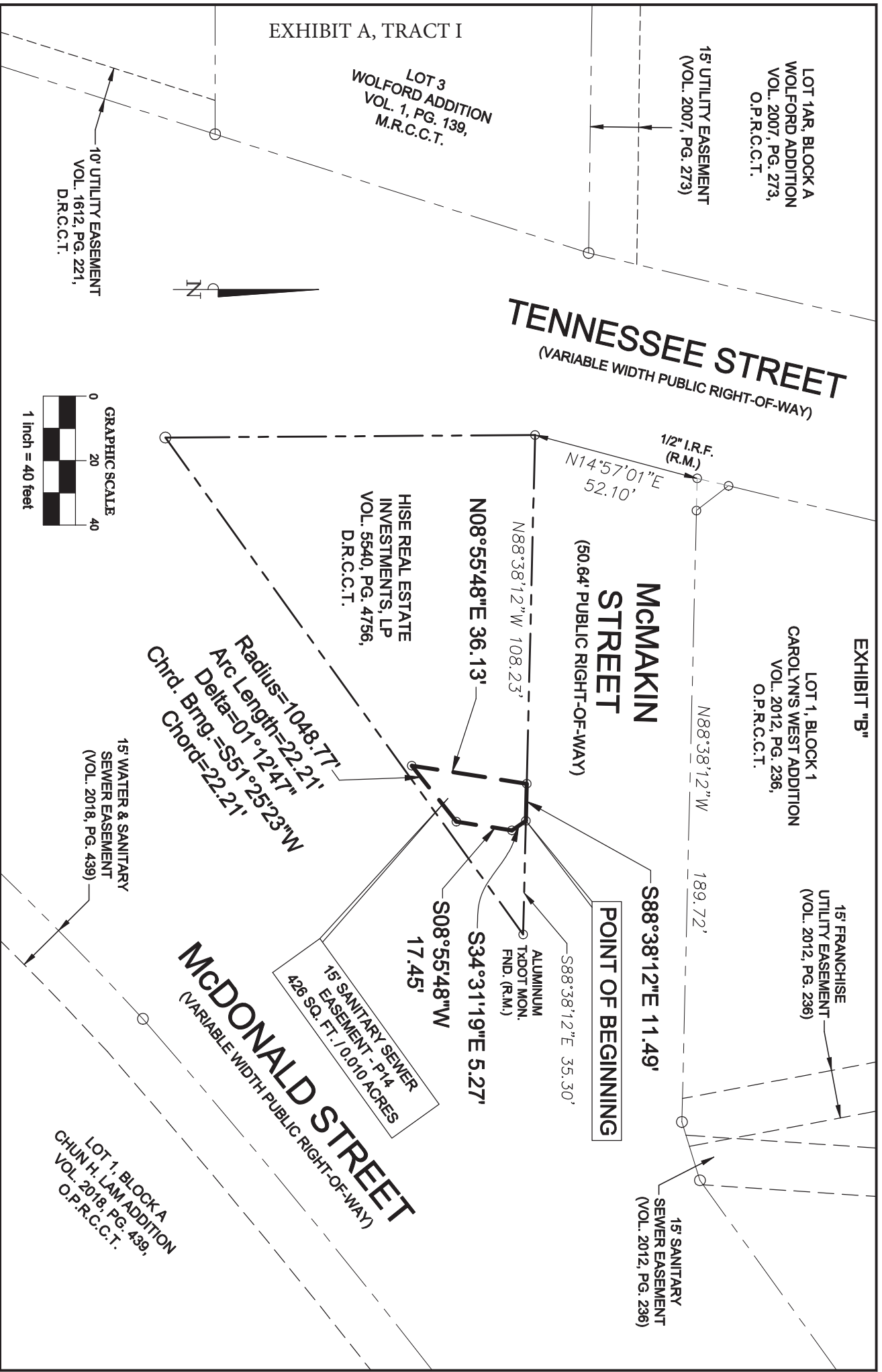


ABBREVIATIONS

I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
M.R.C.C.T. = Map Records, Collin County, Texas
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Bearings are based on the Horizontal and Vertical Control Datasheet, provided by Kimley-Horn, prepared by Baseline Corporation, dated June 02, 2015, for State Highway No. 5 (Cont. 0047; Sect. 04; Job 022). All coordinates shown are surface and may be converted to grid by dividing by a combined scale adjustment factor of 1.000152710. The metes and bounds description shown herein is accompanied by a survey plat of even date.

DATE:	10/04/2021	15' SANITARY SEWER EASEMENT - P14 0.010 ACRES IN THE SAMUEL MCFARLAND SURVEY ABSTRACT NO. 558 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	 North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
REVISED:	04/27/2023		
SCALE:	1" = 40'		
CHK'D. BY:	M.B.A.		
JOB NO.:	2020-0010		




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15' SANITARY SEWER EASEMENT - P14
0.010 ACRES IN THE SAMUEL McFARLAND SURVEY ABSTRACT NO. 558 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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**EXHIBIT "A"
SANITARY SEWER
EASEMENT - P14A
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS**

EXHIBIT A, TRACT I

Being a tract of land, situated in the Samuel McFarland Survey, Abstract No. 558, in the City of McKinney, Collin County, Texas, and being a part of that tract of land, described by deed to HISE Real Estate Investments, LP (HISE tract), as recorded in Volume 5540, Page 4756, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at an aluminum TxDot monument found for the most easterly corner of said HISE tract, being in the southerly monumented line of McMakin Street, same being in the northwesterly monumented line of McDonald Street;

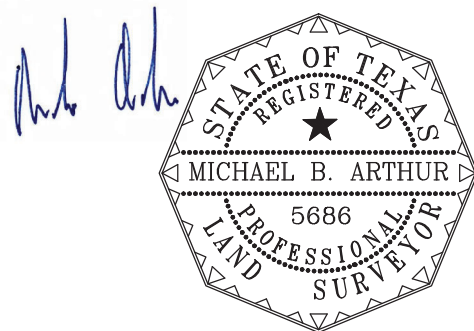
THENCE South 54°14'05" West, along said northwesterly monumented line of McDonald Street, a distance of 96.27' to a point for corner, being at the beginning of a curve to the right, having a radius of 1048.77', a central angle of 03°03'08", and a chord which bears North 50°30'13" East, a chord distance of 55.86';

Thence along said curve to the right, in a northeasterly direction, over and across said HISE tract, an arc length of 55.87' to a point for corner;

THENCE continuing over and across said HISE tract, the following (2) two courses and distances:

1. North 08°55'48" East, a distance of 17.45' to a point for corner;
2. North 34°31'19" West, a distance of 5.27' to a point for corner in the southerly monumented line of McMakin Street, same being the northerly line of said HISE tract;


THENCE South 88°38'12" East, along the southerly monumented line of McMakin Street, a distance of 35.30' to the **POINT OF BEGINNING** and containing 538 square feet or 0.012 acre of land, more or less.

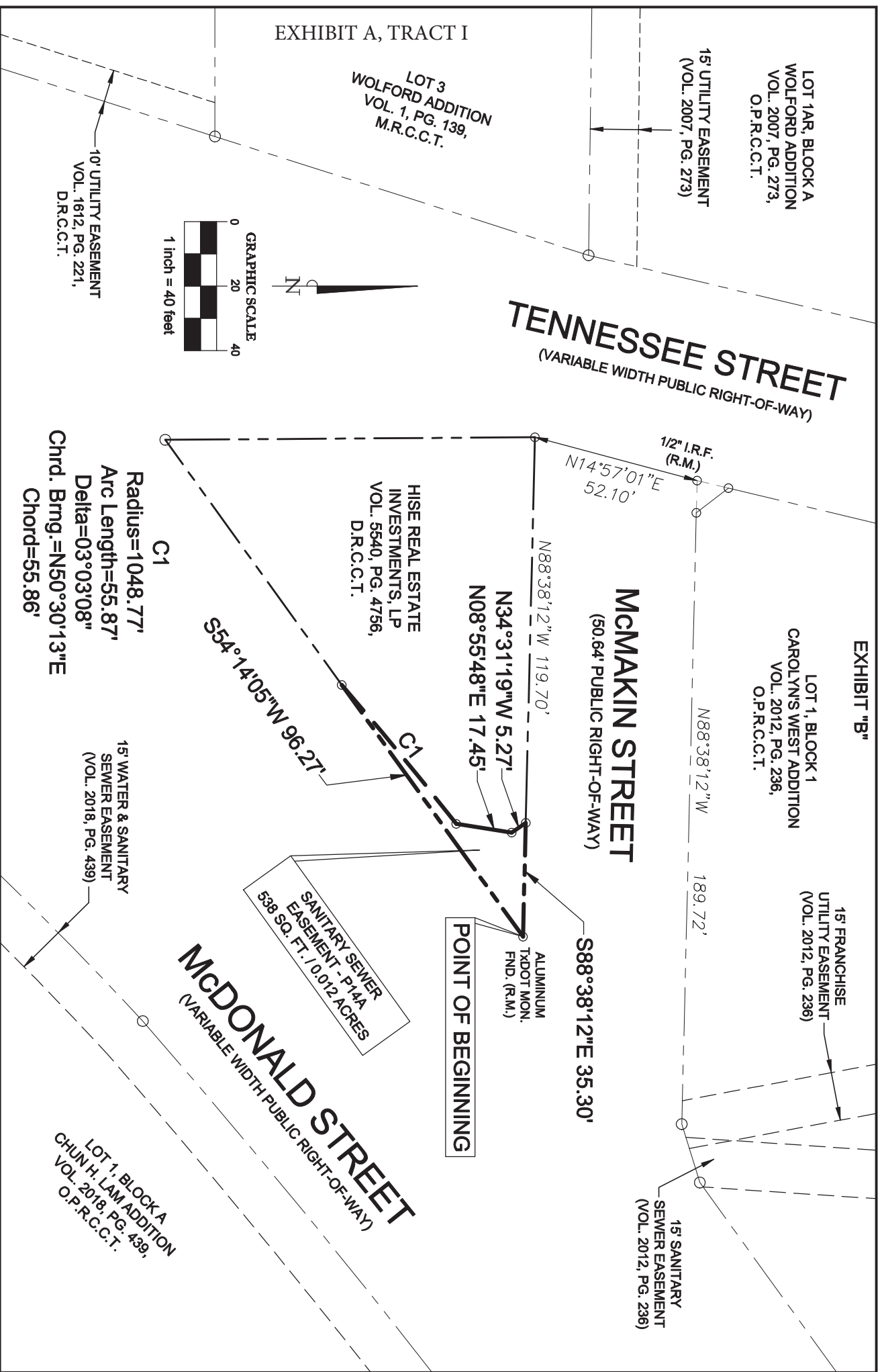


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DATE: 10/04/2021	SANITARY SEWER EASEMENT - P14A 0.012 ACRES IN THE SAMUEL MCFARLAND SURVEY ABSTRACT NO. 558 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	 North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
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 ABSTRACT NO. 558
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EXHIBIT "A"
15' TEMPORARY CONSTRUCTION
EASEMENT - T17
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

EXHIBIT A, TRACT II

Being a tract of land, situated in the Samuel McFarland Survey, Abstract No. 558, in the City of McKinney, Collin County, Texas, and being a part of that tract of land, described by deed to HISE Real Estate Investments, LP (HISE tract), as recorded in Volume 5540, Page 4756, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a point for corner, being in the southerly monumented line of McMakin Street, same being the northerly line of said HISE tract, from which an aluminum TxDot monument found for the most easterly corner of said HISE tract bears, South 88°38'12" East, a distance of 46.77';

THENCE over and across said HISE tract, the following (3) four courses and distances:

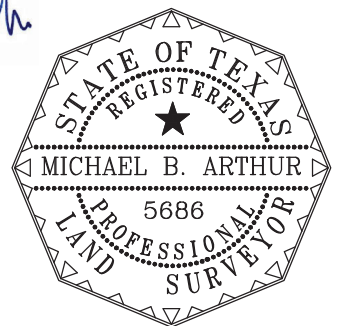
1. South 08°55'48" West, a distance of 36.13' to a point for corner, being at the beginning of a curve to the left, having a radius of 1048.77', a central angle of 01°14'33", and a chord which bears, South 50°11'33" West, a chord distance of 22.74';

2. Thence along said curve to the left, in a southwesterly direction, an arc length of 22.74';

3. North 08°55'48" East, a distance of 51.24' to a point for corner in the aforementioned southerly monumented line of McMakin Street, same being the northerly line of said HISE tract;

THENCE South 88°38'12" East, along the southerly monumented line of McMakin Street, a distance of 15.13' to the **POINT OF BEGINNING** and containing 654 square feet or 0.015 acre of land, more or less.

M.B.A.

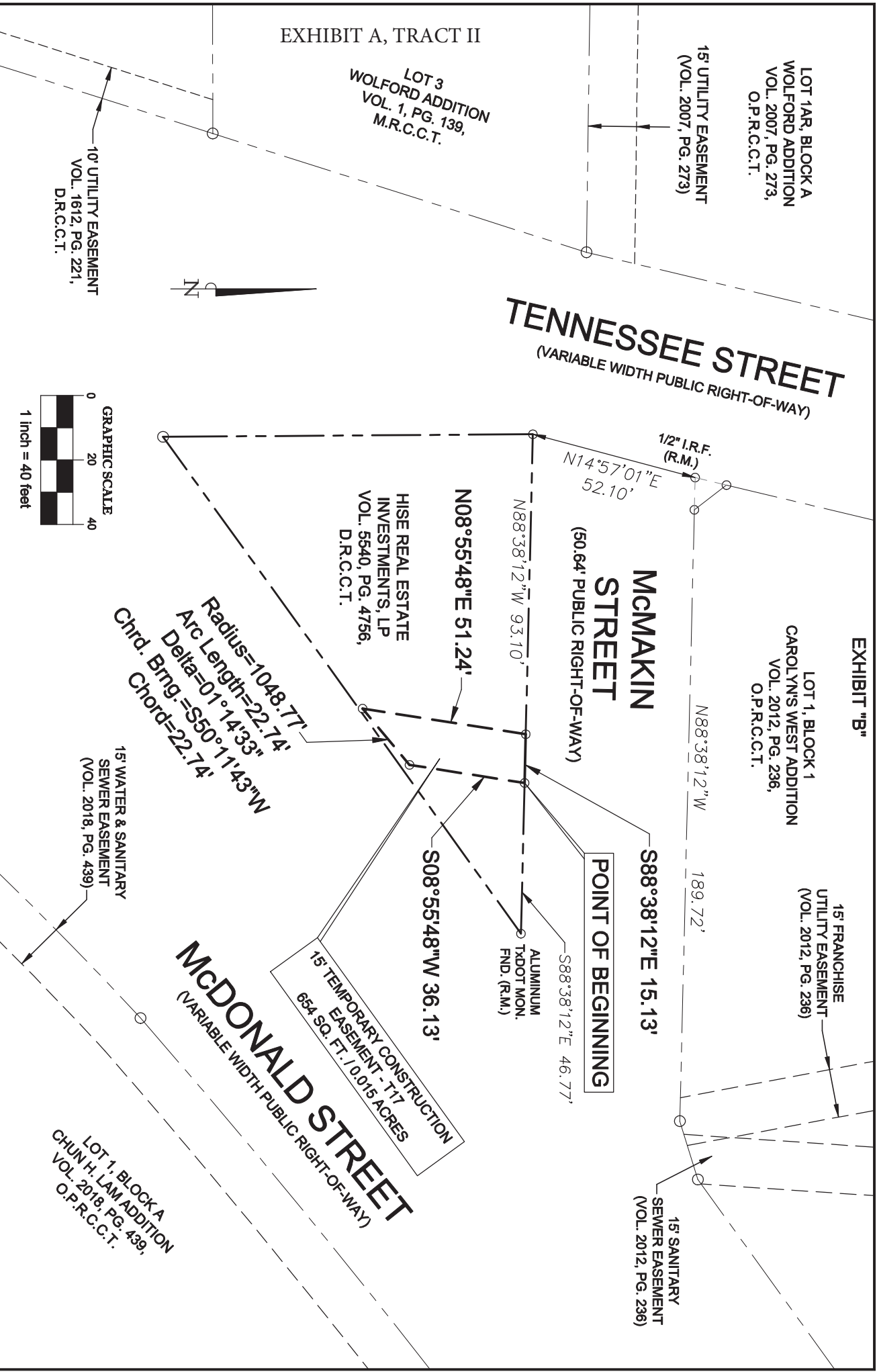


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DATE: 10/04/2021	15' TEMPORARY CONSTRUCTION EASEMENT - T17 0.015 ACRES IN THE SAMUEL MCFARLAND SURVEY ABSTRACT NO. 558 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	<div style="display: flex; align-items: center;"> <div> <p>North Texas Surveying, L.L.C. Registered Professional Land Surveyors</p> <p>1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200</p> </div> </div>
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15' TEMPORARY CONSTRUCTION EASEMENT - T17
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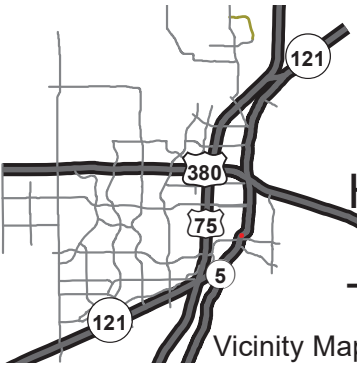
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Temporary Construction Easement

Sanitary Sewer Easement

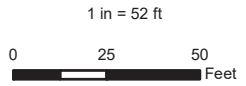


Vicinity Map

Location Map

Exhibit "B"

Hise Real Estate Investments, L.P. Sanitary Sewer Easement and Temporary Construction Easement



DISCLAIMER: This map an information contained in it wet developed exclusively for us by the City of McKinney. An use or reliance on this map b anyone else is at that party's ris and without liability to the City / McKinney, its officials or employee for any discrepancies, error or variances which may exis



Source: City of McKinney GIS
Date: 11/6/2023

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