

RESOLUTION NO. 2025-10-_____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE PROPERTY RIGHTS IN FEE SIMPLE AND EASEMENTS FOR PUBLIC USE BY EMINENT DOMAIN FOR RIGHT-OF-WAY (IN FEE SIMPLE), A DRAINAGE EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT ASSOCIATED WITH THE CHURCH, HENRY & MCKINNEY STREETS INFRASTRUCTURE IMPROVEMENTS PROJECT (CO2213); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID RIGHT-OF-WAY (IN FEE SIMPLE) AND 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 replacement of water mains, wastewater mains, underground storm drainage, street pavement, and sidewalk improvements for construction of the Church, Henry & McKinney Streets Infrastructure Improvements Project (CO2213), with the location of the necessary Right-of-Way (in fee simple) and 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 Right-of-Way (in fee simple), a Drainage Easement, and a Temporary Construction Easement, as described and depicted in Exhibit A, Tract I, Exhibit A, Tract II, and Exhibit A, Tract III, 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 Church, Henry & McKinney Streets Infrastructure Improvements Project (CO2213).

- 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 Church, Henry & McKinney Streets Infrastructure Improvements Project (CO2213), and to acquire the necessary Property in those certain tracts or parcels 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 those certain lots, tracts or parcels of land described and depicted in Exhibit A, Tract I, Exhibit A, Tract II, and Exhibit A, Tract III.
- 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 6TH DAY OF OCTOBER, 2025.

CITY OF MCKINNEY, TEXAS:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL PARCHMAN
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney
ALAN LATHROM
Assistant City Attorney

EXHIBIT "A", TRACT I
RIGHT-OF-WAY DEDICATION
802 Square Feet or 0.0184 Acres
situated in the
Edward Bradley Survey, Abstract Number 85
City of McKinney, Collin County, Texas

BEING a tract of land situated in the Edward Bradley Survey, Abstract Number 85, City of McKinney, Collin County, Texas, being a portion of a tract of land described to Andrew Sanchez recorded in Volume 378, Page 393, Official Records of Collin County, Texas (O.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of S. Church Street (variable width right-of-way), for the northwest corner of the said Sanchez tract, common to the southwest corner of a tract of land described as Tract 2 to LaCasa Townhomes, LLC, recorded in Document Number 20180125000098030, O.R.C.C.T.;

THENCE South 88 degrees 43 minutes 31 seconds East, with the common line of the Sanchez tract and said Tract 2, a distance of 6.66 feet to a 1/2-inch iron rod with a cap stamped "HALFF" (herein after referenced as "HALFF MONUMENT") set for the northeast corner of the herein described tract;

THENCE over and across the Sanchez tract the courses as follows:

South 01 degrees 16 minutes 22 seconds East, a distance of 207.35 feet to a HALFF MONUMENT set for a point for corner of the herein described tract;

South 48 degrees 40 minutes 16 seconds East, a distance of 5.62 feet to a HALFF MONUMENT set in the north right-of-way line of W. Standifer Street (a variable width right-of-way), from which a 2" metal fence post found for the southeast corner of the Sanchez tract, bears North 85 degrees 29 minutes 54 seconds East, with said north right-of-way line of W. Standifer Street, common to the south line of the Sanchez tract, a distance of 125.95 feet;

THENCE South 85 degrees 29 minutes 54 seconds West, with the north right-of-way line of W. Standifer and south line of the Sanchez tract, a distance of 5.00 feet to a 3/4-inch iron pipe found for northeast intersection corner of W. Standifer and S. Church Street, common to the southwest corner of the Sanchez tract;

THENCE North 02 degrees 50 minutes 26 seconds West, with the east right-of-way line of S. Church Street, common to the west line of the Sanchez tract, a distance of 211.81 feet returning to the **POINT OF BEGINNING** and containing 802 square feet or 0.0184 acres of land, more or less.

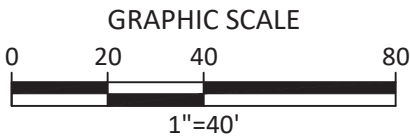
This metes and bounds description is issued in conjunction with a survey of even date.

Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

Field work completed on August 7, 2024.
Issued Date: January 15, 2025



Halff Associates, Inc. • 2601 Meacham Blvd., Suite 600, TX 76137
Tel. (817) 847-1422 • TBPELS Surveying Firm No. 10029605



POINT OF
BEGINNING

1/2" IRF
(C.M.)

S 88°43'31" E
6.66'

TRACT 2
LACASA TOWNHOMES, LLC
DOC. NO. 20180125000098030
O.R.C.C.T.

LEGEND	
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
SIRH	1/2" SET IRON ROD W/ YELLOW CAP STAMPED "HALFF"
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
DWG. NO.	DRAWING NUMBER
C.M.	CONTROLLING MONUMENT
O.R.C.C.T.	OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS
●	FOUND MONUMENTS
○	IRON ROD SET (AS NOTED)
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
█	RIGHT-OF-WAY DEDICATION

S. CHURCH ST.

(VARIABLE WIDTH RIGHT-OF-WAY)

RIGHT-OF-WAY
DEDICATION
0.0184 ACRES
802 SQUARE FEET

ANDREW SANCHEZ
VOL. 378, PG. 393
O.R.C.C.T.

LOT 379
JOHN SANCHEZ
(EXHIBIT "B" ITEM NO. 12)
DOC. NO. 2023000039473
O.R.C.C.T.

LOT 379
DANIEL SANCHEZ, JR. AND JOHN
SANCHEZ
(ITEM NO. 30)
DOC. NO. 2023000039404
O.R.C.C.T.

EDWARD BRADLEY SURVEY
ABSTRACT NO. 85

3/4" IPF
(C.M.)

SIRH

S 48°40'16" E
5.62'

2" METAL
FENCE POST

N 85°29'54" E 125.95'

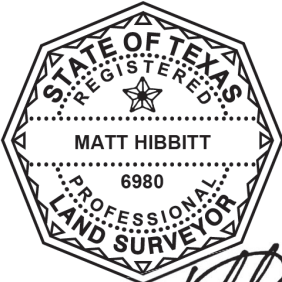
S 85°29'54" W
5.00'

W. STANDIFER ST.

(VARIABLE WIDTH RIGHT-OF-WAY)

GENERAL NOTES:

1. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00 BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (TXNC-4202). DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
2. THIS SURVEY IS ISSUED WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE AND COULD BE SUBJECT TO RESTRICTIONS AND/OR ADDITIONAL EASEMENTS NOT SHOWN HEREON.
3. THIS SURVEY IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
4. FIELD WORK WAS COMPLETED ON: AUGUST 7, 2024



Matt Hibbitt



2601 Meacham Blvd., Suite 600
FORT WORTH, TX 76137
TEL (817) 847-1422
TBPELS SURVEYING FIRM #10029605

EXHIBIT "A", TRACT I
RIGHT-OF-WAY DEDICATION

802 SQ. FT. or 0.0184 ACRES

SITUATED IN THE
EDWARD BRADLEY SURVEY, ABST. NO. 85
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROJECT NO: 52822.001

DATE ISSUED: 01/15/2025

DRAWN BY: MAJ

CHECKED BY: MDH

PAGE: 2 OF 2

**EXHIBIT "A", TRACT II
DRAINAGE EASEMENT**
281 Square Feet or 0.0065 Acres
situated in the
Edward Bradley Survey, Abstract Number 85
City of McKinney, Collin County, Texas

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COMMENCING at a 1/2-inch iron rod found in the east right-of-way line of S. Church Street (variable width right-of-way), for the northwest corner the said Sanchez tract, common to the southwest corner of a tract of land described as Tract 2 to LaCasa Townhomes, LLC, recorded in Document Number 20180125000098030, O.R.C.C.T., from which a 3/4-inch iron pipe found for the northeast intersection corner of said S Church Street and W. Standifer Street (a variable width right-of-way), common to the southwest corner of the Sanchez tract, bears South 02 degrees 50 minutes 26 seconds East, with the east right-of-way line of S. Church Street and west line of the Sanchez tract, a distance of 211.81 feet;

THENCE South 88 degrees 43 minutes 31 seconds East, with the common line of the Sanchez tract and said Tract 2, a distance of 6.66 feet to a 1/2-inch iron rod with a cap stamped "HALFF" set for the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE South 88 degrees 43 minutes 31 seconds East, continuing with the common line of the Sanchez tract and Tract 2, a distance of 14.82 feet to the northeast corner of the herein described tract;

THENCE over and across the Sanchez tract the courses as follows:

- South 01 degrees 16 minutes 22 seconds East, a distance of 18.66 feet to the southeast corner of the herein described tract;
- South 88 degrees 43 minutes 38 seconds West, a distance of 14.81 feet to the southwest corner of the herein described tract;
- North 01 degrees 16 minutes 22 seconds West, a distance of 19.32 feet returning to the **POINT OF BEGINNING** and containing 281 square feet or 0.0065 acres of land, more or less.

This metes and bounds description is issued in conjunction with a survey of even date.

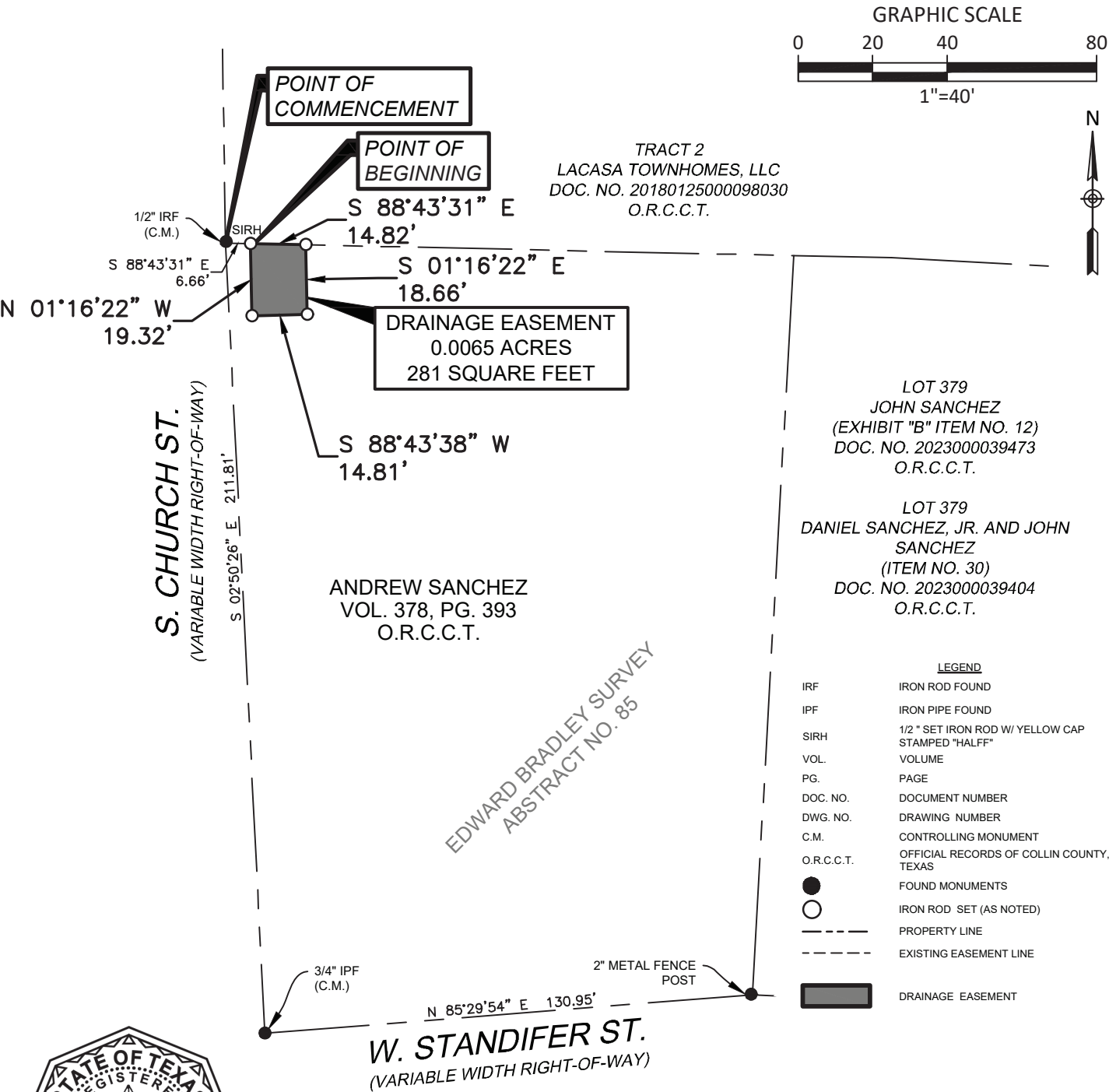
Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

Field work completed on August 7, 2024.
Issued Date: January 15, 2025



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GENERAL NOTES:

1. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00 BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (TXNC-4202). DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
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3. THIS SURVEY IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
4. FIELD WORK WAS COMPLETED ON: AUGUST 7, 2024



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TBPELS SURVEYING FIRM #10029605

EXHIBIT "A", TRACT II
DRAINAGE EASEMENT
281 SQ. FT. or 0.0065 ACRES
SITUATED IN THE
EDWARD BRADLEY SURVEY, ABST. NO. 85
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROJECT NO: 52822.001
DATE ISSUED: 01/15/2025
DRAWN BY: MAJ
CHECKED BY: MDH
PAGE: 2 OF 2

**EXHIBIT "A", TRACT III
TEMPORARY CONSTRUCTION EASEMENT**

1,073 Square Feet or 0.0246 Acres
situated in the
Edward Bradley Survey, Abstract Number 85
City of McKinney, Collin County, Texas

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THENCE South 88 degrees 43 minutes 31 seconds East, with the north line of said Sanchez tract, common to the south line of said Tract 2, a distance of 21.48 feet to the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE South 88 degrees 43 minutes 31 seconds East, continuing with the common line of the Sanchez tract and Tract 2, a distance of 71.89 feet to the northeast corner of the herein described tract;

THENCE over and across the Sanchez tract the courses as follows:

South 01 degrees 16 minutes 29 seconds West, a distance of 15.00 feet to the southeast corner of the herein described tract;

North 88 degrees 43 minutes 31 seconds West, a distance of 71.22 feet to the southwest corner of the herein described tract;

North 01 degree 16 minutes 22 seconds West, a distance of 15.01 feet, returning to the **POINT OF BEGINNING** and containing 1,073 square feet or 0.0246 acres of land, more or less.

This metes and bounds description is issued in conjunction with a survey of even date.

Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

Field work completed on August 7, 2024.

Issued Date: January 15, 2025

Revised Date: January 28, 2025



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Tel. (817) 847-1422 • TBPELS Surveying Firm No. 10029605

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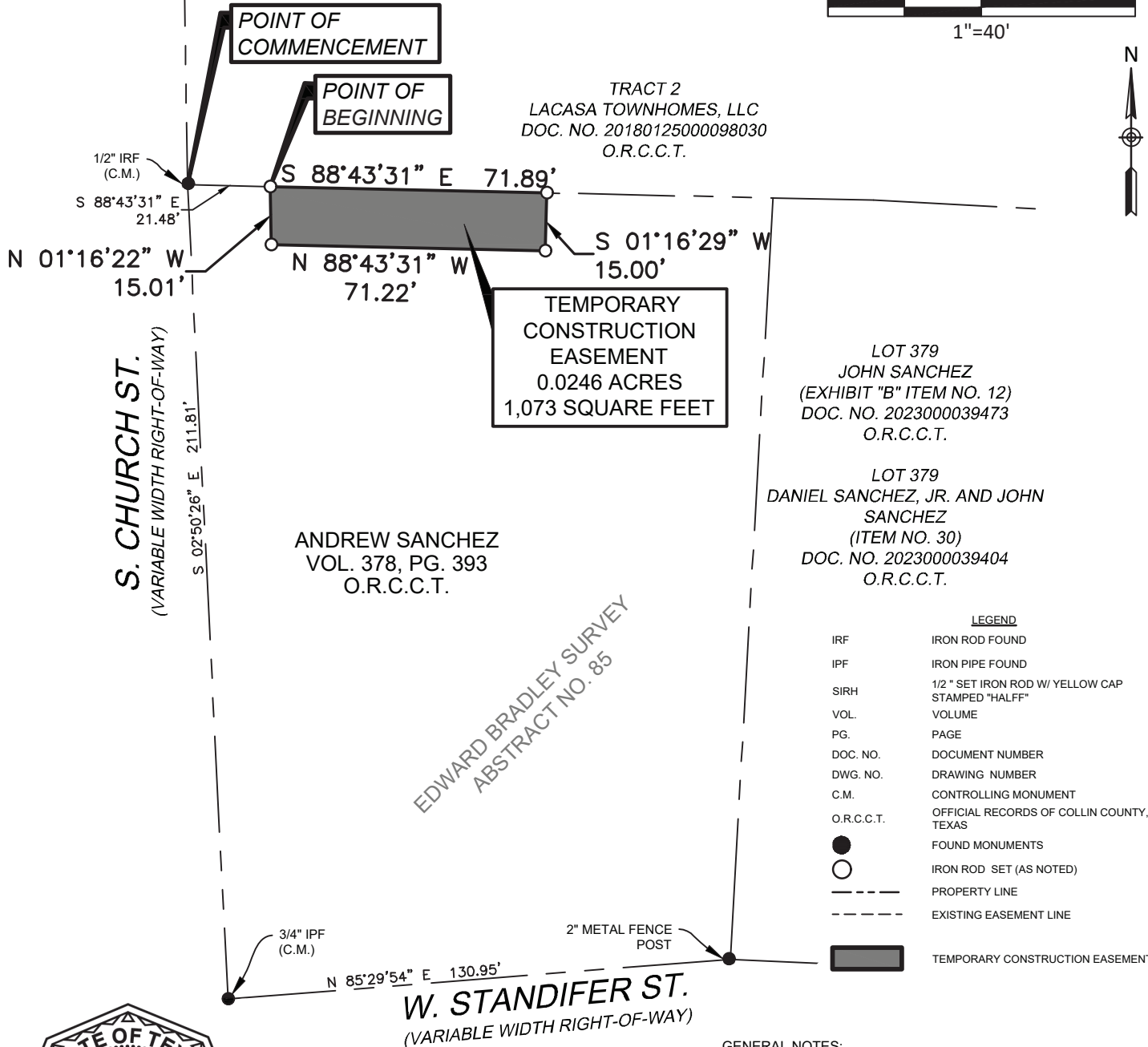
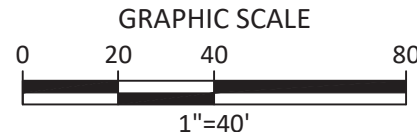
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EXHIBIT "A", TRACT III
TEMPORARY CONSTRUCTION EASEMENT
1,073 SQ. FT. or 0.0246 ACRES
SITUATED IN THE
EDWARD BRADLEY SURVEY, ABST. NO. 85
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

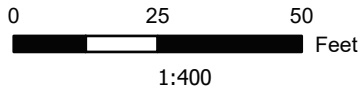
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DRAWN BY: MAJ
CHECKED BY: MDH
PAGE: 2 OF 2



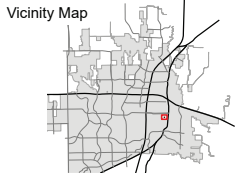
GENERAL NOTES:

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3. THIS SURVEY IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
4. FIELD WORK WAS COMPLETED ON: AUGUST 7, 2024
5. REVISED DATE: JANUARY 28, 2025

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Location Map
Exhibit "B"
Andrew Sanchez
Right-of-Way (Fee Simple),
Drainage Easement, and
Temporary Construction Easement



McKINNEY
TEXAS
Unique by nature.
Source: Engineering GIS
Date: 8/7/2025

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 variances which may exist.