

**EXHIBIT "A"
15' SANITARY SEWER
EASEMENT - P02
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS**

EXHIBIT A, TRACT 1

Being a tract of land, situated in the William Hemphill Survey, Abstract No. 449, in the City of McKinney, Collin County, Texas, and being a part of that tract of land, described in deed to McKinney Propco Owner, LLC, as recorded under Document No. 20210910001843140, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a point for corner, being in the northwesterly line of said McKinney Propco Owner, LLC tract, same being in the southeasterly monumented line of Spur No. 399, and also being the northerly corner of Lot 5, Block A, of **MCKINNEY MEDICAL CENTER**, as recorded in Volume 2015, Page 764, O.P.R.C.C.T.;

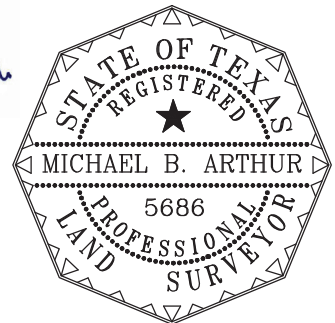
THENCE North 54°26'53" East, along said southeasterly monumented line of Spur No. 399, same being the northwesterly line of said McKinney Propco Owner, LLC tract, a distance of 1376.61' to a point for corner, from which a 1/2" iron rod with a plastic cap stamped "WEIR" found bears, North 54°26'53" East, a distance of 345.40';

THENCE over and across said McKinney Propco Owner, LLC tract, the following (2) two courses and distances:

1. South 37°00'59" East, a distance of 15.00' to a point for corner;
2. South 54°26'53" West, a distance of 1376.99' to a point for corner in the northeasterly line of the aforementioned Lot 5;

THENCE North 35°33'12" West, along said northeasterly line of Lot 5, a distance of 15.00' to the **POINT OF BEGINNING** and containing 20,652 square feet or 0.474 acres of land, more or less.

M.B.A.



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. This metes and bounds description is accompanied by a survey plat of even date.

REVISED: 06/19/2023


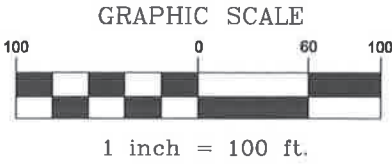
DATE:	04/18/2022	15' SANITARY SEWER EASEMENT - P02 WILLIAM HEMPHILL SURVEY ABSTRACT NO. 449 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	 North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
SHEET NO.:	1 OF 3		
SCALE:	1" = 100'		
CHK'D. BY:	M.B.A.		
JOB NO.:	2020-0010		

EXHIBIT A, TRACT I

MATCH LINE
MATCH LINE



SPUR NO. 399
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

15' SANITARY SEWER EASEMENT
20,652 SQ. FT.
0.474 ACRES

McKINNEY PROPCO
OWNER, LLC
DOCUMENT NO.
20210910001843140,
O.P.R.C.C.T.

POINT OF BEGINNING

15' WATER EASEMENT
(VOL. 2015, PG. 764)

15' FIRE LANE AND MUTUAL
ACCESS EASEMENT
DOCUMENT NO.
20151112001429190,
O.P.R.C.C.T.

DRAINAGE EASEMENT
DOCUMENT NO.
20150123000075880,
O.P.R.C.C.T.

N35°33'12"W
15.00'

DRAINAGE EASEMENT
VOL. 5766, PG. 5676,
D.R.C.C.T.

S35°33'12"E
275.17'

24' FIRE LANE AND MUTUAL
ACCESS EASEMENT
(VOL. 2015, PG. 764)

LOT 5, BLOCK A
McKINNEY MEDICAL
CENTER
VOL. 2015, PG. 764,
O.P.R.C.C.T.

DRAINAGE AND
DETENTION EASEMENT
VOL. 5691, PG. 4276,
D.R.C.C.T.

MEDICAL CENTER DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LOT 3R, BLOCK A
McKINNEY
MEDICAL CENTER
VOL. 2018, PG. 944,
O.P.R.C.C.T.

25' DRAINAGE EASEMENT
DOCUMENT NO.
20151112001429180,
O.P.R.C.C.T.

"X" CUT
FND. (R.M.)

LOT 1RA, BLOCK A
VILLAGES OF
McKINNEY ADDITION
VOL. Q, PG. 666,
M.R.C.C.T.



REVISED: 06/19/2023

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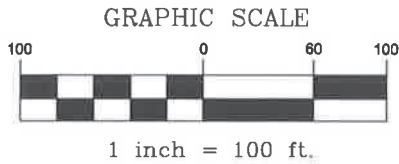
DATE:	04/18/2022	<p>15' SANITARY SEWER EASEMENT - P02 WILLIAM HEMPHILL SURVEY ABSTRACT NO. 449 CITY OF McKINNEY, COLLIN COUNTY, TEXAS</p>	 <p>North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx, 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200</p>
SHEET NO.:	2 OF 3		
SCALE:	1" = 100'		
CHK'D. BY:	M.B.A.		
JOB NO.:	2020-0010		

EXHIBIT A, TRACT I

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
D.R.C.C.T.	= Deed Records, Collin County, Texas
O.P.R.C.C.T.	= Official Public Records, Collin County, Texas



SPUR NO. 399
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

15' SANITARY SEWER EASEMENT
20,652 SQ. FT.
0.474 ACRES

S37°00'59"E
15.00'

1/2" C.I.R.F.
"WEIR" (R.M.)

N54°26'53"E
345.40'

DETENTION POND EASEMENT
DOCUMENT NO.
20150123000075970,
O.P.R.C.C.T.

DRAINAGE EASEMENT
DOCUMENT NO.
20150123000075910,
O.P.R.C.C.T.

McKINNEY PROPCO
OWNER, LLC
DOCUMENT NO.
20210910001843140,
O.P.R.C.C.T.

DRAINAGE OVERFLOW
EASEMENT
DOCUMENT NO.
20150123000075980,
O.P.R.C.C.T.

15' WATER EASEMENT
DOCUMENT NO.
20150123000075920,
O.P.R.C.C.T.

15' SANITARY SEWER EASEMENT
DOCUMENT NO.
20150123000075950,
O.P.R.C.C.T.

MATCH LINE
MATCH LINE

REVISED: 06/19/2023

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DATE:	04/18/2022
SHEET NO.:	3 OF 3
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2020-0010

**15' SANITARY SEWER
EASEMENT - P02
WILLIAM HEMPHILL SURVEY
ABSTRACT NO. 449
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS**



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EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT - T02
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

EXHIBIT A, TRACT II

Being a tract of land, situated in the William Hemphill Survey, Abstract No. 449, in the City of McKinney, Collin County, Texas, and being a part of that tract of land, described in deed to McKinney Propco Owner, LLC, as recorded under Document No. 20210910001843140, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

COMMENCING at a point for corner, being the most northerly corner of Lot 5, Block A, of **McKINNEY MEDICAL CENTER**, as recorded in Volume 2015, Page 764, O.P.R.C.C.T., same being the most northerly west corner of the remainder of said McKinney Propco Owner, LLC tract, same being in the southeasterly monumented line of Spur No. 399;

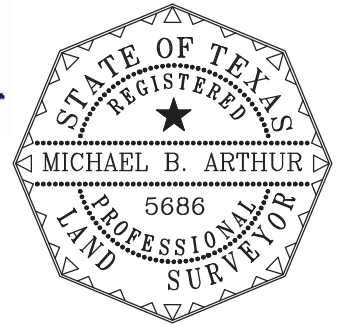
THENCE North 54°26'53" East, along said southeasterly monumented line of Spur No. 399, a distance of 1376.79' to the **POINT OF BEGINNING** of the herein described tract;

THENCE North 54°26'53" East, continuing along said southeasterly monumented line of Spur No. 399, a distance of 15.00' to a point for corner;

THENCE over and across said McKinney Propco Owner, LLC tract, the following (5) five courses and distances:

1. South 35°33'07" East, a distance of 30.00' to a point for corner;
2. South 54°26'53" West, distance of 45.00' to a point for corner;
3. North 35°33'07" West, a distance of 15.00' to a point for corner;
4. North 54°26'53" East, distance of 30.00' to a point for corner;
5. North 35°33'07" West, a distance of 15.00' to the **POINT OF BEGINNING** and containing 900 square feet or 0.021 acres of land, more or less.

M.B.A.



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REVISED: 06/16/2023

DATE: 04/18/2022	TEMPORARY CONSTRUCTION EASEMENT - T02 WILLIAM HEMPHILL SURVEY ABSTRACT NO. 449 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	<div style="display: flex; align-items: center; justify-content: center;"> <div> <p style="margin: 0;">North Texas Surveying, L.L.C.</p> <p style="margin: 0;">Registered Professional Land Surveyors</p> <p style="margin: 0; font-size: small;">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>
SHEET NO.: 1 OF 3		
SCALE: 1" = 100'		
CHK'D. BY: M.B.A.		
JOB NO.: 2020-0010		

EXHIBIT A, TRACT II

MATCH LINE
MATCH LINE

GRAPHIC SCALE



1 inch = 100 ft.

SPUR NO. 399
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

McKINNEY PROPCO
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DOCUMENT NO.
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O.P.R.C.C.T.

POINT OF
COMMENCING

15' WATER EASEMENT
(VOL. 2015, PG. 784)

15' FIRE LANE AND MUTUAL
ACCESS EASEMENT
DOCUMENT NO.
2015112001429190,
O.P.R.C.C.T.

DRAINAGE EASEMENT
DOCUMENT NO.
20150123000075880,
O.P.R.C.C.T.

DRAINAGE EASEMENT
VOL. 5766, PG. 5676,
D.R.C.C.T.

24' FIRE LANE AND MUTUAL
ACCESS EASEMENT
(VOL. 2015, PG. 764)

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VOL. 5691, PG. 4276,
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25' DRAINAGE EASEMENT
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LOT 1RA, BLOCK A
VILLAGES OF
McKINNEY ADDITION
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"X" CUT
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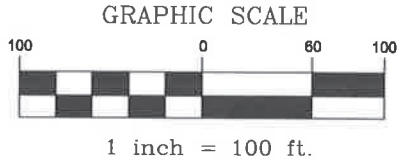
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EXHIBIT A, TRACT II

ABBREVIATIONS

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(R.M.)	= Reference Monument
C ₂ I ₂ R ₂ F ₂	= Capped Iron Rod Found
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D ₂ R ₂ C ₂ C ₂ T ₂	= Deed Records, Collin County, Texas
O ₂ P ₂ R ₂ C ₂ C ₂ T ₂	= Official Public Records, Collin County, Texas



SPUR NO. 399
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING

N35°33'07"W 15.00'
N54°26'53"E 30.00'
N35°33'07"W 15.00'

N54°26'53"E 15.00'
S35°33'07"E 30.00'

15' TEMPORARY CONSTRUCTION EASEMENT
900 SQ. FT.
0.021 ACRES

DETENTION POND EASEMENT
DOCUMENT NO. 20150123000075970,
O.P.R.C.C.T.

DRAINAGE EASEMENT
DOCUMENT NO. 20150123000075910,
O.P.R.C.C.T.

McKINNEY PROPCO
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DRAINAGE OVERFLOW EASEMENT
DOCUMENT NO. 20150123000075980,
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15' WATER EASEMENT
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15' SANITARY SEWER EASEMENT
DOCUMENT NO. 20150123000075950,
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MATCH LINE
MATCH LINE

REVISED: 06/16/2023

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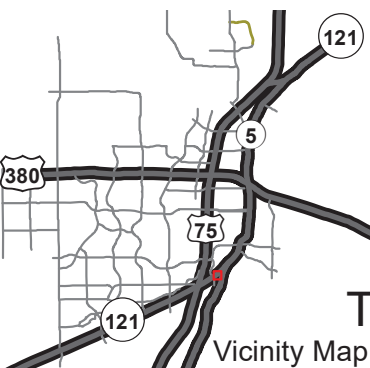
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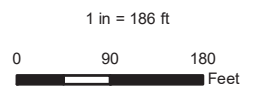


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Location Map

Exhibit "B" McKinney Propco Owner, LLC 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 employe for any discrepancies, error or variances which may exis



Source: City of McKinney GIS
Date: 11/10/2023

Document Path: Y:\GIS\GISWork\Hingrajiya\MapProjects\LocationMap\Dev_Services_Notification_Map.mxd