

RESOLUTION NO. 2026-02-____ (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 SLOPE EASEMENT ASSOCIATED WITH THE COLLIN MCKINNEY PARKWAY EXTENSION PROJECT (ST1842); 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 underground utilities, storm drainage, street paving, pedestrian walkways/ADA accessibility, parking, landscape/hardscape, illumination, and other associated street elements for the construction of the Collin McKinney Parkway Extension Project (ST1842), 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 Slope 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 Collin McKinney Parkway Extension Project (ST1842).
- 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 Collin McKinney Parkway Extension Project (ST1842), 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 17TH DAY OF FEBRUARY, 2026.

CITY OF MCKINNEY, TEXAS:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL PARCHMAN
Deputy City Secretary

MARK S. HOUSER
City Attorney
ALAN LATHROM
Assistant City Attorney

EXHIBIT "A", TRACT I

VARIABLE WIDTH RIGHT-OF-WAY
TRACTS 1 & 2
JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

LEGAL DESCRIPTION - TRACT 1

BEING PART OF A TRACT OF LAND SITUATED IN THE JONATHAN PHILLIPS SURVEY, ABSTRACT NUMBER 719, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, CONVEYED TO ONCOR ELECTRIC DELIVERY COMPANY LLC, RECORDED IN INSTRUMENT NO. 20081218001429750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING PART OF BLOCK B, FOXWORTH GALBRAITH ADDITION, RECORDED IN VOLUME B PAGE 125, O.P.R.C.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FIVE-EIGHTHS INCH CAPPED IRON ROD WITH AN ILLEGIBLE CAP FOUND FOR A CORNER COMMON FOR THE NORTHWEST CORNER OF AN 18.226-ACRE TRACT, RECORDED IN A SPECIAL WARRANTY DEED, DOCUMENT NO. 2024000057625, O.P.R.C.C.T., AND THE SOUTHEAST CORNER OF A SPECIAL WARRANTY DEED, DOCUMENT NO. 20171005001339090, O.P.R.C.C.T., SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MCKINNEY RANCH PARKWAY (A 100 FOOT WIDE RIGHT-OF-WAY) AND THE COMMON LINE BETWEEN SAID 18.226-ACRE TRACT AND BLOCK B;

THENCE SOUTH 00 DEGREES 26 MINUTES 56 SECONDS EAST, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 794.15 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00 DEGREES 26 MINUTES 56 SECONDS EAST WITH SAID COMMON LINE, A DISTANCE OF 54.29 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK B;

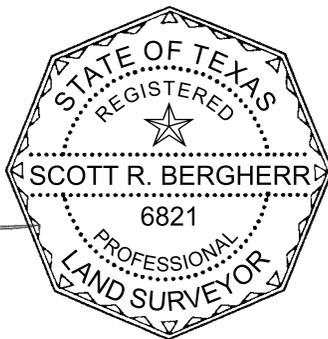
THENCE SOUTH 89 DEGREES 33 MINUTES 04 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID BLOCK B, A DISTANCE OF 349.99 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK B;

THENCE NORTH 00 DEGREES 26 MINUTES 56 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID BLOCK B, A DISTANCE OF 56.15 FEET;

THENCE EASTERLY, DEPARTING SAID WEST LINE, OVER AND ACROSS SAID BLOCK B, A DISTANCE OF 232.78 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1059.00 FEET, DELTA ANGLE OF 12 DEGREES 35 MINUTES 40 SECONDS, WITH A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 43 MINUTES 59 SECONDS EAST, 232.32 FEET,

THENCE SOUTH 85 DEGREES 58 MINUTES 11 SECONDS EAST, A DISTANCE OF 118.15 FEET TO THE **POINT OF BEGINNING**, SAID TRACT CONTAINING 21,822 SQUARE FEET OR 0.5010 OF AN ACRE OF LAND.


SCOTT R. BERGHERR
R.P.L.S. NO. 6821
09-22-2025



SCALE:	DATE 09-22-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 TBPELS No. 10194942	BOHLER ™
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EXHIBIT "A", TRACT I

VARIABLE WIDTH RIGHT-OF-WAY
TRACTS 1 & 2
JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

LEGAL DESCRIPTION - TRACT 2

BEING PART OF A TRACT OF LAND SITUATED IN THE JONATHAN PHILLIPS SURVEY, ABSTRACT NUMBER 719, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, CONVEYED TO ONCOR ELECTRIC DELIVERY COMPANY LLC, RECORDED IN INSTRUMENT NO. 20081218001429750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING PART OF LOT 1, BLOCK A, AMENDING REPLAT OF FOXWORTH GALBRAITH ADDITION, RECORDED IN DOCUMENT NO. 20101012010002000, O.P.R.C.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A; THENCE SOUTH 00 DEGREES 26 MINUTES 56 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 13.91 FEET;

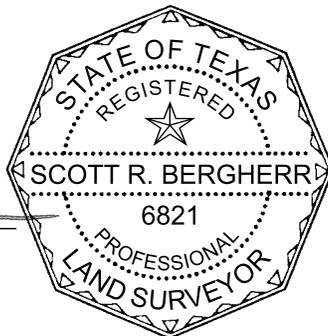
THENCE NORTH 85 DEGREES 55 MINUTES 49 SECONDS WEST DEPARTING SAID EAST LINE, OVER AND ACROSS SAID LOT 1, BLOCK A, A DISTANCE OF 123.49 FEET;

THENCE WESTERLY ALONG A CURVE TO THE LEFT, CONTINUING OVER AND ACROSS SAID LOT 1, BLOCK A, A DISTANCE OF 43.84 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 1, BLOCK A, SAID CURVE HAVING A RADIUS OF 806.84 FEET, DELTA ANGLE OF 03 DEGREES 06 MINUTES 48 SECONDS, WITH A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 20 MINUTES 33 SECONDS WEST, 43.84 FEET;

THENCE EASTERLY, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, BLOCK A, ALONG A CURVE TO THE LEFT, A DISTANCE OF 37.99 FEET, SAID CURVE HAVING A RADIUS OF 1109.95 FEET, DELTA ANGLE OF 01 DEGREES 57 MINUTES 40 SECONDS, WITH A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 48 MINUTES 49 SECONDS EAST, 37.99 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 04 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 128.94 FEET TO THE **POINT OF BEGINNING**, SAID TRACT CONTAINING 1,198 SQUARE FEET OR 0.0275 OF AN ACRE OF LAND.


SCOTT R. BERGHERR
R.P.L.S. NO. 6821
09-22-2025



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EXHIBIT "A", TRACT I

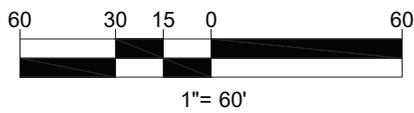
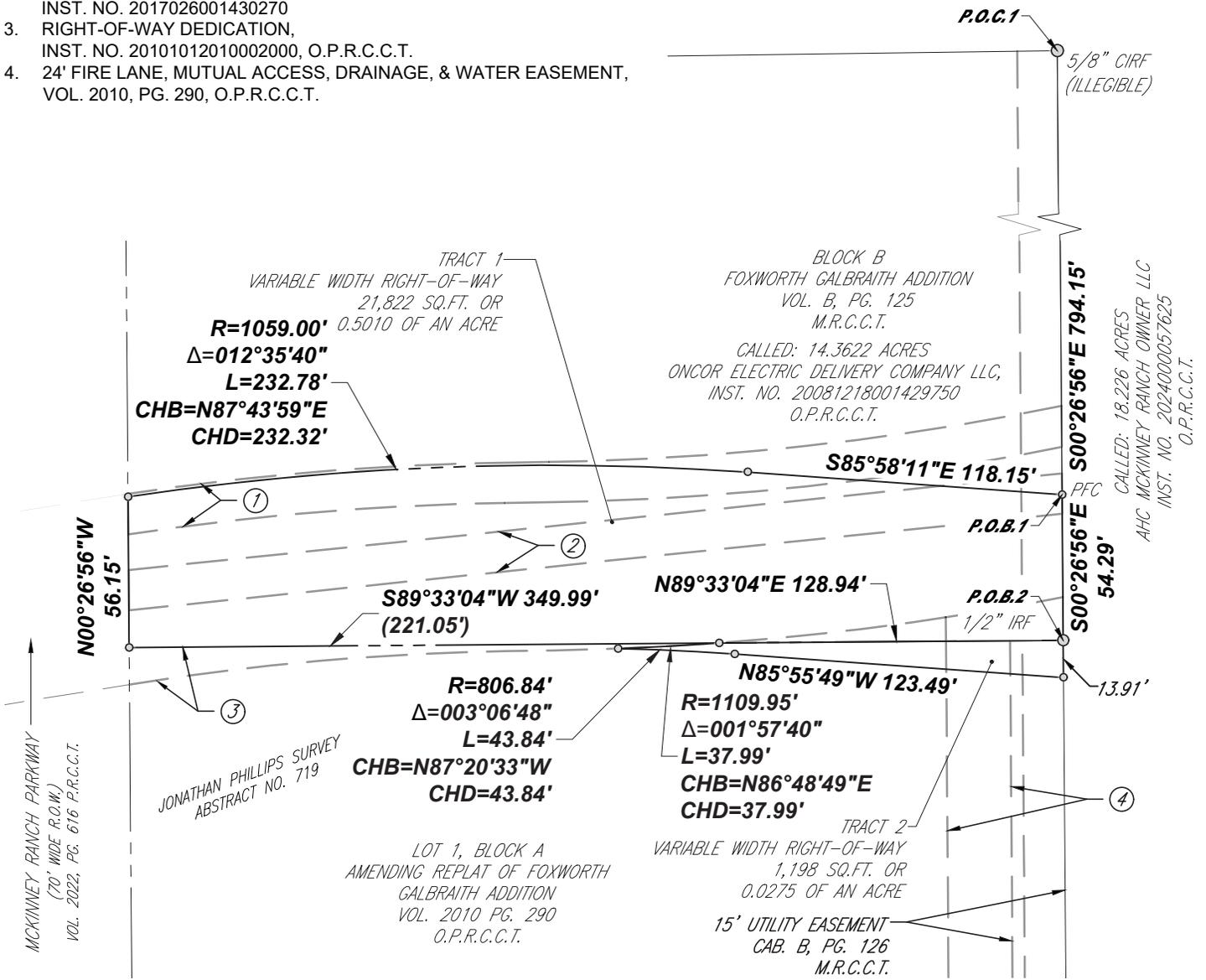
VARIABLE-WIDTH RIGHT-OF-WAY
 TRACTS 1 & 2
 JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



MCKINNEY RANCH PARKWAY

100' WIDE R.O.W.

1. CITY OF MCKINNEY - 15' WATER LINE EASEMENT, INST. NO. 2022000130722 O.P.R.C.C.T.
2. CITY OF MCKINNEY - 15' SANITARY SEWER LINE EASEMENT, INST. NO. 2017026001430270
3. RIGHT-OF-WAY DEDICATION, INST. NO. 20101012010002000, O.P.R.C.C.T.
4. 24' FIRE LANE, MUTUAL ACCESS, DRAINAGE, & WATER EASEMENT, VOL. 2010, PG. 290, O.P.R.C.C.T.



Scott R. Bergherr
 SCOTT R. BERGHERR
 R.P.L.S. NO. 6821
 09-22-2025



SCALE: 1"=60'	DATE 09-22-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 TBPELS No. 10194942	BOHLER ™

EXHIBIT "A", TRACT I

LEGEND

VARIABLE WIDTH RIGHT-OF-WAY
TRACTS 1 & 2
JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

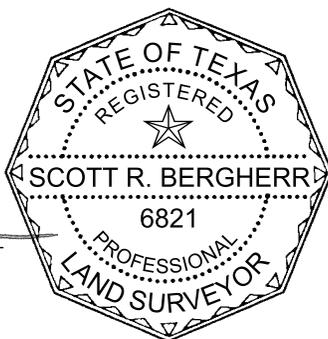
LEGEND

<i>TP&L</i>	<i>TEXAS POWER AND LIGHT COMPANY</i>
○	<i>MONUMENT FOUND OR SET AS NOTED</i>
•	<i>POINT MARKER</i>
<i>SQ.FT.</i>	<i>SQUARE FEET</i>
<i>M.R.C.C.T.</i>	<i>MAP RECORDS, COLLIN COUNTY, TEXAS</i>
<i>O.P.R.C.C.T.</i>	<i>OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS</i>
<i>INST. NO.</i>	<i>INSTRUMENT NUMBER</i>
<i>IRF</i>	<i>IRON ROD FOUND</i>
<i>CIRF</i>	<i>CAPPED IRON ROD FOUND</i>
<i>P.O.C.</i>	<i>POINT OF COMMENCING</i>
<i>P.O.B.</i>	<i>POINT OF BEGINNING</i>
<i>R.O.W.</i>	<i>RIGHT-OF-WAY</i>
<i>VOL.</i>	<i>VOLUME</i>
<i>PG.</i>	<i>PAGE</i>
<i>PFC</i>	<i>POINT FOR CORNER</i>
<i>D.R.C.C.T.</i>	<i>DEED RECORDS, COLLIN COUNTY, TEXAS</i>

NOTES:

1. THE BASIS OF BEARING IS DERIVED FROM THE TEXAS ALLTERRA RTKNET COOPERATIVE NETWORK - TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83). ADJUSTMENT REALIZATION 2011.
2. SURVEY BASED ON GRID COORDINATE VALUES - NO SCALE, NO PROJECTION OR SURFACE COORDINATE VALUES APPLIED.
3. ALL EASEMENT CORNERS ARE POINT FOR CORNER UNLESS OTHERWISE NOTED.

Scott R. Bergherr
SCOTT R. BERGHERR
R.P.L.S. NO. 6821
09-22-2025



SCALE:	DATE 09-22-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 TBPELS No. 10194942	BOHLER ™
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EXHIBIT "A", TRACT II

50' DRAINAGE EASEMENT
JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PAGE 1 OF 3

LEGAL DESCRIPTION

BEING PART OF A TRACT OF LAND SITUATED IN THE JONATHAN PHILLIPS SURVEY, ABSTRACT NUMBER 719, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, CONVEYED TO ONCOR ELECTRIC DELIVERY COMPANY LLC, RECORDED IN INSTRUMENT NO. 20081218001429750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING PART OF BLOCK B, FOXWORTH GALBRAITH ADDITION, RECORDED IN VOLUME B, PAGE 125, O.P.R.C.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FIVE-EIGHTHS INCH CAPPED IRON ROD WITH AN ILLEGIBLE CAP FOUND FOR A CORNER COMMON FOR THE NORTHWEST CORNER OF AN 18.226-ACRE TRACT, RECORDED IN A SPECIAL WARRANTY DEED, DOCUMENT NO. 2024000057625, O.P.R.C.C.T., AND THE SOUTHEAST CORNER OF A SPECIAL WARRANTY DEED, DOCUMENT NO. 20171005001339090, O.P.R.C.C.T., SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MCKINNEY RANCH PARKWAY (A 100 FOOT WIDE RIGHT-OF-WAY) AND THE COMMON LINE BETWEEN SAID 18.226-ACRE TRACT AND BLOCK B;

THENCE SOUTH 00 DEGREES 26 MINUTES 56 SECONDS EAST, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 531.33 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00 DEGREES 26 MINUTES 56 SECONDS EAST WITH SAID COMMON LINE, A DISTANCE OF 63.32 FEET;

THENCE SOUTH 51 DEGREES 42 MINUTES 07 SECONDS WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID BLOCK B, A DISTANCE OF 286.71 FEET;

THENCE SOUTH 49 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF 18.42 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE FUTURE NORTH RIGHT-OF-WAY LINE OF COLLIN MCKINNEY PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WESTERLY, COINCIDENT WITH SAID RIGHT OF WAY, A DISTANCE OF 85.84 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1059.00 FEET, DELTA ANGLE OF 04 DEGREES 38 MINUTES 40 SECONDS, WITH A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 03 MINUTES 54 SECONDS WEST, 85.82 FEET,

THENCE NORTH 49 DEGREES 25 MINUTES 50 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 89.16 FEET;

THENCE NORTH 51 DEGREES 42 MINUTES 07 SECONDS EAST, A DISTANCE OF 326.56 FEET, TO THE **POINT OF BEGINNING**, SAID PARCEL CONTAINING 17,972 SQUARE FEET OR 0.4125 OF AN ACRE OF LAND.



SCOTT R. BERGHERR
R.P.L.S. NO. 6821
08-26-2025



PAGE 1 OF 3

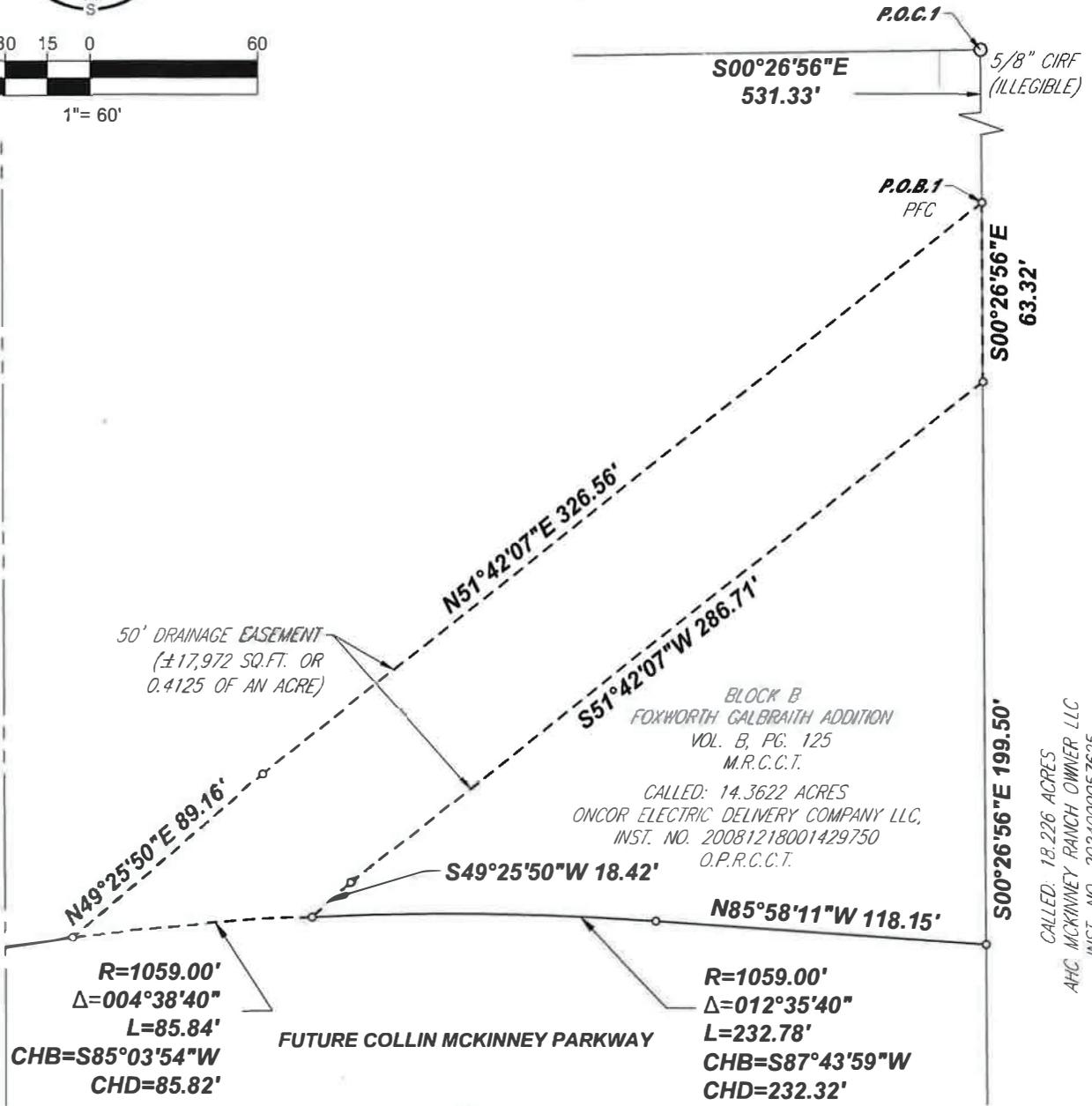
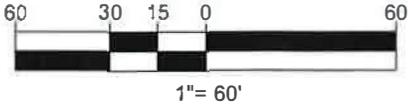
SCALE:	DATE 08-26-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 TBPELS No. 10194942	BOHLER ™
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EXHIBIT "A", TRACT II

50' DRAINAGE EASEMENT
 JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 PAGE 2 OF 3

MCKINNEY RANCH PARKWAY

100' WIDE R.O.W.



Scott R. Bergherr

SCOTT R. BERGHERR
 R.P.L.S. NO. 6821
 08-26-2025

SCALE: 1"=60'	DATE 08-26-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 TBPELS No. 10194942	BOHLER ™
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EXHIBIT "A", TRACT II

LEGEND

50' DRAINAGE EASEMENT
 JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 PAGE 3 OF 3

LEGEND

<i>TP&L</i>	<i>TEXAS POWER AND LIGHT COMPANY</i>
○	<i>MONUMENT FOUND OR SET AS NOTED</i>
◦	<i>POINT MARKER</i>
<i>SQ.FT.</i>	<i>SQUARE FEET</i>
<i>M.R.C.C.T.</i>	<i>MAP RECORDS, COLLIN COUNTY, TEXAS</i>
<i>O.P.R.C.C.T.</i>	<i>OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS</i>
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<i>P.O.C.</i>	<i>POINT OF COMMENCING</i>
<i>P.O.B.</i>	<i>POINT OF BEGINNING</i>
<i>R.O.W.</i>	<i>RIGHT-OF-WAY</i>
<i>VOL.</i>	<i>VOLUME</i>
<i>PG.</i>	<i>PAGE</i>
<i>PFC</i>	<i>POINT FOR CORNER</i>
<i>D.R.C.C.T.</i>	<i>DEED RECORDS, COLLIN COUNTY, TEXAS</i>

NOTES:

1. THE BASIS OF BEARING IS DERIVED FROM THE TEXAS ALLTERRA RTKNET COOPERATIVE NETWORK - TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83). ADJUSTMENT REALIZATION 2011.
2. SURVEY BASED ON GRID COORDINATE VALUES - NO SCALE, NO PROJECTION OR SURFACE COORDINATE VALUES APPLIED.
3. ALL EASEMENT CORNERS ARE POINT FOR CORNER UNLESS OTHERWISE NOTED.



(Signature)
 SCOTT R. BERGHERR
 R.P.L.S. NO. 6821
 08-26-2025

PAGE 3 OF 3

SCALE:	DATE 08-26-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 TBPELS No. 10194942	BOHLER <small>TM</small>
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EXHIBIT "A", TRACT III

**VARIABLE-WIDTH SLOPE EASEMENT
JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PAGE 1 OF 4**

(TRACT 1) LEGAL DESCRIPTION

BEING PART OF A TRACT OF LAND SITUATED IN THE JONATHAN PHILLIPS SURVEY, ABSTRACT NUMBER 719, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, CONVEYED TO ONCOR ELECTRIC DELIVERY COMPANY LLC, RECORDED IN INSTRUMENT NO. 20081218001429750, O.P.R.C.C.T., AND BEING PART OF BLOCK B, FOXWORTH GALBRAITH ADDITION, RECORDED IN VOLUME B PAGE 125, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FIVE-EIGHTHS INCH CAPPED IRON ROD WITH AN ILLEGIBLE CAP FOUND FOR A CORNER COMMON FOR THE NORTHWEST CORNER OF AN 18.226-ACRE TRACT, RECORDED IN A SPECIAL WARRANTY DEED, DOCUMENT NO. 2024000057625, O.P.R.C.C.T., AND THE SOUTHEAST CORNER OF A SPECIAL WARRANTY DEED, DOCUMENT NO. 20171005001339090, O.P.R.C.C.T., SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MCKINNEY RANCH PARKWAY (A 100 FOOT WIDE RIGHT-OF-WAY) AND THE COMMON LINE BETWEEN SAID 18.226-ACRE TRACT AND BLOCK B;

THENCE SOUTH 00 DEGREES 26 MINUTES 56 SECONDS EAST, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 794.09 FEET TO THE INTERSECTION OF SAID COMMON LINE AND THE FUTURE NORTH RIGHT OF WAY OF COLLIN MCKINNEY PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE **POINT OF BEGINNING (1)**, THENCE ALONG SAID FUTURE RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES;

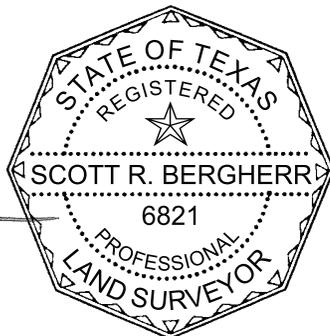
NORTH 85 DEGREES 58 MINUTES 11 SECONDS WEST, A DISTANCE OF 118.15 FEET TO A POINT;
232.78 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1059.00 FEET WITH A CHORD BEARING SOUTH 87 DEGREES 43 MINUTES 59 SECONDS WEST A DISTANCE OF 232.32 FEET TO A POINT;

THENCE DEPARTING SAID RIGHT-OF-WAY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES;

NORTH 00 DEGREES 26 MINUTES 56 SECONDS WEST A DISTANCE OF 12.03 FEET TO A POINT;
NORTH 60 DEGREES 46 MINUTES 40 SECONDS EAST A DISTANCE OF 20.20 FEET TO A POINT;
NORTH 66 DEGREES 12 MINUTES 04 SECONDS EAST A DISTANCE OF 14.05 FEET TO A POINT;
NORTH 75 DEGREES 11 MINUTES 46 SECONDS EAST A DISTANCE OF 36.57 FEET TO A POINT;
NORTH 52 DEGREES 44 MINUTES 31 SECONDS EAST A DISTANCE OF 18.44 FEET TO A POINT;
NORTH 73 DEGREES 11 MINUTES 10 SECONDS EAST A DISTANCE OF 15.32 FEET TO A POINT;
SOUTH 62 DEGREES 32 MINUTES 18 SECONDS EAST A DISTANCE OF 21.45 FEET TO A POINT;
SOUTH 46 DEGREES 09 MINUTES 25 SECONDS EAST A DISTANCE OF 10.39 FEET TO A POINT;
SOUTH 87 DEGREES 40 MINUTES 54 SECONDS EAST A DISTANCE OF 68.55 FEET TO A POINT;
SOUTH 84 DEGREES 02 MINUTES 45 SECONDS EAST A DISTANCE OF 114.56 FEET TO A POINT;
NORTH 88 DEGREES 18 MINUTES 14 SECONDS EAST A DISTANCE OF 45.81 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 26 MINUTES 56 SECONDS EAST A DISTANCE OF 21.17 FEET TO A POINT ON THE NORTHERN MARGIN OF COLLIN MCKINNEY PARKWAY, BEING THE POINT OF BEGINNING OF SAID PARCEL CONTAINING 8,019 SQUARE FEET OR 0.1840 OF AN ACRE, MORE OR LESS.


SCOTT R. BERGHERR
R.P.L.S. NO. 6821
09-04-2025



SCALE:	DATE 09-04-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 TBPELS No. 10194942	BOHLER ™
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EXHIBIT "A", TRACT III

VARIABLE-WIDTH SLOPE EASEMENT
 JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 PAGE 2 OF 4

(TRACT 2) LEGAL DESCRIPTION

BEING PART OF A TRACT OF LAND SITUATED IN THE JONATHAN PHILLIPS SURVEY, ABSTRACT NUMBER 719, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, CONVEYED TO ONCOR ELECTRIC DELIVERY COMPANY LLC, RECORDED IN INSTRUMENT NO. 20081218001429750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING PART OF LOT 1, BLOCK A, AMENDING REPLAT OF FOXWORTH GALBRAITH ADDITION, RECORDED IN DOCUMENT NO. 20101012010002000, O.P.R.C.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A ONE-HALF INCH REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE SOUTH 00 DEGREES 26 MINUTES 56 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 13.86 FEET TO THE POINT OF BEGINNING (P.O.B. 2);

THENCE CONTINUING SOUTH 00 DEGREES 26 MINUTES 56 SECONDS EAST WITH SAID EAST LINE, A DISTANCE OF 14.22 FEET;

THENCE DEPARTING SAID EAST LINE THE FOLLOWING NINE (9) COURSES AND DISTANCES;

- SOUTH 48 DEGREES 48 MINUTES 55 SECONDS WEST A DISTANCE OF 23.27 FEET;
- NORTH 89 DEGREES 16 MINUTES 23 SECONDS WEST A DISTANCE OF 29.37 FEET;
- NORTH 37 DEGREES 00 MINUTES 58 SECONDS WEST A DISTANCE OF 28.13 FEET;
- SOUTH 88 DEGREES 01 MINUTES 58 SECONDS WEST A DISTANCE OF 80.11 FEET;
- SOUTH 87 DEGREES 21 MINUTES 36 SECONDS WEST A DISTANCE OF 88.20 FEET;
- SOUTH 87 DEGREES 00 MINUTES 08 SECONDS WEST A DISTANCE OF 54.34 FEET;
- SOUTH 88 DEGREES 12 MINUTES 57 SECONDS WEST A DISTANCE OF 37.38 FEET;
- SOUTH 80 DEGREES 26 MINUTES 50 SECONDS WEST A DISTANCE OF 26.70 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 1, BLOCK 1;

THENCE NORTH 00 DEGREES 26 MINUTES 56 SECONDS WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 19.36 FEET TO SAID SOUTH RIGHT OF WAY OF COLLIN MCKINNEY PARKWAY, AS DEDICATED IN SAID AMENDING REPLAT OF FOXWORTH GALBRAITH ADDITION;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES;

EASTERLY ALONG A CURVE TO THE RIGHT, A DISTANCE OF 142.05 FEET, SAID CURVE HAVING A RADIUS OF 990.00 FEET, A DELTA ANGLE OF 08 DEGREES 13 MINUTES 15 SECONDS, AND A CHORD BEARING OF NORTH 84 DEGREES 57 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 141.92 FEET;

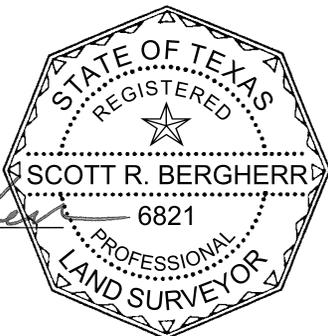
NORTH 89 DEGREES 04 MINUTES 36 SECONDS EAST A DISTANCE OF 16.80 FEET;

EASTERLY ALONG A CURVE TO THE RIGHT, A DISTANCE OF 24.86 FEET, SAID CURVE HAVING A RADIUS OF 1107.74 FEET, A DELTA ANGLE OF 001 DEGREES 17 MINUTES 09 SECONDS, AND A CHORD BEARING OF NORTH 88 DEGREES 26 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 24.86 FEET

THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, A DISTANCE OF 43.84 FEET, SAID CURVE HAVING A RADIUS OF 806.84 FEET, A DELTA ANGLE OF 03 DEGREES 06 MINUTES 48 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 20 MINUTES 33 SECONDS EAST, 43.84 FEET;

THENCE SOUTH 85 DEGREES 55 MINUTES 49 SECONDS EAST A DISTANCE OF 123.49 FEET TO THE **POINT OF BEGINNING**, SAID PARCEL CONTAINING 7,334 SQUARE FEET OR 0.1683 OF AN ACRE OF LAND.

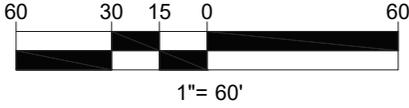
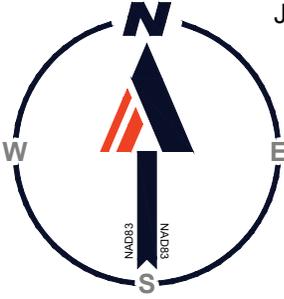
Scott R. Bergherr
 SCOTT R. BERGHERR
 R.P.L.S. NO. 6821
 09-04-2025



SCALE:	DATE 09-04-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310	BOHLER ™
				FRISCO, TEXAS 75034 TBPELS No. 10194942	

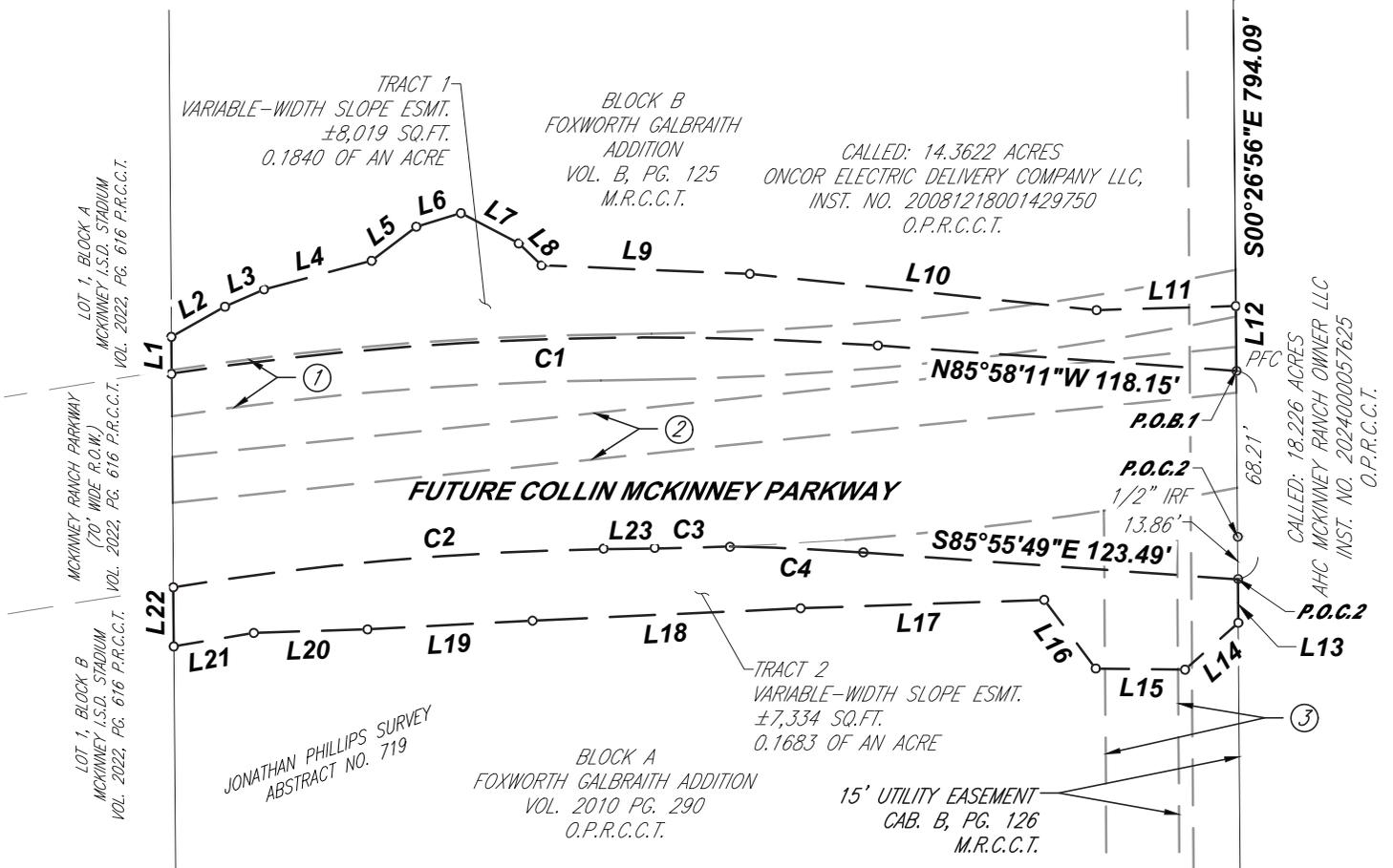
EXHIBIT "A", TRACT III

VARIABLE-WIDTH SLOPE EASEMENT
 JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 PAGE 3 OF 4



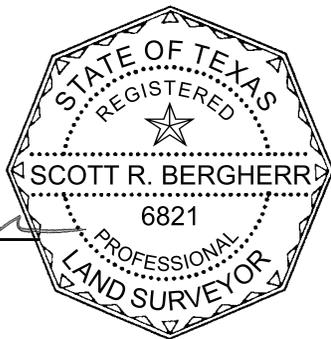
MCKINNEY RANCH PARKWAY

100' WIDE R.O.W. 5/8" CIRF (ILLEGIBLE)



1. CITY OF MCKINNEY - 15' WATER LINE EASEMENT, INST. NO. 2022000130722 O.P.R.C.C.T.
2. CITY OF MCKINNEY - 15' SANITARY SEWER LINE EASEMENT, INST. NO. 2017026001430270
3. RIGHT-OF-WAY DEDICATION, INST. NO. 20101012010002000, O.P.R.C.C.T.
4. 24' FIRE LANE, MUTUAL ACCESS, DRAINAGE, & WATER EASEMENT, VOL. 2010, PG. 290, O.P.R.C.C.T.

Scott R. Bergherr
 SCOTT R. BERGHERR R.P.L.S.
 R.P.L.S. NO. 6821
 09-04-2025



NOTES:

1. THE BASIS OF BEARING IS DERIVED FROM THE TEXAS ALLTERRA RTKNET COOPERATIVE NETWORK - TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83). ADJUSTMENT REALIZATION 2011.
2. SURVEY BASED ON GRID COORDINATE VALUES - NO SCALE, NO PROJECTION OR SURFACE COORDINATE VALUES APPLIED.
3. ALL EASEMENT CORNERS ARE POINT FOR CORNER UNLESS STATED OTHERWISE.

SCALE: 1"=60'	DATE 09-04-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310	BOHLER ™
				FRISCO, TEXAS 75034 TBPELS No. 10194942	

EXHIBIT "A", TRACT III

TABLES

VARIABLE-WIDTH SLOPE EASEMENT LINE TABLES
 JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 PAGE 4 OF 4

CURVE TABLE					
CURVE NO	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1059.00'	232.78'	012°35'40"	S87°43'59"W	232.32'
C2	990.00'	142.05'	008°13'15"	N84°57'58"E	141.92'
C3	1107.74'	24.86'	001°17'09"	N88°26'13"E	24.86'
C4	806.84'	43.84'	003°06'48"	S87°20'33"E	43.84'

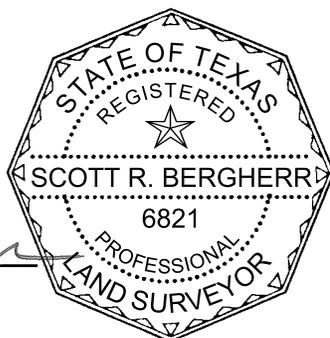
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°26'56"W	12.03'
L2	N60°46'40"E	20.20'
L3	N66°12'04"E	14.05'
L4	N75°11'46"E	36.57'
L5	N52°44'31"E	18.44'
L6	N73°11'10"E	15.32'
L7	S62°32'18"E	21.45'
L8	S46°09'25"E	10.39'
L9	S87°40'54"E	68.55'
L10	S84°02'45"E	114.56'
L11	N88°18'14"E	45.81'
L12	S00°26'56"E	21.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S00°26'56"E	14.22'
L14	S48°48'55"W	23.27'
L15	N89°16'23"W	29.37'
L16	N37°00'58"W	28.13'
L17	S88°01'58"W	80.11'
L18	S87°21'36"W	88.20'
L19	S87°00'08"W	54.34'
L20	S88°12'57"W	37.38'
L21	S80°26'50"W	26.70'
L22	N00°26'10"W	19.36'
L23	N89°04'36"E	16.80'

LEGEND

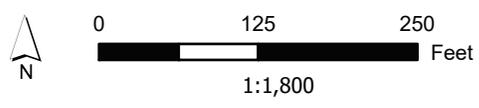
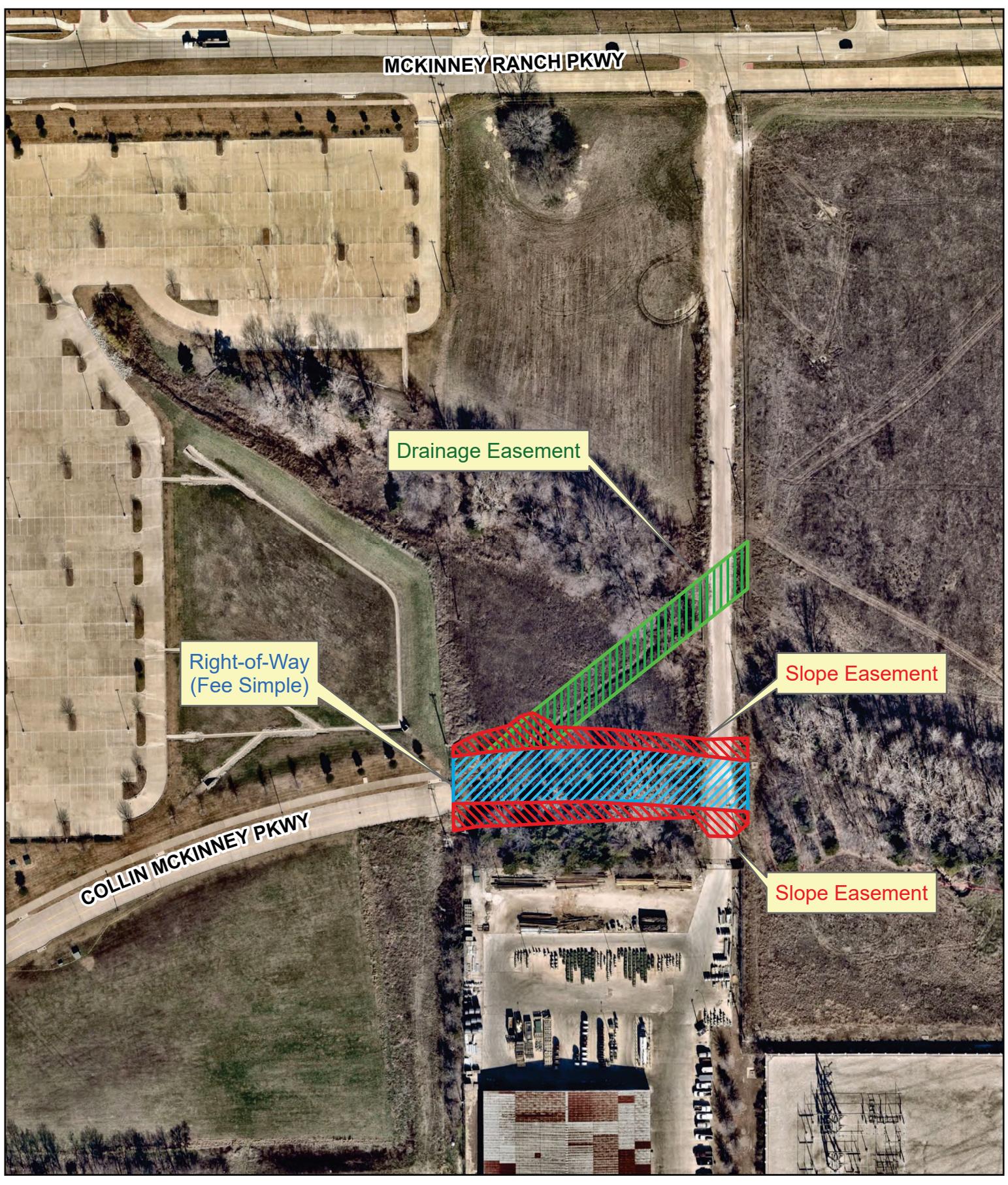
- TP&L TEXAS POWER AND LIGHT COMPANY
- MONUMENT FOUND OR SET AS NOTED
- POINT MARKER
- SQ.FT. SQUARE FEET
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- PFC POINT FOR CORNER
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS

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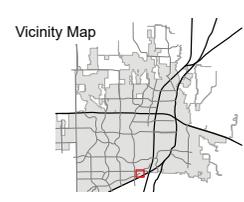
SCALE:	DATE 09-04-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 TBPELS No. 10194942	BOHLER ™

Document Path: Y:_Engineering\Eng\GIS\Projects\04_Location\Maps\33_Oncor\ROW-Drainage-SlopeEsm\Location Map_Oncor\ROW-Drainage-SlopeEsm.aprx



Location Map

Exhibit "B"
Oncor Electric Delivery Company LLC
Right-of-Way (in Fee Simple),
Drainage Easement, and Slope Easements



Source: Engineering GIS
Date: 1/27/2026

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.