

**EXHIBIT "A"
VARIABLE WIDTH
WATER EASEMENT - P72
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS**

EXHIBIT A, TRACT I

Being a tract of land, situated in the William Davis Survey, Abstract No. 248, in the City of McKinney, Collin County, Texas, and being a part of Lot 2, Block A, of **SAFEWAY STORAGE II ADDITION**, as recorded in Volume K, Page 204, of the Map Records, Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for southwesterly corner of said Lot 2, same being the most westerly northwest corner of a tract of land, described by deed to City of McKinney, as recorded in Volume 455, Page 420, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said corner being in the easterly monumented line of McDonald Street, said corner also being in a curve to the left, having a radius of 5779.60', a central angle of 01°32'56", and a chord which bears, North 05°19'08" West, a chord distance of 156.23';

Thence along said curve to the left, in a northwesterly direction, an arc length of 156.24' to a point for corner, being the northwesterly corner of said Lot 2, same being the most westerly southwest corner of Lot 1R, of said addition;

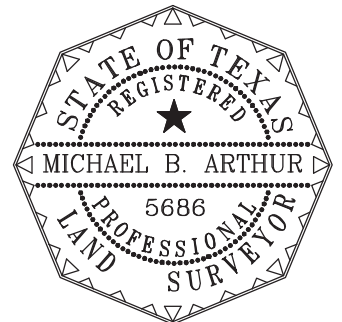
THENCE South 88°43'18" East, along the common line between said Lots 1R and 2, a distance of 20.17' to a point for corner, being at the beginning of a curve to the right, having a radius of 5799.60', a central angle of 01°32'36", and a chord which bears, South 05°17'46" East, a chord distance of 156.23';

Thence along said curve to the right, in a southeasterly direction, an arc length of 156.23' to a point for corner in the southerly line of said Lot 2, same being in the most westerly north line of said City of McKinney tract;

THENCE North 88°43'18" West, along the common line between said Lot 2 and City of McKinney tract, a distance of 20.10' to the **POINT OF BEGINNING** and containing 3,125 square feet or 0.072 acres of land, more or less.

ABBREVIATIONS

I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.C.A.D. = Collin County Appraisal District
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



Bearings, elevations and coordinates (surface), 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.


DATE: 07/22/2021	VARIABLE WIDTH WATER EASEMENT - P72 0.072 ACRES IN THE WILLIAM DAVIS SURVEY ABSTRACT NO. 248 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:		
SCALE: 1" = 40'		
CHK'D. BY: M.B.A.		
JOB NO.: 2020-0010		

EXHIBIT A, TRACT I

McDONALD STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING
5/8" I.R.F. (R.M.)

VARIABLE WIDTH WATER EASEMENT - P72
3,125 SQ. FT. / 0.072 ACRES

Radius=5779.60'
Arc Length=305.33'
Delta=03°01'37"
Chrd. Brng.=N07°36'25"W
Chord=305.30'

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

Radius=5779.60'
Arc Length=156.24'
Delta=01°32'56"
Chrd. Brng.=N05°19'08"W
Chord=156.23'

S88°43'18"E
20.17'

VARIABLE WIDTH FIRE LANE
(VOL. K, PG. 204)

N88°43'18"W
20.10'

Radius=5799.60'
Arc Length=156.23'
Delta=01°32'36"
Chrd. Brng.=S05°17'46"E
Chord=156.23'

EXHIBIT "B"
LOT 1R, BLOCK A
SAFEWAY STORAGE II ADDITION
VOL. K, PG. 204, M.R.C.C.T.

LOT 2, BLOCK A
SAFEWAY STORAGE II ADDITION
VOL. K, PG. 204, M.R.C.C.T.

24' FIRE LANE
(VOL. K, PG. 204)

DRAINAGE EASEMENT
(VOL. I, PG. 497)

CITY OF MCKINNEY
VOL. 455, PG. 420,
D.R.C.C.T.

S88°43'18"E 212.78'

N52°19'38"E 416.17'

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



LOT 1R, BLOCK A
SAFEWAY STORAGE II ADDITION
VOL. K, PG. 204, M.R.C.C.T.

MCKINNEY I.S.D.
C.C.A.D. I.D.# 1060899

DATE:	07/22/2021
REVISED:	
SCALE:	1" = 40'
CHK'D. BY:	M.B.A.
JOB NO.:	2020-0010

VARIABLE WIDTH WATER EASEMENT - P72
0.072 ACRES IN THE WILLIAM DAVIS SURVEY ABSTRACT NO. 248 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



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EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT - T78
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

EXHIBIT A, TRACT II

Being a tract of land, situated in the William Davis Survey, Abstract No. 248, in the City of McKinney, Collin County, Texas, and being a part of Lot 2, Block A, of **SAFeway STORAGE II ADDITION**, as recorded in Volume K, Page 204, of the Map Records, Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

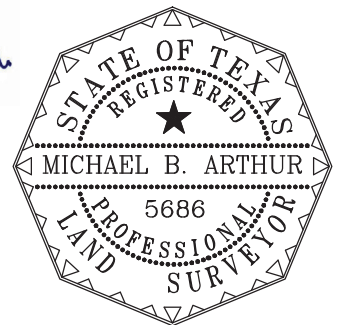
BEGINNING at a point for corner, being in the southerly line of said Lot 2, same being in the northerly line of a tract of land, described by deed to City of McKinney, as recorded in Volume 455, Page 420, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said corner being in the easterly monumented line of McDonald Street, from which a 5/8" iron rod found for the southwesterly corner of said Lot 2 bears, North 88°43'18" West, a distance of 20.10', said point for corner also being in a curve to the left, having a radius of 5799.60', a central angle of 00°27'03", and a chord which bears, North 04°44'59" West, a chord distance of 45.65';

Thence along said curve to the left, in a northwesterly direction, an arc length of 45.65' to a point for corner;

THENCE North 85°01'29" East, over and across said Lot 2, a distance of 15.00' to a point for corner, being at the beginning of a curve to the right, having a radius of 5814.60', a central angle of 00°27'57", and a chord which bears, South 04°44'32" East, a chord distance of 47.29';

Thence along said curve to the right, in a southeasterly direction, continuing over and across said Lot 2, an arc length of 47.29' to a point for corner in the southerly line of said Lot 2, same being in the most westerly north line of said City of McKinney tract;

THENCE North 88°43'18" West, along the common line between said Lot 2 and City of McKinney tract, a distance of 15.08' to the **POINT OF BEGINNING** and containing 697 square feet or 0.016 acres of land, more or less.



ABBREVIATIONS

I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.C.A.D. = Collin County Appraisal District
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

Bearings, elevations and coordinates (surface), 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.

DATE: 07/22/2021	TEMPORARY CONSTRUCTION EASEMENT - T78 0.016 ACRES IN THE WILLIAM DAVIS SURVEY ABSTRACT NO. 248 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: 01/12/2023		
SCALE: 1" = 40'		
CHK'D. BY: M.B.A.		
JOB NO.: 2020-0010		

McDONALD STREET

(VARIABLE WIDTH RIGHT-OF-WAY)

Radius=5799.60'
Arc Length=45.65'
Delta=00°27'03"
Chrd. Brng.=N04°44'59"W
Chord=45.65'

Radius=5779.60'
Arc Length=305.33'
Delta=03°01'37"
Chrd. Brng.=N07°36'25"W
Chord=305.30'

Radius=5779.60'
Arc Length=156.24'
Delta=01°32'56"
Chrd. Brng.=N05°19'08"W
Chord=156.23'

N88°43'18"W
20.10'

5/8" I.R.F.
(R.M.)

VARIABLE WIDTH
FIRE LANE
(VOL. K, PG. 204)

N85°01'29"E
15.00'

POINT OF
BEGINNING

N88°43'18"W
15.08'

CITY OF MCKINNEY
VOL. 455, PG. 420,
D.R.C.C.T.

DRAINAGE EASEMENT
(VOL. I, PG. 497)

24' FIRE LANE
(VOL. K, PG. 204)

TEMPORARY CONSTRUCTION
EASEMENT - T78
697 SQ. FT. / 0.016 ACRES

Radius=5814.60'
Arc Length=47.29'
Delta=00°27'57"
Chrd. Brng.=S04°44'32"E
Chord=47.29'

LOT 2, BLOCK A
SAFEBAY STORAGE
II ADDITION
VOL. K, PG. 204,
M.R.C.C.T.

EXHIBIT "B"
LOT 1R, BLOCK A
SAFEBAY STORAGE II ADDITION
VOL. K, PG. 204, M.R.C.C.T.

S88°43'18"E 212.78'



LOT 1R, BLOCK A
SAFEBAY STORAGE II ADDITION
VOL. K, PG. 204, M.R.C.C.T.

N52°19'38"E 416.17'

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

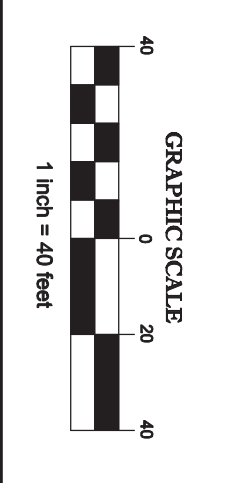
EXHIBIT A, TRACT II

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

MCKINNEY I.S.D.
VOL. 702, PG. 258,
D.R.C.C.T.

DATE:	07/22/2021
REVISED:	01/12/2023
SCALE:	1" = 40'
CHK'D. BY:	M.B.A.
JOB NO.:	2020-0010

TEMPORARY CONSTRUCTION
EASEMENT - T78
0.016 ACRES IN THE
WILLIAM DAVIS SURVEY
ABSTRACT NO. 248
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS



North Texas Surveying, L.L.C.
Registered Professional Land Surveyors

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Firm Registration No. 10074200

EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT - T78A
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

EXHIBIT A, TRACT II

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BEGINNING at a point for corner, being in the northerly line of said Lot 2, same being in the most westerly south line of Lot 1R, Block A, of **SAFeway STORAGE II ADDITION**, an addition to the City of McKinney, as recorded in Volume K, Page 204, M.R.C.C.T., from which the northwesterly corner of said Lot 2, same being the most westerly southwest corner of said Lot 1R, bears, North 88°43'18" West, a distance of 20.17';

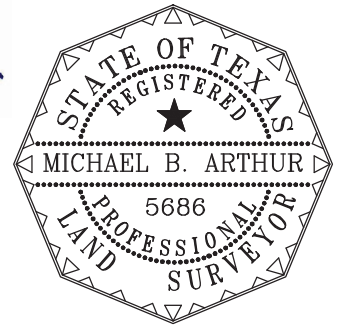
THENCE South 88°43'18" East, along the common line between said Lots 1R and 2, a distance of 15.12' to a point for corner, being at the beginning of a curve to the right, having a radius of 5814.60', a central angle of 00°46'00", and a chord which bears, South 05°39'56" East, a chord distance of 77.80';

Thence along said curve to the right, in a southeasterly direction, an arc length of 77.80' to a point for corner;

THENCE South 84°43'04" West, over and across said Lot 2, a distance of 15.00' to a point for corner, being at the beginning of a curve to the left, having a radius of 5799.60', a central angle of 00°47'09" and a chord which bears, North 05°40'30" West, a chord distance of 79.53';

Thence along said curve to the left, in a northwesterly direction, an arc length of 79.53' to the **POINT OF BEGINNING** and containing 1,180 square feet or 0.027 acres 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
C.C.A.D. = Collin County Appraisal District
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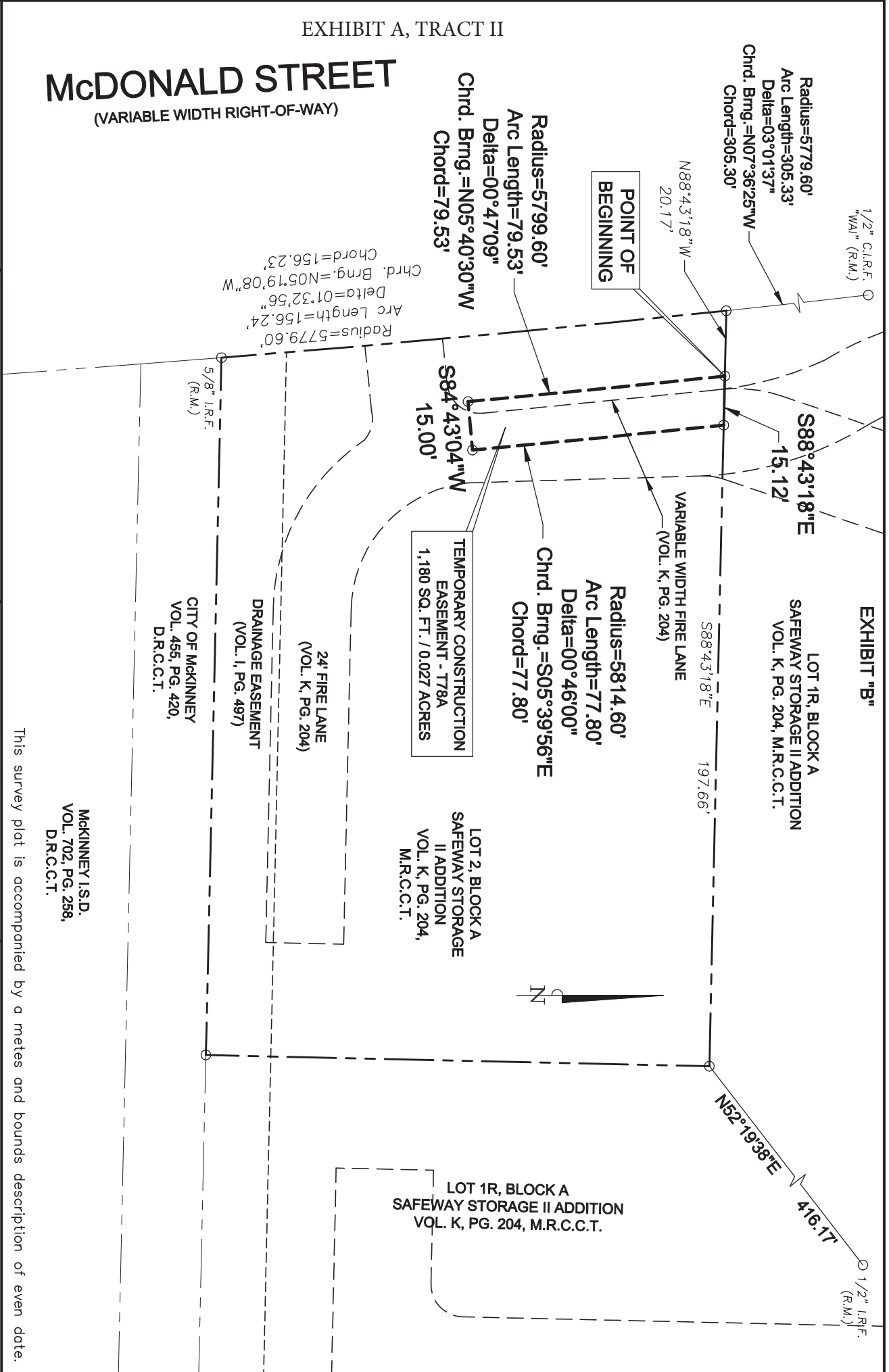
DATE: 07/22/2021	TEMPORARY CONSTRUCTION EASEMENT - T78A 0.027 ACRES IN THE WILLIAM DAVIS SURVEY ABSTRACT NO. 248 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	 North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
REVISED: 01/12/2023		
SCALE: 1" = 40'		
CHK'D. BY: M.B.A.		
JOB NO.: 2020-0010		

EXHIBIT A, TRACT II

McDONALD STREET

(VARIABLE WIDTH RIGHT-OF-WAY)



McKINNEY I.S.D.
VOL. 702, PG. 258,
D.R.C.C.T.

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

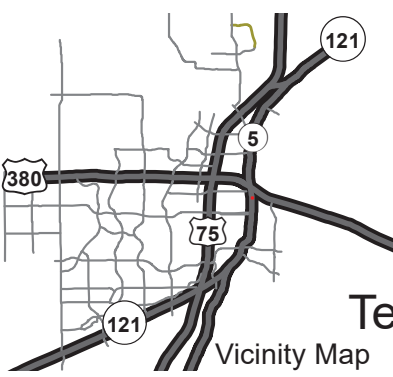
DATE:	07/22/2021
REVISIED:	01/12/2023
SCALE:	1" = 40'
CHK'D. BY:	M.B.A.
JOB NO.:	2020-0010

TEMPORARY CONSTRUCTION EASEMENT - T78A
0.027 ACRES IN THE
WILLIAM DAVIS SURVEY
ABSTRACT NO. 248
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS



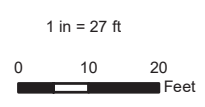
North Texas Surveying, L.L.C.
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McKinney, TX. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
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Location Map

Exhibit "B" RI CK2, LLC Water Line 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 i McKinney, its officials or employee for any discrepancies, error or variances which may exis



Source: City of McKinney GIS
Date: 11/14/2023