

RESOLUTION NO. 2024-05-____(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE SALE OF THREE TRACTS OF LAND TOTALING APPROXIMATELY 18.7301 ACRES OF LAND AS MORE PARTICULARLY DESCRIBED HEREINAFTER, CONSISTING OF APPROXIMATELY 17.8419 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF US380 EAST OF ITS INTERSECTION WITH LAKE FOREST DRIVE (TRACT I), APPROXIMATELY 0.1879 ACRES OF LAND LOCATED ON THE NORTH SIDE OF US 380 EAST OF ITS INTERSECTION WITH STONEBRIDGE DRIVE (TRACT II), AND APPROXIMATELY 0.7003 ACRES OF LAND LOCATED ON THE NORTH SIDE OF US 380 EAST OF IT'S INTERSECTION WITH STONEBRIDGE DRIVE (TRACT III) TO THE STATE OF TEXAS FOR THE CONSTRUCTION OF ITS 380 BYPASS PROJECT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE DEEDS AND DOCUMENTS REGARDING THE SALE OF SAID CITY-OWNED PROPERTY TO THE STATE OF TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney, Texas ("City"), owns approximately 17.8419 acres of land in the W.W. Butler Survey, Abstract No. 87, more fully described and depicted in Exhibit "A", Tract I attached hereto and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the City owns approximately 0.1879 acres of land in the George W. Crutchfield Survey, Abstract No. 204, more fully described and depicted in Exhibit "A", Tract II attached hereto and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the City owns approximately 0.7003 acres of land in the George W. Crutchfield Survey, Abstract No. 204, more fully described and depicted in Exhibit "A", Tract III attached hereto and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the Texas Department of Transportation ("TxDOT") is currently planning for the construction of its 380 Bypass Project for the portion from Ridge Road west to Coit Road; and

WHEREAS, TxDOT is currently acquiring right-of-way ("ROW") necessary for the 380 Bypass Project to begin roadway construction; and

WHEREAS, TxDOT desires to acquire Tract I, Tract II, and Tract III identified herein (collectively, the "Property") from the City for use as ROW for the 380 Bypass Project; and

WHEREAS, the City Council has determined that the Property is no longer necessary for municipal purposes; and

WHEREAS, Texas Local Government Code Section 272.001(b)(5) authorizes a city to convey property to a political subdivision having the power of eminent domain, such as the State of Texas, for the fair market value of such property without complying with the notice and bidding procedures set forth in Texas Local Government Code Section 272.001; and

WHEREAS, TxDOT obtained appraisals of the Property and the City has obtained reviews of said appraisals by a licensed real estate appraiser confirming the fair market value of the Property thereby meeting the requirements of Texas Local Government Code Section 272.001(b); and

WHEREAS, the Texas Transportation Commission has offered to pay the City the fair market value of the Property for use as ROW for the 380 Bypass Project; and

WHEREAS, the City Council has determined that it would be in the best interest of the City to convey the Property to the State of Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS THAT:

Section 1. All of the above premises are hereby found to be the 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. The Property should be sold to the State of Texas for the total amount of Two Million Two Hundred Eighteen Thousand One Hundred Fifty-One and NO/100 Dollars (\$2,218,151.00), which amount is in excess of the appraised fair market value of the Property including additional monies for execution of the Possession and Use Agreements ("PUA") attributable to each parcel as follows:

- a) Tract I: Approximately 17.8419 acres of land having a negotiated settlement of \$1,790,438.00, plus PUA payment of \$25,000.00.
- b) Tract II: Approximately 0.1879 acres of land having a negotiated settlement of \$104,557.00, plus PUA payment of \$9,238.70.
- c) Tract III: Approximately 0.7003 acres of land having a negotiated settlement of \$323,156.00, plus PUA payment of \$25,000.00.

Section 3. The City Manager is hereby authorized to execute all documents necessary to the sale and conveyance of the Property, fully described on Exhibit "A", Tracts I, II, and III, attached hereto, to the State of Texas for ROW to be used for the 380 Bypass Project.

Section 4. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
McKINNEY, TEXAS ON THE 21st DAY OF MAY, 2024.**

CITY OF McKINNEY, TEXAS

GEORGE C. FULLER
Mayor

ATTEST:

APPROVED AS TO FORM:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL
Deputy City Secretary

MARK S. HOUSER
City Attorney

EXHIBIT A, TRACT I

Highway: US Highway 380

County: Collin

CSJ: 0135-15-002

RCSJ: 0135-15-003

ROW Project ID: R00012062

Project Limits: From JCT US380/ W University (W of McKinney)
to JCT US380/ E University (E of McKinney)

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March, 2023

REV.: November, 2023

P00068421.001

Exhibit "A"

Property Description for P00068421.001

BEING a 17.8419 acre parcel of land, situated in W.W. Butler Survey, Abstract Number 87, City of McKinney, Collin County, Texas, and being part of a tract of land described in a Special Warranty Deed from Jen Texas 22, LLC to City of McKinney, filed July 29, 2021 and recorded in Instrument Number 20210729001526720, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 17.8419 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod (controlling monument) found at an angle point in the east line of said City of McKinney tract and in the west line of a tract of land described in a deed to MM Joplin 60, LLC, recorded in Instrument Number 20210517000995860, O.P.R.C.C.T., from which a found mag nail bears South 08 degrees 33 minutes 22 seconds West, a distance of 993.91 feet;

THENCE South 89 degrees 16 minutes 23 seconds East (called South 89 degrees 32 minutes 11 seconds West and South 89 degrees 17 minutes 03 seconds East), along the east line of said City of McKinney tract and the west line of said MM Joplin 60, LLC tract, a distance of 29.68 feet (called 28.41 feet and 29.69 feet) to an angle point;

THENCE North 00 degrees 43 minutes 37 seconds East (called South 00 degrees 42 minutes 57 seconds East), continuing along the east line of said City of McKinney tract and the west line of said MM Joplin 60, LLC tract, passing at 931.03 feet the western most southwest corner of a tract of land described in a deed to Collin County, Texas, recorded in Instrument Number 20211216002537740, O.P.R.C.C.T. and the western most northwest remainder corner of said MM Joplin 60, LLC tract and continuing along the east line of said City of McKinney tract and the west line of said Collin County, Texas tract for a total distance of 989.92 feet to a 5/8 inch iron rod with pink plastic cap stamped "TxDOT SURVEY MARKER RIGHT OF WAY MONUMENT" (hereafter referred to as TxDOT Monument) set in the proposed south right of way line of US Highway 380 (a variable width right of way) and at the **POINT OF BEGINNING**, and being 415.64 feet right of Station 1702+30.24, and having a N.A.D. 83 (2011 Adjustment), Texas State Plane North Central Zone (4202) surface coordinate of Northing 7,142,064.95 and Easting 2,530,488.31;**

- 1) **THENCE** North 89 degrees 17 minutes 03 seconds West, along the proposed south right of way line of said US Highway 380, a distance of 119.98 feet to a TxDOT monument set, and being 418.83 feet right of Station 1701+10.30;**
- 2) **THENCE** South 00 degrees 42 minutes 57 seconds West, continuing along the proposed south right of way line of said US Highway 380, a distance of 76.59 feet to a TxDOT monument set, and being 495.39 feet right of Station 1701+12.33;**

EXHIBIT A, TRACT I

Highway: US Highway 380

County: Collin

CSJ: 0135-15-002

RCSJ: 0135-15-003

ROW Project ID: R00012062

Project Limits: From JCT US380/ W University (W of McKinney)
to JCT US380/ E University (E of McKinney)

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March, 2023

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P00068421.001

Exhibit "A"

Property Description for P00068421.001

- 3) **THENCE** North 89 degrees 17 minutes 03 seconds West, continuing along the proposed south right of way line of said US Highway 380, a distance of 10.00 feet to a TxDOT monument set, and being 495.66 feet right of Station 1701+02.34;**
- 4) **THENCE** North 00 degrees 42 minutes 57 seconds East, continuing along the proposed south right of way line of said US Highway 380, a distance of 56.19 feet to a TxDOT monument set, and being 439.48 feet right of Station 1701+00.84;**
- 5) **THENCE** North 01 degrees 22 minutes 01 seconds West, continuing along the proposed south right of way line of said US Highway 380, a distance of 55.04 feet to a TxDOT monument set, and being 384.56 feet right of Station 1700+97.38;**
- 6) **THENCE** North 03 degrees 03 minutes 08 seconds West, continuing along the proposed south right of way line of said US Highway 380, a distance of 130.53 feet to a TxDOT monument set, and being 254.58 feet right of Station 1700+85.34;**
- 7) **THENCE** North 61 degrees 16 minutes 44 seconds West, continuing along the proposed south right of way line of said US Highway 380, a distance of 135.86 feet to a TxDOT monument set, and being 194.00 feet right of Station 1699+63.74;**
- 8) **THENCE** North 87 degrees 45 minutes 38 seconds West, continuing along the proposed south right of way line of said US Highway 380, a distance of 527.00 feet to a TxDOT monument set, and being 194.00 feet right of Station 1694+36.74;**
- 9) **THENCE** North 85 degrees 04 minutes 18 seconds West, continuing along the proposed south right of way line of said US Highway 380, a distance of 172.01 feet to a TxDOT monument set, and being 185.93 feet right of Station 1692+64.92;**
- 10) **THENCE** North 87 degrees 44 minutes 36 seconds West, continuing along the proposed south right of way line of said US Highway 380, a distance of 189.92 feet to a 5/8 inch iron rod with yellow plastic cap stamped "AZB" found, and being 185.87 feet right of Station 1690+75.00;**

EXHIBIT A, TRACT I

Highway: US Highway 380

County: Collin

CSJ: 0135-15-002

RCSJ: 0135-15-003

ROW Project ID: R00012062

Project Limits: From JCT US380/ W University (W of McKinney)
to JCT US380/ E University (E of McKinney)

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P00068421.001

Exhibit "A"

Property Description for P00068421.001

- 11) **THENCE** North 87 degrees 43 minutes 31 seconds West, continuing along the proposed south right of way line of said US Highway 380, a distance of 2,395.67 feet to a 5/8 inch iron rod with yellow plastic cap stamped "AZ&B" found in the west line of said City of McKinney tract and the eastern most east remainder line of a tract of land described in a deed to Jen Texas 22 LLC, recorded in Instrument Number 20200904001497270, O.P.R.C.C.T., from which a found 1/2 inch iron rod with yellow plastic cap stamped "SPIARS ENG" found at the eastern most southeast remainder corner of said Jen Texas 22 LLC and the northeast corner of a tract of land described in a deed to GRBK Edgewood LLC, recorded in Instrument Number 20220210000231380, O.P.R.C.C.T., bears South 33 degrees 27 minutes 22 seconds West, a distance of 92.37 feet, and being 184.39 feet right of Station 1666+79.33;
- 12) **THENCE** North 33 degrees 27 minutes 22 seconds East (called North 33 degrees 26 minutes 50 seconds East), along the west line of said City of McKinney tract and the eastern most east remainder line of the remainder of said Jen Texas 22 LLC tract, a distance of 158.98 feet to a point for the northwest corner of said City of McKinney tract and the northern most northeast remainder corner of the remainder of said Jen Texas 22 LLC tract and in the south line of a 60 foot ROW Dedication as shown on Bloomdale Estates, a subdivision to Collin County, recorded in Cabinet J, Page 981, Plat Records, Collin County, Texas (P.R.C.C.T.);
- 13) **THENCE** North 89 degrees 58 minutes 33 seconds East (called North 89 degrees 58 minutes 01 seconds East), along a north line of said City of McKinney tract and the south line of said 60 foot ROW Dedication, a distance of 252.39 feet to a 1/2 inch iron rod found at the southeast corner of said 60 foot ROW Dedication and the southwest corner of a tract of land described in a deed to McKinney Ranch, Ltd, recorded in Instrument Number 20140212000134010, O.P.R.C.C.T., from which a found PK nail bears North 88 degrees 53 minutes 30 seconds West, a distance of 26.99 feet;
- 14) **THENCE** North 89 degrees 56 minutes 54 seconds East (called North 89 degrees 58 minutes 01 seconds East), continuing along a north line of said City of McKinney tract and along the south line of said McKinney Ranch, Ltd tract, a distance of 1,767.98 feet to a 1/2 inch iron rod found at an angle point in the north line of said City of McKinney tract and at the southeast corner of said McKinney Ranch, Ltd tract and the southwest corner of a tract of land described as Tract 2 in a deed to Christ Redeemer Church, recorded in Instrument Number 20211119002371310, O.P.R.C.C.T.;

EXHIBIT A, TRACT I

Highway: US Highway 380

County: Collin

CSJ: 0135-15-002

RCSJ: 0135-15-003

ROW Project ID: R00012062

Project Limits: From JCT US380/ W University (W of McKinney)
to JCT US380/ E University (E of McKinney)

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REV.: November, 2023

P00068421.001

Exhibit "A"

Property Description for P00068421.001

- 15) **THENCE** South 89 degrees 59 minutes 11 seconds East (called North 89 degrees 58 minutes 01 seconds East), continuing along a north line of said City of McKinney tract and along the south line of said Tract 2, a distance of 105.79 feet to a 1/2 inch iron rod found at an angle point in the north line of said City of McKinney tract and the south line of said Tract 2;
- 16) **THENCE** North 88 degrees 54 minutes 16 seconds East (called North 88 degrees 36 minutes 35 seconds East), continuing along a north line of said City of McKinney tract and the south line of said Tract 2, a distance of 797.78 feet to a point for the southeast corner of said Tract 2 and the southwest corner of a tract of land described in a deed to City of McKinney, recorded in Instrument Number 20201217002278280, O.P.R.C.C.T., from which a found mag nail bears South 83 degrees 22 minutes 37 seconds East, a distance of 0.19 feet, also from which a found mag nail bears North 41 degrees 18 minutes 51 seconds West, a distance of 5.34 feet;
- 17) **THENCE** North 88 degrees 33 minutes 03 seconds East (called North 88 degrees 56 minutes 40 seconds East), continuing along a north line of said City of McKinney tract, recorded in Instrument Number 20210729001526720 and the south line of said City of McKinney tract, recorded in Instrument Number 20201217002278280, a distance of 534.65 feet to a 1/2 inch iron rod found at the northeast corner of said City of McKinney tract, recorded in Instrument Number 20210729001526720 and the northwest corner of a tract of land conveyed to the City of McKinney, recorded in Instrument Number 20211105002270390, O.P.R.C.C.T., from which a found 1/2 inch iron rod (leaning) bears North 80 degrees 00 minutes 09 seconds West, a distance of 1.60 feet, also from which a found 1/2 inch iron rod (leaning) bears South 24 degrees 26 minutes 38 seconds West, a distance of 0.35 feet;

EXHIBIT A, TRACT I

Highway: US Highway 380
County: Collin
CSJ: 0135-15-002
RCSJ: 0135-15-003
ROW Project ID: R00012062
Project Limits: From JCT US380/ W University (W of McKinney)
to JCT US380/ E University (E of McKinney)

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Exhibit "A"

Property Description for P00068421.001

18) **THENCE** South 00 degrees 43 minutes 37 seconds West (called South 00 degrees 42 minutes 57 seconds East), along the east line of said City of McKinney tract, recorded in Instrument Number 20210729001526720 and the west line of said City of McKinney tract, recorded in Instrument Number 20211105002270390, passing at a distance of 25.23 feet the southwest corner of said City of McKinney tract, recorded in Instrument Number 20211105002270390 and the northwest remainder corner of said Collin County, Texas tract, from which a found 1/2 inch iron rod bears North 88 degrees 59 minutes 36 seconds East, a distance of 0.14 feet and continuing along the east line of said City of McKinney tract, recorded in Instrument Number 20210729001526720 and the west line of said Collin County, Texas tract, a total distance of 532.95 feet to the **POINT OF BEGINNING** and containing 777,191 square feet or 17.8419 acres of land, of which 85,971 square feet or 1.9736 acres of land lies within the apparent right of way of County Road Number 164.

Basis of Bearing is the Texas State Plane Coordinate System, North American Datum 1983 (2011 Adjustment). Position (Epoch 2010), North Central Zone (4202).

All Coordinates shown are surface values unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000152710.

** The monument described in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

This survey was performed without the benefit of a title report. There may be easements of record that affect this survey.

Revised November 7, 2023: Updated proposed right of way.

This property description is accompanied by a separate plat of even date.

I, Jonathan Cox, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.


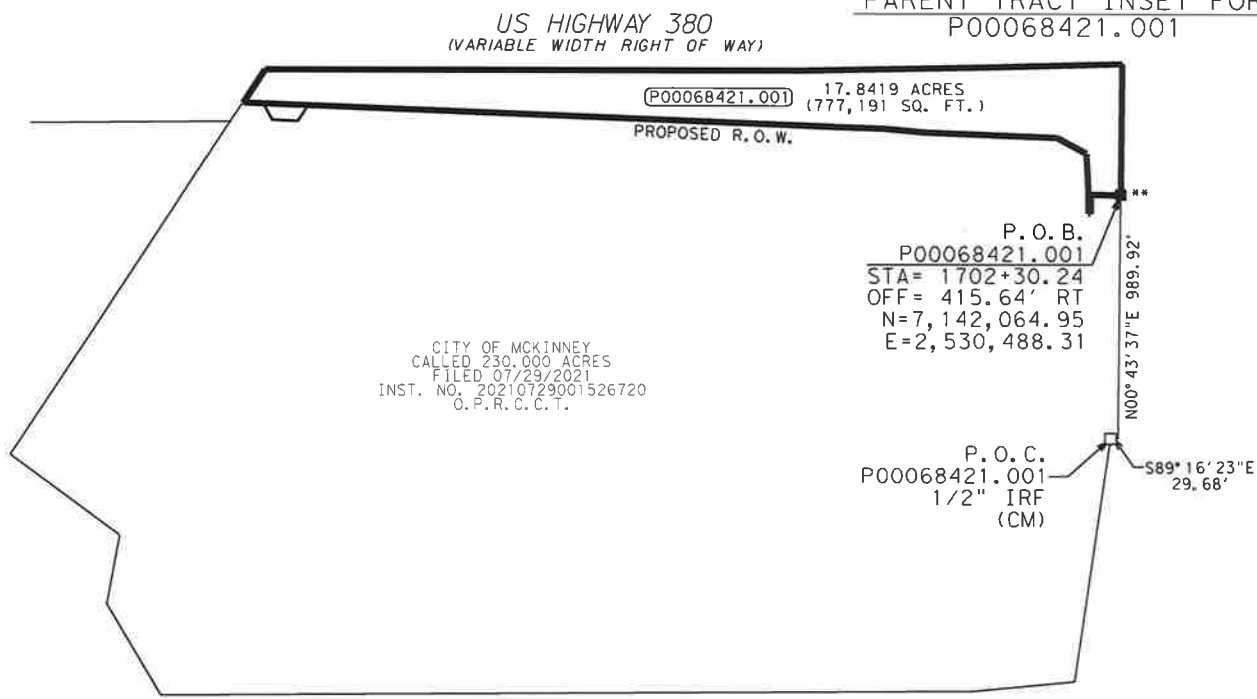

Jonathan Cox, R.P.L.S. 11/7/2023
Texas Registration No. 5227 Date
Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700



EXHIBIT A, TRACT I



PARENT TRACT INSET FOR
P00068421.001



W. W. BUTLER SURVEY
ABSTRACT NUMBER 87

EXISTING ACREAGE (CALLED)	TAKING ACRES (SQ. FT.)	REMAINDER ACRES	
		LEFT	RIGHT
230.000	17.8419 (777,191)		212.1581

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- APPROXIMATE SURVEY LINE
- PROPOSED ACCESS DENIAL LINE
- POINT OF COMMENCING
- POINT OF BEGINNING
- SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD" FOUND (AS NOTED)
- SET 5/8" IRON ROD WITH CAP STAMPED "LTRA" (UNLESS NOTED OTHERWISE)
- CALCULATED POINT
- CONTROLLING MONUMENT
- RECORD INFORMATION (XXXXXXX)
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY TEXAS

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000152710.

** THE MONUMENT DESCRIBED MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OF RECORD THAT AFFECT THIS SURVEY.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

DATE	REVISION	
11/07/2023	UPDATED PROPOSED RIGHT OF WAY	
PARCEL PLAT SHOWING P00068421.001		
DIST. NAME DALLAS	CITY OF MCKINNEY	COUNTY COLLIN
RCSJ 0135-15-003 CCSJ 0135-15-002	DATE OF SURVEY MAR., 2023	
NOT TO SCALE	US HIGHWAY 380	

11/10/2023

EXHIBIT A, TRACT I

TALTON CUNNIUS SURVEY
 ABSTRACT NUMBER 211

CITY OF MCKINNEY
 CALLED 70.099 ACRES, FILED 12/17/2020
 INST. NO. 20201217002278280, O.P.R.C.C.T.

MATCH LINE PAGE 8 OF 12

COLLIN COUNTY
 CITY OF MCKINNEY CITY LIMITS
 1/2" IRF (LEANING) BEARS N80°00'09"W 1.60'
 1/2" IRF (LEANING) BEARS S24°26'38"W 0.35'
 N88°33'03"E 534.65'
 (N88°56'40"E)

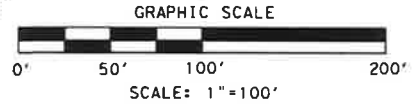
30' EASEMENT
 COUNTY OF COLLIN
 INST. NO. 20150209000140270
 COUNTY ROAD NUMBER 1006

20' APPARENT ROW
 NO INSTRUMENT OF RECORD FOUND
 COUNTY ROAD NUMBER 164

1/2" IRF
 BEARS
 N88°59'36"E
 0.14'

CITY OF MCKINNEY
 RIGHT OF WAY WARRENTY DEED
 INST. NO. 20211105002270350
 O.P.R.C.C.T.

S 87° 45' 38" E
 7,154.02' 1700+00
 US HIGHWAY 380
 (VARIABLE WIDTH RIGHT OF WAY)
 PROPOSED ALIGNMENT



(P00068421.001)
 17.8419 ACRES
 (777,191 SQ. FT.)

COLLIN COUNTY, TEXAS
 CALLED 11.136 ACRES
 FILED 12/16/2021
 INST. NO. 20211216002537740
 O.P.R.C.C.T.

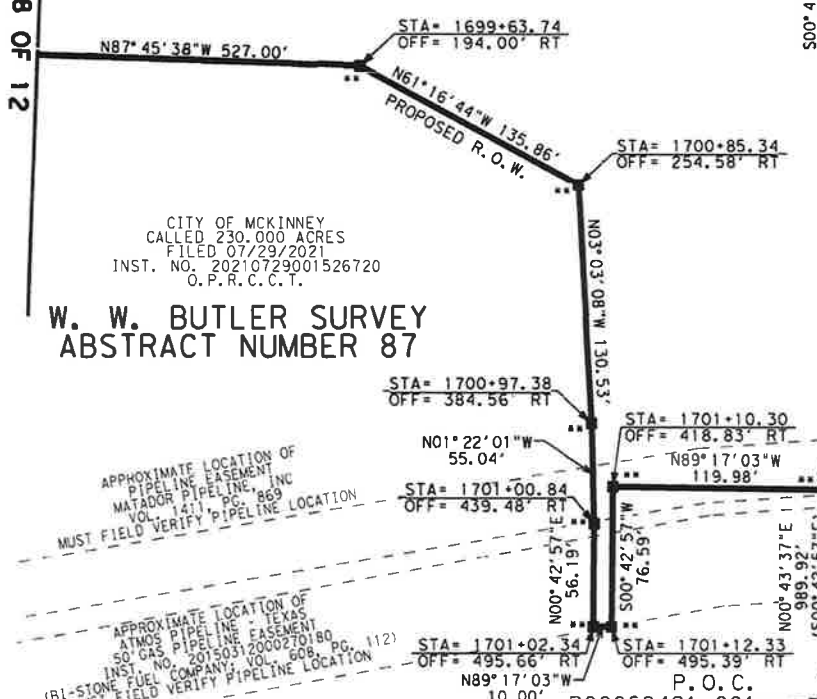
HENRY H. TUCKER SURVEY
 ABSTRACT NUMBER 907

W. W. BUTLER SURVEY
 ABSTRACT NUMBER 87

CITY OF MCKINNEY
 CALLED 230.000 ACRES
 FILED 07/29/2021
 INST. NO. 20210729001526720
 O.P.R.C.C.T.

P.O.B.
 P00068421.001
 STA= 1702+30.24
 OFF= 415.64' RT
 N=7,142,064.95
 E=2,530,488.31

MM JOPLIN 60, LLC
 REMAINDER OF
 CALLED 60.123 ACRES
 FILED 05/17/2021
 INST. NO. 20210517000995860
 O.P.R.C.C.T.



APPROXIMATE LOCATION OF
 PIPELINE EASEMENT
 MATADOR PIPELINE, INC
 VOL. 1471 PG. 869
 MUST FIELD VERIFY PIPELINE LOCATION

APPROXIMATE LOCATION OF
 PIPELINE EASEMENT
 50 GAS PIPELINE - TEXAS
 INST. NO. 20150312000270180 PG. 112)
 (BI-STONE FUEL COMPANY, VOL. 608,
 MUST FIELD VERIFY PIPELINE LOCATION

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- APPROXIMATE SURVEY LINE
- PROPOSED ACCESS DENIAL LINE
- POINT OF COMMENCING
- POINT OF BEGINNING
- SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD" FOUND (AS NOTED)
- SET 5/8" IRON ROD WITH CAP STAMPED "LTRA" (UNLESS NOTED OTHERWISE)
- CALCULATED POINT
- CONTROLLING MONUMENT
- RECORD INFORMATION (XXXXXXX)
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY TEXAS

NOTES:

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THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OF RECORD THAT AFFECT THIS SURVEY.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

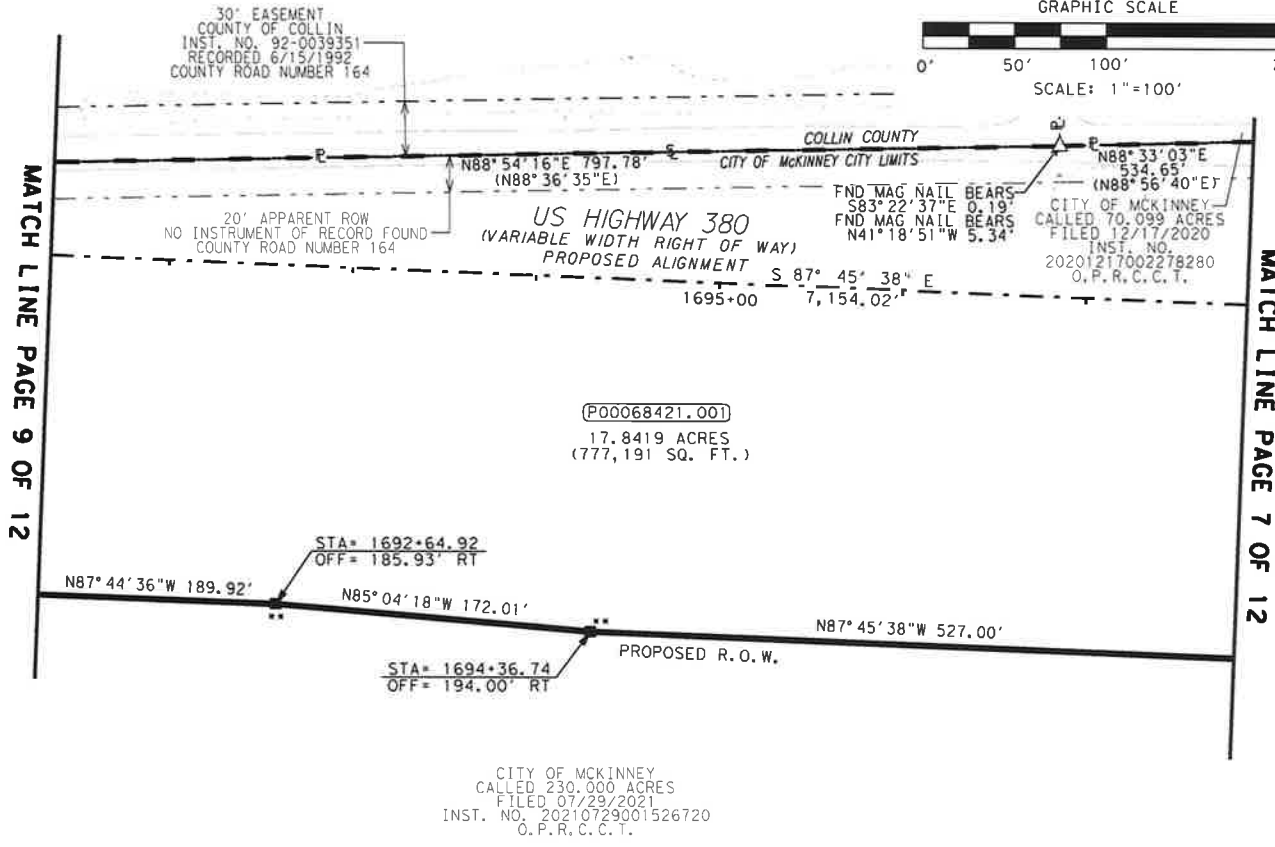
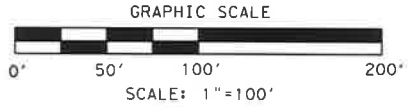
DATE	REVISION	
11/07/2023	UPDATED PROPOSED RIGHT OF WAY	
PARCEL PLAT SHOWING P00068421.001		
DIST. NAME DALLAS	CITY OF MCKINNEY	COUNTY COLLIN
RCSJ 0135-15-003 CCSJ 0135-15-002	US HIGHWAY 380	DATE OF SURVEY MAR., 2023
SCALE: 1" = 100'		

11/10/2023

EXHIBIT A, TRACT I

TALTON CUNNIUS SURVEY
ABSTRACT NUMBER 211

CHRIST REDEEMER CHURCH
TRACT 2
CALLED 10,000 ACRES
FILED 11/19/2021
INST. NO. 20211119002371310
O.P.R.C.C.T.



P00068421.001
17.8419 ACRES
(777,191 SQ. FT.)

CITY OF MCKINNEY
CALLED 230,000 ACRES
FILED 07/29/2021
INST. NO. 20210729001526720
O.P.R.C.C.T.

W. W. BUTLER SURVEY
ABSTRACT NUMBER 87

LEGEND

EXISTING ROW	---
PROPERTY LINE	— P —
PROPOSED ROW	— S —
APPROXIMATE SURVEY LINE	— S —
PROPOSED ACCESS DENIAL LINE	— S —
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT (UNLESS NOTED OTHERWISE)	■
SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD" FOUND (AS NOTED)	□
SET 5/8" IRON ROD WITH CAP STAMPED "LTRA" (UNLESS NOTED OTHERWISE)	⊙
CALCULATED POINT	△
CONTROLLING MONUMENT	CM
RECORD INFORMATION (XXXXXXX)	(XXXXXXX)
D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY TEXAS	
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS	
O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY TEXAS	
P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY TEXAS	

NOTES:

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** THE MONUMENT DESCRIBED MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OF RECORD THAT AFFECT THIS SURVEY.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

DATE	REVISION	
11/07/2023	UPDATED PROPOSED RIGHT OF WAY	
PARCEL PLAT SHOWING P00068421.001		
DIST. NAME DALLAS	CITY OF MCKINNEY	COUNTY COLLIN
RCSJ 0135-15-003 CCSJ 0135-15-002	DATE OF SURVEY MAR., 2023	
SCALE: 1" = 100'	US HIGHWAY 380	

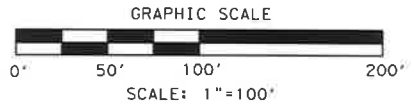
11/10/2023

EXHIBIT A, TRACT I

TALTON CUNNIUS SURVEY
ABSTRACT NUMBER 211

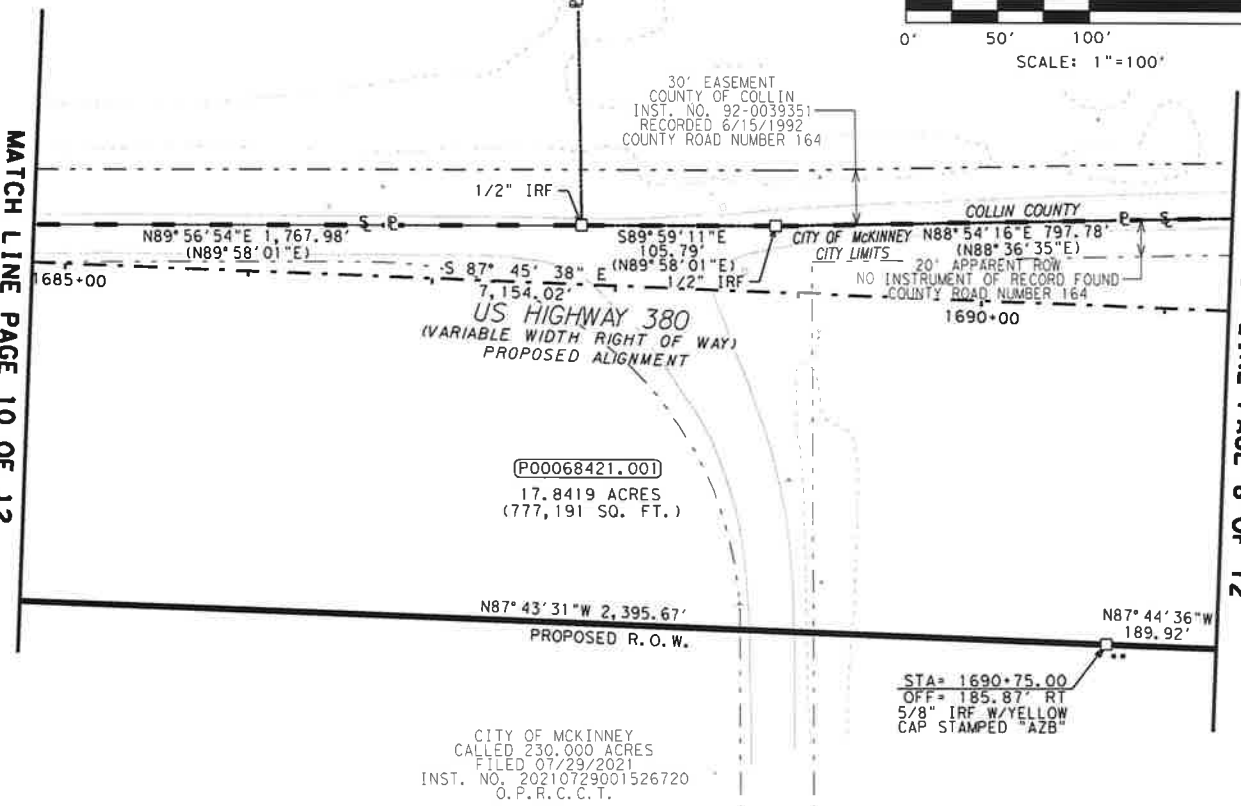
MCKINNEY RANCH, LTD
CALLED 126.718 ACRES
FILED 02/12/2014
INST. NO. 20140212000134010
O.P.R.C.C.T.

CHRIST REDEEMER CHURCH
TRACT 2
CALLED 10,000 ACRES
FILED 11/19/2021
INST. NO. 2021119002371310
O.P.R.C.C.T.



MATCH LINE PAGE 10 OF 12

MATCH LINE PAGE 8 OF 12



CITY OF MCKINNEY
CALLED 230,000 ACRES
FILED 07/29/2021
INST. NO. 20210729001526720
O.P.R.C.C.T.

W. W. BUTLER SURVEY
ABSTRACT NUMBER 87

LEGEND

EXISTING ROW	
PROPERTY LINE	
PROPOSED ROW	
APPROXIMATE SURVEY LINE	
PROPOSED ACCESS DENIAL LINE	
POINT OF COMMENCING	
POINT OF BEGINNING	
SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT (UNLESS NOTED OTHERWISE)	
SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD" FOUND (AS NOTED)	
SET 5/8" IRON ROD WITH CAP STAMPED "LTRA" (UNLESS NOTED OTHERWISE)	
CALCULATED POINT	
CONTROLLING MONUMENT	
RECORD INFORMATION (xxxxxxx)	
D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY TEXAS	
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS	
O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY TEXAS	
P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY TEXAS	

NOTES:

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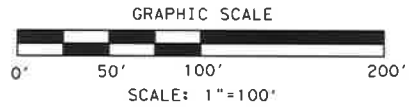
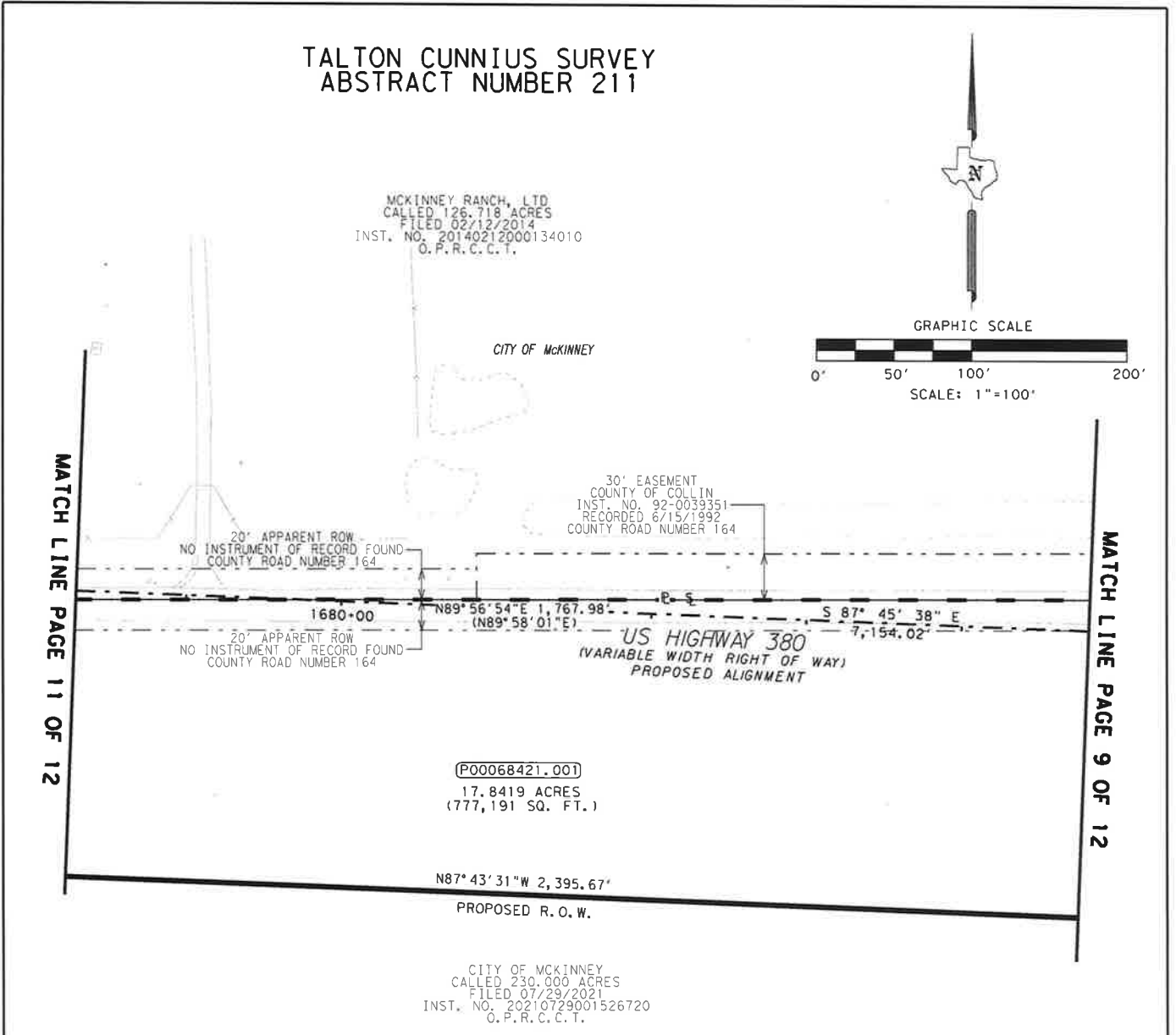
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

DATE	REVISION	
11/07/2023	UPDATED PROPOSED RIGHT OF WAY	
PARCEL PLAT SHOWING P00068421.001		
DIST. NAME DALLAS	CITY OF MCKINNEY	COUNTY COLLIN
RCSJ 0135-15-003 CCSJ 0135-15-002	DATE OF SURVEY MAR., 2023	
SCALE: 1" = 100'	US HIGHWAY 380	

11/10/2023

EXHIBIT A, TRACT I

TALTON CUNNIUS SURVEY
ABSTRACT NUMBER 211



MATCH LINE PAGE 11 OF 12

MATCH LINE PAGE 9 OF 12

W. W. BUTLER SURVEY
ABSTRACT NUMBER 87

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- APPROXIMATE SURVEY LINE
- PROPOSED ACCESS DENIAL LINE
- POINT OF COMMENCING
- POINT OF BEGINNING
- SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD" FOUND (AS NOTED)
- SET 5/8" IRON ROD WITH CAP STAMPED "LTRA" (UNLESS NOTED OTHERWISE)
- CALCULATED POINT
- CONTROLLING MONUMENT
- RECORD INFORMATION (xxxxxxx)
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY TEXAS

NOTES:

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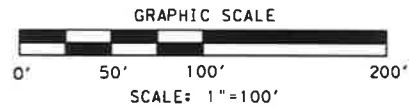
DATE		REVISION	
11/07/2023		UPDATED PROPOSED RIGHT OF WAY	
PARCEL PLAT SHOWING P00068421.001			
DIST. NAME DALLAS		CITY OF MCKINNEY	COUNTY COLLIN
RCSJ 0135-15-003 CCSJ 0135-15-002		US HIGHWAY 380	DATE OF SURVEY MAR., 2023
SCALE: 1" = 100'			

11/10/2023

EXHIBIT A, TRACT I

TALTON CUNNIUS SURVEY
ABSTRACT NUMBER 211

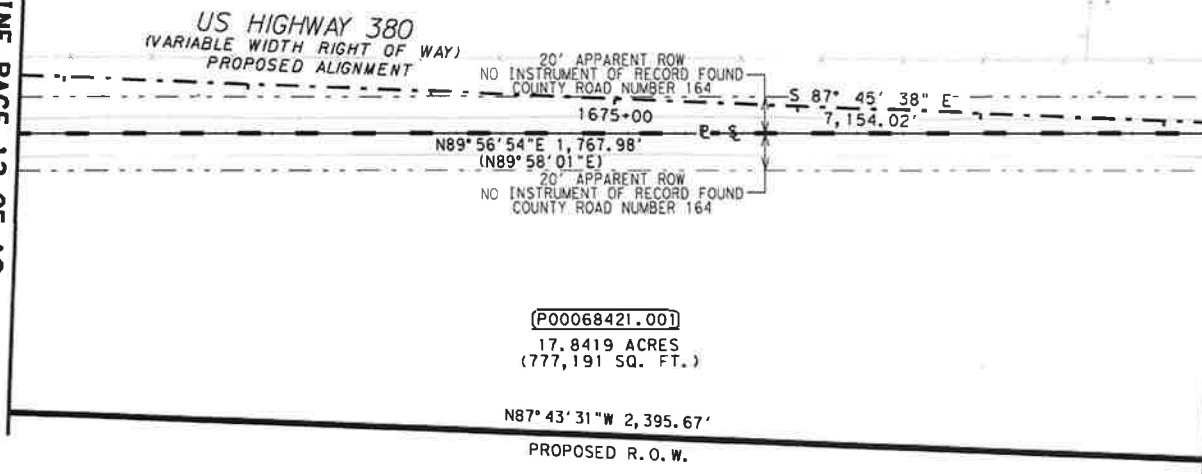
MCKINNEY RANCH, LTD
CALLED 126.718 ACRES
FILED 02/12/2014
INST. NO. 20140212000134010
O. P. R. C. C. T.



CITY OF MCKINNEY

MATCH LINE PAGE 12 OF 12

MATCH LINE PAGE 10 OF 12



CITY OF MCKINNEY
CALLED 230.000 ACRES
FILED 01/29/2021
INST. NO. 20210729001526720
O. P. R. C. C. T.

W. W. BUTLER SURVEY
ABSTRACT NUMBER 87

LEGEND

- EXISTING ROW ---
- PROPERTY LINE — P —
- PROPOSED ROW =
- APPROXIMATE SURVEY LINE - - - S - - -
- PROPOSED ACCESS DENIAL LINE - - - A - - -
- POINT OF COMMENCING P.O.C.
- POINT OF BEGINNING P.O.B.
- SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT (UNLESS NOTED OTHERWISE) ■
- SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD" FOUND (AS NOTED) □
- SET 5/8" IRON ROD WITH CAP STAMPED "LTRA" (UNLESS NOTED OTHERWISE) ⊙
- CALCULATED POINT △
- CONTROLLING MONUMENT CM
- RECORD INFORMATION (XXXXXXX) (XXXXXXX)
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
- O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY TEXAS

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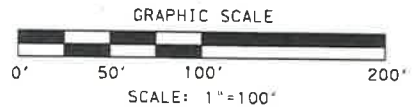
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DATE		REVISION	
11/07/2023		UPDATED PROPOSED RIGHT OF WAY	
PARCEL PLAT SHOWING P00068421.001			
DIST. NAME DALLAS		CITY OF MCKINNEY	COUNTY COLLIN
RCSJ 0135-15-003 CCSJ 0135-15-002		US HIGHWAY 380	DATE OF SURVEY MAR., 2023
SCALE: 1" = 100'			

11/10/2023

EXHIBIT A, TRACT I

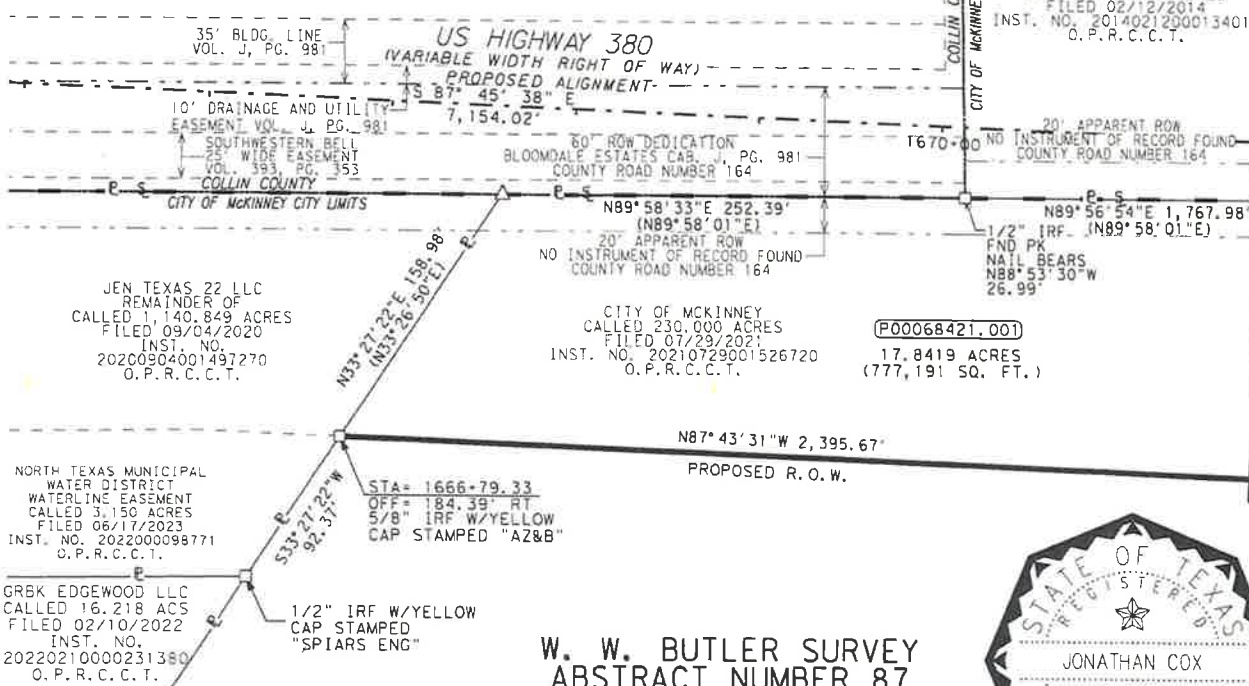
TALTON CUNNIUS SURVEY
ABSTRACT NUMBER 211



CHRISTOPHER B. COOPER AND
KATHERINE LYNN COOPER
CALLED LOT 10, 10.00 ACS.
FILED 10/09/2000
VOL. 4769, PG. 612
DOC. NO. 2000-0110278
O. P. R. C. C. T.

LOT 10
BLOOMDALE ESTATES
VOL. J, PG. 981
P. R. C. C. T.

MCKINNEY RANCH, LTD.
CALLED 126.718 ACRES
FILED 02/12/2014
INST. NO. 20140212000134010
O. P. R. C. C. T.



JEN TEXAS 22 LLC
REMAINDER OF
CALLED 1,140.849 ACRES
FILED 09/04/2020
INST. NO. 20200904001497270
O. P. R. C. C. T.

CITY OF MCKINNEY
CALLED 230.000 ACRES
FILED 07/29/2021
INST. NO. 20210729001526720
O. P. R. C. C. T.

P00068421.001
17.8419 ACRES
(777,191 SQ. FT.)

NORTH TEXAS MUNICIPAL
WATER DISTRICT
WATERLINE EASEMENT
CALLED 3,150 ACRES
FILED 06/17/2023
INST. NO. 2022000099771
O. P. R. C. C. T.

GRBK EDGEWOOD LLC
CALLED 16.218 ACS
FILED 02/10/2022
INST. NO. 20220210000231380
O. P. R. C. C. T.

W. W. BUTLER SURVEY
ABSTRACT NUMBER 87



JONATHAN COX, R.P.L.S.
TEXAS REGISTRATION NO. 5227

11/7/2023
DATE

LEGEND

EXISTING ROW	---
PROPERTY LINE	— P —
PROPOSED ROW	— S —
APPROXIMATE SURVEY LINE	— S —
PROPOSED ACCESS DENIAL LINE	— S —
POINT OF COMMENCING	— P.O.C. —
POINT OF BEGINNING	— P.O.B. —
SET 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT (UNLESS NOTED OTHERWISE)	■
SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD" FOUND (AS NOTED)	□
SET 5/8" IRON ROD WITH CAP STAMPED "LTRA" (UNLESS NOTED OTHERWISE)	⊙
CALCULATED POINT	△
CONTROLLING MONUMENT	CM
RECORD INFORMATION	(XXXXXXX)
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
O.P.R.R.P.C.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY TEXAS

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DATE	REVISION
11/07/2023	UPDATED PROPOSED RIGHT OF WAY
PARCEL PLAT SHOWING P00068421.001	
DIST. NAME DALLAS	CITY OF MCKINNEY
COUNTY COLLIN	DATE OF SURVEY MAR., 2023
RCSJ 0135-15-003 CCSJ 0135-15-002	US HIGHWAY 380
SCALE: 1" = 100'	

11/10/2023

EXHIBIT A, TRACT II

August 18, 2023
Parcel P00074449
Page 1 of 5

EXHIBIT "A"

County: Collin
Highway: U.S. 380
Project Limits: US 380 from W. University (W. of McKinney) to U.S. 380 E. University (E. of McKinney)
Project No.: R00012679
CCSJ: 0135-02-065
RCSJ: 0135-02-074

PROPERTY DESCRIPTION FOR PARCEL P00074449

DESCRIPTION OF A 0.1879 ACRE [8,187 SQUARE FOOT] TRACT OF LAND LOCATED IN THE GEORGE W. CRUTCHFIELD SURVEY, ABSTRACT NO. 204, IN COLLIN COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A 0.229 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE SPECIAL WARRANTY DEED FROM DANVILLE WATER SUPPLY CORPORATION TO THE CITY OF MCKINNEY, RECORDED IN INSTRUMENT NUMBER 20111026001149950 DATED OCTOBER 26, 2011 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND A PORTION OF LOTS 13, 14, AND 15 OF THE PLAT OF SURVEY FOR THE HEIRS OF EDWIN LEWIS, DECD., RECORDED IN VOLUME 592, PAGE 349 DATED JANUARY 25, 1962 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), AS SHOWN ON A SKETCH PREPARED BY SAM, LLC FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/8-inch iron rod found for the northeast corner of a 9.490 acre tract of land described as Tract 3 in the Special Warranty Deed from Alona, LP to Smart Guys Realty, LLC, recorded in Instrument Number 20190927001202400 dated September 27, 2019 of said O.P.R.C.C.T. and the northwest corner of a 1.991 acre tract described in the Special Warranty Deed from Hammond-Williams, acting by and through J.W. Hammond, Jr. and C. Max Williams to Jack Pogue, recorded in Book 2160, Page 894 dated July 1, 1985 of said D.R.C.C.T., and being in the north line of said Lot 15, said point being 478.59 feet Left of Baseline Station 1450+70.11;

THENCE South 01°13'28" East, with the east line of said Smart Guys Realty, LLC tract and the west line of said Pogue tract and across said Lot 15, a distance of 458.11 feet to a 5/8-inch iron rod with a red cap stamped "Sparr Surveying" found for the southeast corner of said Smart Guys Realty, LLC tract and the southwest corner of said Pogue tract, and being in the existing north right-of-way line of U.S. 380 (a variable width right-of-way);

1019052476E

EXHIBIT A, TRACT II

August 18, 2023
Parcel P00074449
Page 2 of 5

THENCE South 88°49'43" West, with the existing north right-of-way line of said U.S. 380 and the south line of said Smart Guys Realty, LLC tract and said Lot 15, a distance of 18.58 feet to a 1/2-inch iron rod with a yellow cap stamped "RPLS 4613" found for the southeast corner of said City of McKinney tract and an angle point in the south line of said Smart Guys Realty, LLC tract, and the **POINT OF BEGINNING**, being 20.11 feet Left of Baseline Station 1450+69.86 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), North Central Zone (4202), surface coordinate of (North 7,132,239.37) (East 2,513,843.58);

- 1) **THENCE** South 88°49'43" West, continuing with the existing north right-of-way line of said U.S. 380 and the south line of said City of McKinney tract and said Lots 15, 14 and 13, a distance of 100.25 feet to a 1/2-inch iron rod found for the southwest corner of said City of McKinney tract and an angle point in the south line of said Smart Guys Realty, LLC tract;
- 2) **THENCE** North 00°55'26" West, with the west line of said City of McKinney tract and the south line of said Smart Guys Realty, LLC tract and across said Lot 13, a distance of 81.89 feet to a 1/2-inch iron rod with a yellow cap stamped "RPLS 4613" found for the northwest corner of said City of McKinney tract and an angle point in the south line of said Smart Guys Realty, LLC tract;
- 3) **THENCE** North 89°01'47" East, with the north line of said City of McKinney tract and the south line of said Smart Guys Realty, LLC tract and across said Lots 13, 14, and 15, a distance of 100.13 feet to a 1/2-inch iron rod with a yellow cap stamped "RPLS 4613" found for the northeast corner of said City of McKinney tract and an angle point in the south line of said Smart Guys Realty, LLC tract;

EXHIBIT A, TRACT II

August 18, 2023
Parcel P00074449
Page 3 of 5

4) **THENCE** South 01°00'34" East, with the east line of said City of McKinney tract and the south line of said Smart Guys Realty, LLC tract and across said Lot 15, a distance of 81.53 feet to the **POINT OF BEGINNING** and containing 0.1879 acres [8,187 square feet] of land.

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

A parcel plat of even date was prepared in conjunction with this property description.

The basis of bearing is Grid North. All bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (NAD 83) 2011 CORS adjustment, 2010 epoch). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000152710 (0.99984731332). All distances are in US Survey Feet.

Date of Survey: 06/15/2023

**The monument or point described and/or set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

The Station and Offset Information refers to the U.S. 380 Baseline described in the Control Sheet to be created September 2023 for the TxDOT Right of Way Mapping Project Control-Section-Number 0135-02-065.

That I, Eric A. Kreiner, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 18th day of August, 2023 A.D.

SURVEYING AND MAPPING, LLC
Texas Firm Registration No. 10064300
1341 W. Mockingbird Lane
Suite 400W
Dallas, Texas
214-631-7888




 08/18/23
Eric A. Kreiner Date
Registered Professional Land Surveyor
No. 5320 State of Texas

EXHIBIT A, TRACT II

AREA TABLE (ACRES)		
EXISTING	ACQUISITION	REMAINDER (CALCULATED)
0.1879	0.1879	0.0000
	LEFT	RIGHT

LEGEND

- ☐ TXDOT TYPE II R.O.W. MONUMENT FOUND
- CONCRETE (TXDOT TYPE I) R.O.W. MONUMENT FOUND
- 5/8" IRON ROD FOUND W/ PINK PLASTIC CAP STAMPED
- "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- ⊗ MAG NAIL SET
- ⊗ MAG NAIL FOUND UNLESS NOTED
- ⊗ CHISELED "X" IN CONCRETE FOUND
- 5/8" IRON ROD SET W/ PINK PLASTIC CAP STAMPED
- "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- ⊗ CHISELED "X" IN CONCRETE SET
- ⊗ 5/8" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "SAM"
- ⊗ 5/8" IRON SET WITH CAP STAMPED "TXDOT ACCESS DENIAL"
- ⊕ NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- ▲ CALCULATED POINT
- Ⓡ PROPERTY LINE
- Ⓢ SURVEY LINE (APPROXIMATE LOCATION)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- I.R.F. IRON ROD FOUND
- I.R.P.F. IRON PIPE FOUND
- D.R.C.G.T. DEED RECORDS COLLIN COUNTY, TX.
- P.R.C.G.T. PLAT RECORDS COLLIN COUNTY, TX.
- O.P.R.C.G.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TX.
- ||— ACCESS DENIAL LINE
- ||— EXISTING ROW LINE
- ||— PROPOSED ROW LINE
- P— PROPERTY LINE
- E— EASEMENT LINE
- S— SURVEY LINE

** THE MONUMENT OR POINT DESCRIBED AND/OR SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

THE STATION AND OFFSET INFORMATION REFERS TO THE U.S. 380 BASELINE DESCRIBED IN THE CONTROL SHEET TO BE CREATED SEPTEMBER 2023 FOR THE TXDOT RIGHT OF WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0135-02-065.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

PARENT TRACT INSERT
NOT TO SCALE

RECORDED: JANUARY 25, 1962

LOTS 13, 14, AND 15
PLAT OF SURVEY FOR
THE HEIRS OF
EDWIN LEWIS, DEC'D.
VOL. 592, PG. 349
D.R.C.C.T.

EXISTING R.O.W. LINE

US HWY 380



DANVILLE WATER
SUPPLY CORPORATION
CITY OF MCKINNEY, TEXAS
TRACT 1
INST. NO. 20111026001149950
O.P.R.C.C.T.
CALLED 0.229 ACRES
(REMAINDER)
RECORDED: OCTOBER 26, 2011

P00074449
0.1879 ACRES
(8,187 SQ. FT.)



By: SURVEYING AND MAPPING, LLC
Texas License Registration No. 10064300

Eric A. Kreiner
Eric A. Kreiner, R.P.L.S. #5320 Date *08/18/23*

REVISIONS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°52'23"E	291.86'

THE BASIS OF BEARING IS GRID NORTH, ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 CORS ADJUSTMENT, 2010 EPOCH. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000152710. ALL DISTANCES ARE IN US SURVEY FEET.

DATE OF SURVEY: 06/15/2023

SAM SURVEYING AND MAPPING, LLC (SAM)
TEXAS FIRM REGISTRATION NO. 1006430
1341 W. MOCKINGBIRD LANE, SUITE 400W
DALLAS, TEXAS 75247
MAIN 214.631.7888

PARCEL PLAT	CCSJ: 0135-02-065
SHOWING PARCEL:	RCSJ: 0135-02-074
P00074449	DATE: 08/18/2023
HIGHWAY: US 380	SCALE: N.T.S.
COUNTY: COLLIN	PAGE: 4 OF 5

EXHIBIT A, TRACT II

GEORGE W. CRUTCHFIELD SURVEY
 ABSTRACT NO. 204

ALONA, LP
 TO

SMART GUYS REALTY, LLC

INST. NO. 20190927001202400

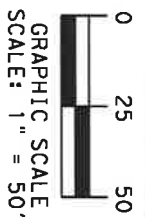
O.P.R.C.C.T.

RECORDED: SEPTEMBER 27, 2019

RECORDED: JANUARY 25, 1962

PLAT OF SURVEY FOR
 THE HEIRS OF
 EDWIN LEWIS, DEC'D.
 VOL. 592, PG. 349
 D.R.C.C.T.

P.O.C.
 3/8" I.R.F.
 STA: 1450+70.11
 OFF: 478.59' LT



LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

1/2" I.R.F.
 W/YELLOW CAP
 STAMPED
 "RPLS 4613"

DANVILLE WATER
 SUPPLY CORPORATION
 TO
 CITY OF MCKINNEY, TEXAS
 TRACT 1
 INST. NO. 20111026001149950
 O.P.R.C.C.T.
 CALLED 0.229 ACRES (REMAINDER)
 RECORDED: OCTOBER 26, 2011

P00074449
 0.1879 ACRES
 (8,187 SQ. FT.)

HAMMOND-WILLIAMS, ACTING BY
 AND THROUGH
 J.W. HAMMOND, JR.
 AND C. MAX WILLIAMS
 TO
 JACK POGUE
 BOOK 2160, PG. 894
 D.R.C.C.T.
 CALLED 1.991 ACRES
 RECORDED: JULY 1, 1985

5/8" I.R.F.
 W/RED CAP
 STAMPED "SPARR
 SURVEYING"

EXISTING R.O.W. LINE

STATE OF TEXAS
 PARCEL 41
 INST. NO. 94-0081358
 D.R.C.C.T.

1450+00
 W/YELLOW CAP
 STAMPED
 "RPLS 4613"
 N: 7.132, 239.37
 E: 2.513, 843.58
 STA: 1450+69.86
 OFF: 20.11' LT

U.S. 380 PROPOSED BASELINE
 US HWY 380
 (VARIABLE WIDTH R.O.W.)

LINE	BEARING	DISTANCE
L1	S88°49'43"W	18.58'
L2	S88°49'43"W	100.25'
L3	N00°55'26"W	81.89'
L4	N89°01'47"E	100.13'
L5	S01°00'34"E	81.53'

** THE MONUMENT OR POINT DESCRIBED AND/OR SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE 11 RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

THE BASIS OF BEARING IS GRID NORTH. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 CORS ADJUSTMENT, 2010 EPOCH. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000152710. ALL DISTANCES ARE IN US SURVEY FEET.

DATE OF SURVEY: 06/15/2023

THE STATION AND OFFSET INFORMATION REFERS TO THE U.S. 380 BASELINE DESCRIBED IN THE CONTROL SHEET TO BE CREATED SEPTEMBER 2023 FOR THE TXDOT RIGHT OF WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0135-02-065. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

DATE OF SURVEY: 06/15/2023
 SURVEYING AND MAPPING, LLC (SAM)
 TEXAS FIRM REGISTRATION NO. 1006430
 1341 W. MOCKINGBIRD LANE, SUITE 400W
 DALLAS, TEXAS 75247
 MAIN 214.631.7888

PARCEL PLAT	CCSJ: 0135-02-065
SHOWING PARCEL:	RCSJ: 0135-02-074
P00074449	DATE: 08/18/2023
HIGHWAY: US 380	SCALE: 1" = 50'
COUNTY: COLLIN	PAGE: 5 OF 5

Texas Department of Transportation
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EXHIBIT A, TRACT III

August 18, 2023
Parcel P00074453
Page 1 of 5

EXHIBIT "A"

County: Collin
Highway: U.S. 380
Project Limits: US 380 from W. University (W. of McKinney) to U.S. 380 E. University (E. of McKinney)
Project No.: R00012679
CCSJ: 0135-02-065
RCSJ: 0135-02-074

PROPERTY DESCRIPTION FOR PARCEL P00074453

DESCRIPTION OF A 0.7003 ACRE [30,503 SQUARE FOOT] TRACT OF LAND LOCATED IN THE GEORGE W. CRUTCHFIELD SURVEY, ABSTRACT No. 204, IN COLLIN COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A ACCORDING TO THE MINOR PLAT OF UNIVERSITY PUMP STATION ADDITION, LOT 1, BLOCK A, RECORDED IN CABINET 2019, PAGE 570 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.) AND A PORTION OF A 24.770 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED FROM ISBELL FAMILY LIMITED PARTNERSHIP TO THE CITY OF MCKINNEY, RECORDED IN VOLUME 5157, PAGE 2774 DATED APRIL 29, 2002 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), AS SHOWN ON A SKETCH PREPARED BY SAM, LLC FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with a yellow cap stamped "Pogue Eng & Dev" found for the northwest corner of a 186.761 acre tract described as Exhibit "A-2" in the Partition Deed from Crow-Billinsley McKinney 380, LTD. and SLC McKinney Partners, L.P. to SLC McKinney Partners, L.P., recorded in Volume 5958, Page 2451 of said D.R.C.C.T. and Common Area B-19, Block B according to the Record Plat of Tucker Hill, Phase 3, recorded in Cabinet 2016, Page 278 of said P.R.C.C.T., and being in the east line of said City of McKinney tract, said point being 1,013.23 feet Left of Baseline Station 1458+32.39;

THENCE South 00°28'48" East, with the east line of said City of McKinney tract and said Lot 1 and the west line of said SLC McKinney Partners, L.P. tract, and said Common Area B-19, a distance of 866.28 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set flush with natural ground in the proposed north right-of-way line of U.S. 380 (a variable width right-of-way) for the **POINT OF BEGINNING**, being 147.00 feet Left of Baseline Station 1458+41.89 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), North Central Zone (4202), surface coordinate of (North 7,132,355.66) (East 2,514,615.48);

EXHIBIT A, TRACT III

August 18, 2023
Parcel P00074453
Page 2 of 5

- 1) **THENCE** South 00°28'48" East, continuing with the east line of said City of McKinney tract and said Lot 1 and the west line of said SLC McKinney Partners, L.P. tract and said Common Area B-19, a distance of 90.49 feet to a 1/2-inch iron rod found for the southeast corner of said City of McKinney tract and said Lot 1 and the southwest corner of said SLC McKinney Partners, L.P. tract and said Common Area B-19, and being in the existing south right-of-way line of said U.S. 380;
- 2) **THENCE** South 88°49'43" West, with the existing south right-of-way line of said U.S. 380 and the south line of said City of McKinney tract and said Lot 1, a distance of 312.56 feet to a 1/2-inch iron rod found for an angle point in the south line of said City of McKinney tract and said Lot 1 and the southeast corner of a tract of land described in the General Warranty Deed from Quad Realty, LLC to JZK Enterprises, LLC, recorded in Instrument Number 2023000006311 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and Lot 1, Block A, according to the Minor Plat of the Richard Wade Addition, recorded in Cabinet 2007, Page 518 of said P.R.C.C.T.;
- 3) **THENCE** North 09°15'07" East, with the south line of said City of McKinney tract and said Lot 1 (Cabinet 2019, Page 570) and the east line of said JZK Enterprises, LLC tract and said Lot 1 (Cabinet 2007, Page 518), a distance of 115.19 feet to 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set flush with natural ground for the beginning of a curve to the left in the proposed north right-of-way line of said U.S. 380, being 161.62 feet Left of Baseline Station 1455+46.93;
- 4) **THENCE** with the proposed north right-of-way line of said U.S. 380 and across said said City of McKinney tract and said Lot 1 (Cabinet 2019, Page 570), with the arc of said curve to the left, an arc length of 270.78 feet, through a central angle of 02°36'11", having a radius of 5,960.29 feet, and whose chord bears South 86°27'12" East, a distance of 270.76 feet to a chiseled "X" cut in concrete set** for the beginning of a compound curve to the left, being 147.00 feet Left of Baseline Station 1458+18.79;

EXHIBIT A, TRACT III

August 18, 2023
Parcel P00074453
Page 3 of 5

5) **THENCE** continuing with the proposed north right-of-way line of said U.S. 380 and across said City of McKinney tract and said Lot 1 (Cabinet 2019, Page 570), with the arc of said compound curve to the left, an arc length of 22.98 feet, through a central angle of 00°02'50", having a radius of 27,853.00 feet, and whose chord bears South 89°51'03" East, a distance of 22.98 feet to the **POINT OF BEGINNING** and containing 0.7003 acres [30,503 square feet] of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

A parcel plat of even date was prepared in conjunction with this property description.

The basis of bearing is Grid North. All bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (NAD 83) 2011 CORS adjustment, 2010 epoch). All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000152710 (0.99984731332). All distances are in US Survey Feet.

Date of Survey: 06/15/2023

**The monument or point described and/or set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

The Station and Offset Information refers to the U.S. 380 Baseline described in the Control Sheet to be created September 2023 for the TxDOT Right of Way Mapping Project Control-Section-Number 0135-02-065.

That I, Eric A. Kreiner, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 18th day of August, 2023 A.D.

SURVEYING AND MAPPING, LLC
Texas Firm Registration No. 10064300
1341 W. Mockingbird Lane
Suite 400W
Dallas, Texas
214-631-7888



Eric A. Kreiner 08/18/23
Eric A. Kreiner Date
Registered Professional Land Surveyor
No. 5320 State of Texas

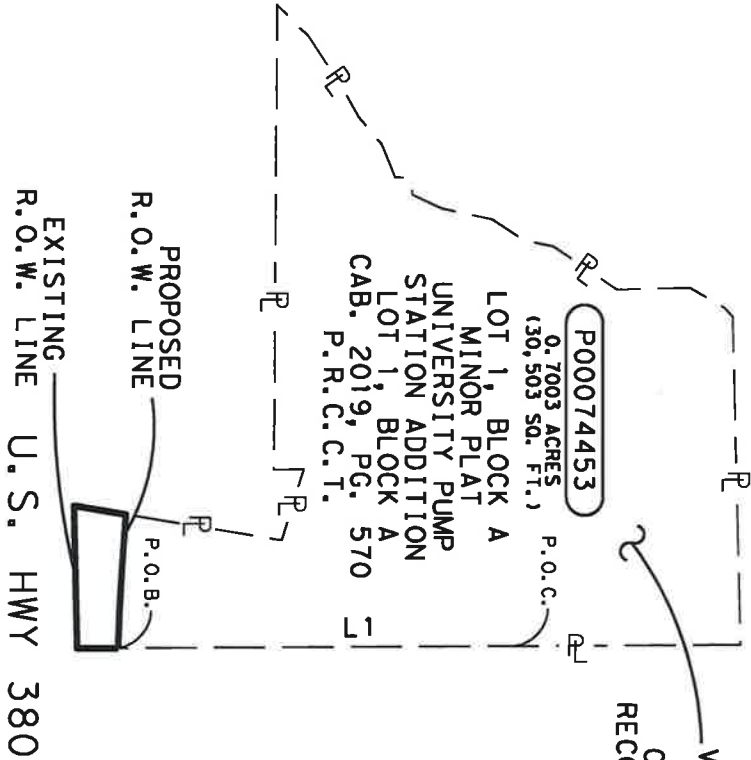
EXHIBIT A, TRACT III

AREA TABLE (ACRES)		
EXISTING ACQUISITION	REMAINDER (CALCULATED)	
	LEFT	RIGHT
24.77	0.7003	24.07

LEGEND

- ☐ TXDOT TYPE II R.O.W. MONUMENT FOUND
- CONCRETE (TXDOT TYPE I) R.O.W. MONUMENT FOUND
- 5/8" IRON ROD FOUND W/ PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- ⊠ MAG NAIL SET
- ⊙ MAG NAIL FOUND UNLESS NOTED
- ⊠ CHISELED "X" IN CONCRETE FOUND
- 5/8" IRON ROD SET W/ PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"
- ⊠ CHISELED "X" IN CONCRETE SET
- ⊙ 5/8" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "SAM"
- ⊙ 5/8" IRON SET WITH CAP STAMPED "TXDOT ACCESS DENIAL"
- ⊕ NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- ▲ CALCULATED POINT
- Ⓡ PROPERTY LINE
- Ⓢ SURVEY LINE (APPROXIMATE LOCATION)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- N.T.S. NOT TO SCALE
- I-R.F. IRON ROD FOUND
- I-P.F. IRON PIPE FOUND
- D.R.C.C.T. DEED RECORDS COLLIN COUNTY, TX.
- P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TX.
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TX.
- III — ACCESS DENIAL LINE
- — — EXISTING ROW LINE
- P — PROPOSED ROW LINE
- P — PROPERTY LINE
- E — EASEMENT LINE
- \$ — SURVEY LINE

PARENT TRACT INSERT
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°28'48"E	866.28'

ISBELL FAMILY
LIMITED PARTNERSHIP
TO
CITY OF MCKINNEY
VOL. 5157, PG. 2774
D.R.C.C.T.
CALLED 24.770 ACRES
RECORDED: APRIL 29, 2002



By: SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064300

Eric A. Kreiner
Eric A. Kreiner, R.P.L.S. #5320 Date 08/18/23

REVISIONS

NO.	DATE	DESCRIPTION
1	08/18/23	ISSUANCE

Texas Department of Transportation
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THE BASIS OF BEARING IS GRID NORTH.
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 CORRS ADJUSTMENT, 2010 EPOCH. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000152710. ALL DISTANCES ARE IN US SURVEY FEET.

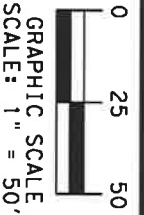
DATE OF SURVEY: 06/15/2023

SURVEYING AND MAPPING, LLC (SAM)
TEXAS FIRM REGISTRATION NO. 1006430
1341 W. MOCKINGBIRD LANE, SUITE 400W
DALLAS, TEXAS 75247
MAIN 214.631.7888

CCSJ:	0135-02-065
RCSJ:	0135-02-074
DATE:	08/18/2023
SCALE:	N.T.S.
PAGE:	4 OF 5

** THE MONUMENT OR POINT DESCRIBED AND/OR SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
THE STATION AND OFFSET INFORMATION REFERS TO THE U.S. 380 BASELINE DESCRIBED IN THE CONTROL SHEET TO BE CREATED SEPTEMBER 2023 FOR THE TXDOT RIGHT OF WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0135-02-065.
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

EXHIBIT A, TRACT III



CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	02° 36' 11" (LT)	270.78'	5,960.29'	S86° 27' 12" E	270.76'
C2	00° 02' 50" (LT)	22.98'	27,853.00'	S89° 51' 03" E	22.98'

LINE	BEARING	DISTANCE
L1	S00° 28' 48" E	866.28'
L2	S00° 28' 48" E	90.49'

P.O.C.
5/8" I.R.F.
W/YELLOW CAP STAMPED
"POGUE ENG & DEV."
STA: 1458+32.39
OFF: 1,013.23' LT

MERIDAY
ASHLOCK
SURVEY
ABSTRACT
NO. 20



LOT 1, BLOCK A
MINOR PLAT
RICHARD WADE ADDITION
LOT 1, BLOCK A
CAB. 2007, PG. 518
P.R.C.C.T.
QUAD REALTY, LLC
TO
JZK ENTERPRISES, LLC
INST. NO.
202300006311
O.P.R.C.C.T.
RECORDED:
JANUARY 20, 2023

20' WATERLINE
EASEMENT
CAB. 2007, PG. 518
P.R.C.C.T.

STATE OF TEXAS
PARCEL 44
VOL. 3432, PG. 212
D.R.C.C.T.

GEORGE W.
CRUTCHFIELD SURVEY
ABSTRACT NO. 204

US HWY 380
(VARIABLE WIDTH R.O.W.)

N09° 15' 07" E 115.19'

EXISTING R.O.W. LINE
S88° 49' 43" W 312.56'

1/2" I.R.F.

STA: 1455+46.93
OFF: 161.62' LT

PROPOSED R.O.W. LINE

STA: 1458+18.79
OFF: 147.00' LT

P.O.B.
N: 7,132,355.66
E: 2,514,615.48
STA: 1458+41.89
OFF: 147.00' LT

ISBELL FAMILY
LIMITED PARTNERSHIP
TO
CITY OF MCKINNEY
VOL. 5157, PG. 2774
D.R.C.C.T.
CALLED 24,770 ACRES
RECORDED: APRIL 29, 2002

LOT 1, BLOCK A
MINOR PLAT
UNIVERSITY PUMP
STATION ADDITION
LOT 1, BLOCK A
CAB. 2019, PG. 570
P.R.C.C.T.

ACCESS AND
FIRE LANE EASEMENT
CAB. 2019, PG. 570
P.R.C.C.T.

COMMON AREA B-19
BLOCK B
RECORD PLAT
TUCKER HILL,
PHASE 3
CAB. 2016,
PG. 278
P.R.C.C.T.

U.S. 380 PROPOSED BASELINE

STATE OF TEXAS
VOL. 313, PG. 300
D.R.C.C.T.

BASELINE CURVE DATA

PI STATION	= 1462+87.22
PI NORTHING	= 7,132,196.59
PI EASTING	= 2,513,060.36
DELTA	= 3° 42' 12.83" (LT)
DEGREE OF CURVE	= 0° 12' 16.66"
TANGENT	= 905.27
LENGTH	= 1,809.90
RADIUS	= 28,000.00
PC STATION	= 1453+81.95
PT STATION	= 1471+91.86

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DATE OF SURVEY: 06/15/2023

SAI SURVEYING AND MAPPING, LLC (SAMI)
TEXAS FIRM REGISTRATION NO. 1006430
1341 W. MOCKINGBIRD LANE, SUITE 400W
DALLAS, TEXAS 75247
MAIN 214.631.7888



PARCEL PLAT
SHOWING PARCEL:
P00074453
HIGHWAY: US 380
COUNTY: COLLIN

CCSJ: 0135-02-065
RCSJ: 0135-02-074
DATE: 08/18/2023
SCALE: 1" = 50'
PAGE: 5 OF 5