

# 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



PAGE 1 OF 4

SCALE:	DATE 09-22-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 TBPELS No. 10194942	<b>BOHLER</b> ™
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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



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

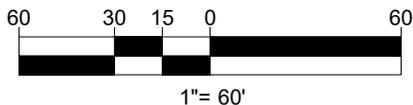
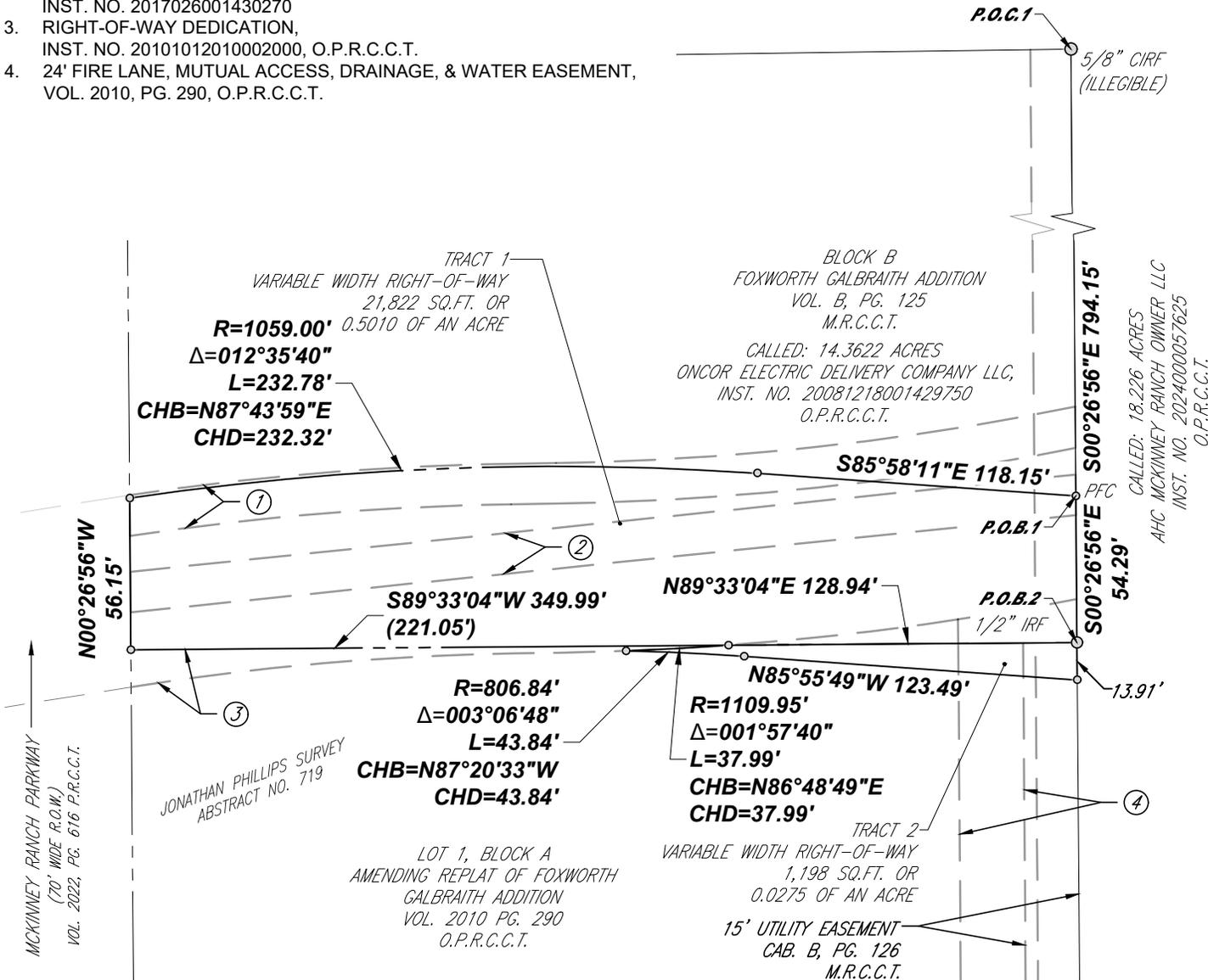
VARIABLE-WIDTH RIGHT-OF-WAY  
 TRACTS 1 & 2  
 JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



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.

## MCKINNEY RANCH PARKWAY

100' WIDE R.O.W.



*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	<b>BOHLER</b> ™

# 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&amp;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	DRAWN	PROJECT	2600 NETWORK BLVD., SUITE 310	<b>BOHLER</b> ™
	09-22-2025	Dr	TXA230021	FRISCO, TEXAS 75034 TBPELS No. 10194942	

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



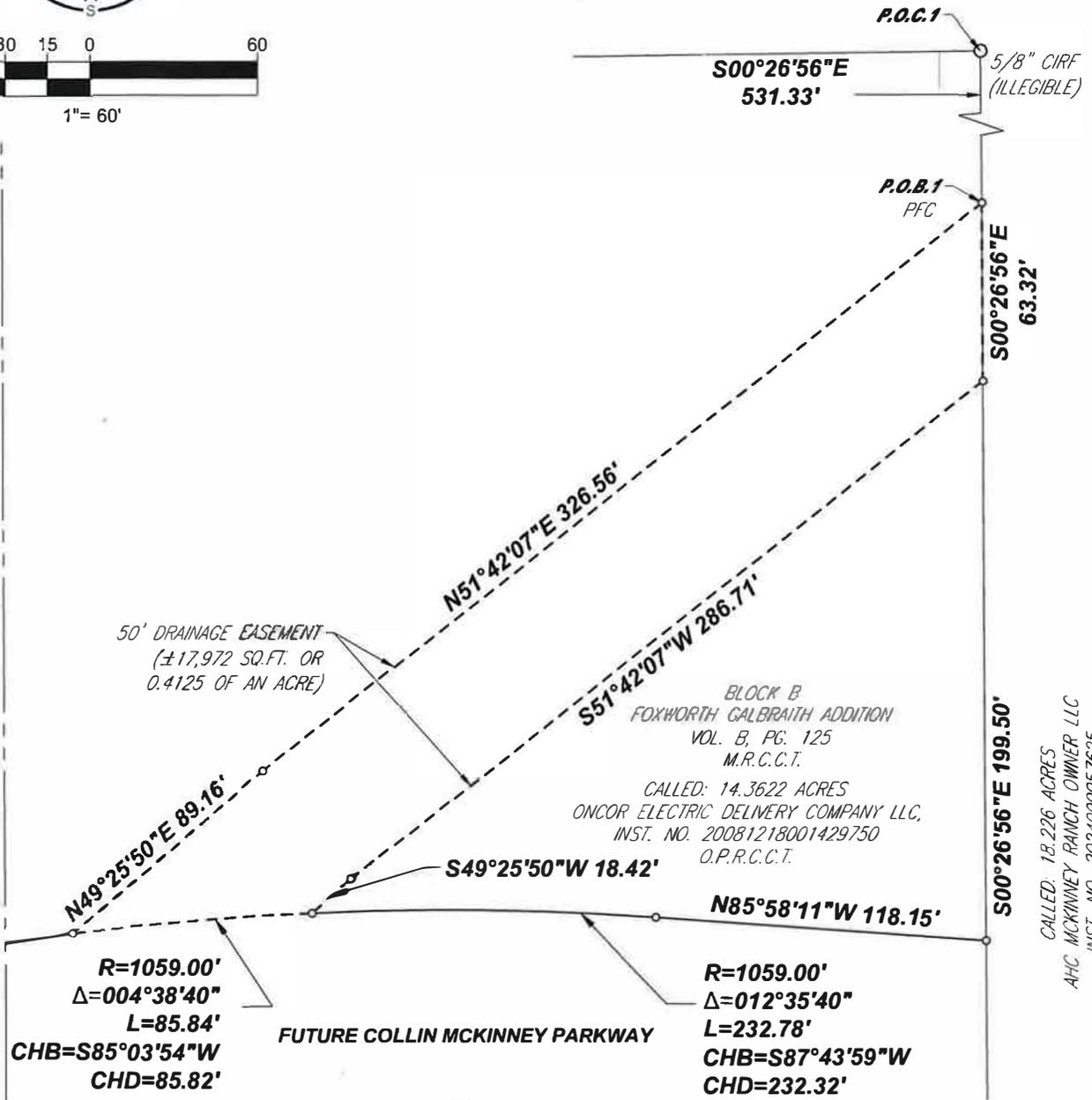
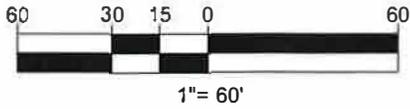
SCALE:	DATE	DRAWN	PROJECT	2600 NETWORK BLVD., SUITE 310	<b>BOHLER</b> ™
	08-26-2025	Dr	TXA230021	FRISCO, TEXAS 75034	
				TBPELS No. 10194942	

**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.



CALLLED: 18.226 ACRES  
 AHC MCKINNEY RANCH OWNER LLC  
 INST. NO. 2024000057625  
 O.P.R.C.C.T.



*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	<b>BOHLER</b> ™
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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

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

### 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  
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	<b>BOHLER</b> ™
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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*  
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	<b>BOHLER</b> ™
				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 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;

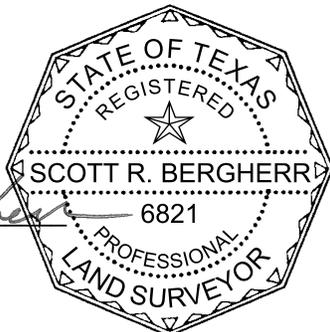
NORTH 89 DEGREES 04 MINUTES 36 SECONDS EAST A DISTANCE OF 16.80 FEET;

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.

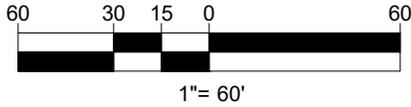
*Scott R. Bergherr*  
SCOTT R. BERGHERR  
R.P.L.S. NO. 6821  
09-04-2025



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

**EXHIBIT "A", TRACT III**

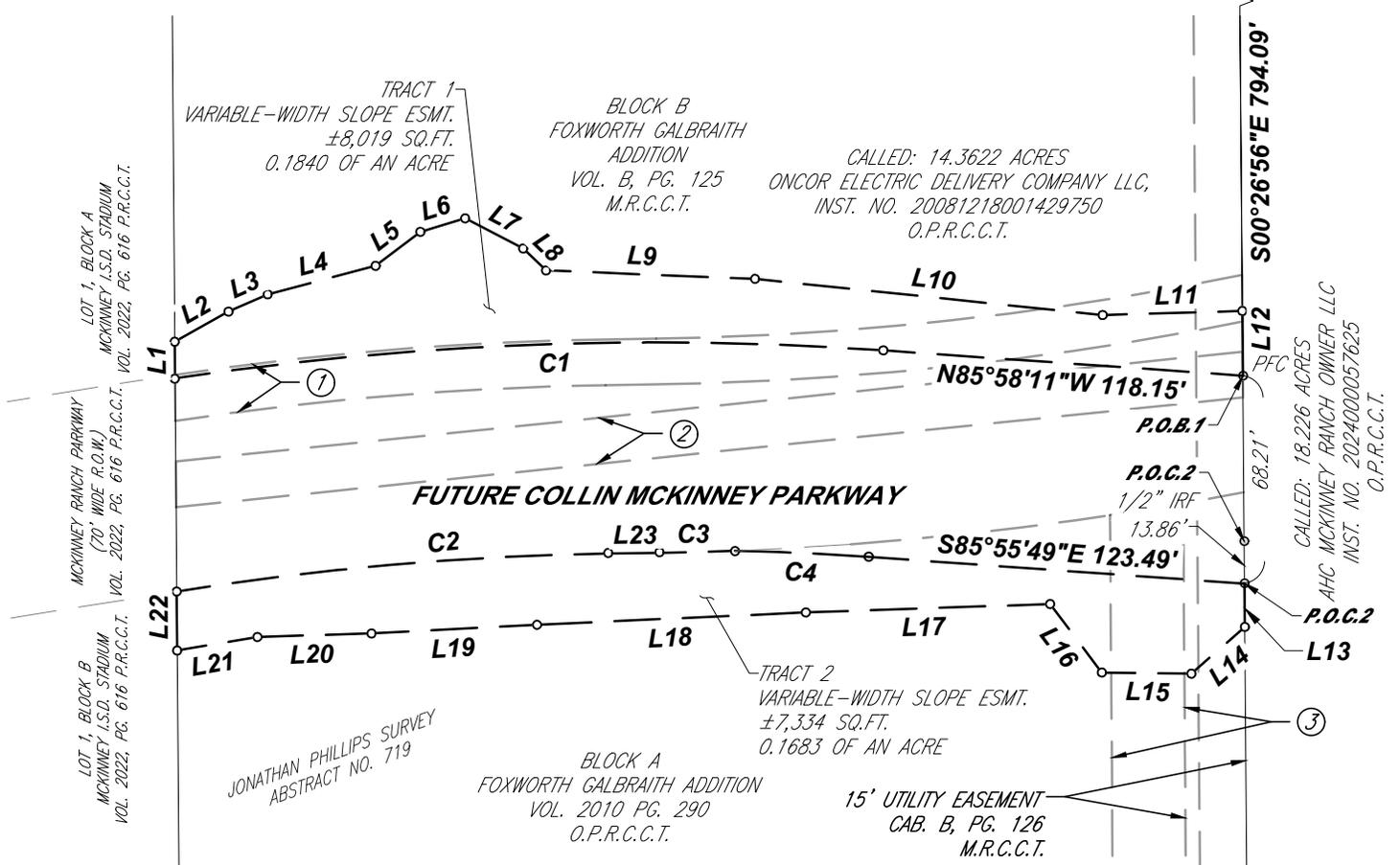
VARIABLE-WIDTH SLOPE EASEMENT  
 JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 PAGE 3 OF 4



**MCKINNEY RANCH PARKWAY**

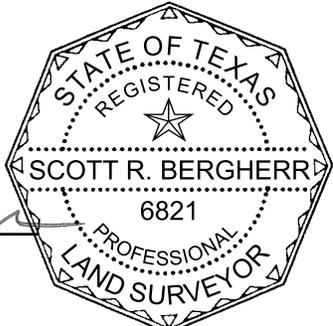
100' WIDE R.O.W.

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 FRISCO, TEXAS 75034 TBPOLS No. 10194942	<b>BOHLER</b> ™

# 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

<b>CURVE TABLE</b>					
<b>CURVE NO</b>	<b>RADIUS</b>	<b>LENGTH</b>	<b>DELTA</b>	<b>CHORD BEARING</b>	<b>CHORD LENGTH</b>
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'

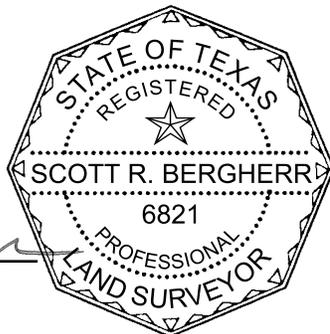
<b>LINE TABLE</b>		
<b>LINE</b>	<b>BEARING</b>	<b>DISTANCE</b>
L1	N00°26'56"W	12.03'
L2	N60°46'40"E	20.20'
L3	N66°12'04"E	14.05'
L4	N75°11'46"E	36.57'
L5	N52°44'31"E	18.44'
L6	N73°11'10"E	15.32'
L7	S62°32'18"E	21.45'
L8	S46°09'25"E	10.39'
L9	S87°40'54"E	68.55'
L10	S84°02'45"E	114.56'
L11	N88°18'14"E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

<b>LINE TABLE</b>		
<b>LINE</b>	<b>BEARING</b>	<b>DISTANCE</b>
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*

- |                     |  |
|---------------------|--|
| <i>TP&amp;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>            |

*Scott R. Bergherr*  
 SCOTT R. BERGHERR R.P.L.S.  
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SCALE:	DATE 09-04-2025	DRAWN Dr	PROJECT TXA230021	2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 TBPELS No. 10194942	<b>BOHLER</b> ™
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