

RESOLUTION NO. 2026-08-____(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE SALE OF A 40' PERMANENT SANITARY SEWER EASEMENT AND A 20' TEMPORARY CONSTRUCTION EASEMENT TOTALING APPROXIMATELY 0.310 ACRES OF LAND AS MORE PARTICULARLY DESCRIBED HEREINAFTER, LOCATED ON THE WEST SIDE OF RIDGE ROAD NEAR ITS INTERSECTION WITH WILMETH ROAD TO NORTH TEXAS MUNICIPAL WATER DISTRICT FOR THE CONSTRUCTION OF THE STOVER CREEK FORCE MAIN PIPELINE PROJECT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE EASEMENTS AND DOCUMENTS REGARDING THE SALE OF SAID EASEMENTS TO NORTH TEXAS MUNICIPAL WATER DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney, Texas ("City"), owns two tracts of land totaling approximately 1.4981 acres of land in the D. M. Crutchfield Survey, Abstract No. 205, of which 0.211 acres will be conveyed as a 40' Permanent Sanitary Sewer Easement, 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 0.2747 acres of land in the D. M. Crutchfield Survey, Abstract No. 205, of which 0.099 acres will be conveyed as a 20' Temporary Construction easement, 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 North Texas Municipal Water District ("NTMWD") is currently planning for the construction of its Stover Creek Force Main Pipeline Project to the Sister Grove Regional Water Resource Recovery Facility; and

WHEREAS, NTMWD is currently acquiring permanent sanitary sewer easements and temporary construction easements ("Easements") necessary for the Stover Creek Force Main Pipeline Project to begin construction; and

WHEREAS, NTMWD desires to acquire Tract I and Tract II identified herein (collectively, the "Property") from the City for use as Easements for the Stover Creek Force Main Pipeline Project; 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 North Texas Municipal Water District, 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, NTMWD obtained an appraisal of the Property 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, NTMWD has offered to pay the City the fair market value of the Property for use as Easements for the Stover Creek Force Main Pipeline Project; and

WHEREAS, the City Council has determined that it would be in the best interest of the City to convey the Property for use as Easements to NTMWD.

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 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 North Texas Municipal Water District for the total amount of Nine Hundred Twenty-Six and NO/100 Dollars (\$926.00), which amount is the appraised fair market value of the Property.
- 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 and II, attached hereto, to the North Texas Municipal Water District for Easements to be used for the Stover Creek Force Main Pipeline 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 18TH DAY OF AUGUST, 2026.

CITY OF McKINNEY, TEXAS:

BILL COX, Mayor
RICK FRANKLIN, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney
BENJAMIN SAMPLES, First Assistant City Attorney
ALAN LATHROM, Assistant City Attorney

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
STOVER CREEK FORCE MAIN PIPELINE
PROJECT NO. 501-0624-23

EXHIBIT "A", TRACT I

STATE OF TEXAS §
COUNTY OF COLLIN §

PARCEL NO. 5
OWNER: CITY OF MCKINNEY
40' PERMANENT SANITARY SEWER EASEMENT

LEGAL DESCRIPTION

BEING A 0.211 ACRE (9,175 SQUARE FEET) TRACT OF LAND AND BEING LOCATED IN TWO TRACTS OF LAND, A CALLED 0.0311 ACRE TRACT, AS CONVEYED TO THE CITY OF MCKINNEY IN A RIGHT OF WAY WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 20210625001288960, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND A CALLED 1.467 ACRE TRACT, AS CONVEYED TO THE CITY OF MCKINNEY IN A GENERAL WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 20200217000221790, D.R.C.C.T., ALSO BEING LOCATED IN THE D. M. CRUTCHFIELD SURVEY, ABSTRACT NUMBER 205, COLLIN COUNTY, TEXAS, ALSO BEING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A MAG NAIL FOUND (CONTROLLING MONUMENT 1) FOR THE COMMON CORNER OF A CALLED 10.26 ACRE TRACT, AS CONVEYED TO WLMETH RIDGE CROSSING LLC, RECORDED AS INSTRUMENT NUMBER 20190917001147170, D.R.C.C.T., A TRACT OF LAND CONVEYED TO SCOTT CEMETERY, RECORDED AS VOLUME 7, PAGE 62, D.R.C.C.T. AND A 6.678 ACRE TRACT, AS CONVEYED TO SAI WLMETH PROPERTIES LLC, RECORDED AS INSTRUMENT NUMBER 20180719000900600, D.R.C.C.T.;

THENCE SOUTH 01 DEGREES 41 MINUTES 23 SECONDS WEST, A DISTANCE OF 632.44 FEET, TO CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE WEST LINE OF A CALLED 1.516 ACRE TRACT, AS CONVEYED TO THE CITY OF MCKINNEY, RECORDED AS INSTRUMENT NUMBER 20201028001888460, D.R.C.C.T., SAID CALCULATED POINT ALSO BEING THE COMMON CORNER OF A CALLED 0.2747 ACRE TRACT, AS CONVEYED TO THE CITY OF MCKINNEY, RECORDED AS INSTRUMENT NUMBER 20210625001288970, D.R.C.C.T., AND THE REMAINDER OF A CALLED 10.016 ACRE TRACT, DESCRIBED AS TRACT 1, AS CONVEYED TO KENNETH AND MARSHA J. KNUTH, RECORDED AS INSTRUMENT NUMBER 20110311000267110, D.R.C.C.T. AND SAID CALLED 0.0311 ACRE TRACT, SAID CALCULATED POINT ALSO BEING THE POINT OF BEGINNING (TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) GRID COORDINATE OF N: 7,136,344.74 E: 2,519,536.04);

THENCE FOLLOWING THE COMMON LINE OF SAID CALLED 0.0311 ACRE TRACT AND SAID CALLED 1.516 ACRE TRACT, SOUTH 01 DEGREES 44 MINUTES 11 SECONDS WEST, A DISTANCE OF 56.73 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE WEST LINE OF SAID CALLED 1.516 ACRE TRACT, SAID CALCULATED POINT ALSO BEING A COMMON CORNER OF SAID CALLED 0.0311 ACRE TRACT AND SAID CALLED 1.467 ACRE TRACT;

THENCE FOLLOWING THE COMMON LINE OF SAID CALLED 1.516 ACRE TRACT AND SAID CALLED 1.467 ACRE TRACT, SOUTH 00 DEGREES 07 MINUTES 33 SECONDS EAST, A DISTANCE OF 203.53 FEET, TO A CALCULATED POINT FOR CORNER SAID CALCULATED POINT BEING THE COMMON CORNER OF SAID CALLED 1.467 ACRE TRACT, AND SAID CALLED 1.516 ACRE TRACT, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND STAMPED "JBI" (CONTROLLING MONUMENT 2) BEARS, SOUTH 22 DEGREES 37 MINUTES 16 SECONDS EAST, A DISTANCE OF 2,082.32 FEET FOR A COMMON CORNER OF LOT X-1, BLOCK X, OF THE AUBURN HILLS, PHASE 3B ADDITION, RECORDED AS INSTRUMENT NUMBER 20180605010002580, PLAT RECORDS COLLIN COUNTY, TEXAS (P.R.C.C.T.), AS CONVEYED TO AUBURN HILLS HOMEOWNERS' ASSOCIATION INC., RECORDED AS INSTRUMENT NUMBER 20200622000938450, D.R.C.C.T., LOT CA-C1, BLOCK C, OF THE WLMETH RIDGE SOUTH ADDITION, RECORDED AS INSTRUMENT NUMBER 20210423010001440, P.R.C.C.T., AS CONVEYED TO WLMETH RIDGE OWNERS ASSOCIATION, INC., RECORDED AS INSTRUMENT NUMBER 20210507000927340, D.R.C.C.T. AND NORTH RIDGE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS RECORDED IN THE REPLAT OF LOT F1R, BLOCK F, CA-F2 & CA-F3, WLMETH RIDGE SOUTH ADDITION, RECORDED AS INSTRUMENT NUMBER 202301000028, P.R.C.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID CALLED 1.467 ACRE TRACT, SOUTH 89 DEGREES 36 MINUTES 34 SECONDS WEST, A DISTANCE OF 40.00 FEET, TO A CALCULATED POINT FOR CORNER;

THENCE ACROSS SAID CALLED 1.467 ACRE TRACT, NORTH 00 DEGREES 07 MINUTES 33 SECONDS WEST, A DISTANCE OF 203.63 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID CALLED 0.0311 ACRE TRACT AND SAID CALLED 1.467 ACRE TRACT;

THENCE ACROSS SAID CALLED 0.0311 ACRE TRACT, NORTH 01 DEGREES 38 MINUTES 33 SECONDS EAST, A DISTANCE OF 14.14 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT ALSO BEING ON THE COMMON LINE OF SAID CALLED 0.0311 ACRE TRACT AND SAID REMAINDER OF A CALLED 10.016 ACRE TRACT;

THENCE FOLLOWING THE COMMON LINE OF SAID CALLED 0.0311 ACRE TRACT AND SAID REMAINDER OF A CALLED 10.016 ACRE TRACT THE FOLLOWING COURSES;

NORTH 72 DEGREES 11 MINUTES 49 SECONDS EAST, A DISTANCE OF 8.84 FEET, TO A CALCULATED POINT FOR CORNER;
NORTHEASTERLY WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 48.75 FEET, AN ARC LENGTH OF 54.62 FEET, A DELTA ANGLE OF 64 DEGREES 12 MINUTES 04 SECONDS, AND A CHORD THAT BEARS, NORTH 39 DEGREES 24 MINUTES 50 SECONDS EAST, A CHORD DISTANCE OF 51.81 FEET TO THE POINT OF BEGINNING, CONTAINING 9,175 SQUARE FEET OR 0.211 ACRES OF LAND, MORE OR LESS.

OWNER/CLIENT:
PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN
2801 NETWORK BLVD., STE. 101
FRISCO, TX 75034
972-638-7260
PBWHEAT@LAN-INC.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA, PE, RPLS
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
682-553-9474
FIRM NO. 10194633

NOTES

- THE BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GROUND/SURFACE VALUES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET AS OBSERVED ON THE ALTERRA RTK NETWORK. SURVEY DATA CAPTURED HAS BEEN SCALED FROM A BASED POINT AT 0,0 USING THE PUBLISHED TXDOT COMBINED FACTOR OF 1.000152710. COORDINATES ARE GRID VALUES.
- AN EXHIBIT DRAWING WITH THE SAME DATE HEREON ACCOMPANIES THIS LEGAL DESCRIPTION.

FIELD SURVEY BY: AA, JC, AV DATE: 5/13/2025 PROJECT NO. 23-724
DRAWN BY: MN SCALE: 1" = 100' SAM@HANNA-SE.COM

HSE HANNA
SURVEYING
& ENGINEERING LLC.



[Handwritten Signature]

40' PERMANENT SANITARY
SEWER EASEMENT
D. M. CRUTCHFIELD
SURVEY,
ABSTRACT NUMBER 205,
COLLIN COUNTY, TEXAS.
0.211 ACRES

* LEGEND *	
PROPOSED EASEMENT BOUNDARY	=====
ADJOINER PROPERTY LINE	-----
SURVEY LINE	=====
BEARING LINE	-----
EASEMENT	=====
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(C.M.)	CONTROLLING MONUMENT
PCF	POINT FOR CORNER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
MON.	MONUMENT
CAB.	CABINET
SLD.	SLIDE
ESMT.	EASEMENT
MAG	MAG NAIL FOUND
sqft	SQUARE FEET
○	CALCULATED POINT FOR CORNER

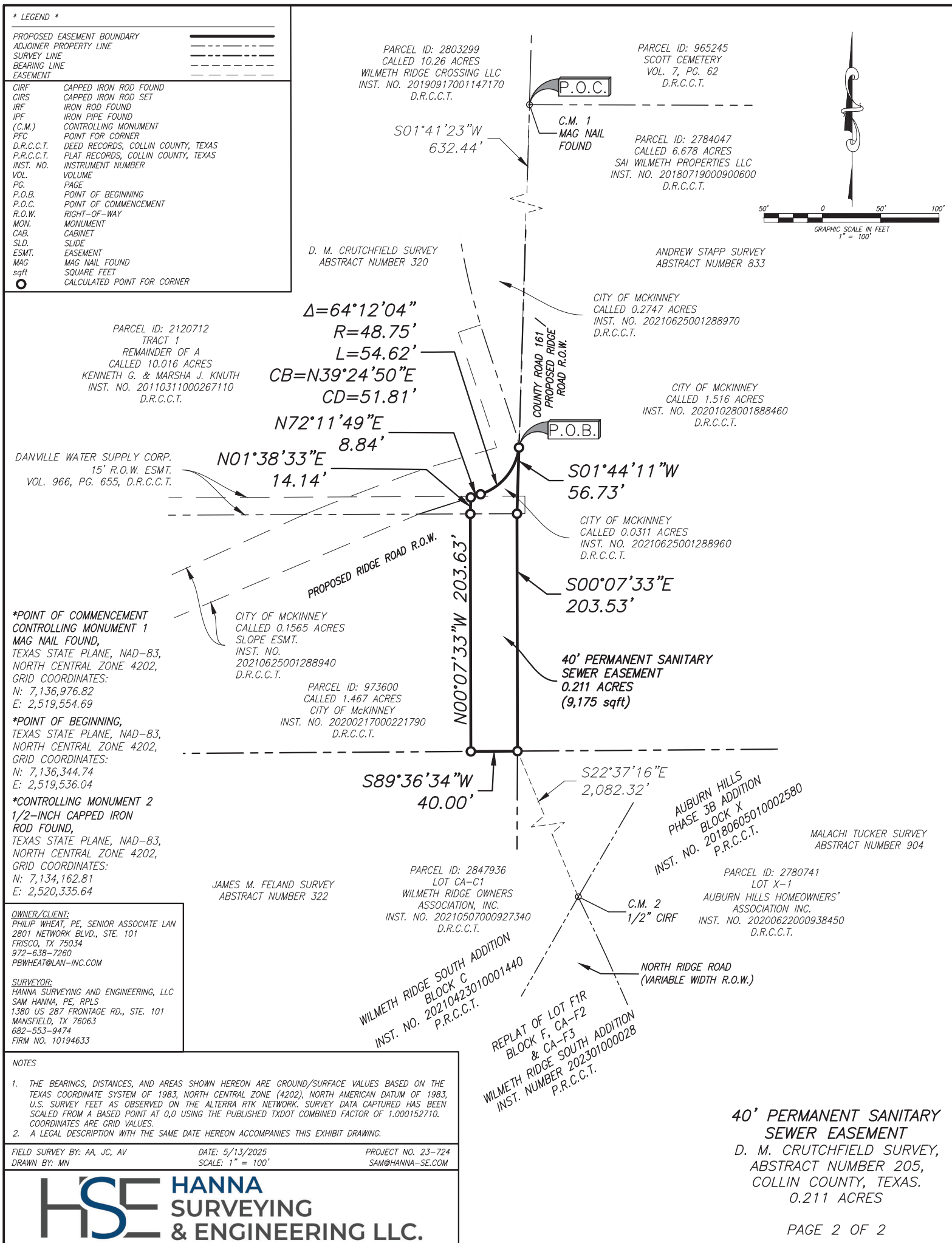


EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
STOVER CREEK FORCE MAIN PIPELINE
PROJECT NO. 501-0624-23

EXHIBIT "A", TRACT II

PARCEL NO. 5
OWNER: CITY OF MCKINNEY
20' TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

LEGAL DESCRIPTION

BEING A 0.099 ACRE (4,298 SQUARE FEET) PORTION, AND BEING LOCATED IN THE D. M. CRUTCHFIELD SURVEY, ABSTRACT NUMBER 320, COLLIN COUNTY, TEXAS, AND LOCATED IN A CALLED 0.2747 ACRE TRACT OF LAND, AS CONVEYED TO THE CITY OF MCKINNEY IN A RIGHT-OF-WAY WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 20210625001288970, D.R.C.C.T AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A MAG NAIL WITH WASHER FOUND (CONTROLLING MONUMENT 1) FOR THE COMMON CORNER OF A CALLED 10.26 ACRE TRACT, AS CONVEYED TO WILMETH RIDGE CROSSING LLC, RECORDED AS INSTRUMENT NUMBER 20190917001147170, D.R.C.C.T., A TRACT OF LAND CONVEYED TO SCOTT CEMETERY, RECORDED AS VOLUME 7, PAGE 62, D.R.C.C.T. AND A CALLED 6.678 ACRE TRACT, AS CONVEYED TO SAI WILMETH PROPERTIES LLC, RECORDED AS INSTRUMENT NUMBER 20180719000900600, D.R.C.C.T. SAID MAG NAIL WITH WASHER ALSO BEING IN THE APPROXIMATE CENTERLINE OF RIDGE ROAD, A VARIABLE WIDTH UNDEDICATED RIGHT-OF-WAY;

THENCE SOUTH 11 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 355.19 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID CALLED 0.2747 ACRE TRACT AND A CALLED 1.000 ACRE TRACT, DESCRIBED AS TRACT 2, AS CONVEYED TO KENNETH G. & MARSHA J. KNUTH, RECORDED AS INSTRUMENT NUMBER 20110311000267110, D.R.C.C.T.,, SAID CALCULATED POINT ALSO BEING THE POINT OF BEGINNING (TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) GRID COORDINATE OF N: 7,136,629.39 E: 2,519,481.11);

THENCE ACROSS SAID CALLED 0.2747 ACRE TRACT THE FOLLOWING COURSES;

SOUTHERLY WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.48 FEET, AN ARC LENGTH OF 14.09 FEET, A DELTA ANGLE OF 000 DEGREES 24 MINUTES 50 SECONDS, AND A CHORD THAT BEARS SOUTH 11 DEGREES 11 MINUTES 38 SECONDS EAST, A CHORD DISTANCE OF 14.09 FEET, TO A CALCULATED POINT FOR CORNER;

SOUTHERLY, WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,930.00 FEET, AN ARC LENGTH OF 114.46 FEET, A DELTA ANGLE OF 003 DEGREES 23 MINUTES 53 SECONDS, AND A CHORD THAT BEARS, SOUTH 13 DEGREES 06 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 114.44 FEET, TO A CALCULATED POINT FOR CORNER,

SOUTHERLY WITH A NON-TANGENT CURVE TO THE LEFT. HAVING A RADIUS OF 555.09 FEET, AN ARC LENGTH OF 62.89 FEET, A DELTA ANGLE OF 006 DEGREES 29 MINUTES 30 SECONDS, AND A CHORD THAT BEARS SOUTH 15 DEGREES 02 MINUTES 10 SECONDS EAST, A CHORD DISTANCE OF 62.86 FEET, TO A CALCULATED POINT FOR CORNER,

SOUTH 18 DEGREES 16 MINUTES 55 SECONDS EAST, A DISTANCE OF 37.96 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON LINE OF SAID CALLED 0.2747 ACRE TRACT AND A CALLED 1.516 ACRE TRACT, AS CONVEYED TO THE CITY OF MCKINNEY, RECORDED AS INSTRUMENT NUMBER 20201028001888460, D.R.C.C.T.;

THENCE ALONG THE COMMON LINE OF SAID CALLED 0.2747 ACRE TRACT AND SAID CALLED 1.516 ACRE TRACT, SOUTH 01 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 62.94 FEET, TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING THE COMMON CORNER OF A CALLED 0.0311 ACRE TRACT, AS CONVEYED TO THE CITY OF MCKINNEY, RECORDED AS INSTRUMENT NUMBER 20210625001288960, D.R.C.C.T., THE REMAINDER OF A CALLED 10.016 ACRE TRACT, DESCRIBED AS TRACT 1, AS CONVEYED TO KENNETH G. & MARSHA J. KNUTH, RECORDED AS INSTRUMENT NUMBER 20110311000267110, D.R.C.C.T., AND SAID CALLED 1.516 ACRE TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 0.2747 ACRE TRACT AND SAID TRACT 1 THE FOLLOWING COURSES:

NORTHERLY, WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 49.01 FEET, AN ARC LENGTH OF 12.44 FEET, A DELTA ANGLE OF 014 DEGREES 32 MINUTES 22 SECONDS, AND A CHORD THAT BEARS, NORTH 11 DEGREES 00 MINUTES 35 SECONDS WEST, A CHORD DISTANCE OF 12.40 FEET, TO A CALCULATED POINT FOR CORNER, NORTH 18 DEGREES 16 MINUTES 55 SECONDS WEST, A DISTANCE OF 84.78 FEET, TO A CALCULATED POINT FOR CORNER,

NORTHERLY, WITH A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 575.09 FEET, AN ARC LENGTH OF 166.59 FEET, A DELTA ANGLE OF 016 DEGREES 35 MINUTES 50 SECONDS, AND A CHORD THAT BEARS, NORTH 09 DEGREES 59 MINUTES 00 SECONDS WEST, A CHORD DISTANCE OF 166.01 FEET, TO A CALCULATED POINT FOR CORNER;

NORTH 01 DEGREES 41 MINUTES 05 MINUTES WEST, A DISTANCE OF 28.70 FEET TO A CALCULATED POINT FOR CORNER, SAID CALCULATED POINT BEING ON THE COMMON CORNER OF SAID TRACT 1, SAID TRACT 2, AND SAID CALLED 0.2747 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROAD FOUND WITH YELLOW CAP STAMPED "RPLS 5587" (CONTROLLING MONUMENT 2) BEARS, SOUTH 88 DEGREES 44 MINUTES 45 SECONDS WEST, A DISTANCE OF 16.95 FEET FOR A COMMON CORNER OF SAID TRACT 2 AND SAID TRACT 1;

OWNER/CLIENT:
PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN
2801 NETWORK BLVD., STE. 101
FRISCO, TX 75034
972-638-7260
PBWHEAT@LAN-INC.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA, PE, RPLS
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
682-553-9474
FIRM NO. 10194633

THENCE WITH THE COMMON LINE OF SAID TRACT 2 AND SAID CALLED 0.2747 ACRE TRACT, NORTH 88 DEGREES 44 MINUTES 45 SECONDS EAST, A DISTANCE OF 3.63 FEET, TO THE POINT OF BEGINNING, CONTAINING 4,298 SQUARE FEET OR 0.099 ACRES OF LAND, MORE OR LESS.

[Handwritten Signature]



20' TEMPORARY
CONSTRUCTION EASEMENT
D. M. CRUTCHFIELD
SURVEY,
ABSTRACT NUMBER 320,
COLLIN COUNTY, TEXAS.
0.099 ACRES

NOTES

1. THE BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GROUND/SURFACE VALUES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET AS OBSERVED ON THE ALTERRA RTK NETWORK. SURVEY DATA CAPTURED HAS BEEN SCALED FROM A BASED POINT AT 0,0 USING THE PUBLISHED TXDOT COMBINED FACTOR OF 1.000152710. COORDINATES ARE GRID VALUES.

2. AN EXHIBIT DRAWING WITH THE SAME DATE HEREON ACCOMPANIES THIS LEGAL DESCRIPTION.

FIELD SURVEY BY: AA, JC, AV
DRAWN BY: MN

DATE: 6/9/2025
SCALE: 1" = 80'

PROJECT NO. 23-724
SAM@HANNA-SE.COM

HSE

HANNA
SURVEYING
& ENGINEERING LLC.

PROPOSED EASEMENT BOUNDARY
ADJOINER PROPERTY LINE
SURVEY LINE
BEARING LINE
EASEMENT

PARCEL ID: 2803299
CALLED 10.26 ACRES
WILMETH RIDGE
CROSSING LLC
INST. NO.
20190917001147170
D.R.C.C.T.

RIDGE ROAD
(VARIABLE WIDTH)
UNDEVELOPED (R.O.W.)

MAG NAIL W/WASHER
FOUND
(C.M. 1)

PARCEL ID: 965245
SCOTT CEMETERY
VOL. 7, PG. 62
D.R.C.C.T.

PARCEL ID: 2784047
CALLED 6.678 ACRES
SAI WILMETH PROPERTIES LLC
INST. NO. 20180719000900600
D.R.C.C.T.

CITY OF MCKINNEY
CALLED 1.516 ACRES
INST. NO. 20201028001888460
D.R.C.C.T.

CITY OF MCKINNEY
CALLED 0.2747 ACRES
INST. NO. 20210625001288970
D.B.C.C.T.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	14.09'	1,950.48'	000°24'50"	S11° 11' 38"E	14.09'
C2	114.46'	1,930.00'	003°23'53"	S13° 06' 07"E	114.44'
C3	62.89'	555.09'	006°29'30"	S15° 02' 10"E	62.86'
C4	12.44'	49.01	014°32'22"	N11° 00' 35"W	12.40'
C5	166.59'	575.09'	016°35'50"	N09° 59' 00"W	166.01'

20' TEMPORARY
CONSTRUCTION EASEMENT
0.099 ACRES
(4,298 sqft)

PARCEL ID: 2120712
TRACT 1
REMAINDER OF A CALLED 10.016 ACRES
KENNETH G. & MARSHA J. KNUTH
INST. NO. 20110311000267110
D.R.C.C.T.

CITY OF MCKINNEY
CALLED 0.1565 ACRES
SLOPE ESMT.
INST. NO. 20210625001288940
D.R.C.C.T.

CITY OF MCKINNEY
CALLED 0.0311 ACRES
INST. NO. 20210625001288960
D.R.C.C.T

OWNER/CLIENT:
PHILIP WHEAT, PE, SENIOR ASSOCIATE LAN
2801 NETWORK BLVD., STE. 101
FRISCO, TX 75034
972-638-7260
PBWHEAT@LAN-INC.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA, PE, RPLS
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
682-553-9474
FIRM NO. 10194633

*POINT OF COMMENCEMENT
CONTROLLING MONUMENT 1
MAG NAIL FOUND,
TEXAS STATE PLANE, NAD-83,
NORTH CENTRAL ZONE 4202,
GRID COORDINATES:
N: 7,136,976.82
E: 2,519,554.69

**POINT OF BEGINNING,
TEXAS STATE PLANE, NAD-83,
NORTH CENTRAL ZONE 4202,
GRID COORDINATES:
N: 7,136,629.39
E: 2,519,481.11*

***CONTROLLING MONUMENT 2
1/2-INCH CAPPED IRON
ROD FOUND,
TEXAS STATE PLANE, NAD-83,
NORTH CENTRAL ZONE 4202,
GRID COORDINATES:
N: 7,134,162.81
E: 2,520,335.64**

1. THE BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GROUND/SURFACE VALUES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983; U.S. SURVEY FEET AS OBSERVED ON THE ALTEGRA RTK NETWORK; SURVEY DATA CAPTURED HAS BEEN SCALED FROM A BASED POINT AT 0,0 USING THE PUBLISHED TXDOT COMBINED FACTOR OF 1.000152710. COORDINATES ARE GRID VALUES.
2. A LEGAL DESCRIPTION WITH THE SAME DATE HEREON ACCOMPANIES THIS EXHIBIT DRAWING.

FIELD SURVEY BY: AA, JC, AV
DRAWN BY: MN

DATE: 6/9/2025
SCALE: 1" = 80'

PROJECT NO. 23-724
SAM@HANNA-SE.COM

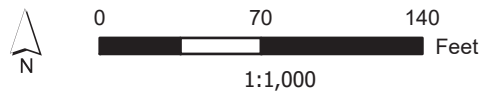


HANNA
SURVEYING
& ENGINEERING LLC.

20' TEMPORARY
CONSTRUCTION EASEMENT
D. M. CRUTCHFIELD SURVEY,
ABSTRACT NUMBER 320,
COLLIN COUNTY, TEXAS.
0.099 ACRES

PAGE 2 OF 2

Document Path: Y:_Engineering\GIS\Projects\04_Location\Map\TempConstr-Sewer-Esmt\Map_TempConstr-Sewer-Esmt.aprx



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

Location Map
Exhibit "B"
City of McKinney to NTMWD
Sanitary Sewer Easement and
Temporary Construction Easement

