

RESOLUTION NO. 2026-03-____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTY RIGHTS FOR PUBLIC USE BY EMINENT DOMAIN FOR RIGHTS-OF-WAY (IN FEE SIMPLE), TEMPORARY CONSTRUCTION EASEMENTS, AND A PEDESTRIAN ACCESS EASEMENT ASSOCIATED WITH THE MCKINNEY AMPHITHEATER IMPROVEMENTS PROJECT (ST2514); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID RIGHTS-OF-WAY (IN FEE SIMPLE), TEMPORARY CONSTRUCTION EASEMENTS, AND A PEDESTRIAN ACCESS EASEMENT, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

WHEREAS, the City Council of the City of McKinney, Texas, has determined that a public need and necessity exists for improvements to South Central Expressway from Gateway Boulevard to Marketplace Drive, Medical Center Drive from Spur 399 to Eldorado Parkway, Marketplace Drive from South Central Expressway to Medical Center Drive, and Gateway Boulevard from South Central Expressway to Medical Center Drive, to include improvements to street paving, sidewalk paving, landscape/hardscape, illumination, traffic signal improvements, information technology system improvements, and other associated street elements for construction of the McKinney Amphitheater Improvements Project (ST2514), with the location of the necessary Rights-of-Way (in Fee Simple), Temporary Construction Easements, and a Pedestrian Access Easement, generally set forth in the map attached hereto as Exhibit B; and

WHEREAS, the City Council has considered this project and has determined that a public necessity exists for the acquisition of Rights-of-Way (in Fee Simple), Temporary Construction Easements, and a Pedestrian Access Easement from:

<u>Property Owner</u>	<u>Property Interest</u>
Emerson Process Management Regulator Technologies, Inc.	Right-of-Way (in Fee Simple) (2) Temporary Construction Easement (2)
LXMI McKinney Property Owner LLC	Right-of-Way (in Fee Simple) Temporary Construction Easement
ABS TX Investor, LP	Right-of-Way (in Fee Simple) Temporary Construction Easement
Big Diamond Inc.	Right-of-Way (in Fee Simple) Temporary Construction Easement
McRoy Corporation	Temporary Construction Easement
South Trust Bank	Right-of-Way (in Fee Simple) Temporary Construction Easement
Venezias Pizza Café	Temporary Construction Easement
Bailey Lee and Susan Lum, Trustees of the Bailey Lee and Susan Lum Trust dated January 20, 2005, Mosin Lum and Patrick Gee-Kie Lum, Trustees of the Ming	Temporary Construction Easement

Cheung Lum Credit Shelter Trust dated May 20, 2010 (as established by the Ming and Mosin Lum Revocable Trust dated March 4, 1992), Bob Chan and Leslie Yee Chan, Trustees of the Bob and Leslie Chan 2001 Family Trust dated February 25, 2001, Patrick Lum and Yu Ye Lum, Trustees of the Patrick and Yu Ye Lum Revocable Trust dated January 20, 2005, and Wayne Siu and Anita Tam Siu, Trustees of the Wayne Siu and Anita Tam Siu Living Trust dated December 6, 1993

Church of God, A
Worldwide Association, Inc.

Pedestrian Access Easement
Temporary Construction Easement

as described and depicted in Exhibit A, (RW4), Exhibit A, (RW5), Exhibit A, (TCE12), Exhibit A, (TCE13), Exhibit A, (RW7), Exhibit A, (TCE7), Exhibit A, (RW8), Exhibit A, (TCE8), Exhibit A, (RW9), Exhibit A, (TCE9), Exhibit A, (TCE10), Exhibit A, (RW11), Exhibit A, (TCE11), Exhibit A, (TCE3), Exhibit A, (TCE4), Exhibit A, (PAE12), and Exhibit A, (TCE19), attached hereto and incorporated herein for all purposes ("Property").

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

- Section 1. All of the above premises to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.
- Section 2. That the City Council of the City of McKinney, Texas hereby authorizes the City Manager to execute documents, as needed, to acquire the necessary Property for the McKinney Amphitheater Improvements Project (ST2514).
- Section 3. That the City Council hereby finds and determines that a public use and necessity exists for the City of McKinney for the construction of the McKinney Amphitheater Improvements Project (ST2514), and to acquire the necessary Property in those certain lots, tracts or parcels of land deemed necessary for that construction as identified in the construction plans and specifications as amended, together with all necessary appurtenances, additions and improvements on, over, under, and through those certain lots, tracts or parcels of land described and depicted in Exhibit A, (RW4), Exhibit A, (RW5), Exhibit A, (TCE12), Exhibit A, (TCE13), Exhibit A, (RW7), Exhibit A, (TCE7), Exhibit A, (RW8), Exhibit A, (TCE8), Exhibit A, (RW9), Exhibit A, (TCE9), Exhibit A, (TCE10), Exhibit A, (RW11), Exhibit A, (TCE11), Exhibit A, (TCE3), Exhibit A, (TCE4), Exhibit A, (PAE12), and Exhibit A, (TCE19).

Section 4. That the City Manager, or any individual he may so designate, is authorized and directed to negotiate for and to acquire the required Property for the City of McKinney, and to acquire said rights in compliance with State and Federal law. That the City Manager, or any individual he may so designate, is specifically authorized and directed to do each and every act necessary to acquire the needed Property including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to engage a qualified appraiser of the Property to be acquired when such appraisal is necessary, authorize and pay appraisal and litigation expenses incurred through a condemnation process, and, where necessary, the use of Eminent Domain to condemn the Property.

Section 5. That the City Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of the Property and, as such, the City Manager is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the City Council for such purpose. That the City Manager is specifically authorized to establish the just compensation for the acquisition of the Property. That, if the City Manager or his designee determines that an agreement as to damages or compensation cannot be reached, then the City Attorney or his designee is hereby authorized and directed to file or cause to be filed, against the Property Owners and interested parties of the subject Property, proceedings in eminent domain to acquire the above-stated interest in the Property.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 3rd DAY OF MARCH, 2026.

CITY OF MCKINNEY, TEXAS:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL PARCHMAN
Deputy City Secretary

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



EXHIBIT "A"
LEGAL DESCRIPTION FOR
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION
RW-4

All that certain lot, tract, or parcel of land, situated in a portion of the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, being part of that certain called Lot 1, Block A of Gateway Addition recorded in Volume 2012, Page 272 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to Emerson Process Management Regulator Technologies, Inc. recorded in Instrument No. 20120820001026580 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found at the most northerly corner of said Lot 1, Block A and the most northerly corner of a clip corner at the intersection of the Southeast right-of-way line of U.S. Highway No. 75 (variable width right-of-way) and the Southwest right-of-way line of Marketplace Drive (60' width right-of-way);

THENCE South 73 deg. 06 min. 15 sec. East along the Northeast line of said Lot 1, Block A and said Southwest right-of-way line, a distance of 17.75 feet to a point, from which a 1/2" iron rod found for the southeast corner of Lot 2, Block 1 and the most southerly southwest corner of Lot 3, Block 1 of McKinney Marketplace Addition recorded in Cabinet L, Page 796 (MRCCT) bears South 89 deg. 52 min. 35 sec. East - 207.92 feet;

THENCE South 60 deg. 04 min. 52 sec. West departing said Northeast line and Southwest right-of-way line, a distance of 27.37 feet;

THENCE South 13 deg. 15 min. 59 sec. West, a distance of 422.87 feet;

THENCE South 20 deg. 28 min. 13 sec. West, a distance of 92.22 feet to the Northwest line of said Lot 1, Block A and the Southeast right-of-way line of said U.S. Highway No. 75;

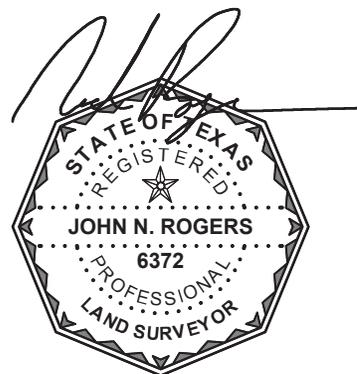
THENCE North 16 deg. 25 min. 42 sec. East along said Northwest line and Southeast right-of-way line, a distance of 91.81 feet;

THENCE North 13 deg. 15 min. 59 sec. East along said Northwest line and Southeast right-of-way line, a distance of 434.85 feet to the most westerly Northwest corner of said Lot 1, Block A and the most westerly corner of a corner clip;

THENCE North 61 deg. 53 min. 45 sec. East along said corner clip, a distance of 11.65 feet to the **POINT OF BEGINNING**, containing 3,341 square feet or 0.077 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



11/19/2025

POINT OF BEGINNING
5/8" I.R.F.

LOT 2, BLOCK 1
MCKINNEY MARKETPLACE ADDITION
CAB. L, PG. 796
M.R.C.C.T.

WILLIAM HEMPHILL
SURVEY, ABSTRACT No. 449

LOT 3, BLOCK 1
MCKINNEY MARKETPLACE
ADDITION
CAB. L, PG. 796
M.R.C.C.T.

MARKETPLACE DRIVE
(60' WIDE R/W PER, CAB. L, PG. 796, M.R.C.C.T.)

PROPOSED
10' TEMPORARY
CONSTRUCTION
EASEMENT

ATMOS ENERGY CORPORATION
50' PIPELINE EASEMENT #3
INST. NO. 20120425000481660
D.R.C.C.T.

EMERSON PROCESS
MANAGEMENT REGULATOR
TECHNOLOGIES, INC
INST. NO. 20120820001026580
D.R.C.C.T.

LOT 1, BLOCK A
GATEWAY ADDITION
VOL. 2012, PG. 272
M.R.C.C.T.

**VARIABLE WIDTH
RIGHT-OF-WAY
DEDICATION**
3,341 SQ. FT. / 0.077 AC.

ATMOS ENERGY CORPORATION
50' PIPELINE EASEMENT #3
INST. NO. 20120425000481660
D.R.C.C.T.

TXDOT
INST. NO. 200608170011181820
D.R.C.C.T.

ATMOS ENERGY CORPORATION
50' PIPELINE EASEMENT #2-1
INST. NO. 20061002001410520
D.R.C.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S73°06'15"E	17.75'
L2	S60°04'52"W	27.37'
L3	S13°15'59"W	422.87'
L4	S20°28'13"W	92.22'
L5	N16°25'42"E	91.81'
L6	N13°15'59"E	434.85'
L7	N61°53'45"E	11.65'

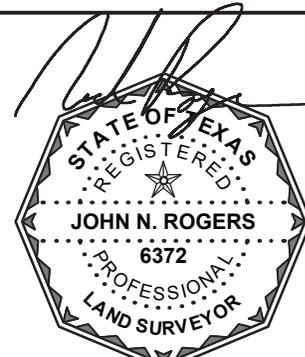


BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION,
SITUATED IN A PORTION OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=100'	Sheet
Drafted:	J.H.M.	Checked:	J.N.R.	2
Surveyed on the Ground:	06/10/2025			of
Date Prepared:	07/14/2025			2
Revised:10/29/2025	Revised:11/18/2025			



Date Signed: 11/19/2025



EXHIBIT "A"
LEGAL DESCRIPTION FOR
VARIABLE WIDTH RIGHT-OF-WAY
RW-5

All that certain lot, tract, or parcel of land, situated in a portion of the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, being part of Lot 1, Block A of Gateway Addition recorded in Volume 2012, Page 272 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to Emerson Process Management Regulator Technologies, Inc. recorded in Instrument No. 20120820001026580 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING in the Northeast line of said Lot 1, Block A and the Southwest right-of-way line of Marketplace Drive (60' width right-of-way) recorded in Cabinet L, Page 796 (MRCCT), from which a 5/8" capped iron rod found stamped "4804" for an angle point in the Southwest line of Lot 3, Block 1 of McKinney Marketplace Addition recorded in Cabinet L, Page 796 (MRCCT) and the Northeast right-of-way of said Marketplace Drive bears North 56 deg. 50 min. 53 sec. East – 78.27 feet;

THENCE South 73 deg. 06 min. 15 sec. East along said Northeast line and said Southwest right-of-way line, a distance of 42.33 feet;

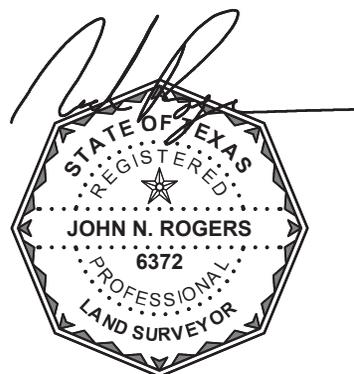
THENCE South 58 deg. 02 min. 30 sec. East along said Northeast line and Southwest right-of-way line, a distance of 148.53 feet to Northeast corner of said Lot 1, Block A and the most northerly Northwest corner of a called 45.71 acre tract as described in a deed to Sunset Ground at McKinney, LLC recorded in Instrument No. 2025000005931 (DRCCT), from which a 5/8" capped iron rod found stamped "4804" for an angle point in the Southwest line of said Lot 3, Block 1 and the Northeast right-of-way of said Marketplace Drive bears North 59 deg. 46 min. 52 sec. East – 67.84 feet;

THENCE South 32 deg. 51 min. 11 sec. West along a Southeast line of said Lot 1, Block A and a Northwest line of said 45.71 acre tract, a distance of 11.00 feet;

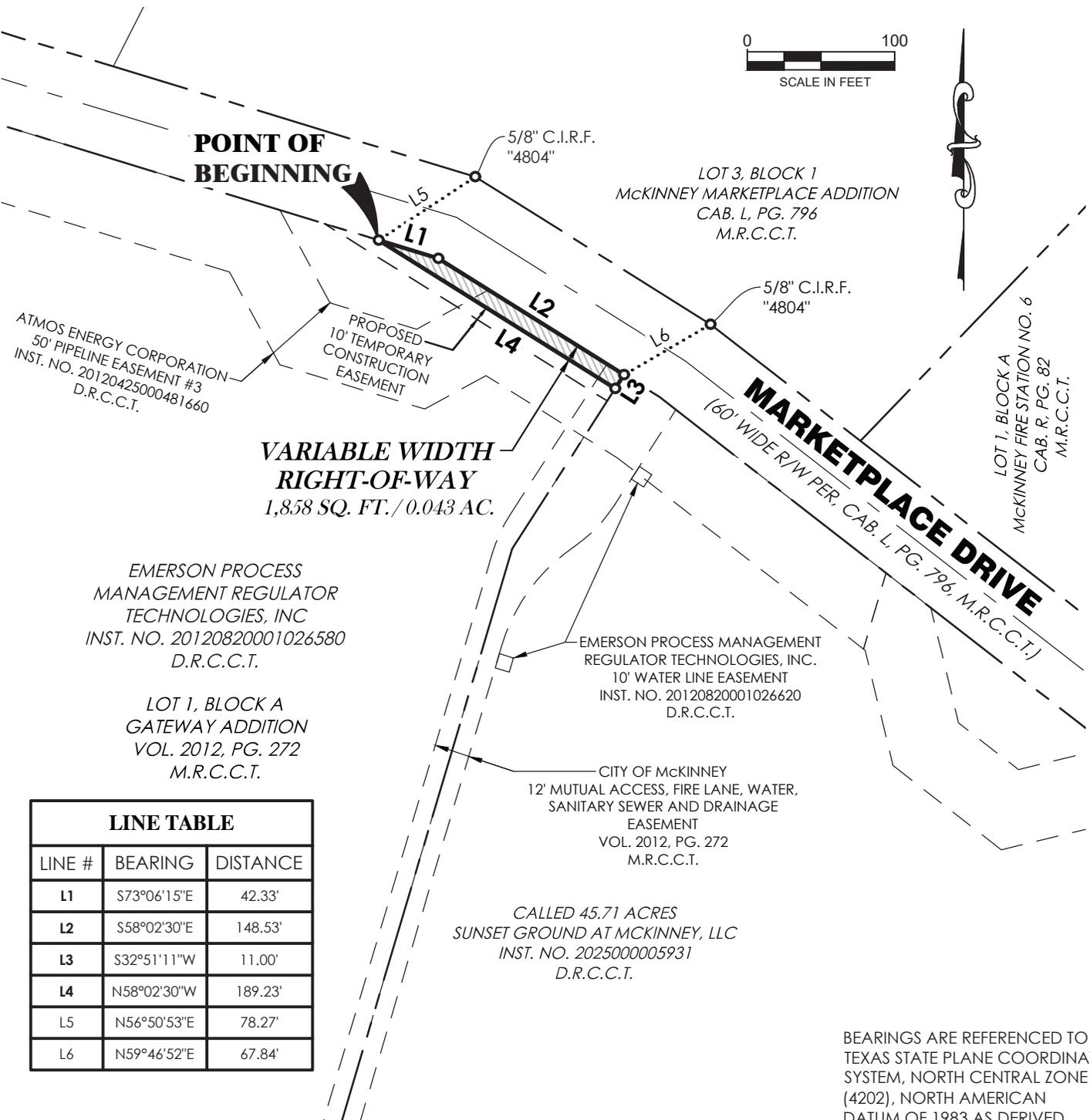
THENCE North 58 deg. 02 min. 30 sec. West departing said deed lines, a distance of 189.23 feet to the **POINT OF BEGINNING**, containing 1,858 square feet or 0.043 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



11/19/2025



**VARIABLE WIDTH
RIGHT-OF-WAY**
1,858 SQ. FT. / 0.043 AC.

EMERSON PROCESS
MANAGEMENT REGULATOR
TECHNOLOGIES, INC
INST. NO. 20120820001026580
D.R.C.C.T.

LOT 1, BLOCK A
GATEWAY ADDITION
VOL. 2012, PG. 272
M.R.C.C.T.

EMERSON PROCESS MANAGEMENT
REGULATOR TECHNOLOGIES, INC.
10' WATER LINE EASEMENT
INST. NO. 20120820001026620
D.R.C.C.T.

CITY OF MCKINNEY
12' MUTUAL ACCESS, FIRE LANE, WATER,
SANITARY SEWER AND DRAINAGE
EASEMENT
VOL. 2012, PG. 272
M.R.C.C.T.

CALLED 45.71 ACRES
SUNSET GROUND AT MCKINNEY, LLC
INST. NO. 2025000005931
D.R.C.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S73°06'15"E	42.33'
L2	S58°02'30"E	148.53'
L3	S32°51'11"W	11.00'
L4	N58°02'30"W	189.23'
L5	N56°50'53"E	78.27'
L6	N59°46'52"E	67.84'

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
VARIABLE WIDTH RIGHT-OF-WAY,
SITUATED IN A PORTION OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=100'	Sheet 2 of 2 Date Signed: 11/19/2025
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	09/05/2025			
Revised: 10/29/2025	Revised: 11/18/2025			

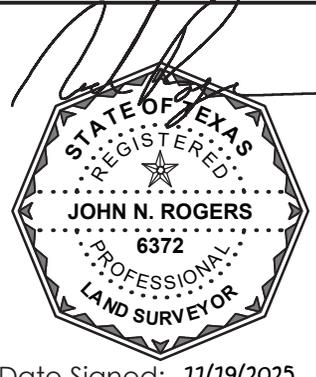




EXHIBIT "A"
LEGAL DESCRIPTION FOR
10' TEMPORARY CONSTRUCTION EASEMENT
TCE-12

All that certain lot, tract, or parcel of land, situated in a portion of the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, being part of that certain called Lot 1, Block A of Gateway Addition recorded in Volume 2012, Page 272 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to Emerson Process Management Regulator Technologies, Inc. recorded in Instrument No. 20120820001026580 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING in the Northeast line of said Lot 1, Block A and the Southwest right-of-way line of Marketplace Drive (60' width right-of-way) recorded in Cabinet L, Page 796 (MRCCT), from which a 1/2" iron rod found for the Southeast corner of Lot 2, Block 1 and the most southerly Southwest corner of Lot 3, Block 1 of McKinney Marketplace Addition recorded in Cabinet L, Page 796 (MRCCT) bears North 88 deg. 57 min. 35 sec. East – 194.83 feet;

THENCE South 60 deg. 04 min. 52 sec. West departing said Northeast and Southwest right-of-way line, a distance of 32.43 feet;

THENCE South 13 deg. 15 min. 59 sec. West, a distance of 419.17 feet;

THENCE South 20 deg. 28 min. 13 sec. West, a distance of 234.37 feet to the Northwest line of said Lot 1, Block A and the Southeast right-of-way line of said U.S. Highway No. 75 (variable width right-of-way);

THENCE North 16 deg. 25 min. 42 sec. East along said Northwest line and Southeast right-of-way line, a distance of 141.87 feet;

THENCE North 20 deg. 28 min. 13 sec. East departing said Northwest line and Southeast right-of-way line, a distance of 92.22 feet;

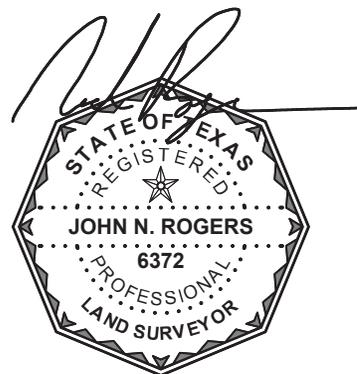
THENCE North 13 deg. 15 min. 59 sec. East, a distance of 422.87 feet;

THENCE North 60 deg. 04 min. 52 sec. East, a distance of 27.37 feet to the Northeast line of said Lot 1, Block A and the Southwest right-of-way of said Marketplace Drive, from which a 5/8" iron rod found at the most northerly corner of said Lot 1, Block A and the most northerly corner of a clip corner bears North 73 deg. 06 min. 15 sec. West – 17.75 feet;

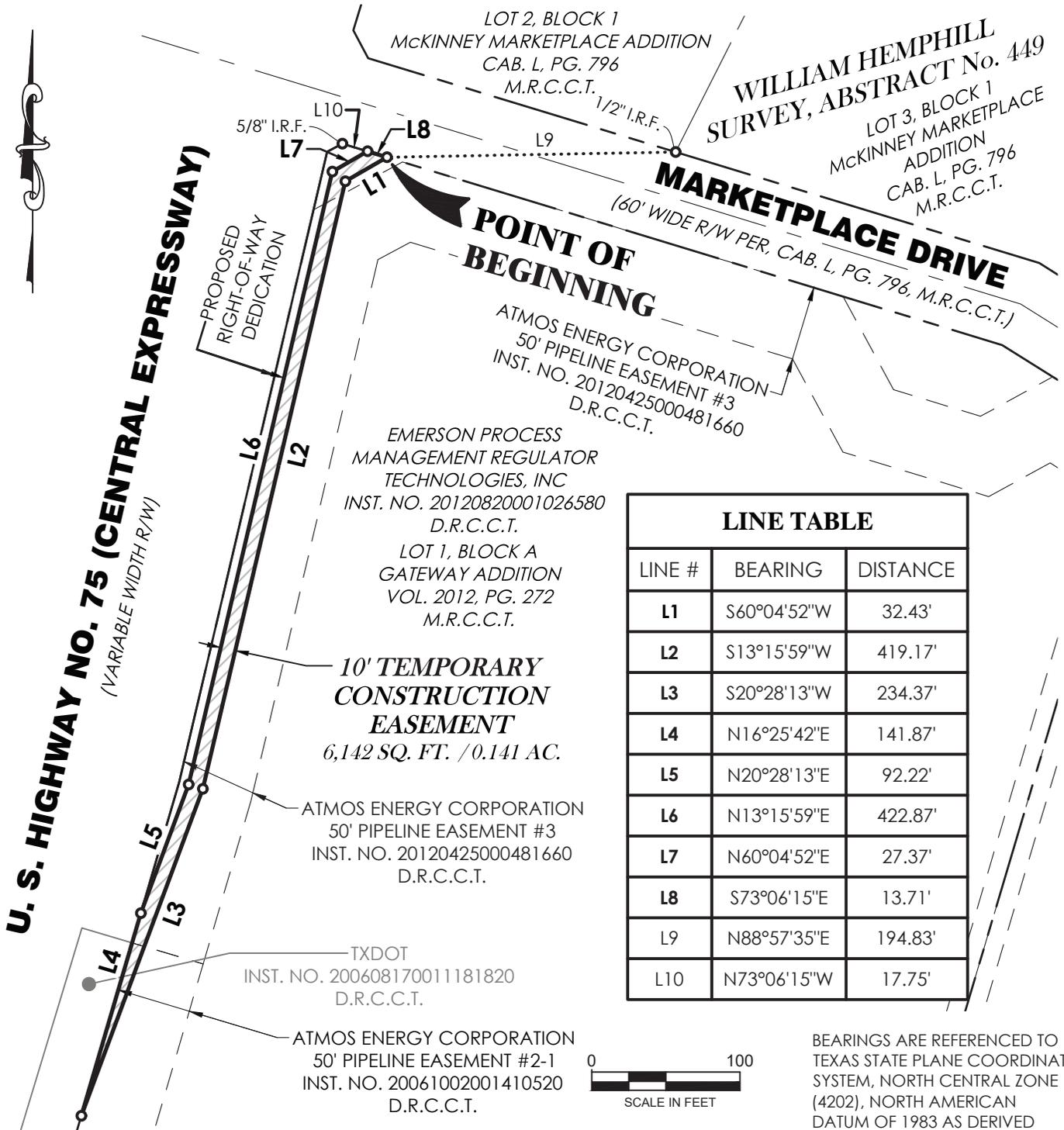
THENCE South 73 deg. 06 min. 15 sec. East along said Northeast line and Southwest right-of-way line, a distance of 13.71 feet to the **POINT OF BEGINNING**, containing 6.142 square feet or 0.141 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



11/18/2025



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S60°04'52"W	32.43'
L2	S13°15'59"W	419.17'
L3	S20°28'13"W	234.37'
L4	N16°25'42"E	141.87'
L5	N20°28'13"E	92.22'
L6	N13°15'59"E	422.87'
L7	N60°04'52"E	27.37'
L8	S73°06'15"E	13.71'
L9	N88°57'35"E	194.83'
L10	N73°06'15"W	17.75'

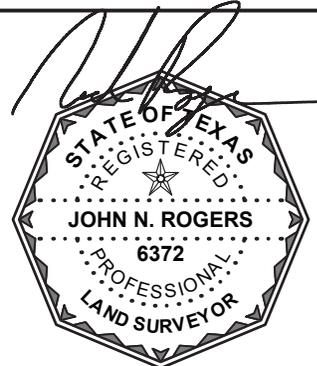
EXHIBIT "A" MAP SHOWING

**10' TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.



Job No.:	24018	Scale:	1"=100'	Sheet 2 of 2
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	10/29/2025			
Revised:	11/18/2025	Revised:	.	



Date Signed: 11/18/2025



EXHIBIT "A"
LEGAL DESCRIPTION FOR
10' TEMPORARY CONSTRUCTION EASEMENT
TCE-13

All that certain lot, tract, or parcel of land, situated in a portion of the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, being part of Lot 1, Block A of Gateway Addition recorded in Volume 2012, Page 272 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to Emerson Process Management Regulator Technologies, Inc. recorded in Instrument No. 20120820001026580 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING in the Northeast line of said Lot 1, Block A and the Southwest right-of-way line of Marketplace Drive (60' width right-of-way) recorded in Cabinet L, Page 796 (MRCCT), from which a 5/8" capped iron rod found stamped "4804" for an angle point in the Southwest line of Lot 3, Block 1 of McKinney Marketplace Addition recorded in Cabinet L, Page 796 (MRCCT) and the Northeast right-of-way line of said Marketplace Drive bears North 72 deg. 49 min. 56 sec. East – 107.12 feet;

THENCE South 73 deg. 06 min. 15 sec. East along said Northeast line and said Southwest right-of-way line, a distance of 38.48 feet;

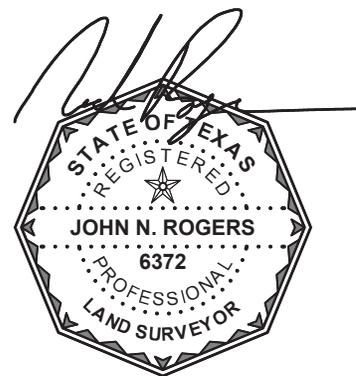
THENCE South 58 deg. 02 min. 30 sec. East departing said Northeast line and Southwest right-of-way line, a distance of 189.23 feet to Southeast line of said Lot 1, Block A and a Northwest line of a called 45.71 acre tract as described in a deed to Sunset Ground at McKinney, LLC recorded in Instrument No. 2025000005931 (DRCCT), from which a 5/8" capped iron rod found stamped "4804" for an angle point in the Southwest line of said Lot 3, Block 1 and the Northeast right-of-way of said Marketplace Drive bears North 56 deg. 06 min. 36 sec. East – 77.81 feet;

THENCE South 32 deg. 51 min. 11 sec. West along said Southeast line and Northwest line, a distance of 10.00 feet;

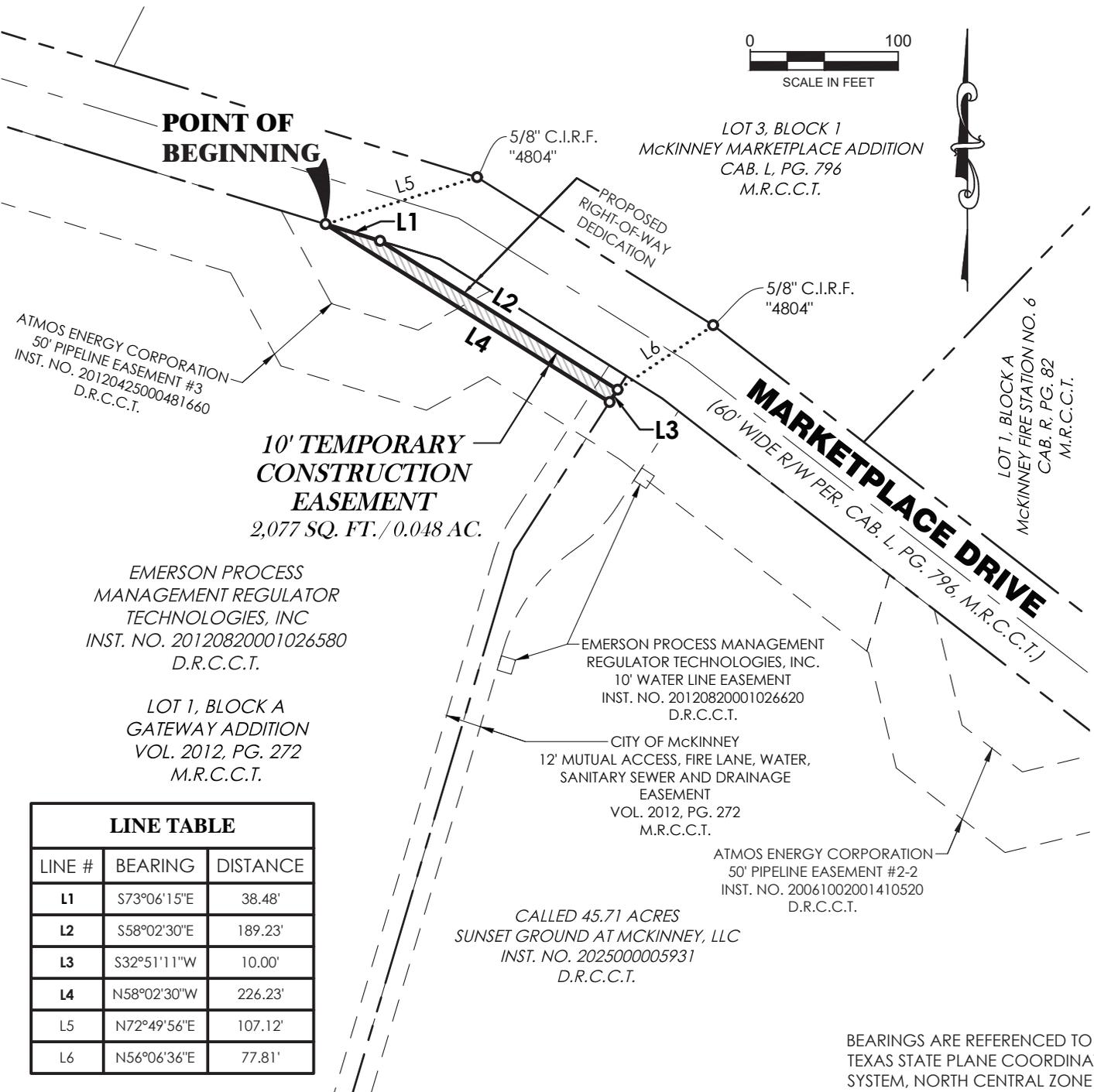
THENCE North 58 deg. 02 min. 30 sec. West departing said deed lines, a distance of 226.23 feet to the **POINT OF BEGINNING**, containing 2,077 square feet or 0.048 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



11/18/2025



ATMOS ENERGY CORPORATION
50' PIPELINE EASEMENT #3
INST. NO. 20120425000481660
D.R.C.C.T.

**10' TEMPORARY
CONSTRUCTION
EASEMENT**
2,077 SQ. FT. / 0.048 AC.

EMERSON PROCESS
MANAGEMENT REGULATOR
TECHNOLOGIES, INC
INST. NO. 20120820001026580
D.R.C.C.T.

LOT 1, BLOCK A
GATEWAY ADDITION
VOL. 2012, PG. 272
M.R.C.C.T.

LOT 3, BLOCK 1
McKINNEY MARKETPLACE ADDITION
CAB. L. PG. 796
M.R.C.C.T.

LOT 1, BLOCK A
McKINNEY FIRE STATION NO. 6
CAB. R. PG. 82
M.R.C.C.T.

EMERSON PROCESS MANAGEMENT
REGULATOR TECHNOLOGIES, INC.
10' WATER LINE EASEMENT
INST. NO. 20120820001026620
D.R.C.C.T.

CITY OF MCKINNEY
12' MUTUAL ACCESS, FIRE LANE, WATER,
SANITARY SEWER AND DRAINAGE
EASEMENT
VOL. 2012, PG. 272
M.R.C.C.T.

ATMOS ENERGY CORPORATION
50' PIPELINE EASEMENT #2-2
INST. NO. 20061002001410520
D.R.C.C.T.

CALLED 45.71 ACRES
SUNSET GROUND AT MCKINNEY, LLC
INST. NO. 2025000005931
D.R.C.C.T.

MARKETPLACE DRIVE
(60' WIDE R/W PER. CAB. L. PG. 796, M.R.C.C.T.)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S73°06'15"E	38.48'
L2	S58°02'30"E	189.23'
L3	S32°51'11"W	10.00'
L4	N58°02'30"W	226.23'
L5	N72°49'56"E	107.12'
L6	N56°06'36"E	77.81'

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
10' TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=100'	Sheet 2 of 2 Date Signed: 11/18/2025
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	10/28/2025			
Revised:	11/18/2025	Revised:	.	

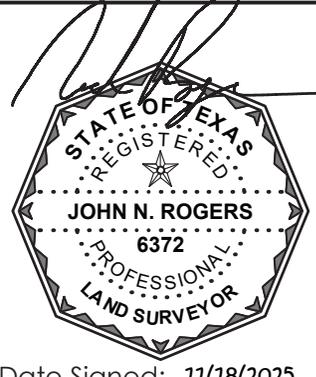




EXHIBIT "A"
LEGAL DESCRIPTION FOR
VARIABLE WIDTH RIGHT-OF-WAY
RW-7

All that certain lot, tract, or parcel of land, situated in a portion of the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, being part of that certain called Lot 1, Block A of Candlewood Suites Addition recorded in Volume 2009, Page 338 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to LXMI McKinney Property Owner LLC recorded in Instrument No. 2025000153284 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the most southerly Southeast corner of said Lot 1, Block A and being the East corner of a corner clip and in the Northwest right-of-way line of Medical Center Drive (100' width right-of-way) recorded in Cabinet L, Page 803 (MRCCT);

THENCE South 79 deg. 30 min. 28 sec. West along said corner clip, a distance of 21.21 feet to a 1/2" iron rod found for the most southerly Southwest corner of said Lot 1, Block A and the West corner of said corner clip and being in the Northeast right-of-way line of Marketplace Drive (60' width right-of-way) recorded in Cabinet L, Page 796 (MRCCT);

THENCE North 55 deg. 29 min. 32 sec. West along the Southwest line of said Lot 1, Block A and Northeast right-of-way line, a distance of 11.00 feet, from which a 5/8" iron rod found for an angle point in said Southwest line and Northeast right-of-way line bears North 55 deg. 29 min. 32 sec. West – 201.56 feet;

THENCE North 79 deg. 30 min. 28 sec. East departing said Southwest line and said Northeast right-of-way line, a distance of 21.21 feet;

THENCE North 34 deg. 30 min. 28 sec. East, a distance of 180.90 feet;

THENCE North 49 deg. 01 min. 21 sec. East, a distance of 40.91 feet to the Southeast line of said Lot 1, Block A and in the Northwest right-of-way line of said Medical Center Drive, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,050.00 feet, a central angle of 02 deg. 09 min. 42 sec., and being subtended by a chord which bears South 33 deg. 25 min. 37 sec. West - 39.61 feet;

THENCE in a southwesterly direction along said Southeast line and said Northwest right-of-way line the following two (2) courses:

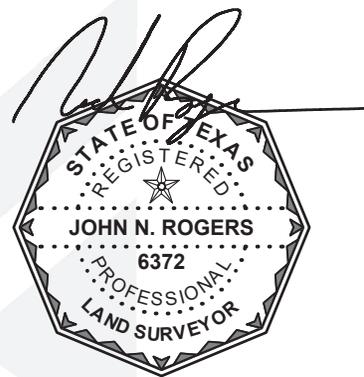


Continuing along said curve to the right, a distance of 39.61 feet;

South 34 deg. 30 min. 28 sec. West tangent to said curve, a distance of 180.90 feet to the **POINT OF BEGINNING**, containing 2,378 square feet or 0.055 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



12/16/2025

CITY OF MCKINNEY
INST. NO. 20031113002254870
D.R.C.C.T.

LOT 1, BLOCK A
MCKINNEY FIRE STATION NO. 6
CAB. R, PG. 82
M.R.C.C.T.

LXMI MCKINNEY PROPERTY
OWNER LLC
INST. NO. 2025000153284
D.R.C.C.T.

TRACT 1
3392 MEDICAL CENTER DRIVE, LP
INST. NO. 20190916001141960
D.R.C.C.T.

LOT 1, BLOCK A
CANDLEWOOD SUITES ADDITION
VOL. 2009, PG. 338
M.R.C.C.T.

**VARIABLE WIDTH
RIGHT-OF-WAY**
2,378 SQ. FT. / 0.055 AC.

CA-G3, BLOCK G
MERIDIAN AT SOUTHCATE
VOL. 2020, PG. 317
D.R.C.C.T.

MARKETPLACE DRIVE
(60' WIDE R/W PER CAB. L, PG. 796, M.R.C.C.T.)

ATMOS ENERGY CORPORATION
50' PIPELINE EASEMENT #2-2
INST. NO. 20061002001410520
D.R.C.C.T.

CALLED 45.71 ACRES
SUNSET GROUND AT MCKINNEY, LLC
INST. NO. 2025000005931
D.R.C.C.T.

PROPOSED
10' TEMPORARY
CONSTRUCTION
EASEMENT

1/2" I.R.F.

**POINT OF
BEGINNING**
1/2" I.R.F.

HOUSING AUTHORITY OF THE CITY OF
MCKINNEY, TEXAS
INST. NO. 2024000129126
D.R.C.C.T.

LOT 2, BLOCK A
THE GREENS OF MCKINNEY, SECTION 3
CAB. N, PG. 8
M.R.C.C.T.

MEDICAL CENTER DRIVE
(100' WIDE R/W PER CAB. L, PG. 803, M.R.C.C.T.)

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
VARIABLE WIDTH RIGHT-OF-WAY,
SITUATED IN A PORTION OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=100'	Sheet 3 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	09/05/2025			
Revised:	11/18/2025	Revised:	12/16/2025	

Date Signed: 12/16/2025

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S79°30'28"W	21.21'
L2	N55°29'32"W	11.00'
L3	N79°30'28"E	21.21'
L4	N34°30'28"E	180.90'
L5	N49°01'21"E	40.91'
L6	S34°30'28"W	180.90'
L7	N55°29'32"W	201.56'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1050.00'	39.61'	2°09'42"	S33°25'37"W	39.61'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" MAP SHOWING
 VARIABLE WIDTH RIGHT-OF-WAY,
 SITUATED IN A PORTION OF THE
 WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Job No.:	24018	Scale:	NONE	Sheet 4 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	09/05/2025			
Revised:11/18/2025	Revised:12/16/2025			

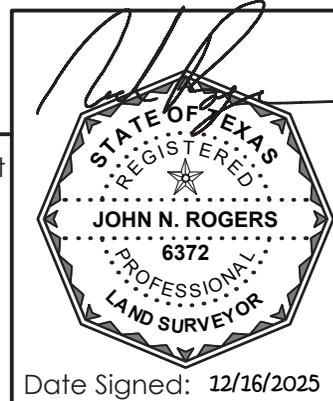




EXHIBIT "A"
LEGAL DESCRIPTION FOR
10' TEMPORARY CONSTRUCTION EASEMENT
TCE-7

All that certain lot, tract, or parcel of land, situated in a portion of the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, being part of that certain called Lot 1, Block A of Candlewood Suites Addition recorded in Volume 2009, Page 338 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to LXMI McKinney Property Owner LLC recorded in Instrument No. 2025000153284 of the Deed records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING in the Southwest line of said Lot 1, Block A and in the Northeast right-of-way line of Marketplace Drive (60' width right-of-way) recorded in Cabinet L, Page 796 (MRCCT), from which a 1/2" iron rod found for the most southerly Southeast corner of said Lot 1, Block A and the East corner of a corner clip bears South 55 deg. 29 min. 32 sec. East – 11.00 feet;

THENCE North 55 deg. 29 min. 32 sec. West along the Southwest line of said Lot 1, Block A and Northeast right-of-way line, a distance of 14.14 feet, from which a 5/8" iron rod found for an angle point in said Southwest line and Northeast right-of-way line bears North 55 deg. 29 min. 32 sec. West – 187.42 feet;

THENCE North 79 deg. 30 min. 28 sec. East departing said Southwest line and said Northeast right-of-way line, a distance of 27.07 feet;

THENCE North 34 deg. 30 min. 28 sec. East, a distance of 178.03 feet;

THENCE North 49 deg. 01 min. 21 sec. East, a distance of 73.75 feet to the Southeast line of said Lot 1, Block A and in the Northwest right-of-way line of Medical Center Drive (100' width right-of-way) recorded in Cabinet L, Page 803 (MRCCT), said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,050.00 feet, a central angle of 01 deg. 48 min. 24 sec., and being subtended by a chord which bears South 31 deg. 26 min. 34 sec. West – 33.11 feet;

THENCE in a southwesterly direction along said Northwest right-of-way line and said curve to the right, a distance of 33.11 feet;

THENCE South 49 deg. 01 min. 21 sec. West non-tangent to said curve, departing said Southeast line and said Northwest right-of-way line, a distance of 40.91 feet;

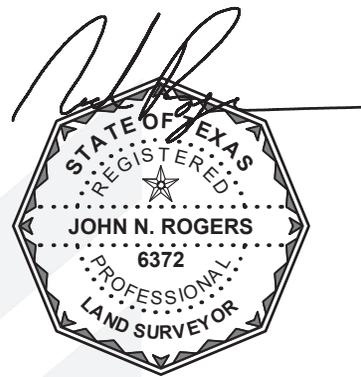


THENCE South 34 deg. 30 min. 28 sec. West, a distance of 180.90 feet;

THENCE South 79 deg. 30 min. 28 sec. West, a distance of 21.21 feet to the **POINT OF BEGINNING**, containing 2,612 square feet or 0.060 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



12/16/2025

CITY OF MCKINNEY
INST. NO. 20031113002254870
D.R.C.C.T.

LOT 1, BLOCK A
MCKINNEY FIRE STATION NO. 6
CAB. R, PG. 82
M.R.C.C.T.

LXMI MCKINNEY PROPERTY
OWNER LLC
INST. NO. 2025000153284
D.R.C.C.T.

TRACT 1
3392 MEDICAL CENTER DRIVE, LP
INST. NO. 20190916001141960
D.R.C.C.T.

LOT 1, BLOCK A
CANDLEWOOD SUITES ADDITION
VOL. 2009, PG. 338
M.R.C.C.T.

**10' TEMPORARY
CONSTRUCTION
EASEMENT**
2,612 SQ. FT. / 0.060 AC.

CA-G3, BLOCK G
MERIDIAN AT SOUTHCOTE
VOL. 2020, PG. 317
D.R.C.C.T.

MARKETPLACE DRIVE
(60' WIDE R/W PER. CAB. L, PG. 796, M.R.C.C.T.)

ATMOS ENERGY CORPORATION
50' PIPELINE EASEMENT #2-2
INST. NO. 20061002001410520
D.R.C.C.T.

CALLED 45.71 ACRES
SUNSET GROUND AT MCKINNEY, LLC
INST. NO. 2025000005931
D.R.C.C.T.

WILLIAM HEMPHILL SURVEY,
ABSTRACT No. 449



**POINT OF
BEGINNING**

MEDICAL CENTER DRIVE
(100' WIDE R/W PER. CAB. L, PG. 803, M.R.C.C.T.)

HOUSING AUTHORITY OF THE CITY OF
MCKINNEY, TEXAS
INST. NO. 2024000129126
D.R.C.C.T.

LOT 2, BLOCK A
THE GREENS OF MCKINNEY, SECTION 3
CAB. N, PG. 8
M.R.C.C.T.

**SEE SHEET 4 FOR LINE
& CURVE TABLES**

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
10' TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=100'	Sheet 3 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	10/27/2025			
Revised:11/18/2025	Revised:12/16/2025			



Date Signed: 12/16/2025

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N55°29'32"W	14.14'
L2	N79°30'28"E	27.07'
L3	N34°30'28"E	178.03'
L4	N49°01'21"E	73.75'
L5	S49°01'21"W	40.91'
L6	S34°30'28"W	180.90'
L7	S79°30'28"W	21.21'
L8	S55°29'32"E	11.00'
L9	N55°29'32"W	187.42'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1050.00'	33.11'	1°48'24"	S31°26'34"W	33.11'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" MAP SHOWING
 10' TEMPORARY CONSTRUCTION EASEMENT,
 SITUATED IN A PORTION OF THE
 WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



GMcivil
 Engineering & Surveying
 2559 SW Grapevine Pkwy, Grapevine, Texas 76051
 817-329-4373
 TxEng Firm # F-2944 | TxSurv Firm # 10021700

Job No.:	24018	Scale:	NONE	Sheet 4 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	10/27/2025			
Revised:11/18/2025	Revised:12/16/2025			

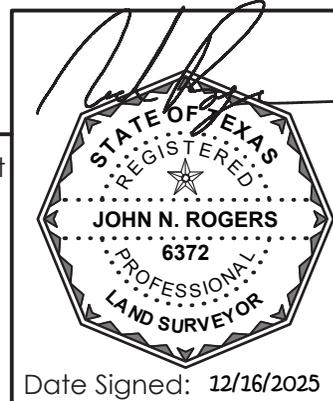




EXHIBIT "A"
LEGAL DESCRIPTION FOR
VARIABLE WIDTH RIGHT-OF-WAY
RW-8

All that certain lot, tract, or parcel of land, situated in a portion of the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, being part of that certain called Lot 3, Block 1 of McKinney Marketplace Addition recorded in Cabinet L, Page 796 of the Map Records of Collin County, Texas (MRCCT), same being part of a called 6.586 acre tract described as Tract 2 in a deed to ABS TX Investor LP, recorded in Instrument No. 20060718001001400 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at the most northerly Northeast corner of said 6.586 acre tract, the Northwest corner of a called 0.650 acres as described in a deed to Big Diamond Inc., recorded in Instrument No. 20090908001120880 (DRCCT) and in the Southeast right-of-way line of Eldorado Parkway (120' width right-of-way) recorded in Cabinet P, Page 367 (MRCCT), from which a 5/8" capped iron rod found stamped "4804" for the most easterly corner of a clip corner and the Northeast corner of said 0.650 acre tract bears North 68 deg. 33 min. 30 sec. East – 44.26 feet;

THENCE South 39 deg. 57 min. 46 sec. East along the Northeast line of said 6.586 acre tract and the Southwest line of said 0.650 acre tract, a distance of 8.80 feet, feet from which an "X" cut found for an ell corner of said 6.586 acre tract and an ell corner of said 0.650 acre tract bears South 39 deg. 57 min. 46 sec. East – 35.64 feet;

THENCE South 52 deg. 48 min. 01 sec. West departing said deed lines, a distance of 91.10 feet;

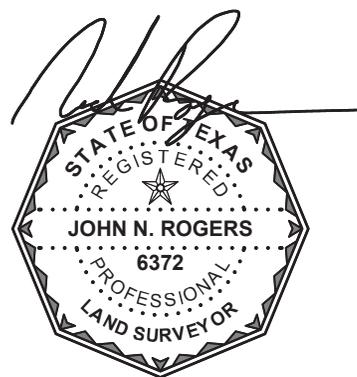
THENCE South 56 deg. 42 min. 37 sec. West, a distance of 37.82 feet;

THENCE South 66 deg. 54 min. 20 sec. West, a distance of 74.27 feet to the Northwest line of said 6.586 acre tract and the Southeast right-of-way of said Eldorado Parkway, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 935.99 feet, a central angle of 12 deg. 18 min. 53 sec., and being subtended by a chord which bears North 56 deg. 11 min. 39 sec. East - 200.79 feet;

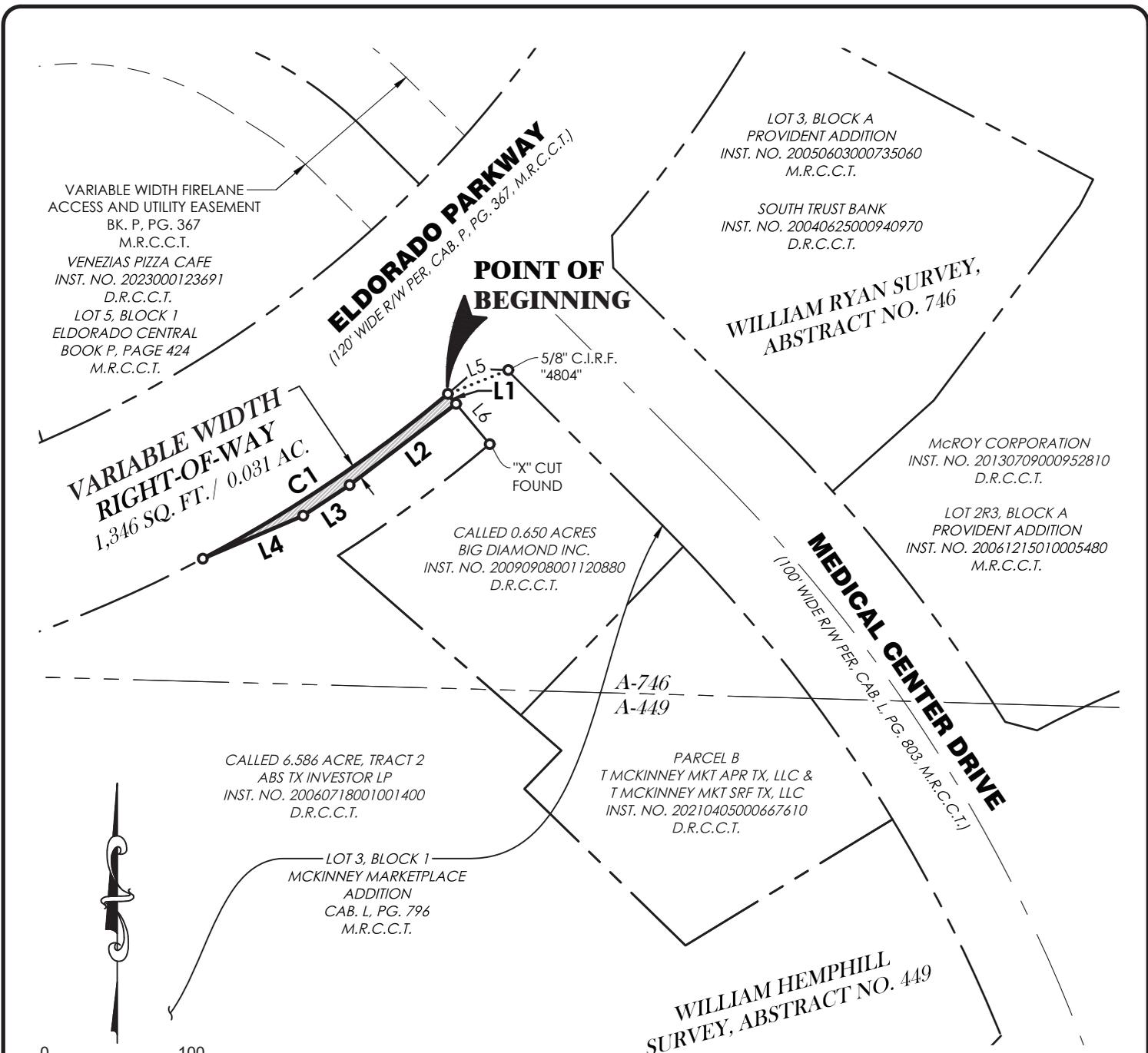
THENCE in a northeasterly direction along said Northwest line, Southeast right-of-way line and curve to the left, an arc distance of 201.17 feet to the **POINT OF BEGINNING**, containing 1,346 square feet or 0.031 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

Exhibit map attached and made a part hereof.



11/18/2025



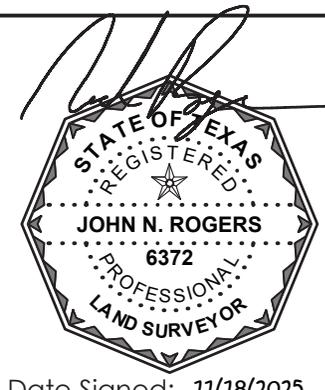
SEE SHEET 3 FOR LINE & CURVE TABLES

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
VARIABLE WIDTH RIGHT-OF-WAY,
SITUATED IN A PORTION OF THE
WILLIAM RYAN SURVEY, ABSTRACT NO. 746
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=100'	Sheet 2 of 3
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	09/09/2025			
Revised:10/28/2025	Revised:11/18/2025			



Date Signed: 11/18/2025

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S39°57'46"E	8.80'
L2	S52°48'01"W	91.10'
L3	S56°42'37"W	37.82'
L4	S66°54'20"W	74.27'
L5	N68°33'30"E	44.26'
L6	S39°57'46"E	35.64'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	935.99'	201.17'	12°18'53"	N56°11'39"E	200.79'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" MAP SHOWING
 VARIABLE WIDTH RIGHT-OF-WAY,
 SITUATED IN A PORTION OF THE
 WILLIAM RYAN SURVEY, ABSTRACT NO. 746
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Job No.:	24018	Scale:	NONE	Sheet ③ of ③
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	09/09/2025			
Revised:10/28/2025	Revised:11/18/2025			

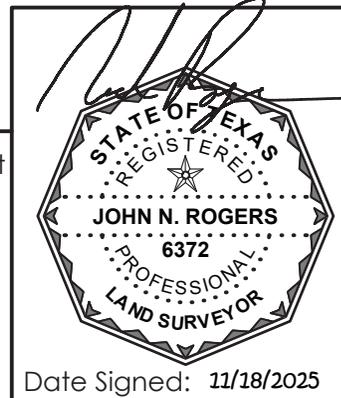




EXHIBIT "A"
LEGAL DESCRIPTION FOR
10' TEMPORARY CONSTRUCTION EASEMENT
TCE-8

All that certain lot, tract, or parcel of land, situated in a portion of the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, being part of that certain called Lot 3, Block 1 of McKinney Marketplace Addition recorded in Cabinet L, Page 796 of the Map Records of Collin County, Texas (MRCCT), same being part of a called 6.586 acre tract described as Tract 2 in a deed to ABS TX Investor LP, recorded in Instrument No. 20060718001001400 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at a point, from which a 5/8" capped iron rod found stamped "4804" for the most easterly corner of a corner clip and the Northeast corner of a called 0.650 acre tract described in a deed to Big Diamond Inc., recorded in Instrument No. 20090908001120880 (DRCCT) bears North 54 deg. 11 min. 18 sec. East – 133.31 feet;

THENCE South 35 deg. 14 min. 41 sec. East, a distance of 10.01 feet, from which an "X" cut found for an ell corner of said 6.586 acre tract and an ell corner of said 0.650 acre tract bears North 68 deg. 10 min. 01 sec. East – 96.61 feet;

THENCE South 56 deg. 42 min. 37 sec. West, a distance of 39.05 feet;

THENCE South 66 deg. 54 min. 20 sec. West, a distance of 74.76 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 945.99 feet, a central angle of 0 deg. 55 min. 39 sec., and being subtended by a chord which bears South 62 deg. 50 min. 22 sec. West - 15.31 feet;

THENCE in a southwesterly direction along said curve to the right, an arc distance of 15.31 feet;

THENCE North 26 deg. 41 min. 49 sec. West non-tangent to said curve, a distance of 10.00 feet to the Northwest line of said 6.586 acre tract and the Southeast right-of-way line of Eldorado Parkway (120' width right-of-way) recorded in Cabinet P, Page 367 (MRCCT), said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 935.99 feet, a central angle of 0 deg. 57 min. 06 sec., and being subtended by a chord which bears North 62 deg. 49 min. 38 sec. East - 15.55 feet;

THENCE in a northeasterly direction along said Northwest line and Southeast right-of-way line and said curve to the left, an arc distance of 15.55 feet;

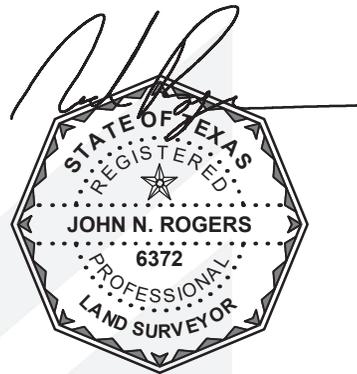


THENCE North 66 deg. 54 min. 20 sec. East departing said Northwest line and Southeast right-of-way line and being non-tangent to said curve, a distance of 74.27 feet;

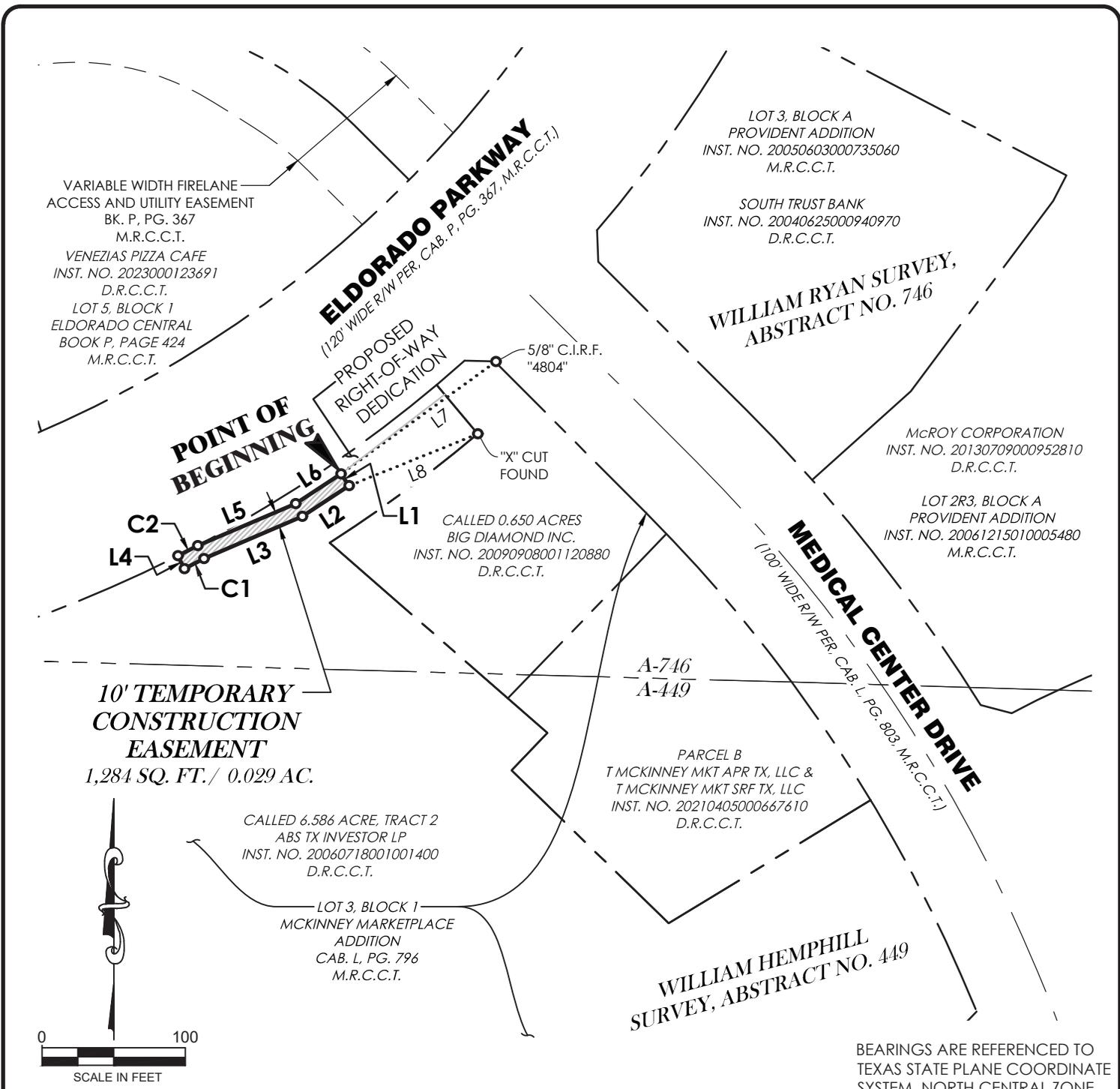
THENCE North 56 deg. 42 min. 37 sec. East, a distance of 37.82 feet to the **POINT OF BEGINNING**, containing 1,284 square feet or 0.029 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

Exhibit map attached and made a part hereof.



2/18/2026



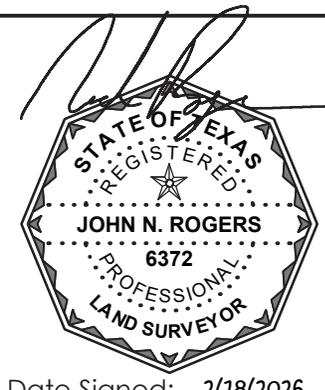
SEE SHEET 4 FOR LINE & CURVE TABLES

**EXHIBIT "A" MAP SHOWING
10' TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM RYAN SURVEY, ABSTRACT NO. 746
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.



Job No.:	24018	Scale:	1"=100'	Sheet 3 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	10/29/2025			
Revised:	11/18/2025	Revised:	2/18/2026	



Date Signed: 2/18/2026

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S35°14'41"E	10.01'
L2	S56°42'37"W	39.05'
L3	S66°54'20"W	74.76'
L4	N26°41'49"W	10.00'
L5	N66°54'20"E	74.27'
L6	N56°42'37"E	37.82'
L7	N54°11'18"E	133.31'
L8	N68°10'01"E	96.61'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	945.99'	15.31'	0°55'39"	S62°50'22"W	15.31'
C2	935.99'	15.55'	0°57'06"	N62°49'38"E	15.55'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
10' TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM RYAN SURVEY, ABSTRACT NO. 746
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	NONE	Sheet 4 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	10/29/2025			
Revised: 11/18/2025	Revised: 2/18/2026			

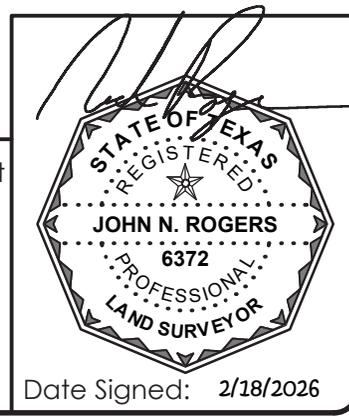




EXHIBIT "A"
LEGAL DESCRIPTION FOR
VARIABLE WIDTH RIGHT-OF-WAY
RW-9

All that certain lot, tract, or parcel of land, situated in a portion of the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, being part of that certain called Lot 3, Block 1 of McKinney Marketplace Addition recorded in Cabinet L, Page 796 of the Map Records of Collin County, Texas (MRCCT), same being part of a called 0.650 acre tract described in a deed to Big Diamond Inc. recorded in Instrument No. 20090908001120880 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" capped iron rod found stamped "4804" for the East corner of a corner clip and the Northeast corner of said 0.650 acre tract and in the Southwest right-of-way line of Medical Center Drive (100' width right-of-way) recorded in Cabinet L, Page 803 (MRCCT);

THENCE South 45 deg. 05 min. 43 sec. East along the Northeast line of said 0.650 acre tract and Southwest right-of-way line, a distance of 11.01 feet, from which a 5/8" capped iron rod found stamped "4804" for an angle point in said Northeast line and said Southwest right-of-way line bears South 45 deg. 05 min. 43 sec. East – 138.31 feet;

THENCE North 88 deg. 34 min. 26 sec. West departing said Northeast line and Southwest right-of-way line, a distance of 24.21 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 944.79 feet, a central angle of 01 deg. 28 min. 30 sec., and being subtended by a chord which bears South 49 deg. 17 min. 58 sec. West – 24.32 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 24.32 feet to the Southwest line of said 0.650 acre tract and the Northeast line of a called 6.586 acre tract described as Tract 2 in a deed to ABS TX Investor LP, recorded in Instrument No. 20060718001001400 (DRCCT), from which an "X" cut found for an interior ell corner in the Northwest line of said 0.650 acre tract and an ell corner of said 6.586 acre tract bears South 39 deg. 57 min. 46 sec. East – 35.64 feet;

THENCE North 39 deg. 57 min. 46 sec. West non-tangent to said curve and continue along said Southwest and Northeast lines, a distance of 8.80 feet to an ell corner of said 0.650 acre tract, the North corner of said 6.586 acre tract and in the Southeast right-of-way line of Eldorado Parkway (120' width right-of-way)



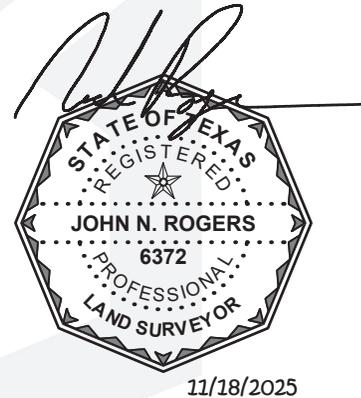
recorded in Cabinet P, Page 367 (MRCCT), said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 935.99 feet, a central angle of 01 deg. 34 min. 38 sec., and being subtended by a chord which bears North 49 deg. 14 min. 54 sec. East - 25.77 feet;

THENCE in a northeasterly direction along said curve to the left, the Northwest line of said 0.650 acre tract and Southeast right-of-way line, a distance of 25.77 feet to the most West corner of said corner clip and the Northwest corner of said 0.650 acre tract;

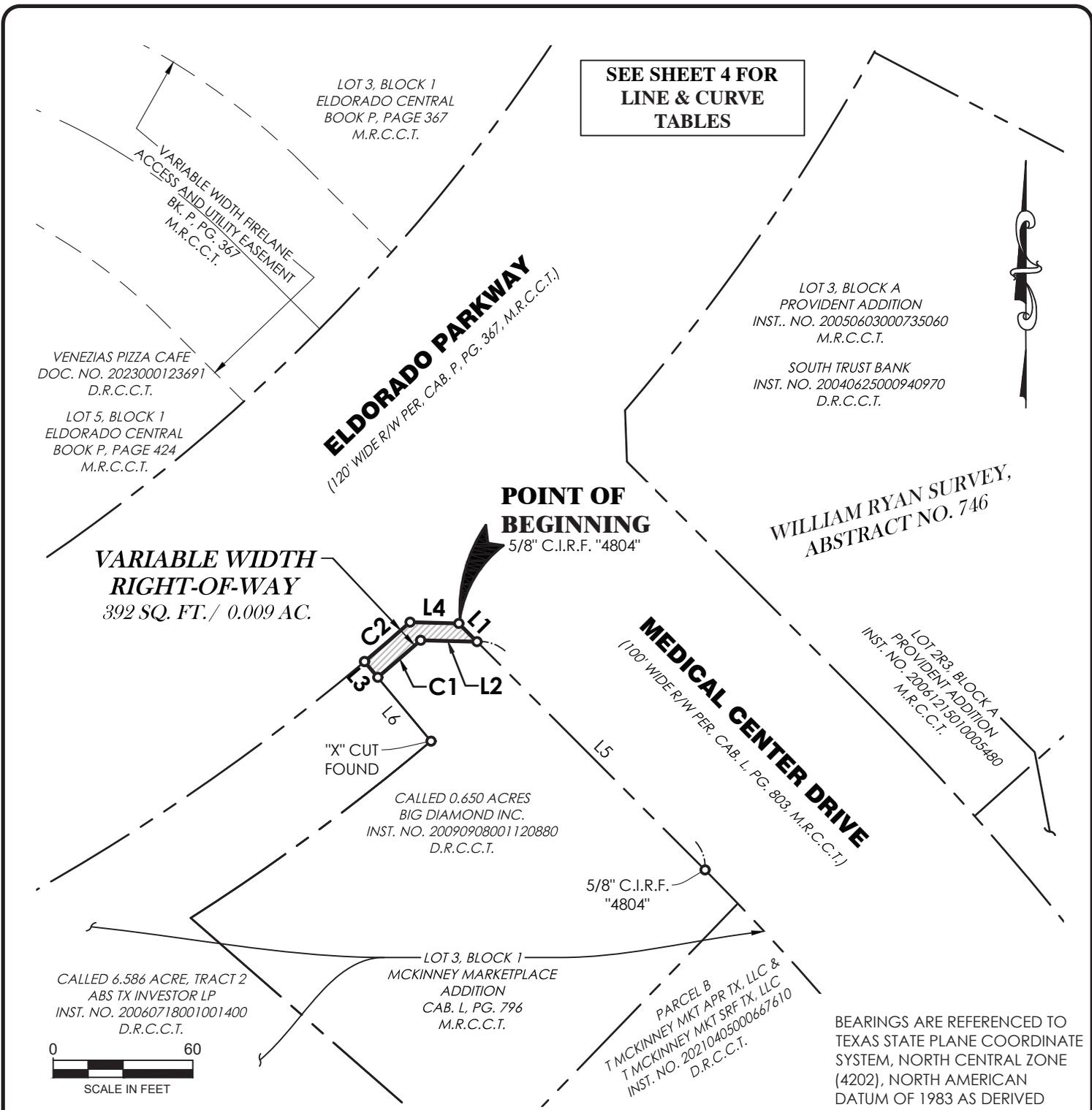
THENCE South 88 deg. 31 min. 42 sec. East non-tangent to said curve, along said corner clip and the North line of said 0.650 acre tract, a distance of 20.99 feet to the **POINT OF BEGINNING**, containing 392 square feet or 0.009 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



11/18/2025



**SEE SHEET 4 FOR
LINE & CURVE
TABLES**



**VARIABLE WIDTH
RIGHT-OF-WAY**
392 SQ. FT. / 0.009 AC.

**POINT OF
BEGINNING**
5/8" C.I.R.F. "4804"

**WILLIAM RYAN SURVEY,
ABSTRACT NO. 746**

MEDICAL CENTER DRIVE
(100' WIDE R/W PER. CAB. L. PG. 803, M.R.C.C.T.)

LOT 283, BLOCK A
PROVIDENT ADDITION
INST. NO. 2006121501005480
M.R.C.C.T.

CALLLED 0.650 ACRES
BIG DIAMOND INC.
INST. NO. 20090908001120880
D.R.C.C.T.

5/8" C.I.R.F.
"4804"

CALLLED 6.586 ACRE, TRACT 2
ABS TX INVESTOR LP
INST. NO. 20060718001001400
D.R.C.C.T.

LOT 3, BLOCK 1
MCKINNEY MARKETPLACE
ADDITION
CAB. L. PG. 796
M.R.C.C.T.

PARCEL B
T MCKINNEY MKT APR TX, LLC &
T MCKINNEY MKT SRF TX, LLC
INST. NO. 20210405000667610
D.R.C.C.T.

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.

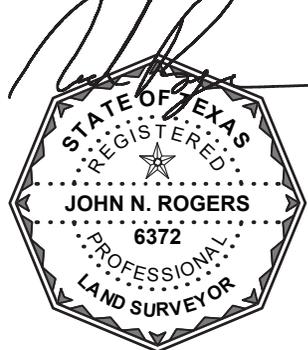


**EXHIBIT "A" MAP SHOWING
VARIABLE WIDTH RIGHT-OF-WAY,
SITUATED IN A PORTION OF THE
WILLIAM RYAN SURVEY, ABSTRACT NO. 746
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=60'
Drafted:	J.H.M.	Checked:	J.N.R.
Surveyed on the Ground:	06/10/2025		
Date Prepared:	09/09/2025		
Revised:	11/11/2025	Revised:	11/18/2025

Sheet
3
of
4



Date Signed: 11/18/2025

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S45°05'43"E	11.01'
L2	N88°34'26"W	24.21'
L3	N39°57'46"W	8.80'
L4	S88°31'42"E	20.99'
L5	S45°05'43"E	138.31'
L6	S39°57'46"E	35.64'

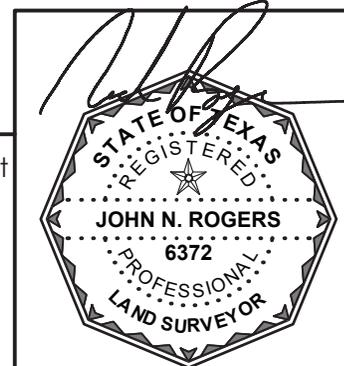
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	944.79'	24.32'	1°28'30"	S49°17'58"W	24.32'
C2	935.99'	25.77'	1°34'38"	N49°14'54"E	25.77'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" MAP SHOWING
 VARIABLE WIDTH RIGHT-OF-WAY,
 SITUATED IN A PORTION OF THE
 WILLIAM RYAN SURVEY, ABSTRACT NO. 746
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Job No.:	24018	Scale:	NONE	Sheet 4 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	09/09/2025			
Revised:11/11/2025	Revised:11/18/2025			



Date Signed: 11/18/2025



EXHIBIT "A"
LEGAL DESCRIPTION FOR
10' TEMPORARY CONSTRUCTION EASEMENT
TCE-9

All that certain lot, tract, or parcel of land, situated in a portion of the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, being part of that certain called Lot 3, Block 1 of McKinney Marketplace Addition recorded in Cabinet L, Page 796 of the Map Records of Collin County, Texas (MRCCT), same being part of a called 0.650 acre tract described in a deed to Big Diamond Inc. recorded in Instrument No. 20090908001120880 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING in the Northeast line of said 0.650 acre tract and the Southwest right-of-way line of Medical Center Drive (100' width right-of-way) recorded in Cabinet L, Page 803 (MRCCT), from which a 5/8" capped iron rod found stamped "4804" for the East corner of a corner clip and the Northeast corner of said 0.650 acre tract and in the Southwest right-of-way line of said Medical Center bears North 45 deg. 05 min. 43 sec. West – 11.01 feet;

THENCE South 45 deg. 05 min. 43 sec. East along said Northeast line and Southwest right-of-way line, a distance of 14.53 feet, from which a 5/8" capped iron rod found stamped "4804" for an angle point in said Northeast line and said Southwest right-of-way line bears South 45 deg. 05 min. 43 sec. East – 123.78 feet;

THENCE North 88 deg. 34 min. 26 sec. West departing said Northeast line and Southwest right-of-way line, a distance of 30.84 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 954.79 feet, a central angle of 01 deg. 14 min. 20 sec., and being subtended by a chord which bears South 49 deg. 25 min. 03 sec. West – 20.64 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 20.64 feet to the Southwest line of said 0.650 acre tract and the Northeast line of a called 6.586 acre tract described as Tract 2 in a deed to ABS TX Investor LP, recorded in Instrument No. 20060718001001400 (DRCCT), from which an "X" cut found for an interior ell corner in the Northwest line of said 0.650 acre tract and an ell corner of said 6.586 acre tract bears South 39 deg. 57 min. 46 sec. East – 25.64 feet;

THENCE North 39 deg. 57 min. 46 sec. West non-tangent to said curve and continue along said Southwest and Northeast lines, a distance of 10.00 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of



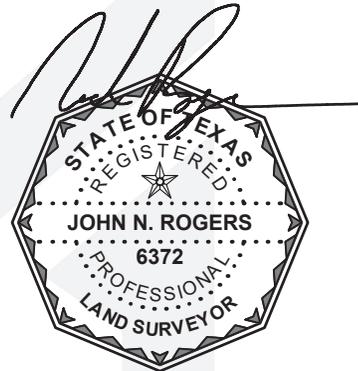
944.79 feet, a central angle of 01 deg. 28 min. 30 sec., and being subtended by a chord which bears North 49 deg. 17 min. 58 sec. East – 24.32 feet;

THENCE in a northeasterly direction departing said Southwest and Northeast lines along said curve to the left, a distance of 24.32 feet;

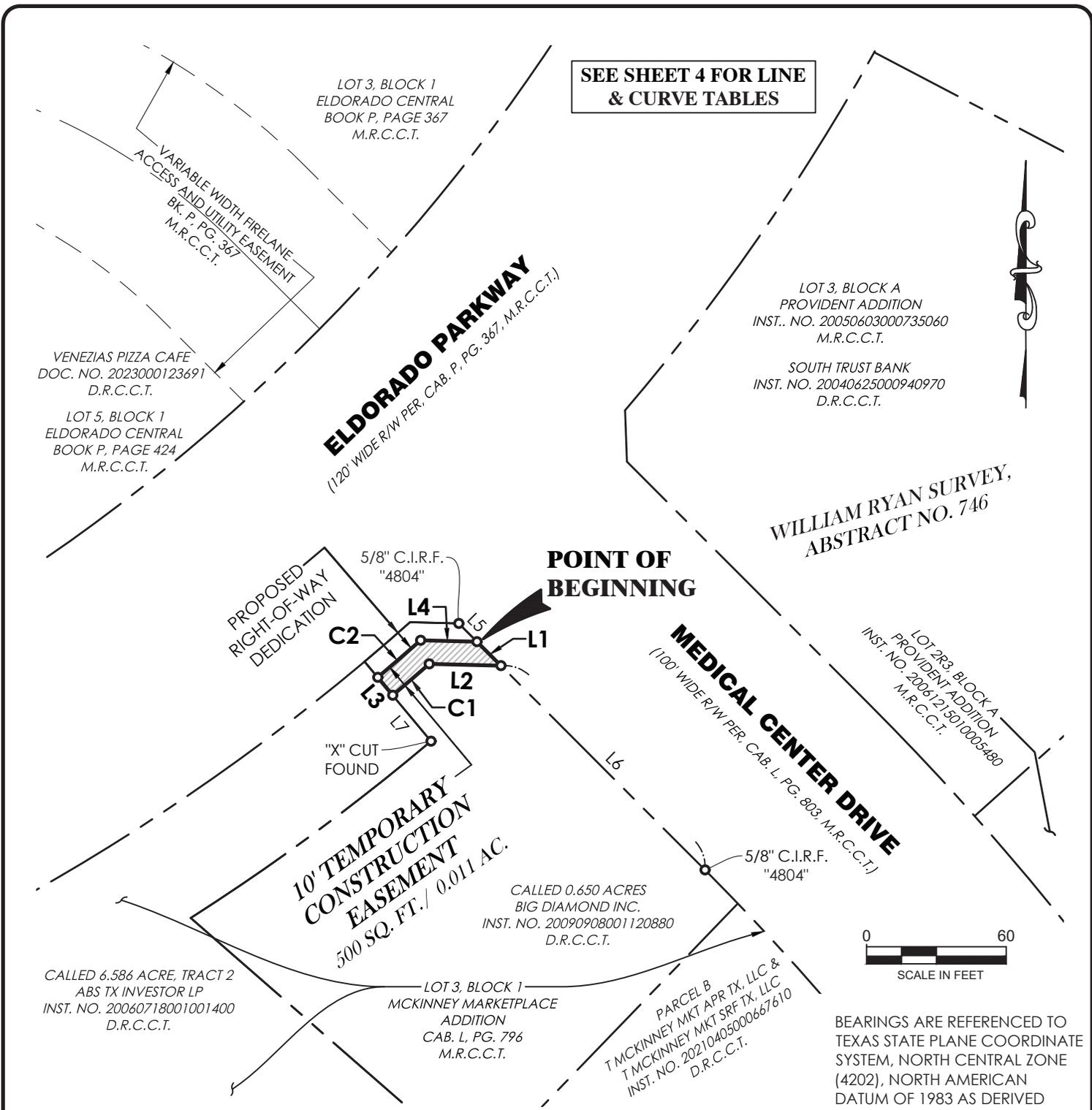
THENCE South 88 deg. 34 min. 26 sec. East non-tangent to said curve, a distance of 24.21 feet to the **POINT OF BEGINNING**, containing 500 square feet or 0.011 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



11/18/2025



**EXHIBIT "A" MAP SHOWING
10' TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM RYAN SURVEY, ABSTRACT NO. 746
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=60'	Sheet 3 of 4 Date Signed: 11/18/2025
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	10/28/2025			
Revised:11/11/2025	Revised:11/18/2025			



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S45°05'43"E	14.53'
L2	N88°34'26"W	30.84'
L3	N39°57'46"W	10.00'
L4	S88°34'26"E	24.21'
L5	N45°05'43"W	11.01'
L6	S45°05'43"E	123.78'
L7	S39°57'46"E	25.64'

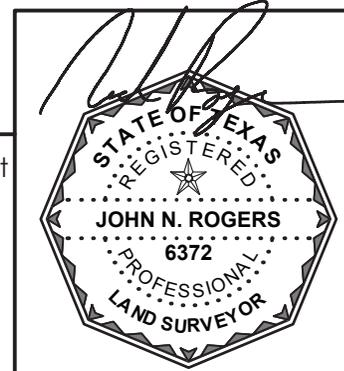
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	954.79'	20.64'	1°14'20"	S49°25'03"W	20.64'
C2	944.79'	24.32'	1°28'30"	N49°17'58"E	24.32'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" MAP SHOWING
 10' TEMPORARY CONSTRUCTION EASEMENT,
 SITUATED IN A PORTION OF THE
 WILLIAM RYAN SURVEY, ABSTRACT NO. 746
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Job No.:	24018	Scale:	NONE	Sheet 4 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	10/28/2025			
Revised:11/11/2025	Revised:11/18/2025			



Date Signed: 11/18/2025



EXHIBIT "A"
LEGAL DESCRIPTION FOR
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT
TCE-10

All that certain lot, tract, or parcel of land, situated in a portion of the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, being part of that certain called Lot 2R3, Block A of Provident Addition recorded in Instrument No. 20061215010005480 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to McRoy Corporation recorded in Instrument No. 20130709000952810 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at the most westerly Southwest corner of said Lot 2R3, Block A and the South corner of Lot 3, Block A of Provident Addition recorded in Instrument No. 20050603000735060 (MRCCT) and in the Northeast right-of-way line of Medical Center Drive (100' width right-of-way) recorded in Cabinet L, Page 803 (MRCCT), from which a 5/8" capped iron rod found stamped "4804" for an angle point in the Northeast line of a called 0.650 acre tract described in a deed to Big Diamond Inc., recorded in Instrument No. 20090908001120880 (DRCCT) and the Southwest right-of-way line of said Medical Center Drive bears South 78 deg. 44 min. 55 sec. East – 118.13 feet;

THENCE North 48 deg. 10 min. 31 sec. East departing said Northeast right-of-way and continue along the Southeast line of said Lot 3, Block A and a Northwest line of said Lot 2R3, Block A, a distance of 14.01 feet;

THENCE South 37 deg. 03 min. 27 sec. East departing said deed lines, a distance of 23.00 feet;

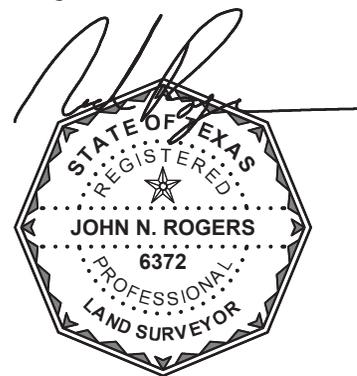
THENCE South 52 deg. 56 min. 33 sec. West, a distance of 7.75 feet;

THENCE South 19 deg. 25 min. 32 sec. East, a distance of 12.84 feet to the Southwest line of said Lot 2R3, Block A and the Northeast right-of-way of said Medical Center Drive, from which a 1/2" iron rod found for the Southeast corner of called 0.853 acre tract described as Parcel B in deed to T McKinney MKT APR TX, LLC & T McKinney MKT SFR TX, LLC recorded in Instrument No. 20210405000667610 (DRCCT), a Northeast corner of a called 6.586 acre tract described as Tract 2 in a deed to ABS TX Investor LP recorded in Instrument No. 20060718001001400 (DRCCT) and in the Southwest right-of-way of said Medical Center Drive bears South 05 deg. 20 min. 28 sec. East – 197.46 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,150.00 feet, a central angle of 1 deg. 42 min. 05 sec., and being subtended by a chord which bears North 40 deg. 57 min. 53 sec. West - 34.15 feet;

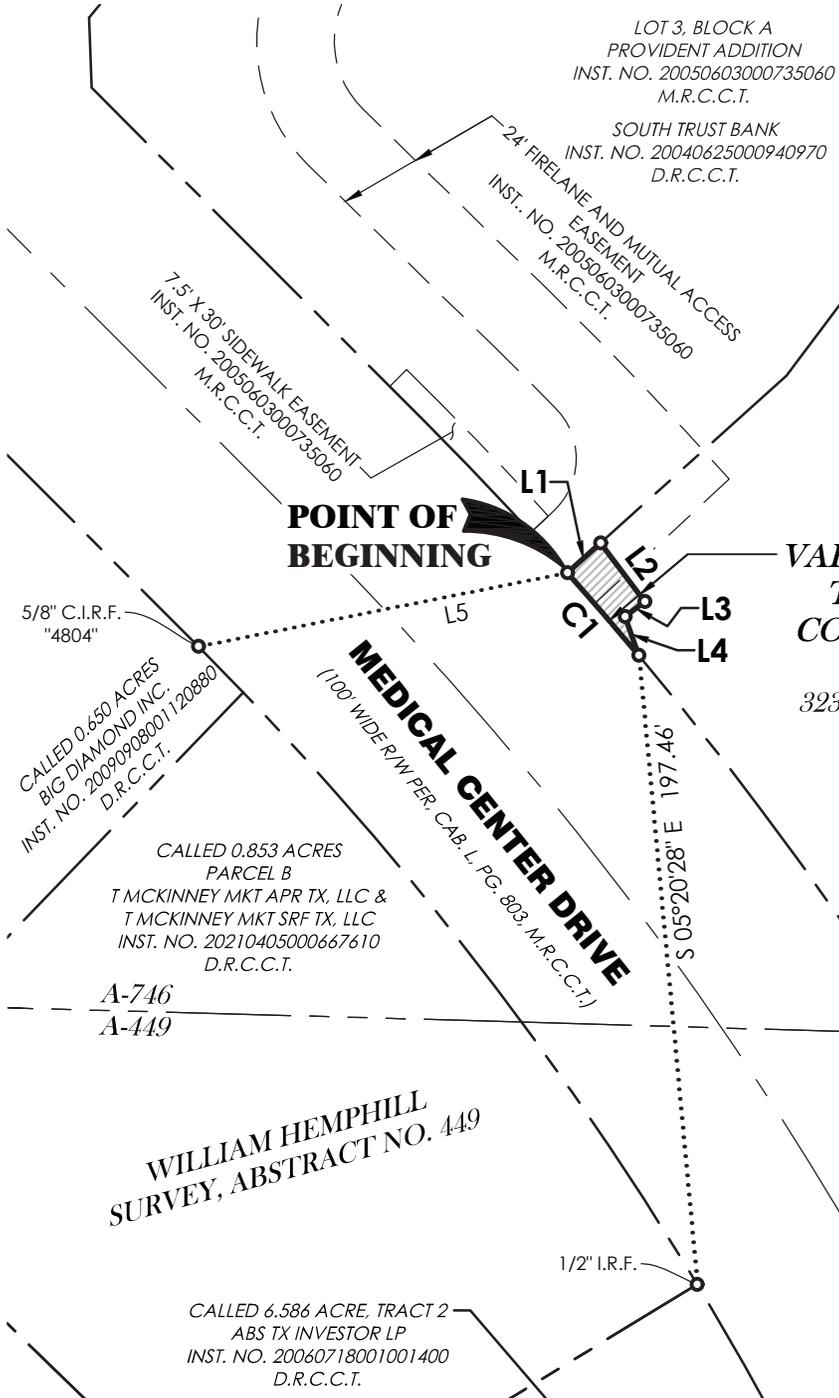
THENCE in a northwesterly direction along said Southwest line, Northeast right-of-way line and curve to the left, an arc distance of 34.15 feet to the **POINT OF BEGINNING**, containing 323 square feet or 0.007 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

Exhibit map attached and made a part hereof.



2/20/2026



CURVE TABLE					
C#	R	L	D	CHD B	CHD L
C1	1150.00'	34.15'	1°42'05"	N40°57'53"W	34.15'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N48°10'31"E	14.01'
L2	S37°03'27"E	23.00'
L3	S52°56'33"W	7.75'
L4	S19°25'32"E	12.84'
L5	S78°44'55"W	118.13'



**VARIABLE WIDTH
TEMPORARY
CONSTRUCTION
EASEMENT**
323 SQ. FT. / 0.007 AC.

LOT 2R3, BLOCK A
PROVIDENT ADDITION
INST. NO. 20061215010005480
M.R.C.C.T.
McROY CORPORATION
INST. NO. 20130709000952810
D.R.C.C.T.

WILLIAM RYAN SURVEY,
ABSTRACT NO. 746

CALLLED 0.853 ACRES
PARCEL B
T MCKINNEY MKT APR TX, LLC &
T MCKINNEY MKT SRF TX, LLC
INST. NO. 20210405000667610
D.R.C.C.T.

A-746
A-449

WILLIAM HEMPHILL
SURVEY, ABSTRACT NO. 449

CALLLED 6.586 ACRE, TRACT 2
ABS TX INVESTOR LP
INST. NO. 20060718001001400
D.R.C.C.T.

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM RYAN SURVEY, ABSTRACT NO. 746
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=60'	Sheet 2 of 2 Date Signed: 2/20/2026
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	06/10/2025			
Date Prepared:	10/28/2025			
Revised:	11/18/2025	Revised:	2/20/2026	

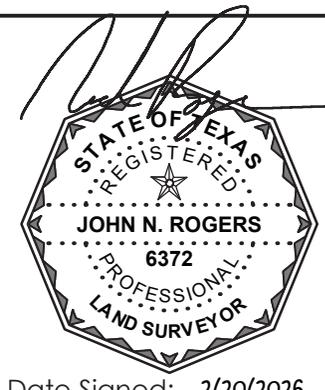




EXHIBIT "A"
LEGAL DESCRIPTION FOR
VARIABLE WIDTH RIGHT-OF-WAY
RW-11

All that certain lot, tract, or parcel of land, situated in a portion of the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, being part of that certain called Lot 3, Block A of Provident Addition recorded in Instrument No. 20050603000735060 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to South Trust Bank recorded in Instrument No. 20040625000940970 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at the most westerly Southwest corner of said Lot 3, Block A, being in the Northeast right-of-way line of Medical Center Drive (100' width right-of-way) recorded in Cabinet L, Page 803 (MRCCT) and being the most South corner of a clip corner, from which a 5/8" capped iron rod found stamped "4804" for the most easterly corner of a corner clip and the Northeast corner of a called 0.650 acre tract described in a deed to Big Diamond Inc., recorded in Instrument No. 20090908001120880 (DRCCT), bears South 46 deg. 12 min. 13 sec. West – 100.03 feet;

THENCE North 02 deg. 05 min. 17 sec. West along said clip corner and the West line of said Lot 3, Block A, a distance of 21.93 feet to the North corner of said corner clip, the most westerly Northwest corner of said Lot 3, Block A and in the Southeast right-of-way line of Eldorado Parkway (120' width right-of-way) recorded in Cabinet P, Page 367 (MRCCT), said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 935.99 feet, a central angle of 01 deg. 08 min. 20 sec., and being subtended by a chord which bears North 40 deg. 07 min. 17 sec. East - 18.61 feet;

THENCE in a northeasterly direction along the Northwest line of said Lot 3, Block A, Southeast right-of-way line and curve to the left, a distance of 18.61 feet;

THENCE South 02 deg. 05 min. 17 sec. East departing said Northwest line and said Southeast right-of-way line, a distance of 32.99 feet;

THENCE South 45 deg. 05 min. 43 sec. East, a distance of 143.42 feet;

THENCE South 37 deg. 03 min. 27 sec. East, a distance of 63.75 feet to the Southeast line of said Lot 3, Block A and a Northwest line of Lot 2R3, Block A of Provident Addition recorded in Instrument No. 20061215010005480 (MRCCT);



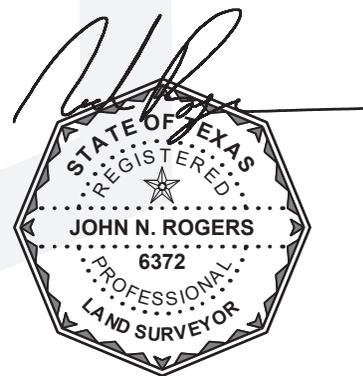
THENCE South 48 deg. 10 min. 31 sec. West along said Southeast and Northwest lines, a distance of 3.98 feet to the South corner of said Lot 3, Block A and the most westerly Southwest corner of said Lot 2R3, Block A and being in the Northeast right-of-way of said Medical Center Drive, from which a 5/8" capped iron rod found stamped "4804" for an angle point in the Northeast line of said 0.650 acre tract and the Southwest right-of-way line of said Medical Center Drive bears South 78 deg. 44 min. 55 sec. West – 118.13 feet, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,150.00 feet, a central angle of 03 deg. 16 min. 47 sec., and being subtended by a chord which bears North 43 deg. 27 min. 19 sec. West - 65.82 feet;

THENCE in a northwesterly direction along said curve to the left and along the Southwest line of said Lot 3, Block A and said Northeast right-of-way, a distance of 65.83 feet;

THENCE North 45 deg. 05 min. 43 sec. West tangent to said curve and continuing along said Southwest line and said Northeast right-of-way line, a distance of 147.05 feet to the **POINT OF BEGINNING**, containing 2,410 square feet or 0.055 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



11/18/2025

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N02°05'17"W	21.93'
L2	S02°05'17"E	32.99'
L3	S45°05'43"E	143.42'
L4	S37°03'27"E	63.75'
L5	S48°10'31"W	3.98'
L6	N45°05'43"W	147.05'
L7	S46°12'13"W	100.03'
L8	S78°44'55"W	118.13'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	935.99'	18.61'	1°08'20"	N40°07'17"E	18.61'
C2	1150.00'	65.83'	3°16'47"	N43°27'19"W	65.82'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" MAP SHOWING
 VARIABLE WIDTH RIGHT-OF-WAY,
 SITUATED IN A PORTION OF THE
 WILLIAM RYAN SURVEY, ABSTRACT NO. 746
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Job No.:	24018	Scale:	NONE	Sheet 4 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	6/10/2025			
Date Prepared:	08/27/2025			
Revised: 10/28/2025	Revised: 11/18/2025			

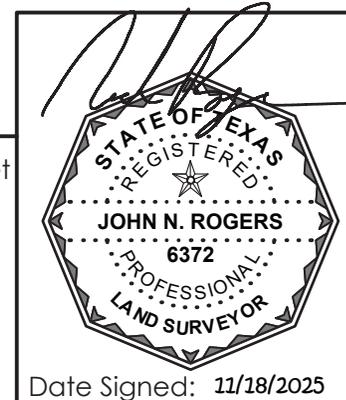




EXHIBIT "A"
LEGAL DESCRIPTION FOR
10' TEMPORARY CONSTRUCTION EASEMENT
TCE-11

All that certain lot, tract, or parcel of land, situated in a portion of the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, being part of that certain called Lot 3, Block A of Provident Addition recorded in Instrument No. 20050603000735060 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to South Trust Bank recorded in Instrument No. 20040625000940970 of the Deed Records of Collin County, Texas (DRCCT) and being more completely described as follows, to-wit:

BEGINNING in the Northwest line of said Lot 3, Block A and in the Southeast right-of-way line of Eldorado Parkway (120' width right-of-way) recorded in Cabinet P, Page 367 (MRCCT), from which a 5/8" capped iron rod found stamped "4804" for the most easterly corner of a corner clip and the Northeast corner of a called 0.650 acre tract described in a deed to Big Diamond Inc., recorded in Instrument No. 20090908001120880 (DRCCT), bears South 38 deg. 21 min. 24 sec. West – 134.38 feet, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 935.99 feet, a central angle of 00 deg. 55 min. 47 sec., and being subtended by a chord which bears North 39 deg. 05 min. 13 sec. East – 15.19 feet;

THENCE in a northeasterly direction along said Northwest line, Southeast right-of-way line and said curve to the left a distance of 15.19 feet;

THENCE South 02 deg. 05 min. 17 sec. East non-tangent to said curve departing said Northwest line and said Southeast right-of-way line, a distance of 40.48 feet;

THENCE South 45 deg. 05 min. 43 sec. East, a distance of 140.18 feet;

THENCE South 37 deg. 03 min. 27 sec. East, a distance of 63.62 feet to the Southeast line of said Lot 3, Block A and a Northwest line of Lot 2R3, Block A of Provident Addition recorded in Instrument No. 20061215010005480 (MRCCT);

THENCE South 48 deg. 10 min. 31 sec. West along said Southeast and Northwest lines, a distance of 10.03 feet, from which a 5/8" capped iron rod found stamped "4804" for an angle point in the Northeast line of said 0.650 acre tract and the Southwest right-of-way line of Medical Center Drive (100' width right-of-way) recorded in Cabinet L, Page 803 (MRCCT) bears South 77 deg. 47 min. 43 sec. West – 121.57 feet;



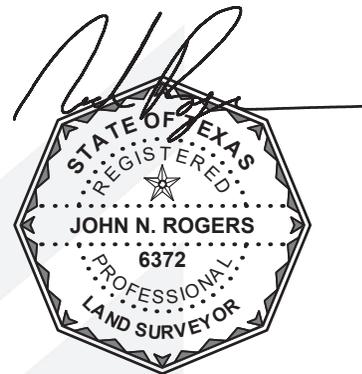
THENCE North 37 deg. 03 min. 27 sec. West departing said Southeast and Northwest lines, a distance of 63.75 feet;

THENCE North 45 deg. 05 min. 43 sec. West, a distance of 143.42 feet;

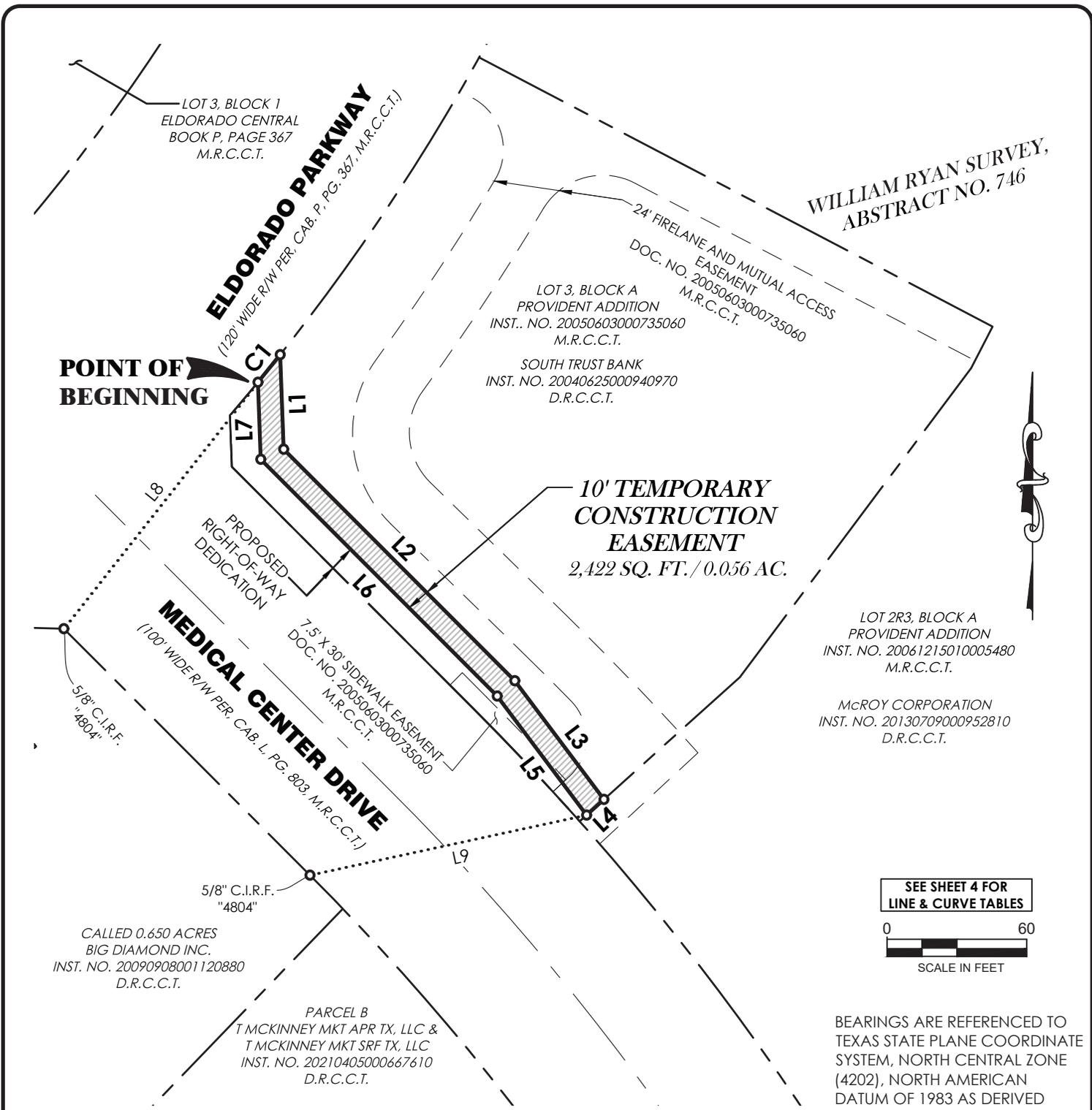
THENCE North 02 deg. 05 min. 17 sec. West, a distance of 32.99 feet to the **POINT OF BEGINNING**, containing 2,422 square feet or 0.056 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



11/18/2025



WILLIAM RYAN SURVEY,
ABSTRACT NO. 746

LOT 3, BLOCK 1
ELDORADO CENTRAL
BOOK P, PAGE 367
M.R.C.C.T.

ELDORADO PARKWAY
(120' WIDE R/W PER CAB. P, PG. 367, M.R.C.C.T.)

24' FIRELANE AND MUTUAL ACCESS
EASEMENT
DOC. NO. 20050603000735060
M.R.C.C.T.

LOT 3, BLOCK A
PROVIDENT ADDITION
INST. NO. 20050603000735060
M.R.C.C.T.

SOUTH TRUST BANK
INST. NO. 20040625000940970
D.R.C.C.T.

POINT OF BEGINNING

**10' TEMPORARY
CONSTRUCTION
EASEMENT**
2,422 SQ. FT. / 0.056 AC.

PROPOSED
RIGHT-OF-WAY
DEDICATION

MEDICAL CENTER DRIVE
(100' WIDE R/W PER CAB. L, PG. 803, M.R.C.C.T.)

7.5' X 30' SIDEWALK EASEMENT
DOC. NO. 20050603000735060
M.R.C.C.T.

LOT 2R3, BLOCK A
PROVIDENT ADDITION
INST. NO. 20061215010005480
M.R.C.C.T.

McROY CORPORATION
INST. NO. 20130709000952810
D.R.C.C.T.

5/8" C.I.R.F.
"4804"

CALLED 0.650 ACRES
BIG DIAMOND INC.
INST. NO. 20090908001120880
D.R.C.C.T.

5/8" C.I.R.F.
"4804"

PARCEL B
T MCKINNEY MKT APR TX, LLC &
T MCKINNEY MKT SRF TX, LLC
INST. NO. 20210405000667610
D.R.C.C.T.

SEE SHEET 4 FOR
LINE & CURVE TABLES

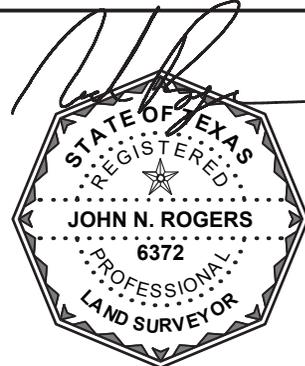
SCALE IN FEET

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
10' TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM RYAN SURVEY, ABSTRACT NO. 746
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

Job No.:	24018	Scale:	1"=60'	Sheet 3 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	6/10/2025			
Date Prepared:	10/28/2025			
Revised:	11/18/2025	Revised:	.	



Date Signed: 11/18/2025

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S02°05'17"E	40.48'
L2	S45°05'43"E	140.18'
L3	S37°03'27"E	63.62'
L4	S48°10'31"W	10.03'
L5	N37°03'27"W	63.75'
L6	N45°05'43"W	143.42'
L7	N02°05'17"W	32.99'
L8	S38°21'24"W	134.38'
L9	S77°47'43"W	121.57'

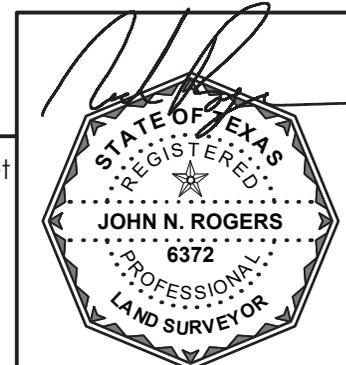
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	935.99'	15.19'	0°55'47"	N39°05'13"E	15.19'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" MAP SHOWING
 10' TEMPORARY CONSTRUCTION EASEMENT,
 SITUATED IN A PORTION OF THE
 WILLIAM RYAN SURVEY, ABSTRACT NO. 746
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Job No.:	24018	Scale:	NONE	Sheet 4 of 4
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	6/10/2025			
Date Prepared:	10/28/2025			
Revised:	11/18/2025	Revised:	.	



Date Signed: 11/18/2025



EXHIBIT "A"
LEGAL DESCRIPTION FOR
10' TEMPORARY CONSTRUCTION EASEMENT
TCE-3

All that certain lot, tract, or parcel of land, situated in a portion of the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, being part of that certain Lot 5, Block 1 of Eldorado Central, recorded in Cabinet P, Page 424 Map Records of Collin County, Texas (MRCCT), same being described in a deed to Venezias Pizza Cafe recorded in Instrument No. 2023000123691 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING in the Southeast line of said Lot 5, Block 1 and in the Northwest right-of-way line of Eldorado Parkway (called 120' right-of-way) recorded in Cabinet P, Page 367 (MRCCT), from which an "X" cut found for the East corner of said Lot 5, Block 1 and the South corner of Lot 3, Block 1 of Eldorado Central recorded in Cabinet P, Page 367 (MRCCT) and in said Northwest right-of-way line bears North 46 deg. 25 min. 35 sec. East – 45.00 feet, said point being a Point of Curvature of a circular curve to the right, having a radius of 815.99 feet, a central angle of 02 deg. 13 min. 46 sec., and being subtended by a chord which bears South 49 deg. 07 min. 17 sec. West - 31.75 feet;

THENCE in a southwesterly along said Southeast line, Northwest right-of-way line and curve to the right, a distance of 31.75 feet;

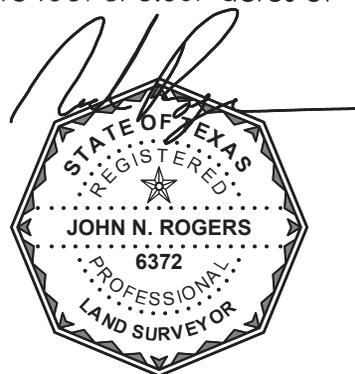
THENCE North 39 deg. 45 min. 51 sec. West non-tangent to said curve, departing said Southeast line and said Northwest right-of-way line, a distance of 10.00 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 805.99 feet, a central angle of 02 deg. 11 min. 23 sec., and being subtended by a chord which bears North 49 deg. 08 min. 28 sec. East - 30.80 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 30.80 feet, from which an "X" cut found for the Northwest corner of said Lot 5, Block 1 and in a South line of Lot 2R1, Block 1 of Eldorado Central recorded in Cabinet P, Page 424 (MRCCT) bears North 68 deg. 26 min. 50 sec. West – 331.82 feet;

THENCE South 45 deg. 11 min. 06 sec. East non-tangent to said curve, a distance of 10.02 feet to the **POINT OF BEGINNING**, containing 313 square feet or 0.007 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



11/18/2025

**SEE SHEET 3 FOR LINE
& CURVE TABLES**

**WILLIAM RYAN SURVEY,
ABSTRACT NO. 746**

LOT 2R1, BLOCK 1
ELDORADO CENTRAL
CAB. P, PAGE 424
M.R.C.C.T.

LOT 3, BLOCK 1
ELDORADO CENTRAL
CAB. P, PAGE 367
M.R.C.C.T.

BAILEY LEE AND SUSAN LUM
TRUST, ET AL
INST. NO. 20160203000130200
D.R.C.C.T.



VARIABLE WIDTH FIRELANE
ACCESS AND UTILITY EASEMENT
BK. P, PG. 367
M.R.C.C.T.

"X" CUT
FOUND

DRAINAGE EASEMENT PER
BK. P, PG. 367
M.R.C.C.T.

VENEZIAS PIZZA CAFE
INST. NO. 2023000123691
D.R.C.C.T.

LOT 5, BLOCK 1
ELDORADO CENTRAL
CAB. P, PAGE 424
M.R.C.C.T.

**10' TEMPORARY
CONSTRUCTION
EASEMENT**
313 SQ. FT. / 0.007 AC.

"X" CUT
FOUND

**POINT OF
BEGINNING**

LOT 1R2, BLOCK 1
ELDORADO CENTRAL
CAB. P, PAGE 424
M.R.C.C.T.

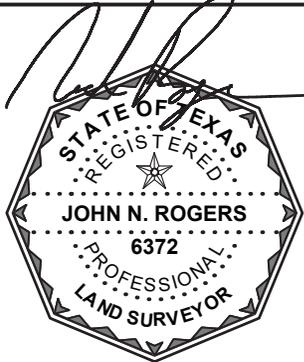
ELDORADO PARKWAY
(120' WIDE R/W PER CAB. P, PG. 367, M.R.C.C.T.)

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
10' TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM RYAN SURVEY, ABSTRACT NO. 746
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"= 60'	Sheet 2 of 3
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	6/10/2025			
Date Prepared:	08/29/2025			
Revised:	11/18/2025	Revised:	.	



Date Signed: 11/18/2025

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N39°45'51"W	10.00'
L2	S45°11'06"E	10.02'

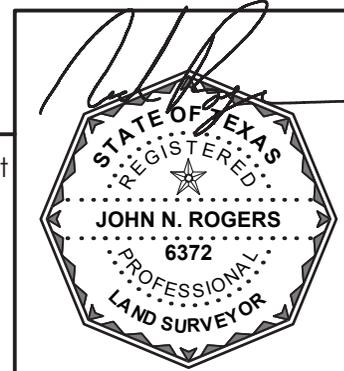
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	815.99'	31.75'	2°13'46"	S49°07'17"W	31.75'
C2	805.99'	30.80'	2°11'23"	N49°08'28"E	30.80'
C3	815.99'	45.01'	3°09'37"	N46°25'35"E	45.00'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" MAP SHOWING
 10' TEMPORARY CONSTRUCTION EASEMENT,
 SITUATED IN A PORTION OF THE
 WILLIAM RYAN SURVEY, ABSTRACT NO. 746
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Job No.:	24018	Scale:	NONE	Sheet ③ of ③
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:		6/10/2025		
Date Prepared:		08/29/2025		
Revised:	11/18/2025	Revised:	.	



Date Signed: 11/18/2025



EXHIBIT "A"
LEGAL DESCRIPTION FOR
10' TEMPORARY CONSTRUCTION EASEMENT
TCE-4

All that certain lot, tract, or parcel of land, situated in a portion of the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, being part of that certain Lot 3, Block 1 of Eldorado Central, recorded in Cabinet P, Page 367 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to Bailey Lee and Susan Lum Test, Et Al recorded in Instrument No. 20160203000130200 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING in the Southeast line of said Lot 3, Block 1 and in the Northwest right-of-way line of Eldorado Parkway (called 120' right-of-way) recorded in Cabinet P, Page 367 (MRCCT), from which an "X" cut found for the South corner of said Lot 3, Block 1 and the East corner of Lot 5, Block 1 of Eldorado Central recorded in Cabinet P, Page 424 (MRCCT) and in said Northwest right-of-way line bears South 43 deg. 15 min. 57 sec. West – 45.01 feet;

THENCE North 45 deg. 11 min. 06 sec. West departing said Southeast line and Northwest right-of-way line, a distance of 10.03 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 805.99 feet, a central angle of 01 deg. 05 min. 28 sec., and being subtended by a chord which bears North 41 deg. 06 min. 04 sec. East – 15.35 feet;

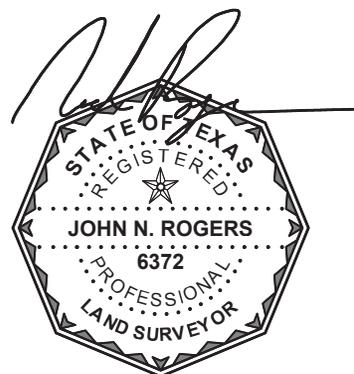
THENCE in a northeasterly direction along said curve to the left, a distance of 15.35 feet, from which a 1/2" capped iron rod found stamped "RPLS 4613" for the North corner of said Lot 3, Block 1 and an ell corner of Lot 2R1, Block 1 of Eldorado Central recorded in Cabinet P, Page 424 (MRCCT) bears North 27 deg. 29 min. 44 sec. West – 326.03 feet;

THENCE North 82 deg. 13 min. 47 sec. East non-tangent to said curve, a distance of 14.93 feet to the Southeast line of said Lot 3, Block 1 and the Northwest right-of-way of said Eldorado Parkway, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 815.99 feet, a central angle of 01 deg. 54 min. 46 sec., and being subtended by a chord which bears South 40 deg. 43 min. 45 sec. West – 27.24 feet;

THENCE in a southwesterly direction along said Southeast line, Northwest right-of-way line and said curve to the right, a distance of 27.24 feet to the **POINT OF BEGINNING**, containing 213 square feet or 0.005 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



11/18/2025



SEE SHEET 3 FOR LINE & CURVE TABLES

**WILLIAM RYAN SURVEY,
ABSTRACT NO. 746**

LOT 2R1, BLOCK 1
ELDORADO CENTRAL
CAB. P, PAGE 424
M.R.C.C.T.

LOT 3, BLOCK 1
ELDORADO CENTRAL
CAB. P, PAGE 367
M.R.C.C.T.

BAILEY LEE AND SUSAN LUM
TRUST, ET AL
INST. NO. 20160203000130200
D.R.C.C.T.

**10' TEMPORARY
CONSTRUCTION
EASEMENT**
213 SQ. FT./0.005 AC.

VARIABLE WIDTH FIRELANE
ACCESS AND UTILITY EASEMENT
BK. P, PG. 367
M.R.C.C.T.

VENEZIAS PIZZA CAFE
INST. NO. 2023000123691
D.R.C.C.T.

LOT 5, BLOCK 1
ELDORADO CENTRAL
CAB. P, PAGE 424
M.R.C.C.T.

DRAINAGE EASEMENT PER
BK. P, PG. 367
M.R.C.C.T.

"X" CUT
FOUND

**ELDORADO
PARKWAY**
1120' WIDE R/W PER CAB.
P, PG. 367, M.R.C.C.T.)

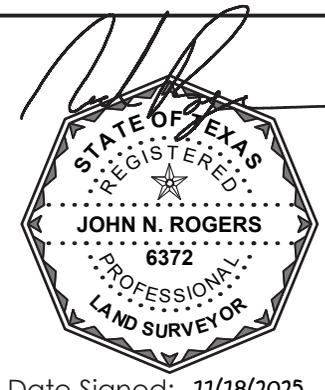
**POINT OF
BEGINNING**

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
10' TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM RYAN SURVEY, ABSTRACT NO. 746
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=60'	Sheet 2 of 3
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:	6/10/2025			
Date Prepared:	08/29/2025			
Revised:11/11/2025	Revised:11/18/2025			



Date Signed: 11/18/2025

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N45°11'06"W	10.03'
L2	N82°13'47"E	14.93'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	805.99'	15.35'	1°05'28"	N41°06'04"E	15.35'
C2	815.99'	27.24'	1°54'46"	S40°43'45"W	27.24'
C3	815.99'	45.02'	3°09'39"	S43°15'57"W	45.01'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" MAP SHOWING
 10' TEMPORARY CONSTRUCTION EASEMENT,
 SITUATED IN A PORTION OF THE
 WILLIAM RYAN SURVEY, ABSTRACT NO. 746
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Job No.:	24018	Scale:	NONE	Sheet ③ of ③
Drafted:	J.H.M.	Checked:	J.N.R.	
Surveyed on the Ground:		6/10/2025		
Date Prepared:		08/29/2025		
Revised:	11/11/2025	Revised:	11/18/2025	

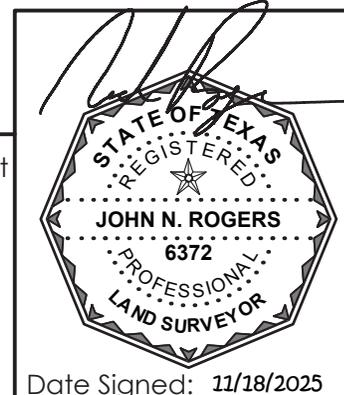




EXHIBIT "A"
LEGAL DESCRIPTION FOR
5.5' PEDESTRIAN ACCESS EASEMENT PAE12

All that certain lot, tract, or parcel of land, situated in a portion of the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, being part of Lot 1R1, Block A of The Greens of McKinney, Section 3 recorded in Volume 2019, Page 259 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to Church of God, A Worldwide Association, Inc. recorded in Instrument No. 20170717000928230 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING in the Northeast line of a variable width pedestrian easement recorded in said Volume 2019, Page 259 (MRCCT), from which a 5/8" capped iron rod found stamped "KHA" for the most northerly Northeast corner of Lot 7, Block A of McKinney Bridge Street Town Centre recorded in Volume 2008, Page 65 (MRCCT) and the most northerly corner of a corner clip in the Southeast right-of-way line of Gateway Boulevard (variable width right-of-way) recorded in Cabinet R, Page 159 (MRCCT) bears North 67 deg. 57 min. 24 sec. West – 197.47 feet, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,094.50 feet, a central angle of 1 deg. 48 min. 52 sec., and being subtended by a chord which bears North 29 deg. 21 min. 51 sec. West – 34.66 feet;

THENCE in a northwesterly direction along said Northeast line and curve to the right, an arc distance of 34.66 feet, from which a 5/8" iron rod found most easterly Southeast corner of a called 45.71 acre tract described in a deed to Sunset Grounds at McKinney LLC recorded in Instrument No. 202500005931 (DRCCT) bears North 48 deg. 25 min. 08 sec. West – 244.15 feet;

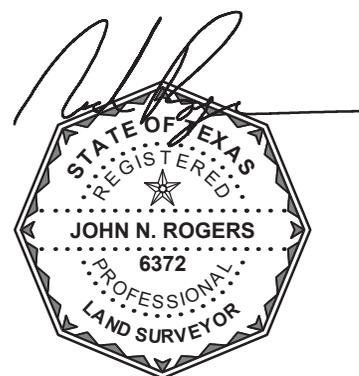
THENCE South 59 deg. 06 min. 14 sec. East non-tangent to said curve and departing said Northeast line, a distance of 10.87 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,089.00 feet, a central angle of 0 deg. 49 min. 50 sec., and being subtended by a chord which bears South 29 deg. 21 min. 51 sec. East - 15.79 feet;

THENCE in a southeasterly direction along said curve to the left, an arc distance of 15.79 feet;

THENCE South 00 deg. 22 min. 31 sec. West non-tangent to said curve, a distance of 10.87 feet to the **POINT OF BEGINNING**, containing *139 square feet or 0.003 acres of land*, more or less.

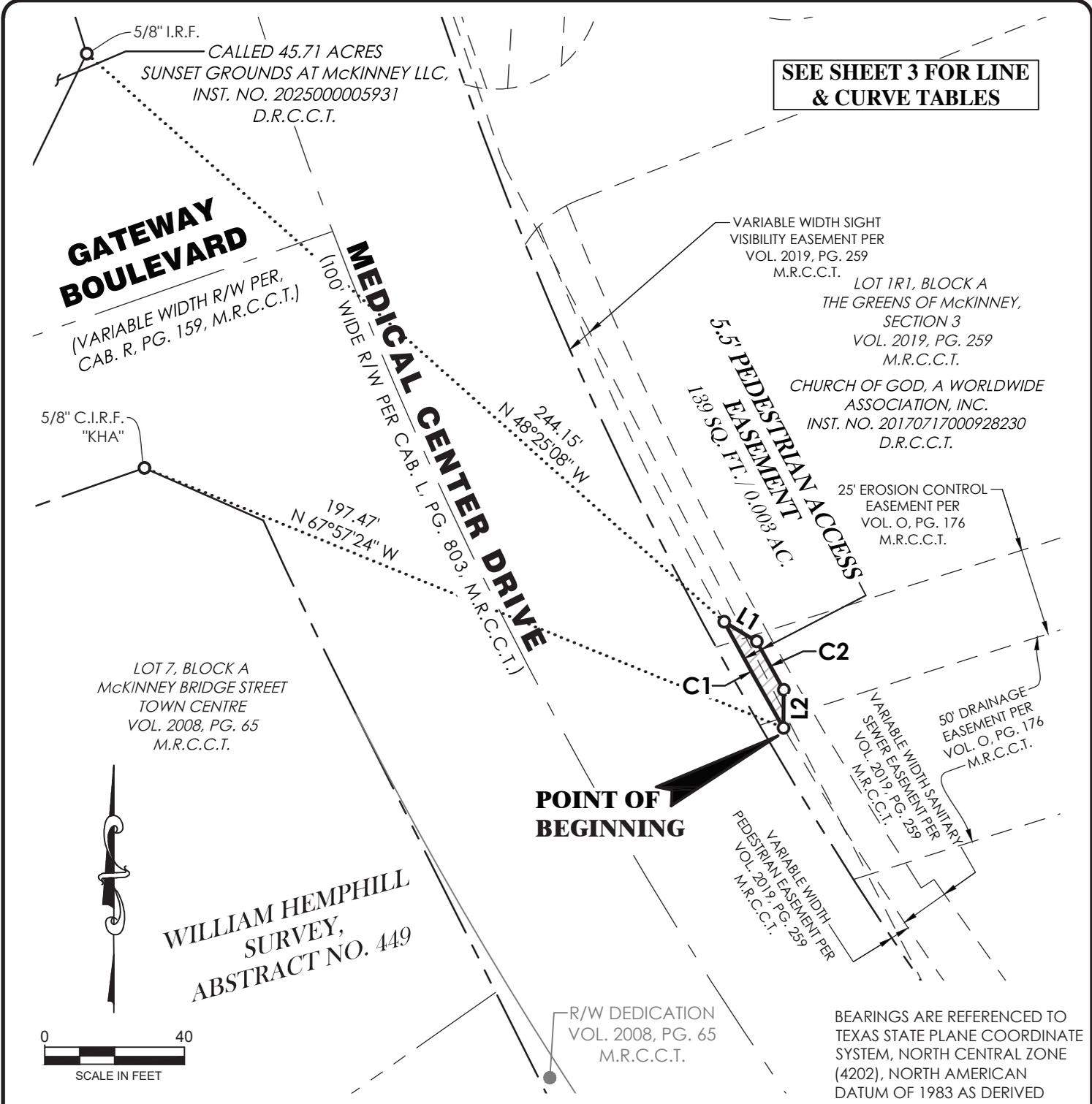
*Bearings are referenced to Texas State Plane Coordinates,
North Central Zone, NAD83(2011), U.S. Survey Feet,
as derived from GPS/OPUS observations.*

Exhibit map attached and made a part hereof.



1/29/2026

SEE SHEET 3 FOR LINE & CURVE TABLES



**EXHIBIT "A" MAP SHOWING
5.5' PEDESTRIAN ACCESS EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=40'	Sheet 2 of 3
Drafted:	L.J.C.	Checked:	J.N.R.	
Surveyed on the Ground:	6/10/2025			
Date Prepared:	1/29/2026			
Revised:	.	Revised:	.	



Date Signed: 1/29/2026

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S59°06'14"E	10.87'
L2	S00°22'31"W	10.87'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1094.50'	34.66'	1°48'52"	N29°21'51"W	34.66'
C2	1089.00'	15.79'	0°49'50"	S29°21'51"E	15.79'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

**EXHIBIT "A" MAP SHOWING
5.5' PEDESTRIAN ACCESS EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	NONE	Sheet 3 of 3
Drafted:	L.J.C.	Checked:	J.N.R.	
Surveyed on the Ground:	6/10/2025			
Date Prepared:	1/29/2026			
Revised:	.	Revised:	.	

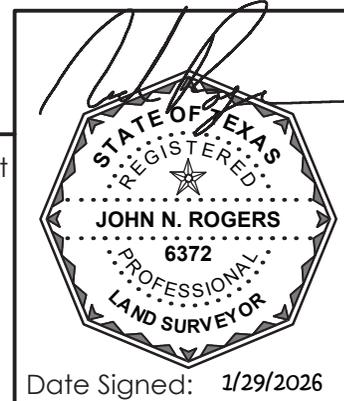




EXHIBIT "A"
LEGAL DESCRIPTION FOR
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT
TCE-19

All that certain lot, tract, or parcel of land, situated in a portion of the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, being part of Lot 1R1, Block A of The Greens of McKinney, Section 3 recorded in Volume 2019, Page 259 of the Map Records of Collin County, Texas (MRCCT), same being described in a deed to Church of God, A Worldwide Association, Inc. recorded in Instrument No. 20170717000928230 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING in the Southwest line of said Lot 1R1, Block A and the Northeast right-of-way line of Medical Center Drive (100' width right-of-way) recorded in Cabinet L, Page 803 (MRCCT), from which a 5/8" capped iron rod found stamped "KHA" for the most northerly Northeast corner of Lot 7, Block A of McKinney Bridge Street Town Centre recorded in Volume 2008, Page 65 (MRCCT) and the most northerly corner of a corner clip in the Southeast right-of-way line of Gateway Boulevard (variable width right-of-way) recorded in Cabinet R, Page 159 (MRCCT) bears North 65 deg. 07 min. 40 sec. West – 201.67 feet;

THENCE North 00 deg. 22 min. 31 sec. East departing said Southwest line and Northeast right-of-way line, a distance of 21.58 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,089.00 feet, a central angle of 0 deg. 49 min. 49 sec., and being subtended by a chord which bears North 29 deg. 21 min. 51 sec. West - 15.78 feet;

THENCE in a northwesterly direction along said curve to the right, an arc distance of 15.78 feet;

THENCE North 59 deg. 06 min. 14 sec. West non-tangent to said curve, a distance of 21.58 feet to the Southwest line of said Lot 1R1, Block A and the Northeast right-of-way line of said Medical Center Drive, from which a 5/8" iron rod found most easterly Southeast corner of a called 45.71 acre tract described in a deed to Sunset Grounds at McKinney LLC recorded in Instrument No. 2025000005931 (DRCCT) bears North 47 deg. 55 min. 55 sec. West – 233.63 feet, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,100.00 feet, a central angle of 1 deg. 28 min. 48 sec., and being subtended by a chord which bears North 27 deg. 14 min. 13 sec. West - 28.41 feet;

THENCE in a northwesterly direction along said Southwest line, Northeast right-of-way line and curve to the right, an arc distance of 28.41 feet;

THENCE South 74 deg. 43 min. 37 sec. East non-tangent to said curve and departing said Southwest line and Northeast right-of-way line, a distance of 55.70 feet;



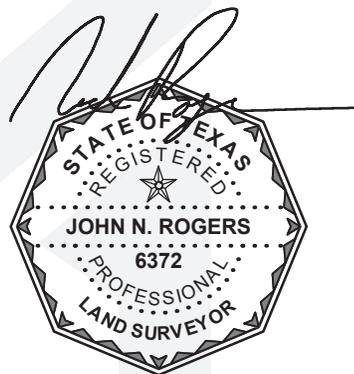
THENCE South 29 deg. 22 min. 04 sec. East, a distance of 31.77 feet;

THENCE South 15 deg. 59 min. 50 sec. West, a distance of 55.70 feet to the Southwest line of said Lot 1R1, Block A and the Northeast right-of-way line of said Medical Center Drive, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,100.00 feet, a central angle of 1 deg. 28 min. 48 sec., and being subtended by a chord which bears North 31 deg. 29 min. 29 sec. West - 28.41 feet;

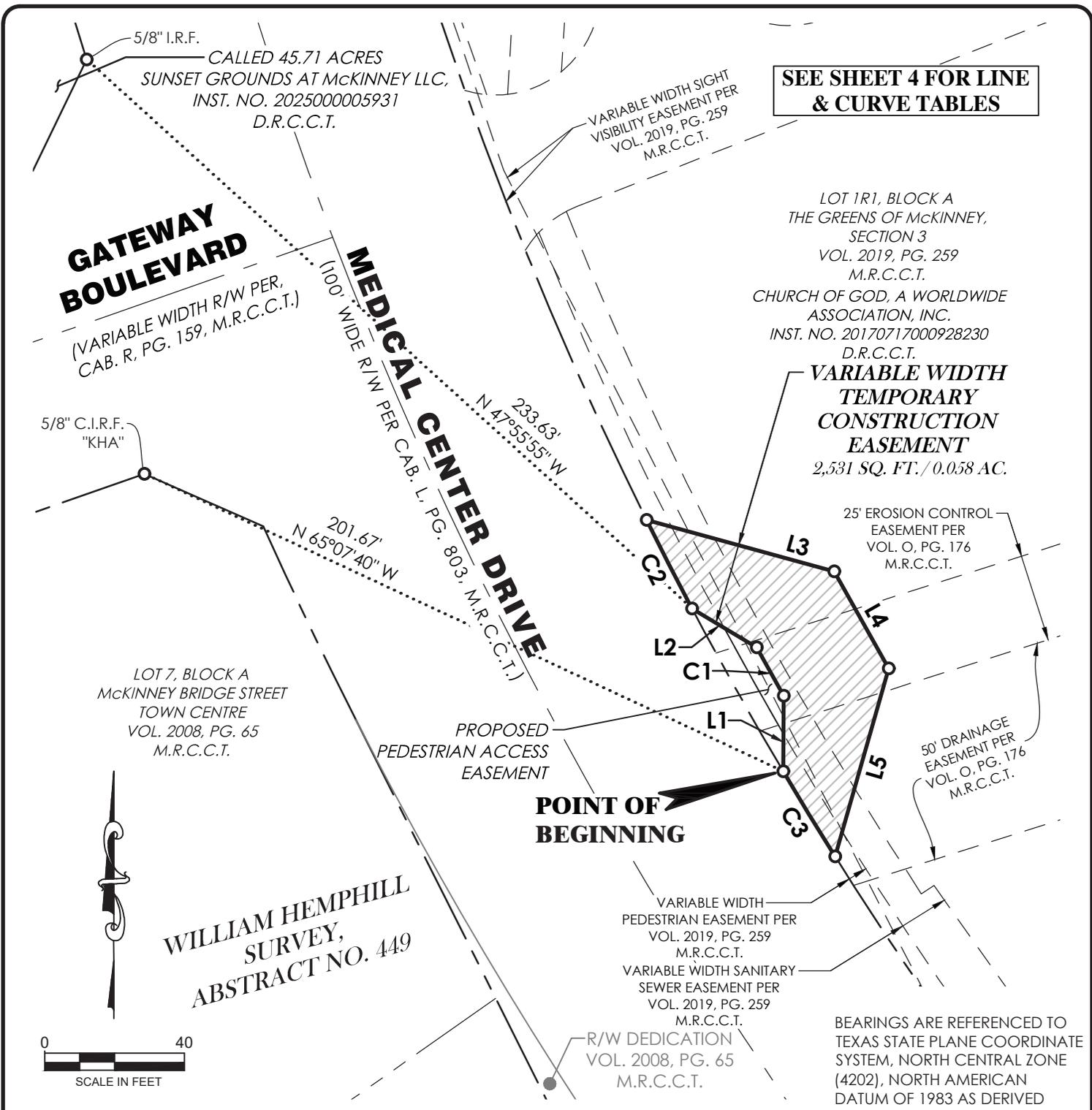
THENCE in a northwesterly direction along said Southwest line, Northeast right-of-way line and curve to the right, an arc distance of 28.41 feet to the **POINT OF BEGINNING**, containing 2,531 square feet or 0.058 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

Exhibit map attached and made a part hereof.



2/18/2026



**EXHIBIT "A" MAP SHOWING
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	1"=40'	Sheet 3 of 4
Drafted:	L.J.C.	Checked:	J.N.R.	
Surveyed on the Ground:	6/10/2025			
Date Prepared:	1/29/2026			
Revised:	2/18/2026	Revised:	.	

Date Signed: 2/18/2026

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°22'31"E	21.58'
L2	N59°06'14"W	21.58'
L3	S74°43'37"E	55.70'
L4	S29°22'04"E	31.77'
L5	S15°59'50"W	55.70'

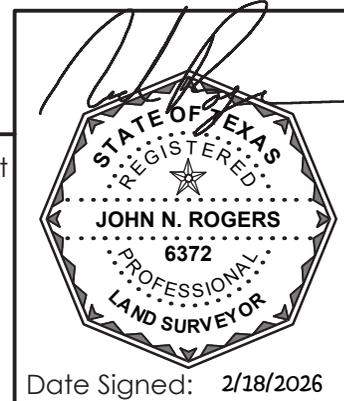
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1089.00'	15.78'	0°49'49"	N29°21'51"W	15.78'
C2	1100.00'	28.41'	1°28'48"	N27°14'13"W	28.41'
C3	1100.00'	28.41'	1°28'48"	N31°29'29"W	28.41'

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

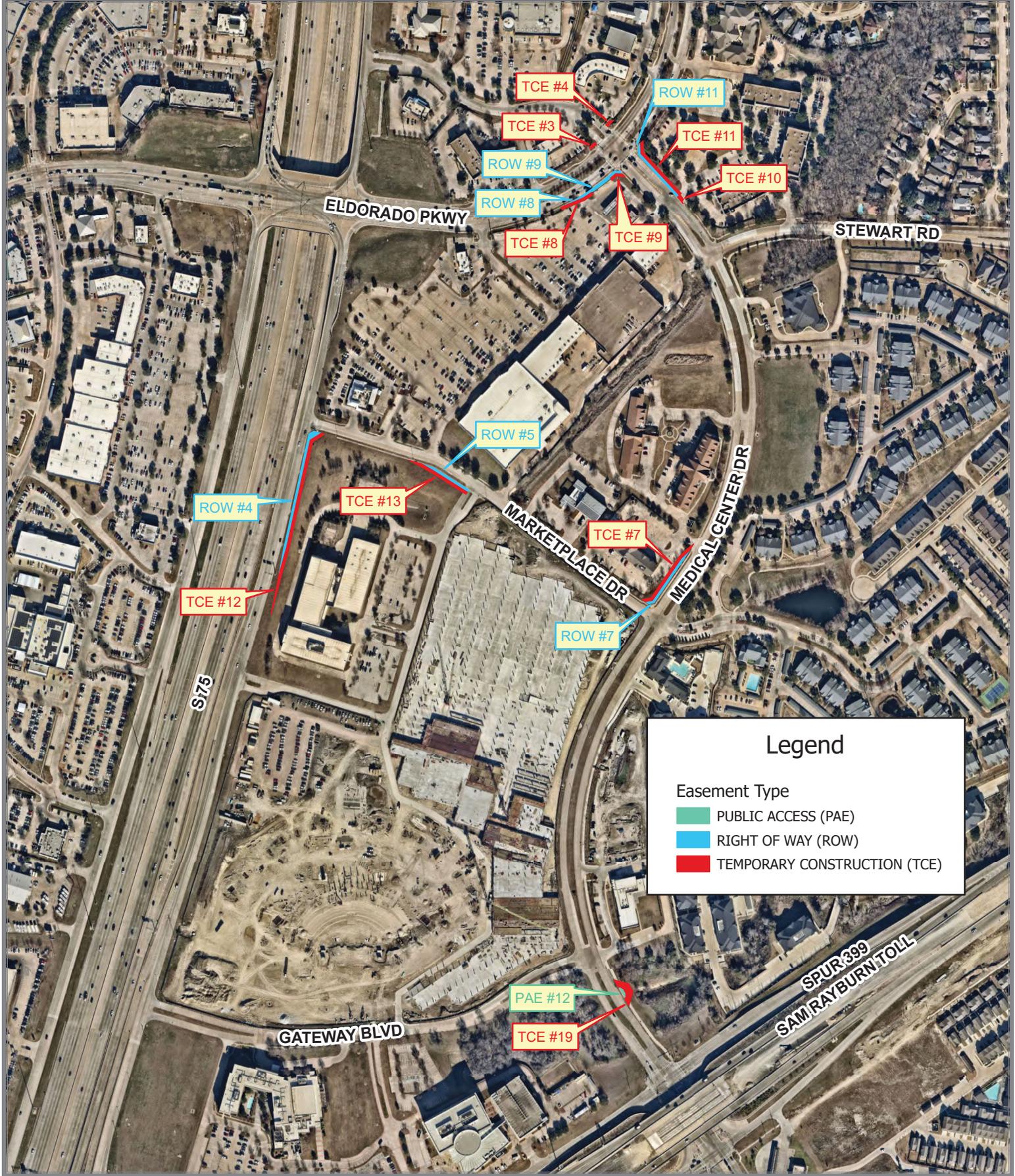
**EXHIBIT "A" MAP SHOWING
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT,
SITUATED IN A PORTION OF THE
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	24018	Scale:	NONE	Sheet	
Drafted:	L.J.C.	Checked:	J.N.R.	4	of
Surveyed on the Ground:	6/10/2025			4	
Date Prepared:	1/29/2026				
Revised:	2/18/2026	Revised:	.		



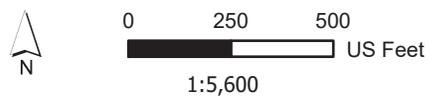
Document Path: Y:_Engineering\Eng\GIS\Projects\04_LocationMaps\04_LocationMaps\04_SunsetTheater\Esri\Map_SunsetTheaterEsri.mxd



Legend

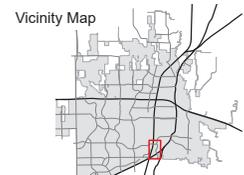
Easement Type

- PUBLIC ACCESS (PAE)
- RIGHT OF WAY (ROW)
- TEMPORARY CONSTRUCTION (TCE)



Location Map

Exhibit "B"
Sunset Theater (MTX)
Offsite Improvements:
ROW and Easements



Source: Engineering GIS
Date: 2/23/2026

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