

ORDINANCE NO. 2024-07-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, MAKING FINDINGS REQUIRED BY CHAPTER 26 OF THE TEXAS PARKS AND WILDLIFE CODE REGARDING THE STATE OF TEXAS' REQUEST FOR RIGHT OF WAY IN FEE SIMPLE TO ASSIST IN THE CONSTRUCTION OF ITS HIGHWAY 380 BYPASS PROJECT ACROSS A PORTION OF CITY OF MCKINNEY PARKLAND, WHICH PARKLAND IS GENERALLY LOCATED ON THE NORTH SIDE OF CR 164 AT ITS INTERSECTION WITH TAYLOR-BURK DRIVE; APPROVING THE SALE OF RIGHT OF WAY ACROSS SUCH PARKLAND TO THE STATE OF TEXAS IN EXCHANGE FOR THE PAYMENT OF FAIR MARKET VALUE FOR SAID RIGHT OF WAY; AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE ON BEHALF OF THE CITY OF MCKINNEY, TEXAS ALL NECESSARY DOCUMENTS FOR THE CONVEYANCE OF SAID RIGHT OF WAY IN FEE SIMPLE FROM THE CITY OF MCKINNEY TO THE STATE OF TEXAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the State of Texas ("TxDOT"), a governmental entity with eminent domain authority, has requested right of way from the City of McKinney, Texas ("City") across certain land owned by the City that is designated as parkland, which parkland is generally located on the north side of CR 164 at its intersection with Taylor-Burk Drive ("Parkland"), to assist in the construction and installation of its Highway 380 Bypass Project; and

WHEREAS, in order to construct the Highway 380 Bypass Project, it is necessary to obtain right of way across those portions of the Parkland as more fully described and depicted on Exhibit A ("ROW Location") attached hereto and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, Chapter 26 of the Texas Parks and Wildlife Code requires a public hearing regarding the use or taking of public parkland, after which public hearing the governing body must determine that no feasible and prudent alternative to the use or taking of public parkland exists, and that the proposed use or taking includes all reasonable planning to minimize the harm to the land as a park resulting from the use or taking proposed; and

WHEREAS, Notice of the Public Hearing was duly served and published in conformity to Chapter 26 of the Texas Parks and Wildlife Code; and

WHEREAS, the City Council held a public hearing on July 16, 2024 regarding TxDOT's proposed acquisition of right of way across the Parkland during which all interested persons had the opportunity to testify and present relevant evidence before the City Council.

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

Section 1. **FINDINGS**

All of the above premises are found to be true and correct legislative and factual determinations of the City Council of the City of McKinney and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. **DETERMINED: THERE IS NO FEASIBLE AND PRUDENT ALTERNATIVE TO PROJECT**

The City Council of the City of McKinney, Texas, after public notice and public hearing as required by law, and upon due deliberation and consideration of all testimony and information submitted during said public hearing, has determined that there is no feasible and prudent alternative to the location of the proposed temporary construction easement across the Parkland in a manner consistent with Exhibit A, attached hereto.

Section 3. **DETERMINED: PROJECT INCLUDES ALL REASONABLE PLANNING TO MINIMIZE HARM**

The City Council of the City of McKinney, Texas has further determined that the proposed Highway 380 Bypass Project across the Parkland, includes all reasonable planning to minimize harm to the use of the Parkland as a park, which harm may result from such use.

Section 4. **APPROVAL TO CONVEY RIGHT OF WAY**

The City Council of the City of McKinney hereby agrees to allow the conveyance of right of way in fee simple across the Parkland to TxDOT for the construction of its Highway 380 Bypass Project in a location shown on Exhibit A and further, as approved by the City's Parks Director, conditioned upon the City's receipt of fair market value payment therefor from TxDOT.

Section 5. **DIRECTION TO PREPARE AND EXECUTE DOCUMENTS**

The City Council of the City of McKinney authorizes the City Manager and the City Attorney to draft and execute any and all necessary documents for the sale of the right of way in fee simple across said Parkland consistent with the locations indicated on Exhibit A, attached hereto.

Section 6. **SEVERABILITY CLAUSE**

If any section, subsection, paragraph, sentence, phrase, or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 7. **PENALTY CLAUSE**

It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefor, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 8. **NO VESTED INTERESTS**

That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The Ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City, in the manner provided by law.

Section 9. **PUBLICATION AND EFFECTIVE DATE**

The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 16th DAY OF JULY 2024.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL
Deputy City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

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

Page 1 of 8
March, 2023
P00068431.001

Exhibit "A"

Property Description for P00068431.001

BEING a 2.815 acre parcel of land, situated in William V. Rice Survey, Abstract Number 769 and Talton Cunnius Survey, Abstract Number 211, Collin County, Texas, and being part of a called 70.099 acre tract of land described in a Special Warranty Deed from Corinne Louise Bouas, Independent Executrix of the Estate of Mildred Ruth Horne Ottaway, Deceased, Cause No. PB1-2104-2018 to City of McKinney, filed December 17, 2020 and recorded in Instrument Number 20201217002278280, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 2.815 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 4 inch concrete monument (broken) (controlling monument) found in the north line of said City of McKinney called 70.099 acre tract and the southeast corner of a tract of a called 1.9940 acre tract of land described in a deed to the City of McKinney, Texas, recorded in Volume 950, Page 365, Deed Records, Collin County, Texas (D.R.C.C.T.) and an ell corner in a called 214.52 acre tract of land described in a deed to the City of McKinney, recorded in Volume 873, Page 591, D.R.C.C.T., from which a found 1/2 inch iron rod at the northwest corner of said City of McKinney called 70.099 acre tract, bears South 89 degrees 18 minutes 49 seconds West, a distance of 1,447.70 feet, also from which the northeast corner of said City of McKinney called 1.9940 acre tract and the southeast corner of a tract of land described in a deed to Star 90 Properties, LLC, bears North 01 degrees 02 minutes 07 seconds West, a distance of 60.31 feet, also from which a found 1/2 inch iron rod at the northeast corner of said Star 90 Properties, LLC tract, bears North 01 degrees 02 minutes 07 seconds West, a distance of 634.30 feet;

THENCE North 89 degrees 18 minutes 49 seconds East (called South 90 degrees 00 minutes 00 seconds East), along the north line of said City of McKinney called 70.099 acre tract and a south line of said City of McKinney called 214.52 acre tract, a distance of 158.74 feet to a point for the northeast corner of said City of McKinney called 70.099 acre tract and an ell corner of said City of McKinney called 214.52 acre tract;

THENCE South 00 degrees 41 minutes 11 seconds East (called South 00 degrees 00 minutes 00 seconds East), along the east line of said City of McKinney called 70.099 acre tract and the west line of said City of McKinney called 214.52 acre tract, a distance of 1,871.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TxDOT SRUVEY MARKER RIGHT OF WAY MONUMENT" (hereafter referred to as TxDOT Monument) set in the proposed north right of way line of US Highway 380 (a variable width right of way) and at the **POINT OF BEGINNING**, and being 202.44 feet left of Station 1712+79.22, and having a N.A.D. 83 (2011 Adjustment), Texas State Plane North Central Zone (4202) surface coordinate of Northing 7,142,641.57 and Easting 2,531,560.64;

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

Page 2 of 8
March, 2023
P00068431.001

Exhibit "A"

Property Description for P00068431.001

- 1) **THENCE** South 00 degrees 41 minutes 11 seconds East (called South 00 degrees 00 minutes 00 seconds East), continuing along the east line of said City of McKinney called 70.099 acre tract and the west line of said City of McKinney called 214.52 feet tract, a distance of 26.53 feet to a point for the southeast corner of said City of McKinney called 70.099 acre tract and the southwest corner of said City of McKinney called 214.52 acre tract and in the north line of a tract of land described in a Right of Way Warranty Deed to the City of McKinney, recorded in Instrument Number 20210423000820790, O.P.R.C.C.T.;
- 2) **THENCE** South 89 degrees 32 minutes 10 seconds West (called South 90 degrees 00 minutes 00 seconds West), along the south line of said City of McKinney called 70.099 acre tract and the north line of said City of McKinney tract, recorded in Instrument Number 20210423000820790, a distance of 137.51 feet to a point for the northwest corner of said City of McKinney tract, recorded in Instrument Number 20210423000820790 and the northeast corner of a tract of land described in a Right of Way Warranty Deed to the City of McKinney, recorded in Instrument Number 20211105002270390, O.P.R.C.C.T., from which a found "X" bears North 45 degrees 14 minutes 07 seconds West, a distance of 0.12 feet, also from which a found 1/2 inch iron rod with green plastic cap stamped "RICHEY SURVEY", bears South 05 degrees 16 minutes 40 seconds West, a distance of 25.13 feet;
- 3) **THENCE** South 89 degrees 00 minutes 29 seconds West (called South 90 degrees 00 minutes 00 seconds West), continuing along the south line of said City of McKinney called 70.099 acre tract and the north line of said City of McKinney tract, recorded in Instrument Number 20211105002270390, a distance of 928.52 feet to a 1/2 inch iron rod found at the northwest corner of said City of McKinney tract, recorded in Instrument Number 20211105002270390 and the northeast corner of a called 230.000 acre tract of land described in a deed to the City of McKinney, recorded in Instrument Number 20210729001526720, O.P.R.C.C.T., from which a found 1/2 inch iron rod bears South 24 degrees 26 minutes 38 seconds West, a distance of 0.35 feet, also from which a found 1/2 inch iron rod bears North 80 degrees 00 minutes 09 seconds West, a distance of 1.60 feet;
- 4) **THENCE** South 88 degrees 33 minutes 03 seconds West (called South 90 degrees 00 minutes 00 seconds West), continuing along the south line of said City of McKinney called 70.099 acre tract and the north line of said City of McKinney called 230.000 acre tract, a distance of 534.65 feet to a point for the southwest corner of said City of McKinney called 70.099 acre tract and the southeast corner of a tract of land described as Tract 2 in a deed to Christ Redeemer Church, recorded in Instrument Number 20211119002371310, O.P.R.C.C.T., from which a found mag nail bears South 83 degrees 22 minutes 37 seconds East, a distance of 0.19 feet, also from which a found 1/2 inch iron rod bears South 88 degrees 54 minutes 16 seconds West, a distance of 797.78 feet;

Highway: US Highway 380
County: Collin
CSJ: 0135-15-002
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Exhibit "A"

Property Description for P00068431.001

- 5) **THENCE** North 00 degrees 52 minutes 20 seconds West (called North 00 degrees 00 minutes 00 seconds West), along the west line of said City of McKinney called 70.099 acre tract and the east line of said Christ Redeemer Church Tract 2, a distance of 129.01 feet to a mag nail with washer stamped "TxDOT" set in the proposed north right of way line of said US Highway 380, and being 211.54 feet left of Station 1696+75.63, from which a found 1/2 inch iron rod at the northeast corner of said Christ Redeemer Church Tract 2 and the southeast corner of a tract of land described as Tract 1 in said deed to Christ Redeemer Church, bears North 00 degrees 52 minutes 20 seconds West (called North 00 degrees 00 minutes 00 seconds West), a distance of 351.26 feet;
- 6) **THENCE** South 88 degrees 02 minutes 27 seconds East, along the proposed north right of way line of said US Highway 380, a distance of 29.95 feet to a TxDOT monument set, and being 211.69 feet left of Station 1697+05.57;**
- 7) **THENCE** South 44 degrees 26 minutes 57 seconds East, continuing along the proposed north right of way line of said US Highway 380, a distance of 43.51 feet to a TxDOT monument set, and being 181.85 feet left of Station 1697+37.23;**
- 8) **THENCE** South 88 degrees 02 minutes 27 seconds East, continuing along the proposed north right of way line of said US Highway 380, a distance of 269.97 feet to a TxDOT monument set, and being 183.17 feet left of Station 1700+07.19;**
- 9) **THENCE** North 81 degrees 51 minutes 19 seconds East, continuing along the proposed north right of way line of said US Highway 380, a distance of 19.19 feet to a TxDOT monument set, and being 186.62 feet left of Station 1700+26.07;**
- 10) **THENCE** North 19 degrees 15 minutes 28 seconds East, continuing along the proposed north right of way line of said US Highway 380, a distance of 141.83 feet to a TxDOT monument set, and being 322.24 feet left of Station 1700+67.58;**
- 11) **THENCE** South 89 degrees 17 minutes 03 seconds East, continuing along the proposed north right of way line of said US Highway 380, a distance of 153.00 feet to a TxDOT monument set, and being 326.31 feet left of Station 1702+20.52;**
- 12) **THENCE** South 00 degrees 42 minutes 57 seconds West, continuing along the proposed north right if way line of said US Highway 380, a distance of 51.12 feet to a TxDOT monument set, and being 275.20 feet left of Station 1702+21.88;**
- 13) **THENCE** South 20 degrees 39 minutes 12 seconds East, continuing along the proposed north right of way line of said US Highway 380, a distance of 69.80 feet to a TxDOT monument set, and being 210.90 feet left of Station 1702+49.04;**

Highway: US Highway 380
County: Collin
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Exhibit "A"

Property Description for P00068431.001

- 14) **THENCE** South 71 degrees 55 minutes 33 seconds East, continuing along the proposed north right of way line of said US Highway 380, a distance of 88.97 feet to a TxDOT monument set, and being 186.63 feet left of Station 1703+34.63;**
- 15) **THENCE** South 88 degrees 43 minutes 11 seconds East, continuing along the proposed north right of way line of said US Highway 380, a distance of 944.72 feet to the **POINT OF BEGINNING** and containing 122,610 square feet or 2.815 acres of land, of which 51,208 square feet or 1.176 acres of land lies within County Road Numbers 164 and 1006, as described in a 30 foot easement to the County of Collin, recorded in Instrument Number 20150209000140270, O.P.R.C.C.T.

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

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

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

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

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

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

 3/6/2023
Jonathan Cox, R.P.L.S. Date

Texas Registration No. 5227
Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700



TALTON CUNNIUS SURVEY
ABSTRACT NUMBER 211

P. O. C.
P00068431.001
4" CONC MON.
(BROKEN)
(CM)

WILLIAM V. RICE SURVEY
ABSTRACT NUMBER 769

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

P. O. B.
P00068431.001
STA= 1712+79.22
OFF= 202.44' LT
N=7,142,641.57
E=2,531,560.64

(P00068431.001)
2.815 ACRES
(122,610 SQ. FT.)

N89° 18' 49"E
158.74'

S00° 41' 11"E 1,871.25'



PARENT TRACT INSET FOR
P00068431.001

US HIGHWAY 380
(VARIABLE WIDTH RIGHT OF WAY)

EXISTING ACREAGE (CALLED)	TAKING ACRES (SQ. FT.)	REMAINDER ACRES	
		LEFT	RIGHT
70.099	2.815 (122,610)	67.284	

LEGEND

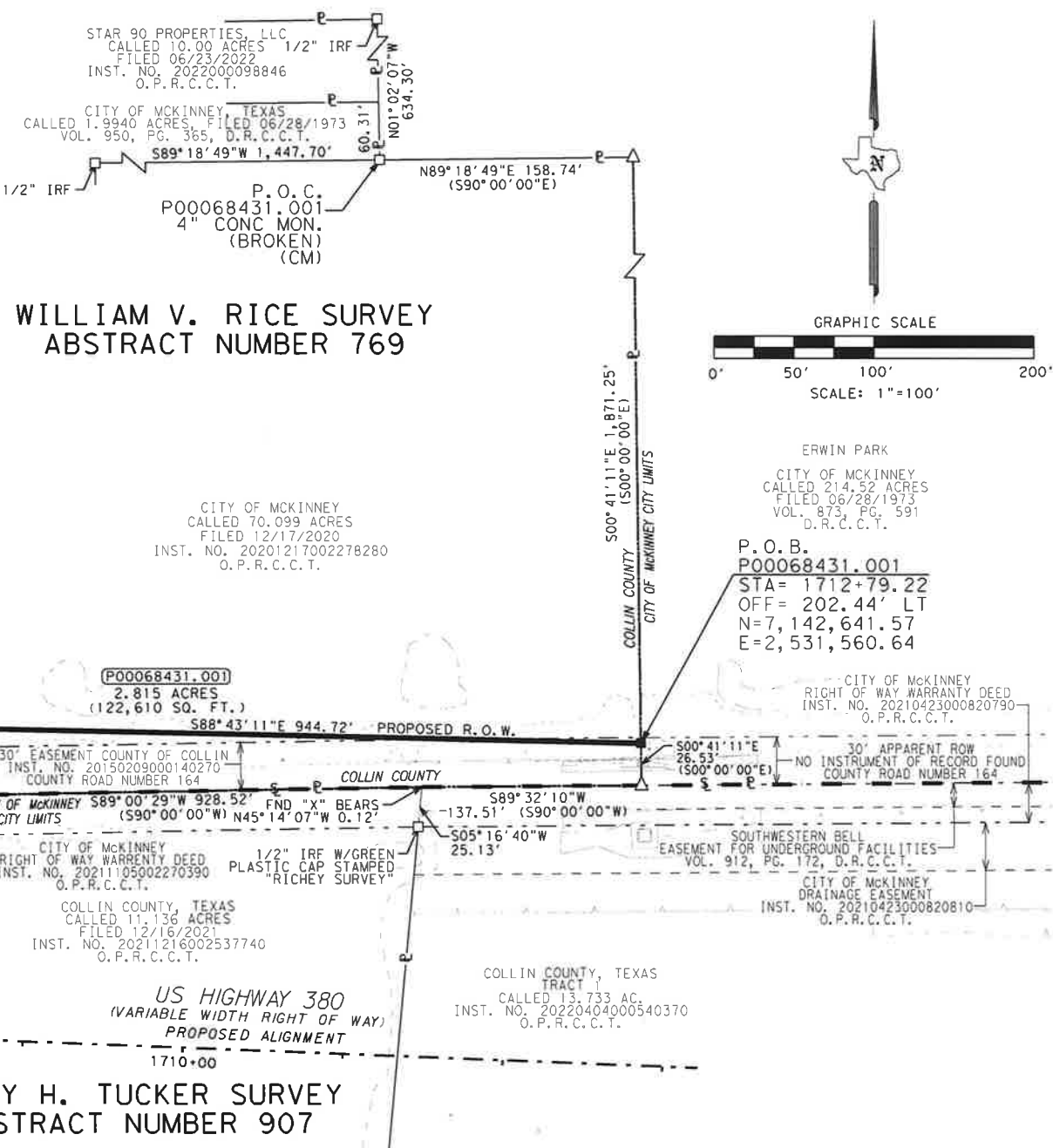
- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- APPROXIMATE SURVEY LINE
- PROPOSED ACCESS DENIAL LINE
- POINT OF COMMENCING
- POINT OF BEGINNING
- SET 5/8" IRON ROD WITH PINK PLASTIC CAP
STAMPED TXDOT SURVEY MARKER RIGHT OF
WAY MONUMENT (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD WITH
TXDOT ALUMINUM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

NOTES:

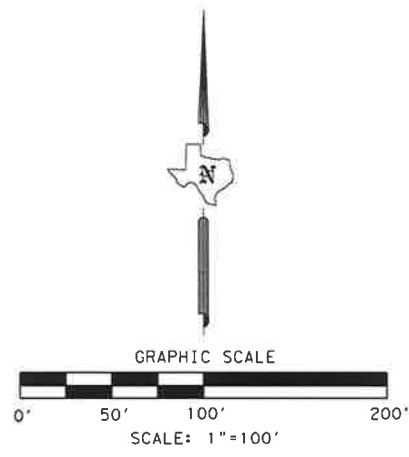
- ALL BEARINGS AND COORDINATES SHOWN
ARE BASED ON THE TEXAS COORDINATE
SYSTEM, NORTH CENTRAL ZONE (4202),
NORTH AMERICAN DATUM OF 1983 (NAD
1983) 2011 ADJUSTMENT, EPOCH 2010.
- ALL DISTANCES AND COORDINATES SHOWN
ARE SURFACE AND MAY BE CONVERTED TO
GRID BY DIVIDING BY A COMBINED
ADJUSTMENT FACTOR OF 1.000152710.
- ** THE MONUMENT DESCRIBED AND SET MAY
BE REPLACED WITH A TXDOT TYPE II
RIGHT-OF-WAY MARKER UPON COMPLETION
OF THE HIGHWAY CONSTRUCTION PROJECT
UNDER THE SUPERVISION OF A REGISTERED
PROFESSIONAL LAND SURVEYOR, EITHER
EMPLOYED OR RETAINED BY TXDOT.
- THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT. THERE MAY
BE EASEMENTS OF RECORD THAT AFFECT
THIS SURVEY.
- A PROPERTY DESCRIPTION OF EVEN DATE
WAS PREPARED IN CONJUNCTION WITH THIS
PARCEL PLAT.

DATE		REVISION	
PARCEL PLAT SHOWING P00068431.01			
DIST. NAME DALLAS		CITY OF MCKINNEY	COUNTY COLLIN
RCSJ 0135-15-003 CCSJ 0135-15-002		US HIGHWAY 380	DATE OF SURVEY MAR., 2023
NOT TO SCALE			

3/6/2023



**WILLIAM V. RICE SURVEY
ABSTRACT NUMBER 769**



MATCH LINE PAGE 7 OF 8

**HENRY H. TUCKER SURVEY
ABSTRACT NUMBER 907**

LEGEND

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

NOTES:

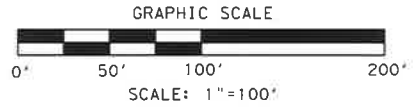
- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010.
- ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000152710.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THERE MAY BE EASEMENTS OF RECORD THAT AFFECT THIS SURVEY.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

DATE	REVISION	
PARCEL PLAT SHOWING P00068431.001		
DIST. NAME DALLAS	CITY OF McKINNEY	COUNTY COLLIN
RCSJ 0135-15-003 CCSJ 0135-15-002	US HIGHWAY 380	
SCALE: 1" = 100'	DATE OF SURVEY MAR., 2023	

3/6/2023

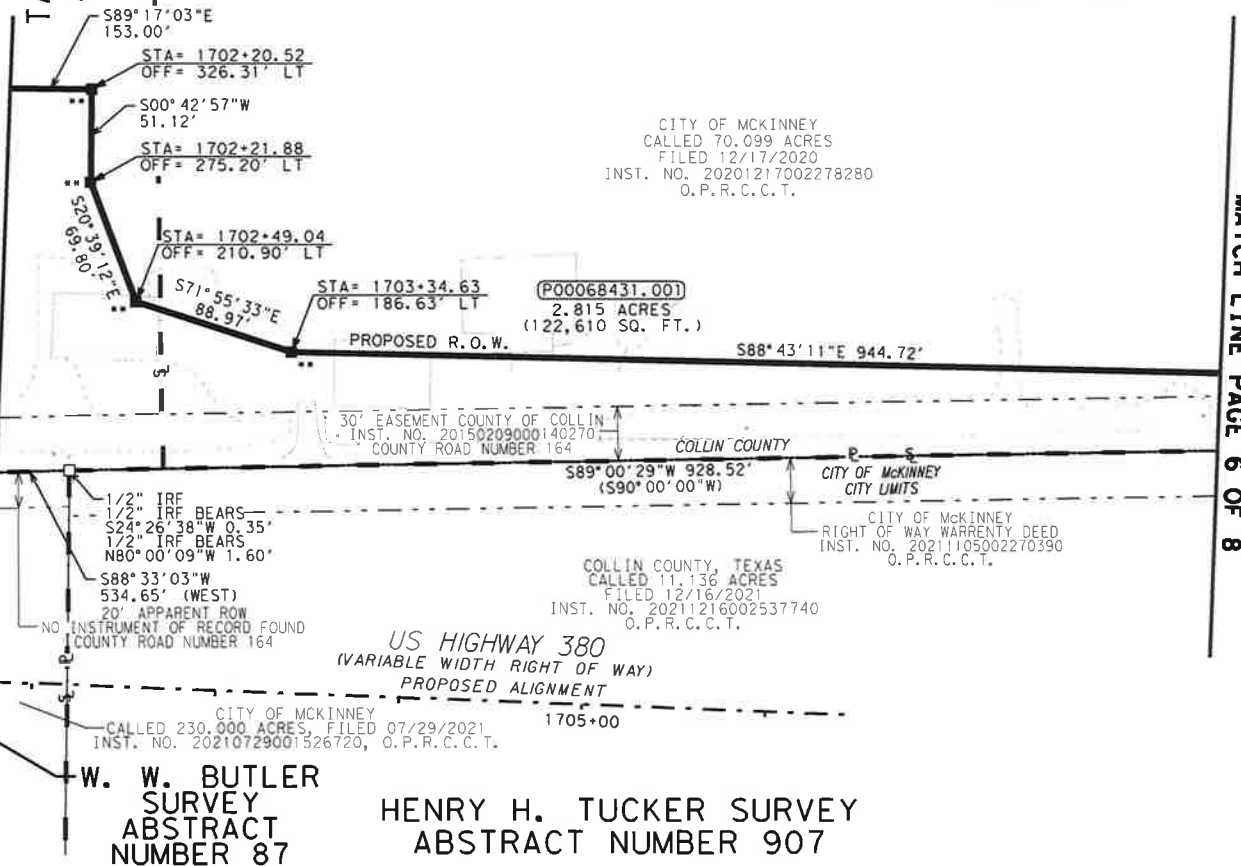
TALTON CUNNIUS SURVEY
ABSTRACT NUMBER 211

WILLIAM V. RICE SURVEY
ABSTRACT NUMBER 769



MATCH LINE PAGE 8 OF 8

MATCH LINE PAGE 6 OF 8



W. W. BUTLER
SURVEY
ABSTRACT
NUMBER 87

HENRY H. TUCKER SURVEY
ABSTRACT NUMBER 907

LEGEND

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

NOTES:

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

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

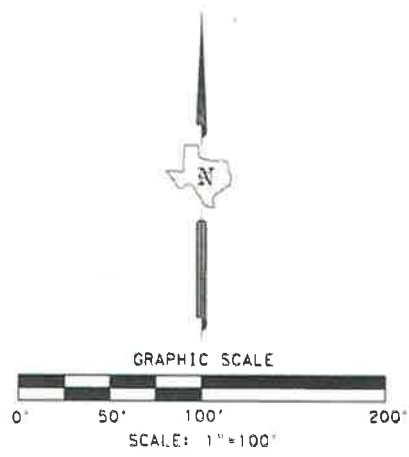
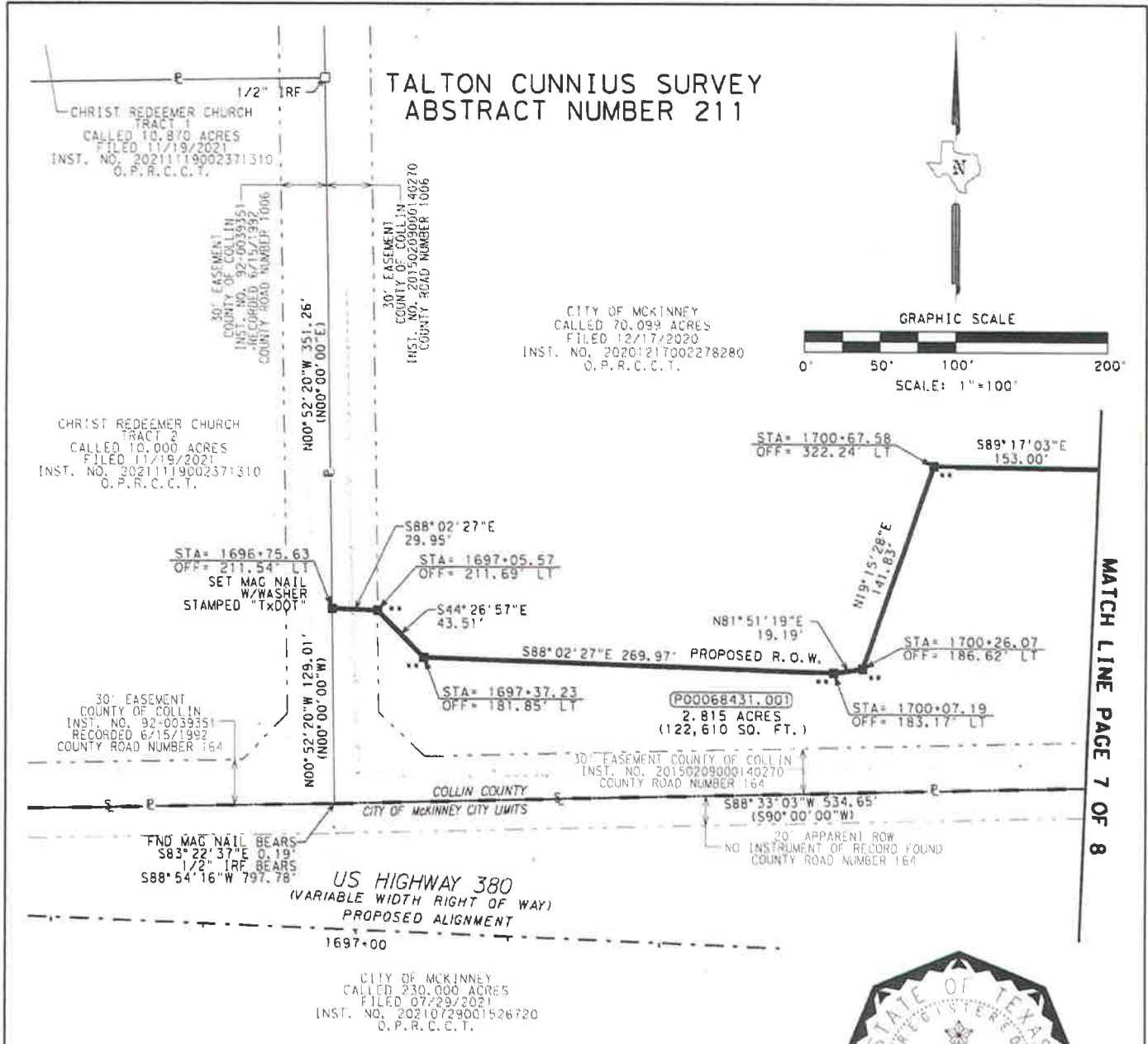
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OF RECORD THAT AFFECT THIS SURVEY.

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

DATE		REVISION	
PARCEL PLAT SHOWING P00068431.001			
DIST. NAME DALLAS		CITY OF McKINNEY	COUNTY COLLIN
RCSJ 0135-15-003 CCSJ 0135-15-002		US HIGHWAY 380	DATE OF SURVEY MAR., 2023

3/16/2023

TALTON CUNNIUS SURVEY
ABSTRACT NUMBER 211



MATCH LINE PAGE 7 OF 8

W. W. BUTLER SURVEY
ABSTRACT NUMBER 87



Jonathan Cox 3/6/2023
JONATHAN COX, R.L.S.
TEXAS REGISTRATION NO. 5227

LEGEND

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

NOTES:

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

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

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

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

DATE	REVISION	
PARCEL PLAT SHOWING P00068431.001		
DIST. NAME DALLAS	CITY OF MCKINNEY	COUNTY COLLIN
RCSJ 0135-15-003 CCSJ 0135-15-002	US HIGHWAY 380	DATE OF SURVEY MAR., 2023
SCALE: 1" = 100'		

3/6/2023