

**WATER LINE EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

EXHIBIT "A", TRACT I

BEING a 0.1203 acre tract of land located in the Charles Carter Survey, Abstract Number 220, City of McKinney, Collin County, Texas, said 0.1203 acre tract being a portion of a called 2.027 acre tract of land conveyed to **GARY G. TALLEY & SUSAN H. TALLEY**, by deed thereof filed for record in Instrument Number 20200702001019030, Official Public Records, Collin County, Texas, said 0.1203 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the south property line of the said 2.027 acre tract, same being the north right-of-way line of Independence Parkway (being a 120 feet wide public right-of-way, Instrument Number 2016-416, Official Public Records, Collin County, Texas), from said beginning point, a 1/2 inch iron rod with a cap stamped "PERSCHE AND ASSOCIATES" found at the northwest corner of Common Area B-2, Fossil Creek at Westridge, Phase 4, being an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof filed for record in Instrument Number 2016-557, Plat Records, Collin County, Texas, bears North 89°45'39" East, 0.81 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,128,358.67 and E: 2,503,723.36;

THENCE South 89°45'39" West, along the said property line and along the said right-of-way line, 28.65 feet to a point from which a 1/2 inch iron rod with a cap stamped "GEER 4117" found at the southwest property corner of the said 2.027 acre tract bears South 89°45'39" West, 108.05 feet;

THENCE North 45°57'32" West, departing the said property line and the said right-of-way line, over and across the said 2.027 acre tract, 124.01 feet to the east line of an existing 20 feet wide Permanent Waterline Easement conveyed to North Texas Municipal Water District, by deed thereof filed for record in Volume 5668, Page 4750, Official Public Records, Collin County, Texas;

THENCE North 00°43'40" West, along the said easement line, 135.99 feet to the north property line of the said 2.027 acre tract, same being the south property line of a called 4.997 acre tract of land conveyed to Gary G. Talley & Susan H. Talley, by deed thereof filed for record in Instrument Number 20200506000660440, Official Public Record, Collin County, Texas;

THENCE North 89°10'51" East, along the said property lines, 20.00 feet;

THENCE departing the said property lines and over and across the said 2.027 acre tract the following courses and distances:

South 00°43'40" East, 127.69 feet;

South 45°57'32" East, 136.19 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.1203 acres (5,239 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



Parcel 1 ~ WLE ~ Talley ~ Page 1 of 2

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

EXHIBIT "A", TRACT I

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION 2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

LOT 5, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

CALLED: 4.997 ACRES
GARY G. & SUSAN H. TALLEY
INS. NO. 20200506000660440,
O.P.R.C.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S89°45'39"W	28.65'
L2	N89°10'51"E	20.00'

CHARLES CARTER SURVEY
ABSTRACT NO. 220

LOT 6, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

EX. 20' PERMANENT
WATERLINE EASEMENT TO NORTH
TEXAS MUNICIPAL WATER DISTRICT
VOLUME 5668, PAGE 4750,
D.R.C.C.T.

EASEMENT FOR
INGRESS AND EGRESS
"PARCEL B"
INS. NO. 20200702001019030,
O.P.R.C.C.T.

CALLLED: 2.027 ACRES
GARY G. & SUSAN H. TALLEY
"TRACT 1"
INS. NO. 20200702001019030,
O.P.R.C.C.T.

TEMPORARY
CONSTRUCTION
EASEMENT
(B.S.I.)

WATER LINE EASEMENT
0.1203 ACRES (5,239 S.F.)

N: 7,128,358.67
E: 2,503,723.36
(NAD83 ~ GRID)

POINT OF BEGINNING

TEMPORARY
CONSTRUCTION
EASEMENT
(B.S.I.)

LOT 7, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

1/2" CIRF
"GEER 4117"

S89°45'39"W ~ 108.05'

N89°45'39"E ~ 0.81'

1/2" CIRF
"PERSCHE AND
ASSOCIATES"

COMMON AREA B-2
**FOSSIL CREEK AT
WESTRIDGE, PHASE 4**
INS. NO. 2016-557,
P.R.C.C.T.

CIRF= CAPPED IRON ROD FOUND
INS. NO.= INSTRUMENT NUMBER
B.S.I.= BY SEPARATE INSTRUMENT
P.R.C.C.T.= PLAT RECORDS,
COLLIN COUNTY, TEXAS
O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

**INDEPENDENCE
PARKWAY**
(120' WIDE PUBLIC RIGHT-OF-WAY)
(INS. NO. 2016-416, O.P.R.C.C.T.)

0' 25' 50'



GRAPHIC SCALE IN FEET
1" = 50'

WATER LINE EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PROPERTY: CALLED: 2.027 ACRES, GARY G. & SUSAN H. TALLEY,
"TRACT 1", INS. NO. 20200702001019030, O.P.R.C.C.T.
21100_PAR 1_WLE.DWG

S&A JOB NO.: 21100
DATE: 10/12/2022

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PARCEL 1 ~ WLE ~ TALLEY ~ PAGE 2 OF 2

**WATER LINE EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

EXHIBIT "A", TRACT I

BEING a 0.2536 acre tract of land located in the Charles Carter Survey, Abstract Number 220, City of McKinney, Collin County, Texas, said 0.2536 acre tract being a portion of a called 4.997 acre tract of land conveyed to **GARY G. TALLEY & SUSAN H. TALLEY**, by deed thereof filed for record in Instrument Number 20200506000660440, Official Public Records, Collin County, Texas, said 0.2536 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at the intersection of the north property line of the said 4.997 acre tract, same being the south lot line of Lot 2, Block A, Malone Estates, being an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof filed for record in Instrument Number 2019-330, Plat Records, Collin County, Texas, with the east line of an existing 20 feet wide Permanent Waterline Easement conveyed to the North Texas Municipal Water District, by deed thereof filed for record in Volume 5668, Page 4732, Deed Records, Collin County, Texas, said beginning point being North 89°10'39" East, 20.00 feet from a 1/2 inch iron rod found at the northwest property corner of the said 4.997 acre tract;

THENCE North 89°10'39" East, along the said property line and along the said lot line, 20.00 feet to a point from which a 1/2 inch iron rod with a cap stamped "GEER 4117" found at the northeast property corner of the said 4.997 acre tract bears North 89°10'39" East, 355.34 feet;

THENCE South 00°43'40" East, departing the said property line and the said lot line, over and across the said 4.997 acre tract, 552.24 feet to a point on the south property line of the said 4.997 acre tract, same being the north property line of a called 2.027 acre tract of land conveyed to Gary G. Talley & Susan H. Talley, by deed thereof filed for record in Instrument Number 20200702001019030, Official Public Records, Collin County, Texas, from said point, a 1/2 inch iron rod found at the southeast property corner of the said 4.997 acre tract bears North 89°10'51" East, 353.49 feet;

THENCE South 89°10'51" West, along the said south property line and along the said north property line, 20.00 feet to the intersection of the said property lines with the said east easement line;

THENCE North 00°43'40" West, departing the said property lines and along the said easement line, 552.24 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.2536 acres (11,045 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

LOT 1, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 2, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 3, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 4, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 5, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 6, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

CHARLES CARTER SURVEY
ABSTRACT NO. 220

EXHIBIT "A", TRACT I

N: 7,129,132.81
E: 2,503,596.85
(NAD83 ~ GRID)

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION 2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

LOT 2, BLOCK A, MALONE ESTATES
INS. NO. 2019-330, P.R.C.C.T.

POINT OF BEGINNING

N89°10'39"E ~ 20.00'

N89°10'39"E ~ 355.34'

1/2" IRF

PROPERTY LINE

1/2" CIRF
"GEER 4117"

TEMPORARY CONSTRUCTION EASEMENT (B.S.I.)

0' 50' 100'

GRAPHIC SCALE IN FEET

1" = 100'

CALLED: 4.997 ACRES
GARY G. & SUSAN H. TALLEY
INS. NO. 20200506000660440,
O.P.R.C.C.T.

WATER LINE EASEMENT
0.2536 ACRES (11,045 S.F.)

EX. 20' PERMANENT WATERLINE EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT VOLUME 5668, PAGE 4732, D.R.C.C.T.

N00°43'40"W ~ 552.24'

S00°43'40"E ~ 552.24'

CIRF= CAPPED IRON ROD FOUND
INS. NO.= INSTRUMENT NUMBER
B.S.I.= BY SEPARATE INSTRUMENT
P.R.C.C.T.= PLAT RECORDS,
COLLIN COUNTY, TEXAS
O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

TEMPORARY CONSTRUCTION EASEMENT (B.S.I.)

N89°10'51"E ~ 353.49'

PROPERTY LINE

1/2" IRF

CALLED: 2.027 ACRES
GARY G. & SUSAN H. TALLEY
"TRACT 1"
INS. NO. 20200702001019030,
O.P.R.C.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N89°10'39"E	20.00'
L2	S89°10'51"W	20.00'

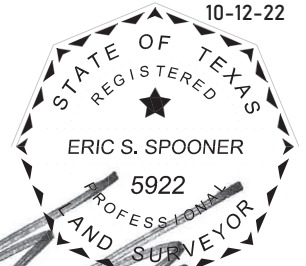
CALLED: 6.000 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 93-0110559,
O.P.R.C.C.T.

CALLED: 2.286 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 2010118001266070,
O.P.R.C.C.T.

WATER LINE EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PROPERTY: CALLED: 4.997 ACRE, GARY G. & SUSAN H. TALLEY,
INS. NO. 20200506000660440, O.P.R.C.C.T.
21100_PAR 2_WLE.DWG

S&A JOB NO.: 21100
DATE: 10/12/2022

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PARCEL 2 ~ WLE ~ TALLEY ~ PAGE 2 OF 2

**TEMPORARY CONSTRUCTION EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

EXHIBIT "A", TRACT II

BEING a 0.1597 acre tract of land located in the Charles Carter Survey, Abstract Number 220, City of McKinney, Collin County, Texas, said 0.1597 acre tract being a portion of a called 2.027 acre tract of land conveyed to **GARY G. TALLEY & SUSAN H. TALLEY**, by deed thereof filed for record in Instrument Number 20200702001019030, Official Public Records, Collin County, Texas, said 0.1597 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the south property line of the said 2.027 acre tract, same being the north right-of-way line of Independence Parkway (being a 120 feet wide public right-of-way at this point, Instrument Number 2016-416, Official Public Records, Collin County, Texas), said beginning point being South 89°45'39" West, 29.45 feet from a 1/2 inch iron rod with cap stamped "PERSCHE AND ASSOCIATES" found at the northeast right-of-way corner of said Independence Parkway, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,128,358.55 and E: 2,503,694.72;

THENCE South 89°45'39" West, along the said south property line and along the said north right-of-way line, 35.81 feet to a point from which a 1/2 inch iron rod with a cap stamped "GEER 4117" found at the southwest property corner of the said 2.027 acres tract bears South 89°45'39" West, 72.24 feet;

THENCE North 45°57'32" West, departing the said property line and the said right-of-way line, over and across the said 2.027 acre tract, 73.58 feet to the east line of an existing 20 feet wide Permanent Waterline Easement conveyed to North Texas Municipal Water District, by deed thereof filed for record in Volume 5668, Page 4750, Deed Records, Collin County, Texas;

THENCE North 00°43'40" West, along the said easement line, 35.21 feet;

THENCE departing the said easement line and continuing over and across the said 2.027 acre tract following courses and distances:

North 66°39'24" East, 21.67 feet;

North 00°43'40" West, 127.69 feet to a point on the north property line of the said 2.027 acre tract, same being the south property line of a called 4.997 acre tract of land conveyed to Gary G. Talley and Susan H. Talley, by deed thereof filed for record in Instrument Number 20200506000660440, Official Public Records, Collin County, Texas;

THENCE North 89°10'51" East, along the said north property line and along the said south property line, 25.00 feet;

THENCE departing the said property lines and over and across the said 2.027 acre tract the following courses and distances:

South 00°43'40" East, 180.70 feet;

South 45°57'32" East, 60.63 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of 0.1597 acres (6,959 square feet) of land, save and except 0.0226 acres (986 square feet) as shown on page 2 herein leaving a net area to be acquired of **0.1371 acres (5,973 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



Parcel 1 ~ TCE ~ Talley ~ Page 1 of 2

EXHIBIT "A", TRACT II

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S89°45'39"W	29.45'
L2	S89°45'39"W	35.81'
L3	S89°45'39"W	72.24'
L4	N45°57'32"W	73.58'
L5	N00°43'40"W	35.21'
L6	N66°39'24"E	21.67'
L7	N89°10'51"E	25.00'
L8	S45°57'32"E	60.63'

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION 2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

CALLED: 4.997 ACRES
GARY G. & SUSAN H. TALLEY
 INS. NO. 20200506000660440,
 O.P.R.C.C.T.

LOT 5, BLOCK C
RED BUD ESTATES, PHASE I
 CABINET C, SLIDE 189,
 P.R.C.C.T.

CHARLES CARTER SURVEY
 ABSTRACT NO. 220

LOT 6, BLOCK C
RED BUD ESTATES, PHASE I
 CABINET C, SLIDE 189,
 P.R.C.C.T.

EX. 20' PERMANENT
 WATERLINE EASEMENT TO NORTH
 TEXAS MUNICIPAL WATER DISTRICT
 VOLUME 5668, PAGE 4750,
 D.R.C.C.T.

EASEMENT FOR
 INGRESS AND EGRESS
 "PARCEL B"
 INS. NO. 20200702001019030,
 O.P.R.C.C.T.

PROPERTY LINE
 CALLED: 2.027 ACRES
GARY G. & SUSAN H. TALLEY
"TRACT 1"
 INS. NO. 20200702001019030,
 O.P.R.C.C.T.

**TEMPORARY
 CONSTRUCTION EASEMENT**
 0.1597 ACRES (6,959 S.F.)
SAVE & EXCEPT
 0.0226 ACRES (986 S.F.) (HATCHED)
LEAVING A NET AREA OF
 0.1371 ACRES (5,973 S.F.)

LOT 7, BLOCK C
RED BUD ESTATES, PHASE I
 CABINET C, SLIDE 189,
 P.R.C.C.T.

1/2" CIRF
 "GEER 4117"

**POINT OF
 BEGINNING**

N: 7,128,358.55
 E: 2,503,694.72
 (NAD83 ~ GRID)

WATER LINE
 EASEMENT
 (B.S.I.)

PROPERTY LINE

COMMON AREA B-2
FOSSIL CREEK AT WESTRIDGE, PHASE 4
 INS. NO. 2016-557, P.R.C.C.T.

0' 25' 50'



GRAPHIC SCALE IN FEET
 1" = 50'

**INDEPENDENCE
 PARKWAY**

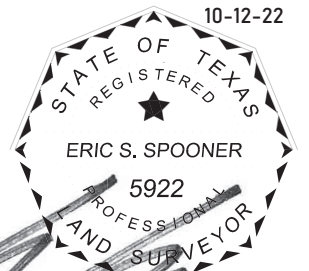
(120' WIDE PUBLIC RIGHT-OF-WAY)
 (INS. NO. 2016-416, O.P.R.C.C.T.)

CIRF= CAPPED IRON ROD FOUND
 INS. NO.= INSTRUMENT NUMBER
 B.S.I.= BY SEPARATE INSTRUMENT
 P.R.C.C.T.= PLAT RECORDS,
 COLLIN COUNTY, TEXAS
 O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS,
 COLLIN COUNTY, TEXAS

TEMPORARY CONSTRUCTION EASEMENT
 CHARLES CARTER SURVEY,
 ABSTRACT NUMBER 220
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



**SPOONER &
 ASSOCIATES**
 REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE



PROPERTY: CALLED: 2.027 ACRES, GARY G. & SUSAN H. TALLEY,
 "TRACT 1", INS. NO. 20200702001019030, O.P.R.C.C.T.
 21100_PAR 1_TCE.DWG

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900

S&A JOB NO.: 21100
 DATE: 10/12/2022

DRAWN BY: R.F.O.
 CHECKED BY: E.S.S.

PARCEL 1 ~ TCE ~ TALLEY ~ PAGE 2 OF 2

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT "A", TRACT II
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING a 0.0459 acre tract of land located in the Charles Carter Survey, Abstract Number 220, City of McKinney, Collin County, Texas, said 0.0459 acre tract being a portion of a called 4.997 acre tract of land conveyed to **GARY G. TALLEY & SUSAN H. TALLEY**, by deed thereof filed for record in Instrument Number 20200506000660440, Official Public Records, Collin County, Texas, said 0.0459 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the south property line of the said 4.997 acre tract, same being the north property line of a called 2.027 acre tract of land conveyed to Gary G. Talley & Susan H. Talley, by deed thereof filed for record in Instrument Number 20200702001019030, Official Public Records, Collin County, Texas, said beginning point being North 89°10'51" East, 40.00 feet from the southwest property corner of the said 4.997 acre tract, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,128,580.99 and E: 2,503,623.86;

THENCE departing the said property lines and over and across the said 4.997 acre tract the following courses and distances:

North 00°43'40" West, 79.93 feet;

North 89°16'20" East, 25.00 feet;

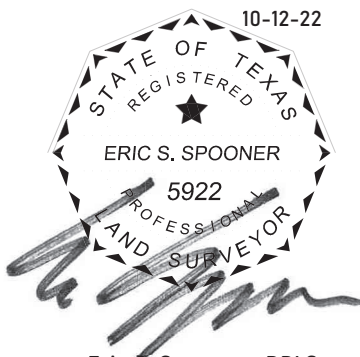
South 00°43'40" East, 79.89 feet to a point on the said property lines, from said point, a 1/2 inch iron rod found at the southeast property corner of the said 4.997 acre tract bears North 89°10'51" East, 328.49 feet;

THENCE South 89°10'51" West, along the said south property line and along the said north property line, 25.00 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.0459 acres (1,998 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.



Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

EXHIBIT "A", TRACT II

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION 2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

LOT 1, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LOT 2, BLOCK A
MALONE ESTATES
INS. NO. 2019-330,
P.R.C.C.T.

LOT 2, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.



GRAPHIC SCALE IN FEET
1" = 100'

LOT 3, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

TEMPORARY CONSTRUCTION EASEMENT (B.S.I.)

CIRF= CAPPED IRON ROD FOUND
INS. NO.= INSTRUMENT NUMBER
B.S.I.= BY SEPARATE INSTRUMENT
P.R.C.C.T.= PLAT RECORDS,
COLLIN COUNTY, TEXAS
O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

LOT 4, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N00°43'40"W	79.93'
L2	N89°16'20"E	25.00'
L3	S00°43'40"E	79.89'
L4	S89°10'51"W	25.00'

LOT 5, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

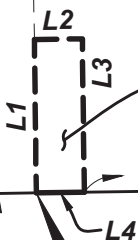
CALLLED: 4.997 ACRES
GARY G. & SUSAN H. TALLEY
INS. NO. 20200506000660440,
O.P.R.C.C.T.

LOT 6, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

TEMPORARY CONSTRUCTION EASEMENT
0.0459 ACRES (1,998 S.F.)

EX. 20' PERMANENT WATERLINE EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT VOLUME 5668, PAGE 4732, D.R.C.C.T.

WATER LINE EASEMENT (B.S.I.)



N89°10'51"E ~ 328.49'
PROPERTY LINE
1/2" IRF

N89°10'51"E ~ 40.00'

POINT OF BEGINNING

N: 7,128,580.99
E: 2,503,623.86
(NAD83 ~ GRID)

CALLLED: 2.027 ACRES
GARY G. & SUSAN H. TALLEY
"TRACT 1"
INS. NO. 20200702001019030,
O.P.R.C.C.T.

CHARLES CARTER SURVEY
ABSTRACT NO. 220

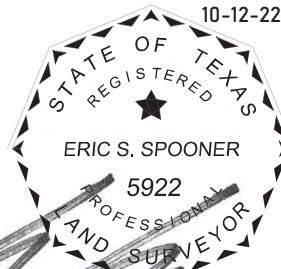
CALLLED: 6.000 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 93-0110559,
O.P.R.C.C.T.

CALLLED: 2.286 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 2010118001266070,
O.P.R.C.C.T.

TEMPORARY CONSTRUCTION EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE



PROPERTY: CALLLED: 4.997 ACRE, GARY G. & SUSAN H. TALLEY,
INS. NO. 20200506000660440, O.P.R.C.C.T.
21100_PAR 2_TCE 1.DWG

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

S&A JOB NO.: 21100
DATE: 10/12/2022

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PARCEL 2 ~ TCE ~ 1 ~ TALLEY ~ PAGE 2 OF 2

TEMPORARY CONSTRUCTION EASEMENT
CHARLES CARTER SURVEY, EXHIBIT "A", TRACT II
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING a 0.2334 acre tract of land located in the Charles Carter Survey, Abstract Number 220, City of McKinney, Collin County, Texas, said 0.2334 acre tract being a portion of a called 4.997 acre tract of land conveyed to **GARY G. TALLEY & SUSAN H. TALLEY**, by deed thereof filed for record in Instrument Number 20200506000660440, Official Public Records, Collin County, Texas, said 0.2334 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the north property line of the said 0.2334 acre tract, same being the south lot line of Lot 2, Block A, Malone Estates, being an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof filed for record in Instrument Number 2019-330, Plat Records, Collin County, Texas, said beginning point being North 89°10'39" East, 40.00 feet from a 1/2 inch iron rod found at the northwest property corner of the said 4.997 acre tract, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,129,133.10 and E: 2,503,616.84;

THENCE North 89°10'39" East, along the said north property line and along the said south lot line, 25.00 feet to a point from which a 1/2 inch iron rod with a cap stamped "GEER 4117" found at the northeast property corner of the said 4.997 acre tract bears North 89°10'39" East, 330.34 feet;

THENCE departing the said property line and the said lot line, over and across the said 4.997 acre tract the following courses and distances:

South 00°43'40" East, 406.76 feet;

South 89°16'20" West, 25.00 feet;

North 00°43'40" West, 406.72 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.2334 acres (10,169 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.



Eric S. Spooner, RPLS
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

EXHIBIT "A", TRACT II

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION 2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

N: 7,129,133.10
E: 2,503,616.84
(NAD83 ~ GRID)

POINT OF BEGINNING

LOT 2, BLOCK A, MALONE ESTATES
INS. NO. 2019-330, P.R.C.C.T.

LOT 1, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

N89°10'39"E ~ 40.00'

N89°10'39"E ~ 330.34'

1/2" IRF

PROPERTY LINE

1/2" CIRF
"GEER 4117"

LOT 2, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

0' 50' 100'



GRAPHIC SCALE IN FEET
1" = 100'

LOT 3, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

BLOCK LINE

CALLLED: 4.997 ACRES
GARY G. & SUSAN H. TALLEY
INS. NO. 20200506000660440,
O.P.R.C.C.T.

TEMPORARY CONSTRUCTION EASEMENT
0.2334 ACRES (10,169 S.F.)

LOT 4, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

EX. 20' PERMANENT WATERLINE EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT VOLUME 5668, PAGE 4732, D.R.C.C.T.

N00°43'40"W ~ 406.72'

S00°43'40"E ~ 406.76'

L2

WATER LINE EASEMENT (B.S.I.)

TEMPORARY CONSTRUCTION EASEMENT (B.S.I.)

CIRF= CAPPED IRON ROD FOUND
INS. NO.= INSTRUMENT NUMBER
B.S.I.= BY SEPARATE INSTRUMENT
P.R.C.C.T.= PLAT RECORDS,
COLLIN COUNTY, TEXAS
O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

LOT 5, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

PROPERTY LINE

LOT 6, BLOCK C
RED BUD ESTATES, PHASE I
CABINET C, SLIDE 189,
P.R.C.C.T.

CALLLED: 2.027 ACRES
GARY G. & SUSAN H. TALLEY
"TRACT 1"
INS. NO. 20200702001019030,
O.P.R.C.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N89°10'39"E	25.00'
L2	S89°16'20"W	25.00'

CHARLES CARTER SURVEY
ABSTRACT NO. 220

CALLLED: 6.000 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 93-0110559,
O.P.R.C.C.T.

CALLLED: 2.286 ACRES
GEORGE R. & MARCIA M. SNOWDEN
INS. NO. 2010118001266070,
O.P.R.C.C.T.

TEMPORARY CONSTRUCTION EASEMENT
CHARLES CARTER SURVEY,
ABSTRACT NUMBER 220
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE



PROPERTY: CALLLED: 4.997 ACRE, GARY G. & SUSAN H. TALLEY,
INS. NO. 20200506000660440, O.P.R.C.C.T.
21100_PAR 2_TCE 2.DWG

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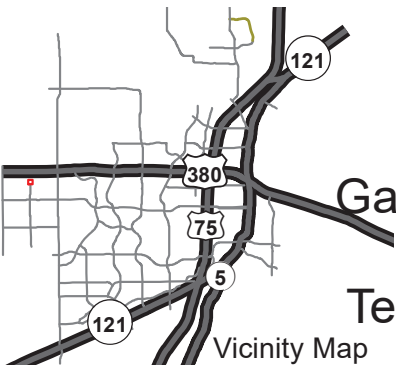
DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PARCEL 2 ~ TCE ~ 2 ~ TALLEY ~ PAGE 2 OF 2



Water Easement

Temporary Construction Easement



Vicinity Map

Location Map

Exhibit "B" Gary Gene Talley & Susan H. Talley Water Line Easement and Temporary Construction Easement



1 in = 101 ft
0 50 100 Feet

DISCLAIMER: This map an information contained in it wet developed exclusively for us by the City of McKinney. An use or reliance on this map b anyone else is at that party's ris and without liability to the City / McKinney, its officials or employee for any discrepancies, error or variances which may exis



Source: City of McKinney GIS
Date: 11/9/2023