



June 5, 2019

Jeff Durham
Collin County Special Projects
Assistant Director
825 N. McDonald
Suite 145
McKinney, Texas 75069

RE: State Highway 78 Right of Way in Wylie

Dear Mr. Durham,

Thank you for your ongoing efforts to work with us in the acquisition of the Collin County property adjacent to the Highway 78 and Kansas City Southern Right of Way (ROW) property in Wylie. Specifically, a 1.226 acre tract of land situated in the J. TRUITT Survey, Abstract No. 920, and the F. DE LA PINA Survey, Abstract No. 688, WYLIE, Collin County, Texas and being same tract of land as described in deed to Collin County, Texas, recorded in Volume 4980, Page 2156, Deed Records, Collin County, Texas (D.R.C.C.T.).

As you are aware, the Wylie Economic Development Corporation (WEDC) has purchased property adjacent to Kansas City Southern (KCS) and Collin County property with the intention of redeveloping this area. The WEDC is currently under contract to purchase the Kansas City Southern property for this purpose. As the pending adjacent property owner, the WEDC would like to begin the process of acquiring the Collin County property identified in the survey along with the property adjacent to Mr. Conoly's property located at 300 E. Marble Street, Wylie, Tx.

I have attached the survey outlining the property that we wish to purchase from Collin County as well as the property we are under contract to purchase. The WEDC understands that it will bear the cost of acquiring an appraisal for this property.

Please let us know the next steps in this process and we will respond promptly.

Thank you for your support of Wylie and of this redevelopment effort for the benefit of its citizens. Should you have any questions or like to discuss this request in more detail, please contact me at your convenience.

Best Regards,

A handwritten signature in blue ink, appearing to read "Sam Satterwhite".

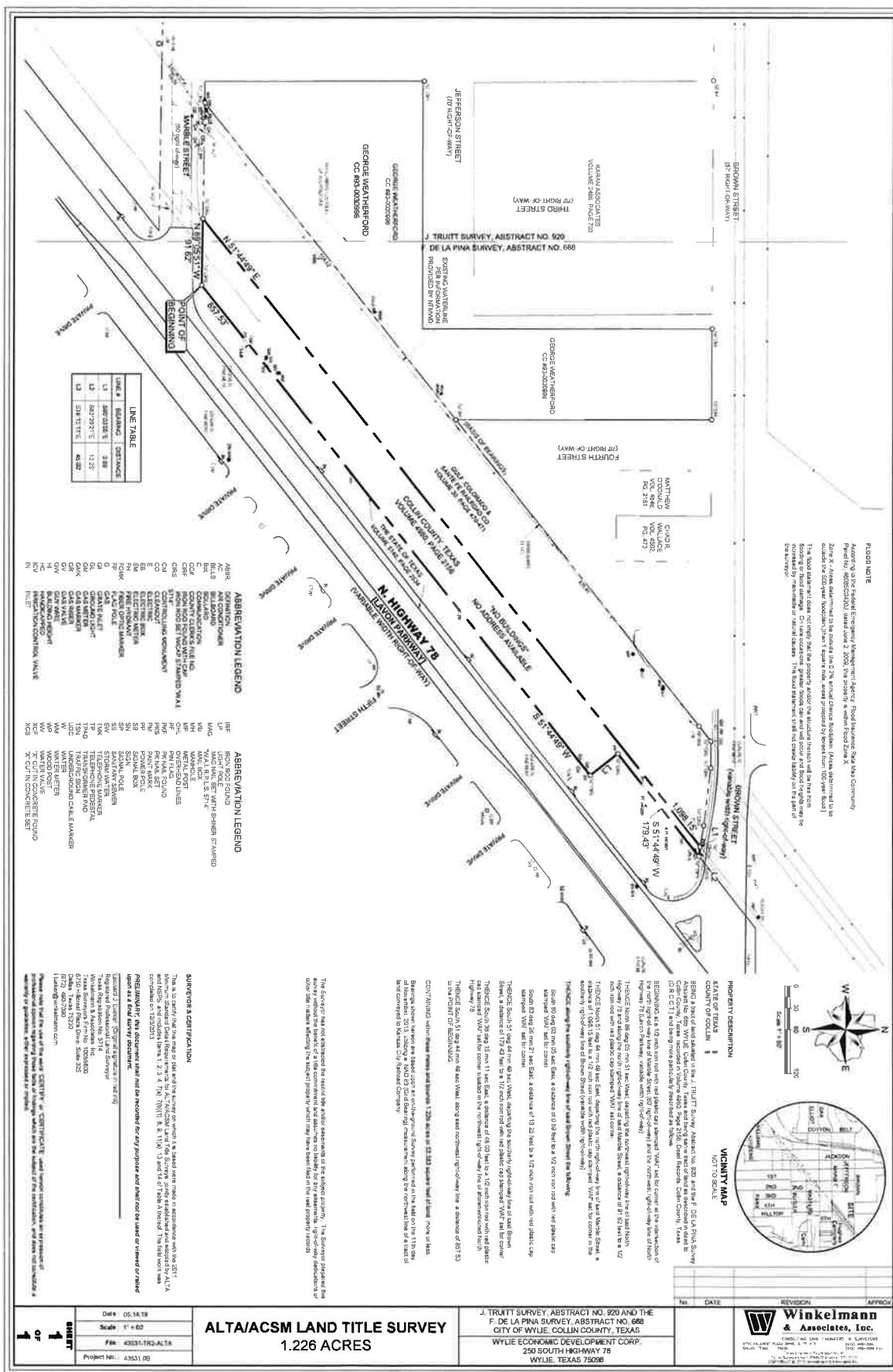
Samuel D.R. Satterwhite
Executive Director

Attachments: Survey

Wylie Economic Development Corporation

250 South Hwy. 78 • Wylie, Texas 75098
(972) 442-7901 • www.WylieEDC.com

Serving The City of Wylie • Wylie Independent School District • Wylie Chamber of Commerce



PROPERTY DESCRIPTION
TRACT 2

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the J. TRUITT Survey, Abstract No. 920, and the F. DE LA PINA Survey, Abstract No. 688, WYLIE, Collin County, Texas and being same tract of land as described in deed to Collin County, Texas, recorded in Volume 4980, Page 2156, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the north right-of-way line of Marble Street (60' right-of-way) and the northwest right-of-way line of North Highway 78 (Lavon Parkway, variable width right-of-way);

THENCE North 89 deg 05 min 51 sec West, departing the northwest right-of-way line of said North Highway 78 and along the north right-of-way line of said Marble Street, a distance of 91.62 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set corner;

THENCE North 51 deg 44 min 49 sec East, departing the north right-of-way line of said Marble Street, a distance of 1,098.15 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner in the southerly right-of-way line of Brown Street (variable width right-of-way);

THENCE along the southerly right-of-way line of said Brown Street the following:

South 80 deg 03 min 05 sec East, a distance of 0.69 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 83 deg 26 min 21 sec East, a distance of 13.25 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 51 deg 44 min 49 sec West, departing the southerly right-of-way line of said Brown Street, a distance of 179.43 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner.

THENCE South 38 deg 15 min 11 sec East, a distance of 48.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner situated in the northwest right-of-way line of aforementioned North Highway 78;

THENCE South 51 deg 44 min 49 sec West, along said northwest right-of-way line, a distance of 857.53 to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.226 acres or 53,383 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 11th day of November, 2013, utilizing a NAD 83 (Grid Bearing) measurement along the northwest line of a tract of land conveyed to Kansas City Railroad Company.

PROPERTY DESCRIPTION
TRACT 1

EXHIBIT A

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the J. TRUITT Survey, Abstract No. 920, and the F. DE LA PINA Survey, Abstract No. 688, WYLIE, Collin County, Texas and being same tract of land as described in deed to Gulf Colorado & Santa Fe Railway Company, recorded in Volume 30, Pages 470-471, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the north right-of-way line of Marble Street (60' right-of-way) and the northwest right-of-way line of North Highway 78 (Lavon Parkway, variable width right-of-way);

THENCE North 89 deg 05 min 51 sec West, departing northwest right-of-way line of said North Highway 78 and along the north right-of-way line of said Marble Street, a distance of 91.62 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the POINT OF BEGINNING;

THENCE North 89 deg 05 min 51 sec West, continuing along the north right-of-way line of said Marble Street, a distance of 158.41 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner from which a Railroad Rail found bears South 51°49'37" West, a distance of 102.79 feet, said 1/2-inch iron rod being a southwest corner of a tract of land as described in deed to George Weatherford, recorded in County Clerk's File No. 93-0030996, D.R.C.C.T.;

THENCE North 51 deg 42 min 03 sec East, departing the north right-of-way line of said Marble Street, passing at a distance of 554.62 feet a 1/2-inch iron rod found and at a distance of 1,090.47 feet passing a Railroad Rail found, in all a distance of 1,116.75 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner in the southerly right-of-way line of Brown Street (variable width right-of-way);

THENCE along the southerly right-of-way line of said Brown Street the following:

South 89 deg 51 min 03 sec East, a distance of 36.76 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 83 deg 03 min 32 sec East, a distance of 79.72 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 80 deg 03 min 05 sec East, a distance of 28.88 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 51 deg 44 min 49 sec West, departing the southerly right-of-way line of said Brown Street, a distance of 1,098.15 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.563 acres or 111,642 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 11th day of November, 2013, utilizing a NAD 83 (Grid Bearing) measurement along the northwest line of a tract of land conveyed to Kansas City Railroad Company.

