

HUSCH BLACKWELL

Joseph W Kim

1900 North Pearl Street, Suite 1800
Dallas, TX 75201
Direct: 214.999.6119
joe.kim@huschblackwell.com

March 22, 2022

VIA E-MAIL and OVERNIGHT DELIVERY:

Tracy Homfeld PE, CFM
Collin County Engineering
4690 Community Ave., Suite 200
McKinney, TX 75071
Direct (972) 548-3733
thomfeld@co.collin.tx.us

Re: Request for granting of easements for the property described in the attached Exhibit "A"

Ladies and Gentlemen:

This firm represents ARPC Living, L.L.C., a Delaware limited liability company (the "Developer"), who owns property located in Collin County, Texas.

On behalf of the Developer, we request that Collin County grant: (1) two drainage easements to the benefit of the City of McKinney, (2) two temporary construction easements to the benefit of the Developer, (3) a permanent slope easement to the benefit of The City of McKinney, and (4) a flood plain easement to the benefit of the City of McKinney, all as described in the attached Exhibit "A". In consideration for granting such easements, subject to further terms and conditions that are otherwise acceptable to the Developer, the Developer offers to pay Collin County \$71,530.

If you have any questions or comments, please do not hesitate to contact me at (214) 999-6119.

Sincerely,

/s/ Joseph W. Kim

Cc: Megan Smith (via e-mail)
Karl Hirschey (via e-mail)
Eric Jeske (via e-mail)

EXHIBIT "A"

[To follow]

EXHIBIT "A"

**LEGAL DESCRIPTION
STORM SEWER EASEMENT**

BEING a 0.0641 acre (2,791 square foot) tract of land (TRACT 1) and a 0.1111 acre (4,840 square foot) tract of land (TRACT 2) situated in the Thomas J. McDonald Survey, Abstract No. 576, and the Meredith Hart Survey, Abstract No. 731, City of McKinney, Collin County Texas; said tracts being part of Lot 1, Block 2, Collin County Justice Center, an addition to the City of McKinney according to the plat recorded in Cabinet H, Page 225 of the Plat Records of Collin County, Texas; said tracts being more particularly described as follows:

TRACT 1

COMMENCING at a 1/2-inch iron rod found in the north right-of-way line of James Pitts Drive (a variable width right-of-way);

THENCE South 57°02'38" East, along the said north line of James Pitts Drive, a distance of 39.30 feet to the **POINT OF BEGINNING**; from said point a 1/2-inch iron rod found in the south line of said James Pitts Drive bears South 30°54'53" West, a distance of 21.28 feet;

THENCE North 45°49'08" East, departing the said north line of James Pitts Drive, a distance of 119.83 feet to a point for corner;

THENCE North 65°47'31" East, a distance of 21.09 feet to a point for corner;


THENCE South 24°12'29" East, a distance of 23.86 feet to a point for corner;

THENCE South 65°47'31" West, a distance of 28.20 feet to a point for corner;

THENCE South 45°49'08" West, a distance of 100.43 feet to a point for corner in the said north line of James Pitts Drive;

THENCE North 57°02'38" West, along the said north line of James Pitts Drive, a distance of 20.51 feet to the **POINT OF BEGINNING** and containing 2,791 square feet or 0.0641 acres of land, more or less.

STORM SEWER EASEMENT
THOMAS J. McDONALD SURVEY
ABSTRACT NO. 576 &
MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

		801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
		Scale N/A	Drawn by CRG	Checked by MCB	Date 3/17/2022	Project No. 064145054	Sheet No. 1 OF 4

**LEGAL DESCRIPTION
STORM SEWER EASEMENT**

TRACT 2

COMMENCING at a 60-D nail found in the said south line of James Pitts Drive;

THENCE North 39°56'54" West, along the said south line of James Pitts Drive, a distance of 101.87 feet to a point; from said point a 60-D nail found in the said south line of James Pitts Drive bears North 39°56'54" West, a distance of 111.13 feet;

THENCE North 50°03'06" East, departing the said south line of James Pitts Drive, a distance of 27.24 feet to the **POINT OF BEGINNING**;

THENCE North 39°14'38" West, along the said north line of James Pitts Drive, a distance of 26.30 feet to the a point for corner;

THENCE North 32°41'14" East, departing the said north line of James Pitts Drive, a distance of 60.31 feet to a point for corner; at the beginning of a tangent curve to the right with a radius of 412.50 feet, a central angle of 09°13'44", and a chord bearing and distance of North 37°18'06" East, 66.37 feet;

THENCE in a northeasterly direction, with said tangent curve to the right, an arc distance of 66.44 feet to a point for corner;

THENCE North 41°54'58" East, a distance of 64.79 feet to a point for corner;

THENCE South 48°05'02" East, a distance of 25.00 feet to a point for corner;

THENCE South 41°54'58" West, a distance of 64.79 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 387.50 feet, a central angle of 09°13'44", and a chord bearing and distance of South 37°18'06" West, 62.35 feet;

THENCE in a southwesterly direction, with said tangent curve to the left, an arc distance of 62.42 feet to a point for corner;

THENCE South 32°41'14" West, a distance of 68.46 feet to the **POINT OF BEGINNING** and containing 4,840 square feet or 0.1111 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tracts.

**STORM SEWER EASEMENT
THOMAS J. McDONALD SURVEY
ABSTRACT NO. 576 &
MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS**


MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com



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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CRG	MCB	3/17/2022	064145054	2 OF 4

EXHIBIT "A"

LEGAL DESCRIPTION
SLOPE EASEMENT

BEING a 0.7901 acre (34,718 square foot) tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576, and the Meredith Hart Survey, Abstract No. 731, City of McKinney, Collin County Texas; said tract being part of Lot 1, Block 2, Collin County Justice Center, an addition to the City of McKinney according to the plat recorded in Cabinet H, Page 225 of the Plat Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING a 1/2-inch iron rod found in the north right-of-way line of James Pitts Drive (a variable width right-of-way); said point also being in the south line of said Lot 1; from said point a 1/2-inch iron rod found in the south line of said James Pitts Drive bears South 29°04'23" East, a distance of 45.35 feet;

THENCE North 87°09'49" West, along the said north line of James Pitts Drive, a distance of 404.46 feet to a point for corner in the intersection of the said north line of James Pitts Drive and the east right-of-way line of Community Avenue (a 40-foot wide right-of-way);

THENCE North 14°26'22" East, departing the said north line of James Pitts Drive, and along the said east right-of-way line of Community Avenue, a distance of 25.52 feet to a point for corner;

THENCE South 87°09'49" East, departing the said east right-of-way line of Community Avenue, a distance of 406.05 feet to a point for corner;

THENCE South 57°02'38" East, a distance of 372.93 feet to a point for corner;

THENCE South 39°14'38" East, a distance of 295.60 feet to a point for corner;

THENCE South 14°00'38" East, a distance of 314.95 feet to a point for corner in the east line of said Lot 1;

THENCE South 00°35'09" West, along the said east line of Lot 1, a distance of 40.80 feet to a point for corner in the northeast right-of-way line of said James Pitts Drive;

THENCE along the said northeast line of James Pitts Drive the following four (4) calls:

North 89°09'38" West, a distance of 20.40 feet to a point for corner;

North 14°00'38" West, a distance of 377.67 feet to a point for corner;

North 39°14'38" West, a distance of 222.00 feet to a point for corner;

North 57°02'38" West, a distance of 395.00 feet to the **POINT OF BEGINNING** and containing 34,418 square feet or 0.7901 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

[Signature]
11/9/21

MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
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SLOPE EASEMENT
THOMAS J. McDONALD SURVEY
ABSTRACT NO. 576 &
MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	11/9/2021	064145054	1 OF 4

EXHIBIT "A"

LEGAL DESCRIPTION FLOODPLAIN EASEMENTS

BEING a 13.0573 acre tract of land (Tract 1) and a 0.2448 acre tract of land (Tract 2), situated in the Thomas J. McDonald Survey, Abstract No. 576 and the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas; said tracts being part of Lot 1R, Block 1, Collin County Justice System, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Instrument No. 20060915010003950 of the Plat Records of Collin County, Texas, and Lot 1, Block 2 Collin County Justice System, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Cabinet H, Page 225 of the said Plat Records; said tracts being more particularly described as follows:

TRACT 1

COMMENCING at a 1/2-inch iron rod found in the east right-of-way line of Community Boulevard (a variable width right-of-way); from said point a 1/2-inch iron rod with cap stamped "HALFF ASSOC." found for an angle point in the west line of said Lot 1R bears North 36°43'59" East, a distance of 185.84 feet;

THENCE South 67°06'22" East, departing the said east line of Community Boulevard, a distance of 1494.31 feet to the POINT OF BEGINNING;

- THENCE North 63°49'03" East, a distance of 23.45 feet to a point for corner;
THENCE South 82°39'07" East, a distance of 152.74 feet to a point for corner;
THENCE North 35°08'41" East, a distance of 29.76 feet to a point for corner;
THENCE North 51°41'49" East, a distance of 18.56 feet to a point for corner;
THENCE South 31°05'04" East, a distance of 240.70 feet to a point for corner;
THENCE South 06°30'44" West, a distance of 172.01 feet to a point for corner;
THENCE North 57°33'21" West, a distance of 32.11 feet to a point for corner;
THENCE North 06°13'38" West, a distance of 18.39 feet to a point for corner;
THENCE North 81°21'33" West, a distance of 32.06 feet to a point for corner;
THENCE North 35°31'59" West, a distance of 13.08 feet to a point for corner;
THENCE North 78°48'31" West, a distance of 27.88 feet to a point for corner;
THENCE South 79°11'27" West, a distance of 15.38 feet to a point for corner;
THENCE South 67°11'03" West, a distance of 25.66 feet to a point for corner;
THENCE South 28°45'02" West, a distance of 92.25 feet to a point for corner;
THENCE South 50°06'06" West, a distance of 25.56 feet to a point for corner;
THENCE South 82°39'38" West, a distance of 49.57 feet to a point for corner;
THENCE North 73°26'43" West, a distance of 27.45 feet to a point for corner;
THENCE South 20°44'26" West, a distance of 30.65 feet to a point for corner;
THENCE South 19°41'35" West, a distance of 31.29 feet to a point for corner;
THENCE South 00°21'06" East, a distance of 32.29 feet to a point for corner;
THENCE South 02°13'09" West, a distance of 83.18 feet to a point for corner;
THENCE South 17°30'02" West, a distance of 33.38 feet to a point for corner;
THENCE South 35°45'54" West, a distance of 13.57 feet to a point for corner;
THENCE North 49°52'18" West, a distance of 13.14 feet to a point for corner;

CONTINUED ON SHEET 2

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
ABSTRACT NO. 576 &
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

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Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, CRG, MCB, 10/29/2021, 064165054, 1 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE North 03°28'17" West, a distance of 21.55 feet to a point for corner;
THENCE South 49°32'57" West, a distance of 27.33 feet to a point for corner;
THENCE North 84°32'09" West, a distance of 24.43 feet to a point for corner;
THENCE South 37°39'03" West, a distance of 10.95 feet to a point for corner;
THENCE South 36°40'31" West, a distance of 8.89 feet to a point for corner;
THENCE South 50°07'26" West, a distance of 15.92 feet to a point for corner;
THENCE South 21°54'27" West, a distance of 20.93 feet to a point for corner;
THENCE South 43°09'45" West, a distance of 8.38 feet to a point for corner;
THENCE South 61°43'15" West, a distance of 5.12 feet to a point for corner;
THENCE South 30°40'58" West, a distance of 33.67 feet to a point for corner;
THENCE South 10°59'04" West, a distance of 12.25 feet to a point for corner;
THENCE South 50°05'14" West, a distance of 31.59 feet to a point for corner;
THENCE South 27°52'48" West, a distance of 11.77 feet to a point for corner;
THENCE South 41°10'39" West, a distance of 10.29 feet to a point for corner;
THENCE North 67°23'55" West, a distance of 7.62 feet to a point for corner;
THENCE South 63°31'45" West, a distance of 11.31 feet to a point for corner;
THENCE South 10°27'14" West, a distance of 35.45 feet to a point for corner;
THENCE South 34°48'48" West, a distance of 26.28 feet to a point for corner;
THENCE South 08°19'20" East, a distance of 16.30 feet to a point for corner;
THENCE South 35°13'21" East, a distance of 11.74 feet to a point for corner;
THENCE South 63°19'59" West, a distance of 8.44 feet to a point for corner;
THENCE South 15°12'34" West, a distance of 10.41 feet to a point for corner;
THENCE South 25°31'16" West, a distance of 24.18 feet to a point for corner;
THENCE South 71°05'28" West, a distance of 8.10 feet to a point for corner;
THENCE South 10°43'27" West, a distance of 10.78 feet to a point for corner;
THENCE South 59°21'16" West, a distance of 11.30 feet to a point for corner;
THENCE South 31°13'59" West, a distance of 28.55 feet to a point for corner;
THENCE South 14°22'49" West, a distance of 17.78 feet to a point for corner;
THENCE North 70°30'50" West, a distance of 8.65 feet to a point for corner;
THENCE North 18°40'48" West, a distance of 20.21 feet to a point for corner;
THENCE North 24°03'13" East, a distance of 8.87 feet to a point for corner;
THENCE North 42°49'25" East, a distance of 11.56 feet to a point for corner;
THENCE North 08°28'02" East, a distance of 10.60 feet to a point for corner;
THENCE North 56°33'57" West, a distance of 15.89 feet to a point for corner;
THENCE South 81°50'48" West, a distance of 14.95 feet to a point for corner;
THENCE North 03°21'14" East, a distance of 10.34 feet to a point for corner;
THENCE North 38°24'39" West, a distance of 20.89 feet to a point for corner;
THENCE North 58°24'39" West, a distance of 9.99 feet to a point for corner;
THENCE North 12°13'36" East, a distance of 4.56 feet to a point for corner;
THENCE North 22°02'55" West, a distance of 13.80 feet to a point for corner;
THENCE North 41°54'00" West, a distance of 5.13 feet to a point for corner;

CONTINUED ON SHEET 3

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
ABSTRACT NO. 576 &
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	2 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE North 30°09'38" West, a distance of 38.74 feet to a point for corner;
THENCE North 07°12'27" West, a distance of 8.99 feet to a point for corner;
THENCE North 13°31'52" West, a distance of 5.77 feet to a point for corner;
THENCE North 13°00'22" East, a distance of 14.34 feet to a point for corner;
THENCE North 21°37'32" West, a distance of 10.23 feet to a point for corner;
THENCE South 62°04'30" West, a distance of 19.76 feet to a point for corner;
THENCE North 54°27'55" West, a distance of 11.01 feet to a point for corner;
THENCE North 30°45'30" East, a distance of 6.49 feet to a point for corner;
THENCE North 14°59'28" West, a distance of 13.15 feet to a point for corner;
THENCE North 75°08'07" West, a distance of 9.57 feet to a point for corner;
THENCE South 50°09'35" West, a distance of 19.15 feet to a point for corner;
THENCE South 15°48'54" West, a distance of 4.75 feet to a point for corner;
THENCE South 58°27'41" West, a distance of 4.55 feet to a point for corner;
THENCE South 30°57'28" West, a distance of 42.18 feet to a point for corner;
THENCE South 08°13'11" East, a distance of 13.12 feet to a point for corner;
THENCE South 42°23'20" East, a distance of 12.82 feet to a point for corner;
THENCE South 15°00'29" West, a distance of 5.26 feet to a point for corner;
THENCE South 75°27'08" West, a distance of 7.23 feet to a point for corner;
THENCE South 39°27'13" East, a distance of 14.26 feet to a point for corner;
THENCE South 44°15'22" West, a distance of 12.76 feet to a point for corner;
THENCE South 07°59'14" West, a distance of 12.43 feet to a point for corner;
THENCE South 31°11'19" West, a distance of 25.08 feet to a point for corner;
THENCE South 81°15'42" West, a distance of 12.26 feet to a point for corner;
THENCE South 41°49'02" East, a distance of 12.64 feet to a point for corner;
THENCE South 15°27'47" East, a distance of 11.93 feet to a point for corner;
THENCE North 73°15'07" East, a distance of 7.50 feet to a point for corner;
THENCE South 54°36'27" East, a distance of 10.29 feet to a point for corner;
THENCE South 36°42'00" West, a distance of 24.34 feet to a point for corner;
THENCE South 66°28'13" West, a distance of 20.50 feet to a point for corner;
THENCE South 54°39'52" West, a distance of 7.75 feet to a point for corner;
THENCE South 76°52'11" West, a distance of 12.40 feet to a point for corner;
THENCE South 41°39'15" West, a distance of 19.53 feet to a point for corner;
THENCE South 53°48'09" West, a distance of 29.46 feet to a point for corner;
THENCE South 72°04'48" West, a distance of 32.94 feet to a point for corner;
THENCE South 08°57'05" West, a distance of 9.16 feet to a point for corner;
THENCE South 28°36'08" West, a distance of 28.98 feet to a point for corner;
THENCE South 38°18'03" West, a distance of 47.58 feet to a point for corner;
THENCE South 20°13'52" West, a distance of 38.67 feet to a point for corner;
THENCE South 05°21'45" West, a distance of 56.73 feet to a point for corner;
THENCE South 26°41'10" West, a distance of 23.93 feet to a point for corner;
THENCE South 03°36'45" West, a distance of 22.53 feet to a point for corner;

CONTINUED ON SHEET 4

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
ABSTRACT NO. 576 &
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	3 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE South 15°27'12" West, a distance of 41.99 feet to a point for corner;
THENCE South 12°30'07" East, a distance of 18.92 feet to a point for corner;
THENCE South 10°45'38" East, a distance of 25.83 feet to a point for corner;
THENCE South 39°23'41" East, a distance of 8.10 feet to a point for corner;
THENCE South 08°17'40" West, a distance of 19.35 feet to a point for corner;
THENCE South 28°51'46" West, a distance of 14.48 feet to a point for corner;
THENCE South 11°14'32" West, a distance of 20.35 feet to a point for corner;
THENCE South 07°54'50" East, a distance of 4.57 feet to a point for corner;
THENCE South 03°46'32" West, a distance of 21.03 feet to a point for corner;
THENCE South 56°36'04" East, a distance of 8.38 feet to a point for corner;
THENCE South 06°56'35" East, a distance of 20.73 feet to a point for corner;
THENCE South 41°11'42" West, a distance of 4.11 feet to a point for corner;
THENCE South 17°55'27" East, a distance of 12.65 feet to a point for corner;
THENCE South 28°05'54" West, a distance of 7.20 feet to a point for corner;
THENCE South 08°51'57" West, a distance of 9.82 feet to a point for corner;
THENCE South 24°17'38" West, a distance of 10.58 feet to a point for corner;
THENCE South 03°50'30" West, a distance of 26.37 feet to a point for corner;
THENCE South 27°44'03" East, a distance of 26.16 feet to a point for corner;
THENCE South 47°32'07" East, a distance of 7.04 feet to a point for corner;
THENCE South 70°49'29" East, a distance of 7.59 feet to a point for corner;
THENCE South 50°00'49" East, a distance of 14.71 feet to a point for corner;
THENCE South 69°21'51" East, a distance of 11.03 feet to a point for corner;
THENCE South 82°16'42" East, a distance of 5.60 feet to a point for corner;
THENCE South 60°33'49" East, a distance of 9.83 feet to a point for corner;
THENCE North 71°43'22" East, a distance of 10.10 feet to a point for corner;
THENCE South 79°06'05" East, a distance of 27.66 feet to a point for corner;
THENCE South 17°31'38" East, a distance of 9.60 feet to a point for corner;
THENCE South 02°38'42" West, a distance of 13.19 feet to a point for corner;
THENCE South 20°05'55" West, a distance of 10.04 feet to a point for corner;
THENCE South 71°48'44" West, a distance of 8.56 feet to a point for corner;
THENCE North 84°13'32" West, a distance of 11.98 feet to a point for corner;
THENCE North 87°50'48" West, a distance of 11.83 feet to a point for corner;
THENCE South 84°09'16" West, a distance of 24.42 feet to a point for corner;
THENCE South 22°19'40" West, a distance of 22.60 feet to a point for corner;
THENCE North 62°27'22" West, a distance of 14.42 feet to a point for corner;
THENCE North 25°19'25" East, a distance of 11.44 feet to a point for corner;
THENCE North 85°14'52" West, a distance of 15.93 feet to a point for corner;
THENCE South 39°47'55" West, a distance of 13.61 feet to a point for corner;
THENCE South 59°32'30" West, a distance of 25.64 feet to a point for corner;
THENCE South 84°15'53" West, a distance of 9.80 feet to a point for corner;
THENCE South 26°57'29" West, a distance of 83.06 feet to a point for corner;

CONTINUED ON SHEET 5

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
ABSTRACT NO. 576 &
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	4 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE South 72°30'10" West, a distance of 41.08 feet to a point for corner;
THENCE South 31°50'35" West, a distance of 24.16 feet to a point for corner;
THENCE South 03°12'12" West, a distance of 36.41 feet to a point for corner;
THENCE South 41°50'12" East, a distance of 9.94 feet to a point for corner;
THENCE South 06°53'16" East, a distance of 15.15 feet to a point for corner;
THENCE South 63°23'34" East, a distance of 12.19 feet to a point for corner;
THENCE North 30°40'24" East, a distance of 23.18 feet to a point for corner;
THENCE North 87°55'11" East, a distance of 8.09 feet to a point for corner;
THENCE South 13°36'24" East, a distance of 6.42 feet to a point for corner;
THENCE South 07°33'40" West, a distance of 14.16 feet to a point for corner;
THENCE South 43°23'21" East, a distance of 5.19 feet to a point for corner;
THENCE South 12°36'45" West, a distance of 16.34 feet to a point for corner;
THENCE South 54°33'44" East, a distance of 14.84 feet to a point for corner;
THENCE South 14°49'01" East, a distance of 22.60 feet to a point for corner;
THENCE South 83°21'05" East, a distance of 7.96 feet to a point for corner;
THENCE South 64°23'22" East, a distance of 13.31 feet to a point for corner;
THENCE South 48°41'36" East, a distance of 23.28 feet to a point for corner;
THENCE South 04°52'28" West, a distance of 12.95 feet to a point for corner;
THENCE South 51°22'06" West, a distance of 9.55 feet to a point for corner;
THENCE South 51°30'32" West, a distance of 17.50 feet to a point for corner;
THENCE South 70°56'14" West, a distance of 9.30 feet to a point for corner;
THENCE South 37°11'49" West, a distance of 47.72 feet to a point for corner;
THENCE South 78°40'24" West, a distance of 13.24 feet to a point for corner;
THENCE North 12°29'12" East, a distance of 31.43 feet to a point for corner;
THENCE South 74°48'18" West, a distance of 15.00 feet to a point for corner;
THENCE North 71°10'39" West, a distance of 12.62 feet to a point for corner;
THENCE North 45°43'36" East, a distance of 13.92 feet to a point for corner;
THENCE North 54°16'38" West, a distance of 19.57 feet to a point for corner;
THENCE South 48°44'55" West, a distance of 24.66 feet to a point for corner;
THENCE South 11°07'04" West, a distance of 34.03 feet to a point for corner;
THENCE South 34°15'39" East, a distance of 22.91 feet to a point for corner;
THENCE South 41°38'07" West, a distance of 24.82 feet to a point for corner;
THENCE South 34°16'22" East, a distance of 14.98 feet to a point for corner;
THENCE North 59°25'57" East, a distance of 47.67 feet to a point for corner;
THENCE South 09°30'53" West, a distance of 56.89 feet to a point for corner;
THENCE South 16°33'22" East, a distance of 16.47 feet to a point for corner;
THENCE South 00°36'14" East, a distance of 30.41 feet to a point for corner;
THENCE South 05°24'36" West, a distance of 30.54 feet to a point for corner;
THENCE South 18°42'18" West, a distance of 15.01 feet to a point for corner;
THENCE South 09°40'42" West, a distance of 24.32 feet to a point for corner;
THENCE South 37°39'13" West, a distance of 20.42 feet to a point for corner;

CONTINUED ON SHEET 6

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
ABSTRACT NO. 576 &
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS



801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	5 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE South 78°36'25" West, a distance of 27.74 feet to a point for corner;
THENCE North 23°34'16" West, a distance of 14.32 feet to a point for corner;
THENCE North 18°09'19" East, a distance of 5.82 feet to a point for corner;
THENCE North 03°35'57" West, a distance of 24.69 feet to a point for corner;
THENCE South 51°41'31" West, a distance of 14.77 feet to a point for corner;
THENCE South 07°51'37" East, a distance of 15.77 feet to a point for corner;
THENCE South 77°07'17" West, a distance of 15.77 feet to a point for corner;
THENCE South 05°44'22" East, a distance of 14.77 feet to a point for corner;
THENCE South 29°31'48" West, a distance of 6.98 feet to a point for corner;
THENCE South 49°47'21" West, a distance of 10.32 feet to a point for corner;
THENCE South 09°31'20" East, a distance of 12.59 feet to a point for corner;
THENCE South 31°33'36" West, a distance of 12.10 feet to a point for corner;
THENCE South 08°35'31" East, a distance of 11.59 feet to a point for corner;
THENCE South 33°22'27" West, a distance of 12.34 feet to a point for corner;
THENCE South 13°21'12" East, a distance of 8.46 feet to a point for corner;
THENCE South 44°28'01" West, a distance of 7.39 feet to a point for corner;
THENCE South 13°49'55" West, a distance of 6.40 feet to a point for corner;
THENCE South 44°35'55" West, a distance of 29.77 feet to a point for corner;
THENCE North 52°36'13" West, a distance of 11.23 feet to a point for corner;
THENCE South 71°29'30" West, a distance of 10.08 feet to a point for corner;
THENCE South 56°15'25" West, a distance of 8.78 feet to a point for corner;
THENCE South 44°19'37" East, a distance of 15.80 feet to a point for corner;
THENCE South 70°17'39" East, a distance of 11.95 feet to a point for corner;
THENCE South 46°18'06" East, a distance of 11.76 feet to a point for corner;
THENCE South 20°36'23" West, a distance of 10.32 feet to a point for corner;
THENCE South 35°54'39" East, a distance of 22.18 feet to a point for corner;
THENCE South 08°25'32" East, a distance of 20.58 feet to a point for corner;
THENCE South 00°53'30" East, a distance of 13.10 feet to a point for corner;
THENCE South 67°07'21" West, a distance of 38.60 feet to a point for corner;
THENCE South 41°30'23" West, a distance of 18.03 feet to a point for corner;
THENCE South 40°23'18" West, a distance of 29.78 feet to a point for corner;
THENCE South 01°14'09" West, a distance of 22.90 feet to a point for corner;
THENCE South 40°52'25" East, a distance of 21.54 feet to a point for corner;
THENCE South 26°28'27" East, a distance of 9.87 feet to a point for corner;
THENCE South 12°55'39" West, a distance of 9.11 feet to a point for corner;
THENCE South 77°23'40" West, a distance of 29.80 feet to a point for corner;
THENCE South 42°57'20" West, a distance of 17.61 feet to a point for corner;
THENCE South 14°44'14" West, a distance of 11.71 feet to a point for corner;
THENCE South 28°54'31" West, a distance of 12.84 feet to a point for corner;
THENCE North 88°01'10" West, a distance of 43.23 feet to a point for corner;
THENCE South 07°19'38" West, a distance of 6.12 feet to a point for corner;

CONTINUED ON SHEET 7

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
ABSTRACT NO. 576 &
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	6 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE South 84°18'08" East, a distance of 46.02 feet to a point for corner;
THENCE South 00°39'23" East, a distance of 45.18 feet to a point for corner;
THENCE South 07°17'23" West, a distance of 110.92 feet to a point for corner;
THENCE South 17°21'07" West, a distance of 30.86 feet to a point for corner;
THENCE South 26°08'01" West, a distance of 79.49 feet to a point for corner;
THENCE South 47°06'57" West, a distance of 13.58 feet to a point for corner;
THENCE South 39°30'27" West, a distance of 21.16 feet to a point for corner;
THENCE South 04°24'10" East, a distance of 12.02 feet to a point for corner;
THENCE South 24°19'41" West, a distance of 10.68 feet to a point for corner;
THENCE South 14°11'56" West, a distance of 19.67 feet to a point for corner;
THENCE South 64°45'05" West, a distance of 12.93 feet to a point for corner;
THENCE South 27°03'07" East, a distance of 6.27 feet to a point for corner;
THENCE South 36°53'41" West, a distance of 15.40 feet to a point for corner;
THENCE South 75°54'56" West, a distance of 26.24 feet to a point for corner;
THENCE North 33°25'54" West, a distance of 6.42 feet to a point for corner;
THENCE North 20°35'33" East, a distance of 11.94 feet to a point for corner;
THENCE North 27°31'59" West, a distance of 3.81 feet to a point for corner;
THENCE North 18°02'58" East, a distance of 9.55 feet to a point for corner;
THENCE North 55°37'31" West, a distance of 9.48 feet to a point for corner;
THENCE South 04°43'09" East, a distance of 13.97 feet to a point for corner;
THENCE South 73°27'25" West, a distance of 12.96 feet to a point for corner;
THENCE South 22°39'01" West, a distance of 7.59 feet to a point for corner;
THENCE South 27°09'32" West, a distance of 25.64 feet to a point for corner;
THENCE South 56°03'34" West, a distance of 7.13 feet to a point for corner;
THENCE South 12°07'53" West, a distance of 25.04 feet to a point for corner;
THENCE South 53°19'57" East, a distance of 8.18 feet to a point for corner;
THENCE South 18°21'01" East, a distance of 13.33 feet to a point for corner;
THENCE South 60°21'13" West, a distance of 19.52 feet to a point for corner;
THENCE South 32°09'12" West, a distance of 55.62 feet to a point for corner;
THENCE South 03°04'28" East, a distance of 10.11 feet to a point for corner;
THENCE South 34°05'22" West, a distance of 6.88 feet to a point for corner;
THENCE South 07°53'48" East, a distance of 31.80 feet to a point for corner;
THENCE South 31°40'04" East, a distance of 11.92 feet to a point for corner;
THENCE South 11°15'47" East, a distance of 10.91 feet to a point for corner;
THENCE South 41°37'38" East, a distance of 13.79 feet to a point for corner;
THENCE South 88°19'48" East, a distance of 18.10 feet to a point for corner;
THENCE South 00°56'44" West, a distance of 8.14 feet to a point for corner;
THENCE South 45°38'20" West, a distance of 14.43 feet to a point for corner;
THENCE South 20°56'42" East, a distance of 7.07 feet to a point for corner;
THENCE South 32°05'50" East, a distance of 6.64 feet to a point for corner;
THENCE South 02°23'17" East, a distance of 14.41 feet to a point for corner;

CONTINUED ON SHEET 8

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
ABSTRACT NO. 576 &
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	7 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE South 63°16'23" West, a distance of 17.06 feet to a point for corner;
THENCE South 78°56'12" West, a distance of 11.03 feet to a point for corner;
THENCE North 45°46'29" West, a distance of 9.52 feet to a point for corner;
THENCE North 07°44'08" West, a distance of 18.83 feet to a point for corner;
THENCE South 77°47'38" West, a distance of 19.93 feet to a point for corner;
THENCE South 10°15'38" West, a distance of 15.48 feet to a point for corner;
THENCE South 16°00'27" West, a distance of 33.30 feet to a point for corner;
THENCE South 33°53'34" West, a distance of 23.66 feet to a point for corner;
THENCE South 01°02'02" West, a distance of 13.48 feet to a point for corner;
THENCE South 11°23'57" East, a distance of 16.91 feet to a point for corner;
THENCE South 01°34'36" West, a distance of 34.31 feet to a point for corner;
THENCE South 30°06'28" West, a distance of 14.66 feet to a point for corner;
THENCE South 57°02'23" West, a distance of 8.47 feet to a point for corner;
THENCE South 25°54'52" West, a distance of 62.88 feet to a point for corner;

THENCE South 78°35'55" West, a distance of 2.13 feet to a point for corner in the north right-of-way line of Bloomdale Road (a 130-foot right-of-way); said point being the beginning of a non-tangent curve to the right with a radius of 1935.00 feet, a central angle of 00°56'23", and a chord bearing and distance of North 79°44'23" West, 31.74 feet;

THENCE in a westerly direction, along said north line of Bloomdale Road, and with said non-tangent curve to the right, an arc distance of 31.74 feet to a point for corner;

THENCE North 10°45'49" West, departing said north line of Bloomdale Road, a distance of 17.58 feet to a point for corner;

THENCE North 39°03'38" East, a distance of 28.63 feet to a point for corner;
THENCE North 27°14'11" East, a distance of 18.93 feet to a point for corner;
THENCE North 33°19'01" East, a distance of 31.20 feet to a point for corner;
THENCE North 07°24'39" West, a distance of 11.18 feet to a point for corner;
THENCE North 05°59'39" East, a distance of 31.70 feet to a point for corner;
THENCE North 01°34'52" East, a distance of 26.40 feet to a point for corner;
THENCE North 37°13'09" East, a distance of 14.28 feet to a point for corner;
THENCE North 57°59'25" East, a distance of 10.57 feet to a point for corner;
THENCE North 04°09'42" East, a distance of 51.34 feet to a point for corner;
THENCE North 74°32'37" West, a distance of 34.38 feet to a point for corner;
THENCE South 89°15'17" West, a distance of 41.07 feet to a point for corner;
THENCE North 35°14'31" West, a distance of 9.59 feet to a point for corner;
THENCE North 57°24'11" East, a distance of 27.79 feet to a point for corner;
THENCE North 34°17'36" East, a distance of 28.99 feet to a point for corner;
THENCE North 89°30'17" East, a distance of 10.73 feet to a point for corner;

CONTINUED ON SHEET 9

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
ABSTRACT NO. 576 &
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	8 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE North 62°06'35" East, a distance of 14.70 feet to a point for corner;
THENCE North 18°20'02" East, a distance of 52.22 feet to a point for corner;
THENCE North 80°47'01" West, a distance of 23.15 feet to a point for corner;
THENCE South 10°47'11" West, a distance of 11.45 feet to a point for corner;
THENCE South 77°12'31" West, a distance of 33.01 feet to a point for corner;
THENCE South 85°18'58" West, a distance of 112.07 feet to a point for corner;
THENCE North 02°43'11" West, a distance of 7.39 feet to a point for corner;
THENCE North 76°27'06" East, a distance of 75.06 feet to a point for corner;
THENCE South 70°37'54" East, a distance of 7.71 feet to a point for corner;
THENCE North 54°50'01" East, a distance of 41.37 feet to a point for corner;
THENCE North 60°29'26" East, a distance of 47.65 feet to a point for corner;
THENCE North 81°52'38" East, a distance of 13.52 feet to a point for corner;
THENCE South 70°07'36" East, a distance of 15.30 feet to a point for corner;
THENCE North 89°37'14" East, a distance of 10.87 feet to a point for corner;
THENCE North 13°27'57" East, a distance of 8.32 feet to a point for corner;
THENCE North 38°31'40" East, a distance of 11.30 feet to a point for corner;
THENCE North 16°20'51" West, a distance of 21.43 feet to a point for corner;
THENCE North 28°37'31" East, a distance of 8.74 feet to a point for corner;
THENCE North 47°02'11" East, a distance of 11.38 feet to a point for corner;
THENCE North 18°06'55" East, a distance of 21.93 feet to a point for corner;
THENCE North 68°28'10" East, a distance of 16.37 feet to a point for corner;
THENCE North 04°13'37" East, a distance of 16.36 feet to a point for corner;
THENCE North 46°32'28" West, a distance of 9.32 feet to a point for corner;
THENCE North 02°19'57" East, a distance of 21.58 feet to a point for corner;
THENCE North 11°50'37" East, a distance of 39.33 feet to a point for corner;
THENCE North 22°32'54" East, a distance of 24.00 feet to a point for corner;
THENCE North 34°16'29" East, a distance of 62.39 feet to a point for corner;
THENCE North 18°35'03" East, a distance of 49.81 feet to a point for corner;
THENCE North 05°19'44" East, a distance of 44.02 feet to a point for corner;
THENCE North 14°22'21" East, a distance of 102.28 feet to a point for corner;
THENCE North 39°09'40" East, a distance of 84.92 feet to a point for corner;
THENCE North 15°08'35" East, a distance of 22.55 feet to a point for corner;
THENCE North 00°35'41" West, a distance of 27.36 feet to a point for corner;
THENCE North 26°35'39" East, a distance of 53.89 feet to a point for corner;
THENCE North 13°38'14" East, a distance of 31.27 feet to a point for corner;
THENCE North 27°06'53" East, a distance of 69.35 feet to a point for corner;
THENCE North 73°26'01" East, a distance of 22.71 feet to a point for corner;
THENCE North 30°31'52" East, a distance of 8.82 feet to a point for corner;
THENCE North 75°43'32" East, a distance of 18.25 feet to a point for corner;
THENCE South 79°03'20" East, a distance of 10.32 feet to a point for corner;
THENCE North 10°38'51" East, a distance of 6.91 feet to a point for corner;

CONTINUED ON SHEET 10

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
ABSTRACT NO. 576 &
MEREDITH HART SURVEY,
ABSTRACT NO. 371
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	9 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE North 59°44'12" East, a distance of 9.93 feet to a point for corner;
THENCE North 03°47'55" East, a distance of 19.39 feet to a point for corner;
THENCE North 25°54'59" West, a distance of 15.96 feet to a point for corner;
THENCE North 06°20'14" East, a distance of 13.57 feet to a point for corner;
THENCE North 21°27'16" East, a distance of 17.33 feet to a point for corner;
THENCE North 62°04'04" East, a distance of 14.20 feet to a point for corner;
THENCE North 18°28'36" West, a distance of 19.99 feet to a point for corner;
THENCE North 27°40'26" West, a distance of 14.25 feet to a point for corner;
THENCE North 64°49'05" West, a distance of 25.53 feet to a point for corner;
THENCE North 13°22'16" West, a distance of 51.81 feet to a point for corner;
THENCE South 69°18'56" West, a distance of 5.93 feet to a point for corner;
THENCE North 30°02'52" West, a distance of 24.44 feet to a point for corner;
THENCE North 05°37'00" West, a distance of 13.91 feet to a point for corner;
THENCE North 71°23'21" East, a distance of 24.39 feet to a point for corner;
THENCE South 77°48'11" East, a distance of 22.73 feet to a point for corner;
THENCE North 70°55'01" East, a distance of 7.86 feet to a point for corner;
THENCE South 85°31'17" East, a distance of 13.76 feet to a point for corner;
THENCE North 57°14'24" East, a distance of 14.24 feet to a point for corner;
THENCE North 55°08'37" West, a distance of 15.53 feet to a point for corner;
THENCE North 26°38'52" East, a distance of 22.72 feet to a point for corner;
THENCE North 61°51'55" West, a distance of 5.18 feet to a point for corner;
THENCE South 40°43'10" West, a distance of 7.19 feet to a point for corner;
THENCE North 48°32'09" West, a distance of 7.62 feet to a point for corner;
THENCE North 15°31'45" East, a distance of 10.59 feet to a point for corner;
THENCE North 33°23'52" East, a distance of 14.11 feet to a point for corner;
THENCE North 09°45'49" East, a distance of 28.89 feet to a point for corner;
THENCE North 04°18'02" West, a distance of 17.28 feet to a point for corner;
THENCE North 09°02'41" East, a distance of 20.78 feet to a point for corner;
THENCE North 22°58'17" West, a distance of 20.06 feet to a point for corner;
THENCE North 76°28'55" West, a distance of 13.46 feet to a point for corner;
THENCE South 24°27'33" West, a distance of 13.21 feet to a point for corner;
THENCE North 81°06'22" West, a distance of 5.47 feet to a point for corner;
THENCE North 07°48'43" West, a distance of 31.98 feet to a point for corner;
THENCE North 17°10'45" East, a distance of 24.06 feet to a point for corner;
THENCE North 23°09'14" East, a distance of 20.74 feet to a point for corner;
THENCE North 52°28'48" East, a distance of 13.72 feet to a point for corner;
THENCE North 31°02'58" East, a distance of 22.84 feet to a point for corner;
THENCE South 84°39'27" West, a distance of 25.69 feet to a point for corner;
THENCE North 72°33'57" West, a distance of 14.66 feet to a point for corner;
THENCE South 67°12'55" West, a distance of 11.03 feet to a point for corner;
THENCE North 59°51'20" West, a distance of 25.12 feet to a point for corner;

CONTINUED ON SHEET 11

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	10 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE North 42°25'23" West, a distance of 9.76 feet to a point for corner;
THENCE North 43°45'06" East, a distance of 1.88 feet to a point for corner;
THENCE South 72°10'07" East, a distance of 13.97 feet to a point for corner;
THENCE North 78°49'18" East, a distance of 7.44 feet to a point for corner;
THENCE South 71°48'13" East, a distance of 9.55 feet to a point for corner;
THENCE North 71°08'27" East, a distance of 23.95 feet to a point for corner;
THENCE South 31°52'13" East, a distance of 6.95 feet to a point for corner;
THENCE North 55°43'14" East, a distance of 13.32 feet to a point for corner;
THENCE North 21°11'09" East, a distance of 32.26 feet to a point for corner;
THENCE North 15°56'23" West, a distance of 8.18 feet to a point for corner;
THENCE North 03°34'46" West, a distance of 13.63 feet to a point for corner;
THENCE North 44°53'47" East, a distance of 11.61 feet to a point for corner;
THENCE North 31°36'52" West, a distance of 12.38 feet to a point for corner;
THENCE North 05°42'57" West, a distance of 4.81 feet to a point for corner;
THENCE North 58°17'22" East, a distance of 9.50 feet to a point for corner;
THENCE North 26°35'17" East, a distance of 12.80 feet to a point for corner;
THENCE North 14°43'58" East, a distance of 21.29 feet to a point for corner;
THENCE North 12°16'20" West, a distance of 31.19 feet to a point for corner;
THENCE North 11°48'11" East, a distance of 16.76 feet to a point for corner;
THENCE North 05°59'10" West, a distance of 69.46 feet to a point for corner;
THENCE North 04°57'23" East, a distance of 49.86 feet to a point for corner;
THENCE North 36°49'40" East, a distance of 48.85 feet to a point for corner;
THENCE South 88°58'55" East, a distance of 20.27 feet to a point for corner;
THENCE North 19°54'54" East, a distance of 15.63 feet to a point for corner;
THENCE North 44°26'40" East, a distance of 35.49 feet to a point for corner;
THENCE South 22°43'47" East, a distance of 16.64 feet to a point for corner;
THENCE South 77°58'45" East, a distance of 26.60 feet to a point for corner;
THENCE North 09°42'31" West, a distance of 13.09 feet to a point for corner;
THENCE North 88°23'52" East, a distance of 10.39 feet to a point for corner;
THENCE North 18°56'22" East, a distance of 14.49 feet to a point for corner;
THENCE North 51°19'14" West, a distance of 29.03 feet to a point for corner;
THENCE North 35°45'07" East, a distance of 10.19 feet to a point for corner;
THENCE South 53°14'18" East, a distance of 22.26 feet to a point for corner;
THENCE North 81°18'29" East, a distance of 13.94 feet to a point for corner;
THENCE North 09°55'25" East, a distance of 18.24 feet to a point for corner;
THENCE North 06°01'20" West, a distance of 27.67 feet to a point for corner;
THENCE North 29°07'41" East, a distance of 11.48 feet to a point for corner;
THENCE North 21°19'56" West, a distance of 24.63 feet to a point for corner;
THENCE North 86°49'57" West, a distance of 8.47 feet to a point for corner;
THENCE North 09°07'38" West, a distance of 17.01 feet to a point for corner;
THENCE North 78°54'21" West, a distance of 14.11 feet to a point for corner;

CONTINUED ON SHEET 12

FLOODPLAIN EASEMENT
THOMAS J. McDONALD SURVEY,
ABSTRACT NO. 576 &
MEREDITH HART SURVEY,
ABSTRACT NO. 371
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS



801 Cherry Street, Unit 11, # 1300 Tel. No. (817) 335-6511
 Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	11 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE North 06°01'42" East, a distance of 31.25 feet to a point for corner;
THENCE North 78°11'31" West, a distance of 28.81 feet to a point for corner;
THENCE North 10°21'40" East, a distance of 16.17 feet to a point for corner;
THENCE North 18°07'13" West, a distance of 20.19 feet to a point for corner;
THENCE South 86°19'40" West, a distance of 24.89 feet to a point for corner;
THENCE North 46°06'25" West, a distance of 18.81 feet to a point for corner;
THENCE North 00°26'05" West, a distance of 22.03 feet to a point for corner;
THENCE North 36°38'00" East, a distance of 12.12 feet to a point for corner;
THENCE North 84°42'28" East, a distance of 6.60 feet to a point for corner;
THENCE North 60°05'27" East, a distance of 28.23 feet to a point for corner;
THENCE North 29°55'22" East, a distance of 48.38 feet to a point for corner;
THENCE North 06°10'32" West, a distance of 9.45 feet to a point for corner;
THENCE North 40°52'22" East, a distance of 24.59 feet to a point for corner;
THENCE South 73°26'44" East, a distance of 14.33 feet to a point for corner;
THENCE North 45°24'39" East, a distance of 10.87 feet to a point for corner;
THENCE North 09°02'06" East, a distance of 15.44 feet to a point for corner;
THENCE North 55°24'46" East, a distance of 19.15 feet to a point for corner;
THENCE North 05°08'13" West, a distance of 13.40 feet to a point for corner;
THENCE North 66°58'45" East, a distance of 20.42 feet to a point for corner;
THENCE North 36°08'31" East, a distance of 14.75 feet to a point for corner;
THENCE South 75°44'23" East, a distance of 6.88 feet to a point for corner;
THENCE North 01°28'12" East, a distance of 11.40 feet to a point for corner;
THENCE North 40°38'40" East, a distance of 28.92 feet to a point for corner;
THENCE North 20°19'25" West, a distance of 8.56 feet to a point for corner;
THENCE North 71°12'57" East, a distance of 2.90 feet to a point for corner;
THENCE North 70°44'26" East, a distance of 19.11 feet to a point for corner;
THENCE North 53°36'09" East, a distance of 14.18 feet to a point for corner;
THENCE North 33°28'38" East, a distance of 14.87 feet to a point for corner;
THENCE North 21°04'32" West, a distance of 9.44 feet to a point for corner;
THENCE North 31°22'40" East, a distance of 14.81 feet to a point for corner;
THENCE North 42°55'43" East, a distance of 23.89 feet to a point for corner;
THENCE North 78°02'50" East, a distance of 6.53 feet to a point for corner;
THENCE North 58°13'27" East, a distance of 15.26 feet to a point for corner;
THENCE South 84°03'57" East, a distance of 14.25 feet to a point for corner;
THENCE South 68°04'09" East, a distance of 5.35 feet to a point for corner;
THENCE South 39°24'43" East, a distance of 8.77 feet to a point for corner;
THENCE North 67°59'11" East, a distance of 20.55 feet to a point for corner;
THENCE North 88°13'48" East, a distance of 13.28 feet to a point for corner;
THENCE North 57°28'26" East, a distance of 7.39 feet to a point for corner;
THENCE North 20°41'39" West, a distance of 14.37 feet to a point for corner;
THENCE North 22°17'42" East, a distance of 29.94 feet to a point for corner;

CONTINUED ON SHEET 13

FLOODPLAIN EASEMENT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	12 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE North 24°13'48" West, a distance of 20.87 feet to a point for corner;
THENCE North 28°42'07" East, a distance of 62.56 feet to a point for corner;
THENCE North 01°23'02" East, a distance of 11.32 feet to a point for corner;
THENCE North 84°39'28" East, a distance of 13.81 feet to a point for corner;
THENCE North 40°49'02" East, a distance of 21.97 feet to a point for corner;
THENCE North 14°51'52" West, a distance of 45.04 feet to a point for corner;
THENCE North 79°16'24" West, a distance of 9.01 feet to a point for corner;
THENCE North 30°38'39" West, a distance of 18.93 feet to a point for corner;
THENCE South 78°23'15" East, a distance of 29.62 feet to a point for corner;
THENCE North 85°10'05" East, a distance of 21.58 feet to a point for corner;
THENCE North 45°49'38" East, a distance of 35.13 feet to a point for corner;
THENCE North 28°12'40" East, a distance of 40.08 feet to a point for corner;
THENCE North 63°02'11" East, a distance of 35.21 feet to a point for corner;
THENCE North 20°35'41" East, a distance of 27.69 feet to a point for corner;
THENCE North 46°34'02" East, a distance of 42.58 feet to a point for corner;
THENCE South 02°56'57" West, a distance of 26.59 feet to a point for corner;
THENCE South 89°28'31" East, a distance of 37.57 feet to a point for corner;
THENCE North 31°43'20" East, a distance of 34.28 feet to a point for corner;
THENCE North 81°27'18" East, a distance of 59.40 feet to a point for corner;
THENCE North 22°07'02" East, a distance of 43.45 feet to a point for corner;
THENCE North 64°17'02" West, a distance of 33.88 feet to a point for corner;
THENCE North 60°59'24" East, a distance of 45.30 feet to a point for corner;
THENCE North 02°01'19" East, a distance of 53.24 feet to a point for corner;
THENCE North 67°42'19" East, a distance of 20.31 feet to a point for corner;
THENCE North 09°35'08" East, a distance of 23.50 feet to a point for corner;
THENCE North 05°56'26" East, a distance of 31.76 feet to a point for corner;
THENCE North 11°00'43" East, a distance of 30.36 feet to a point for corner;
THENCE North 20°18'43" East, a distance of 89.29 feet to a point for corner;
THENCE North 27°40'37" East, a distance of 73.65 feet to a point for corner;
THENCE North 18°48'01" East, a distance of 39.37 feet to a point for corner;

THENCE North 25°33'19" East, a distance of 50.58 feet to the **POINT OF BEGINNING** and containing 568776.84 square feet or 13.057 acres of land.

TRACT 2

COMMENCING at a 1/2-inch iron rod with cap stamped "RPLS 4701" found for the northwest corner of a called 17.759 acre tract of land described in the Warranty Deed to Volocis Capstar Collin Square JV, L.P., recorded in Instrument No. 20210630001329270 of the said Official Public Records; said point being in the west line of a called 23.8816 acre tract of land described in the Warranty Deed to CCC Partnership, L.P. recorded in Instrument No. 2001-0164542 of the said Official Public Records;

THENCE North 0°35'09" East, along the said west line of the 23.8816 acre tract, a distance of 306.80 feet to an angle point in the said west line of the 23.8816 acre tract;

**FLOODPLAIN EASEMENT
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 CITY OF MCKINNEY,
 COLLIN COUNTY, TEXAS**

CONTINUED ON SHEET 14

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	13 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE North 70°55'41" West, departing the said west line, a distance of 40.73 feet to the **POINT OF BEGINNING**;

THENCE South 57°53'57" West, a distance of 33.38 feet to a point for corner;

THENCE South 86°26'16" West, a distance of 26.20 feet to a point for corner;

THENCE North 48°05'02" West, a distance of 10.00 feet to a point for corner;

THENCE North 06°47'10" East, a distance of 21.81 feet to a point for corner;

THENCE North 39°40'10" East, a distance of 62.73 feet to a point for corner;

THENCE North 51°56'05" East, a distance of 12.09 feet to a point for corner;

THENCE North 11°13'37" East, a distance of 9.52 feet to a point for corner;

THENCE North 66°06'27" East, a distance of 13.16 feet to a point for corner;

THENCE North 39°58'15" East, a distance of 10.84 feet to a point for corner;

THENCE North 31°06'24" East, a distance of 53.13 feet to a point for corner;

THENCE North 37°48'32" East, a distance of 25.11 feet to a point for corner;

THENCE North 61°13'09" East, a distance of 17.83 feet to a point for corner;

THENCE North 43°45'15" East, a distance of 14.25 feet to a point for corner in the south line of said Bloomdale Road; said point being the beginning of a non-tangent curve to the left with a radius of 2065.00 feet, a central angle of 01°37'06", and a chord bearing and distance of South 77°26'55" East, 58.32 feet;

THENCE in a easterly direction, along the said south line of Bloomdale Road, and with said non-tangent curve to the left, an arc distance of 58.32 feet to a point for corner;

THENCE South 47°09'10" West, departing the said south line of Bloomdale Road, a distance of 29.29 feet to a point for corner;

THENCE South 45°54'55" West, a distance of 21.95 feet to a point for corner;

THENCE South 35°33'11" West, a distance of 20.50 feet to a point for corner;

THENCE South 76°44'07" West, a distance of 8.60 feet to a point for corner;

THENCE South 47°47'32" West, a distance of 26.81 feet to a point for corner;

CONTINUED ON SHEET 15

FLOODPLAIN EASEMENT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	14 OF 26

LEGAL DESCRIPTION (CONTINUED)

THENCE South 41°03'43" West, a distance of 22.85 feet to a point for corner;

THENCE South 55°23'18" West, a distance of 17.32 feet to a point for corner;

THENCE South 28°21'57" West, a distance of 30.29 feet to a point for corner;

THENCE South 08°44'47" West, a distance of 6.62 feet to a point for corner;

THENCE South 27°51'16" West, a distance of 30.64 feet to the **POINT OF BEGINNING** and containing 10665.12 square feet or 0.245 acres of land.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tracts.

[Handwritten Signature]
10/29/21

MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	MCB	10/29/2021	064165054	15 OF 26