

Collin County, Texas  
Park Boulevard Extension Project  
Parcel #42-1, 42-2 & 42-3

**QUITCLAIM TEMPORARY CONSTRUCTION EASEMENTS**  
**(42-1 TCE, 42-2 TCE and 42-3 TCE)**

**THIS CONVEYANCE** is made this 17<sup>th</sup> day of January, 2022<sup>23</sup> by and between **THE KANSAS CITY SOUTHERN RAILWAY COMPANY** (hereinafter "**GRANTOR**"), and **COLLIN COUNTY, TEXAS** (hereinafter, "County"), a County government organized and existing under the laws of the State of Texas and the **CITY OF WYLIE, TEXAS** (hereinafter, "City"), a Texas home rule municipality (hereinafter County and City together referred to as "**GRANTEE**").

**WITNESSETH**, that **GRANTOR**, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) AND OTHER VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, has sold, and by these presents hereby GRANTS, BARGAINS, SELLS AND CONVEYS to the **GRANTEE**, and its successors and assigns, **Temporary Construction Easements** over, across, upon, and under the surface of the real properties situated in Wylie, Collin County, Texas, and more particularly described on Exhibits A, B and C, which are attached hereto and incorporated herein by reference.

For purposes of this conveyance, the term "**Temporary Construction Easement**" shall mean "Subject to existing easements of record, an easement commencing at 12:01 a.m. on September 1, 2022 and expiring at 11:59 p.m. on December 31, 2026, allowing **GRANTEE**, its agents, employees, contractors and assigns, **except as may be limited by the License conveyed to GRANTEE in the Highway Crossing Overpass Construction Agreement entered between GRANTOR and GRANTEE as of \_\_\_\_\_, 2022**, to enter upon and make use of the described lands as may be required to undertake and carry out the location, laying-out, construction, reconstruction, installation, supervision, inspection, repair, maintenance and use of roadway and elevated roadway structures located and to be located within adjacent permanent easements or licensed areas, including but not limited to the movement and storage of vehicles, machines, materials, supplies and equipment; grading, filling, and repairing the described lands; and ingress and egress over and across abutting easements, property lines and rights of way for such purposes. At the conclusion of construction, all areas disturbed by construction shall be regraded to match the grade and elevation of the abutting remaining property, and all established lawns shall be re-sodded and other areas re-seeded with native grass or other perennial ground cover, with no obligation for future watering or maintenance."

It is understood and agreed that the consideration exchanged for the conveyance of the above-described **Quitclaim Temporary Construction Easements** is in full payment for the purchase and conveyance of such Easement and all damages arising out of its use for the purposes described herein. IN WITNESS THEREOF, **GRANTOR** has set its hand the day and year first written above.

**GRANTOR: The Kansas City Southern Railway Company**

By: Ginger Adamiak  
Ginger Adamiak  
VP - Sales + REAL ESTATE

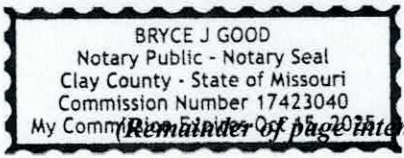
**ACKNOWLEDGEMENT**

State of Missouri )  
 ) SS.  
County of Jackson )

On this 17<sup>th</sup> day of January, 2022<sup>23</sup> before me a Notary Public, appeared Ginger Adamiak to me personally known (or proved to me on the basis of satisfactory evidence) to be the person described herein who executed the foregoing instrument, and acknowledged that he is the VP - Real Estate of **The Kansas City Southern Railway Company**, that he executed the same on behalf of said **The Kansas City Southern Railway Company** and by authority thereof and acknowledged said instrument to be the free act and deed of said **The Kansas City Southern Railway Company** for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: 10/15/25 Notary Public B. J. Good



*(Remainder of page intentionally blank; additional signature pages follow)*

IN WITNESS THEREOF, **GRANTEE County** has set its hand the day and year first written above.

**GRANTEE: Collin County, Texas**

By: \_\_\_\_\_

\_\_\_\_\_

(Title)

**ACKNOWLEDGEMENT**

State of Texas                    )  
  ) SS.  
County of Collin                )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me a Notary Public, appeared \_\_\_\_\_ to me personally known (or proved to me on the basis of satisfactory evidence) to be the person described herein who executed the foregoing instrument, and acknowledged that he is the \_\_\_\_\_ of **Collin County, Texas**, and that he executed the same on behalf of said County, and by authority thereof and acknowledged said instrument to be the free act and deed of **Collin County, Texas**, for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

*(Remainder of page intentionally blank; additional signature page follows)*

IN WITNESS THEREOF, **GRANTEE City** has set its hand the day and year first written above.

**GRANTEE: City of Wylie, Texas**

By: \_\_\_\_\_

\_\_\_\_\_  
(Title)

**ACKNOWLEDGEMENT**

State of Texas )

) SS.

County of Collin )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me a Notary Public, appeared \_\_\_\_\_ to me personally known (or proved to me on the basis of satisfactory evidence) to be the person described herein who executed the foregoing instrument, and acknowledged that he is the \_\_\_\_\_ of **City of Wylie, Texas**, and that he executed the same on behalf of said **City of Wylie, Texas**, and by authority thereof and acknowledged said instrument to be the free act and deed of **City of Wylie, Texas**, for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

*[Remainder of page intentionally blank, Exhibits A-C follow]*

**EXHIBIT A**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**DESCRIPTION FOR PARK BOULEVARD**  
**PARCEL 42-1**  
**1.37 ACRES (59,670 SQUARE FEET)**

BEING 59,670 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of Lots 3 and 4, Block A of Lots 1, 2, 3 & 4, Block A, Victoria Place, an addition to the City of Wylie, Collin County, Texas, recorded in Instrument Number 20070223010000600 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and part of a 4.8146 acre tract of land described in Warranty Deed to The Kansas City Southern Railway Company, recorded in Instrument Number 20131011001414300, O.P.R.C.C.T., and part of a called 3.8768 acre tract of land described as "Tract B" in Special Warranty Deed to The Kansas City Southern Railway Company, recorded in Instrument Number 20131001001374110, O.P.R.C.C.T., and part of a called 1.727 acre tract of land and a called 0.655 acre tract of land described in Warranty Deed to The Kansas City Southern Railway Company, recorded in Volume 4421, Page 1924 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and part of a called 28.332 acre tract of land described in General Warranty Deed to The Kansas City Southern Railway Company, recorded in Instrument Number 20101220001391710, O.P.R.C.C.T., and being part of a called 22.123 acre tract of land described in Warranty Deed to The Kansas City Southern Railway Company, recorded in Volume 4421, Page 1929, D.R.C.C.T., and part of Kanas City Southern Railway Company (K.C.S.R.C.) (a 100-foot wide right-of-way, as recorded in Clerk's File Number 94-0096329, Volume 3424, Page 126 and Volume 5028, Page 4107, D.R.C.C.T.), being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch found iron rod for the southwest corner of Lot 1, Block A of said Victoria Place addition, said corner being at the intersection of the east right-of-way line of Spring Creek Parkway (a 100-foot wide right-of-way) and the north right-of-way line of State Highway 78 (a variable width right-of-way);

THENCE North 00 degrees 52 minutes 31 seconds East, with the west line of said Victoria Place addition and the east right-of-way line of said Spring Creek Parkway, a distance of 495.09 feet to a northwest corner of Lot 2, corner (not monumented) for the **POINT OF BEGINNING**;

THENCE North 00 degrees 52 minutes 31 seconds East, continuing with said east and west lines, a distance of 304.91 feet to the point of curvature (not monumented) of a non-tangent circular curve to the left, having a radius of 1,550.00 feet, whose chord bears North 22 degrees 13 minutes 36 seconds West, a distance of 1,216.33 feet;

**EXHIBIT A  
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DESCRIPTION FOR PARK BOULEVARD  
PARCEL 42-1  
1.37 ACRES (59,670 SQUARE FEET)**

THENCE Northerly, continuing with said east and west lines and with said curve, through a central angle of 46 degrees 12 minutes 13 seconds, passing at an arc distance of 638.69 feet the northwest corner of said Victoria Place addition and the southwest corner of the aforementioned 0.655 acre tract, and continuing with said east line and the west line of said 0.655 acre tract, passing at an arc distance of 659.52 feet the northwest corner of said 0.655 acre tract and at the intersection of said east line and the south right-of-way line of the aforementioned K.C.S.R.C., and continuing over and across said K.C.S.R.C., passing at an arc distance of 761.47 feet the north right-of-way line of said K.C.S.R.C. and the south line of the aforementioned 28.332 acre tract, and continuing over and across said 28.332 acre tract, in all a total arc distance of 1,249.93 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with ESMT cap") for corner;

THENCE North 45 degrees 19 minutes 42 seconds West, continuing over and across said 28.332 acre tract, a distance of 5.07 feet to an "ell" corner (not monumented) of said 28.332 acre tract and the aforementioned 1.727 acre tract, said corner being the point of curvature of a non-tangent circular curve to the left, having a radius of 1,549.77 feet, whose chord bears North 45 degrees 47 minutes 00 seconds West, a distance of 19.31 feet, from which a 5/8-inch found iron rod with cap stamped "BOUNDARY MARK" bears South 19 degrees 10 minutes 16 seconds East, a distance of 0.63 of a foot;

THENCE Northwesterly, with the north line of said 28.332 acre tract, the southwest line of said 1.727 acre tract, and with said curve, through a central angle of 00 degrees 42 minutes 51 seconds, an arc distance of 19.31 feet to a 1/2-inch set iron rod with ESMT cap for corner;

THENCE North 55 degrees 30 minutes 31 seconds East, over and across said 1.727 acre tract, a distance of 11.37 feet to a corner (not monumented);

THENCE North 43 degrees 55 minutes 26 seconds West, over and across said 1.727 acre tract, passing at a distance of 18.30 feet the northwest line of said 1.727 acre tract and the southeast right-of-way line of the aforementioned K.C.S.R.C., and continuing over and across said K.C.S.R.C., passing at a distance of 119.71 feet the north right-of-way line of said K.C.S.R.C. and the southeast line of the aforementioned 22.123 acre tract, and continuing over and across said 22.123 acre tract, in all a total distance of 212.23 feet to a 1/2-inch set iron rod with ESMT cap for corner;

THENCE North 16 degrees 23 minutes 40 seconds East, over and across said 22.123 acre tract, a distance of 46.04 feet for corner (not monumented);

**EXHIBIT A**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**DESCRIPTION FOR PARK BOULEVARD**  
**PARCEL 42-1**  
**1.37 ACRES (59,670 SQUARE FEET)**

THENCE South 43 degrees 55 minutes 26 seconds East, over and across said 22.123 acre tract, passing at a distance of 121.90 feet the southeast line of said 22.123 acre tract and the north right-of-way line of the aforementioned K.C.S.R.C., and continuing over and across said K.C.S.R.C., passing at a distance of 223.08 feet the south right-of-way line of said K.C.S.R.C. and the northwest line of the aforementioned 1.727 acre tract, and continuing over and across said 1.727 acre tract, passing at a distance of 266.27 feet the southeast line of said 1.727 acre tract and the northwest line of the aforementioned 28.332 acre tract, and continuing over and across said 28.332 acre tract, in all a total distance of 295.54 feet to the point of curvature (not monumented) of a tangent circular curve to the right, having a radius of 1,600.00 feet, whose chord bears South 41 degrees 24 minutes 02 seconds East, a distance of 140.88 feet;

THENCE Southeasterly, over and across said 28.332 acre tract and with said curve, through a central angle of 05 degrees 02 minutes 48 seconds, an arc distance of 140.93 feet to a corner (not monumented);

THENCE South 14 degrees 42 minutes 41 seconds East, continuing over and across said 28.332 acre tract, a distance of 57.80 feet to a corner (not monumented);

THENCE South 27 degrees 32 minutes 27 seconds East, continuing over and across said 28.332 acre tract, a distance of 266.82 feet to a corner (not monumented) on the south line of said 28.332 acre tract and the north right-of-way line of the aforementioned K.C.S.R.C.;

THENCE North 75 degrees 46 minutes 55 seconds East, with the south line of said 28.332 acre tract and the north right-of-way line of said K.C.S.R.C., a distance of 24.65 feet to the point of curvature (not monumented) of a non-tangent circular curve to the right, having a radius of 1,580.00 feet, whose chord bears South 25 degrees 10 minutes 24 seconds East, a distance of 101.86 feet;

THENCE Southeasterly, departing said north and south lines, over and across said K.C.S.R.C. and with said curve, through a central angle of 03 degrees 41 minutes 39 seconds, an arc distance of 101.87 feet to a corner (not monumented) on the south right-of-way line of said K.C.S.R.C. and the north line of the aforementioned 0.655 acre tract;

THENCE South 26 degrees 50 minutes 54 seconds East, over and across said 0.655 acre tract, passing at a distance of 25.89 feet the south line of said 0.655 acre tract and the north line of Lot 4, Block A of said Victoria Place addition, and continuing over and across Lot 4, Block A of said Victoria Place, in all a total distance of 201.01 feet to a corner (not monumented);

**EXHIBIT A  
TEMPORARY CONSTRUCTION EASEMENT  
DESCRIPTION FOR PARK BOULEVARD  
PARCEL 42-1  
1.37 ACRES (59,670 SQUARE FEET)**

THENCE South 05 degrees 13 minutes 24 seconds East, over and across Lot 4, Block A of said Victoria Place addition, a distance of 335.75 feet to a corner (not monumented);

THENCE South 01 degree 16 minutes 11 seconds East, over and across Lot 4, Block A of said Victoria Place addition, passing at a distance of 190.97 feet the common south line of Lot 4, Block A and the north line of Lot 3, Block A of said Victoria Place addition, and continuing over and across Lot 3, Block A of said Victoria Place addition, in all a total distance of 441.14 feet to a corner (not monumented) on the common south line of Lot 3, Block A and the north line of Lot 2, Block A of said Victoria Place addition;

THENCE North 89 degrees 08 minutes 46 seconds West, with the common south line of Lot 3, Block A and the north line of Lot 2, Block A of said Victoria Place addition, a distance of 36.82 feet to the **POINT OF BEGINNING AND CONTAINING** 59,670 square feet (1.37 acre) of land, more or less.



**EXHIBIT A  
TEMPORARY CONSTRUCTION EASEMENT  
DESCRIPTION FOR PARK BOULEVARD  
PARCEL 42-1  
1.37 ACRES (59,670 SQUARE FEET)**

NOTES:

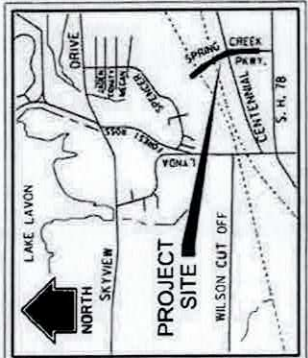
1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. A survey plat of even date accompanies this legal description.

*G. J. Suthan*

*06/25/21*

\_\_\_\_\_  
Getsy J. Suthan, R.P.L.S.                      Date  
Texas Registration No. 6449  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TEXAS 75081  
TEL (214) 346-6200  
TBPELS FIRM NO. 10029600





$\Delta=46^{\circ}12'13''$ (LT)  
 $R=1,550.00'$   
 $L=1,249.93'$   
 $CL=1,216.33'$   
 $CB=N22^{\circ}13'36''W$

*FRANCISCO DE LA PINA SURVEY,*  
**ABSTRACT NO. 688**

LOT 1R-6, BLOCK C  
 REPLAT  
 LOT 1R-6 & LOT 1R-7, BLOCK C  
 WOODLAKE VILLAGE ADDITION  
 INST. NO. 2007-538  
 P.R.C.C.T.

Match Line, See Sheet 7 of 8



(CALLED 3.8768 ACRES)  
 THE KANSAS CITY  
 RAILWAY COMPANY  
 TRACT B  
 INST. NO.  
 20131001001374110  
 O.P.R.C.C.T.

LOT 4, BLOCK A  
**PARCEL 42-1**  
 1.37 AC.  
 (59,670 SQ. FT.)

LOT 3  
 BLOCK A

10' UTILITY EASEMENT  
 INST. NO. 20070223010000600  
 O.P.R.C.C.T.

5/8" FIR BEARS  
 $S85^{\circ}41'06''W$   
 0.48'

1/2" FIR BEARS  
 $S56^{\circ}43'09''W$   
 0.56'

441.14'

304.91'

100' WIDE R.O.W.

SPRING CREEK PKWY.

$N00^{\circ}52'31''E$

POINT OF BEGINNING

25' BUILDING LINE  
 INST. NO. 20070223010000600  
 O.P.R.C.C.T.

LOT 2, BLOCK A

$N89^{\circ}08'46''W$   
 36.82'

LOT 1, BLOCK A

1/2" FIR (C.M.)

POINT OF COMMENCING

STATE HIGHWAY 78  
 (VARIABLE WIDTH R.O.W.)

- LEGEND**
- FIR FOUND IRON ROD
  - R.O.W. RIGHT-OF-WAY
  - INST. NO. INSTRUMENT NUMBER
  - VOL. . PG. VOLUME, PAGE
  - C.M. CONTROL MONUMENT
  - D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
  - O NOT MONUMENTED (UNLESS NOTED)

**NOTES:**

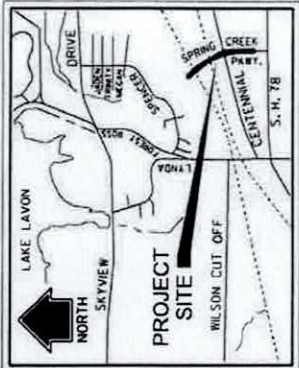
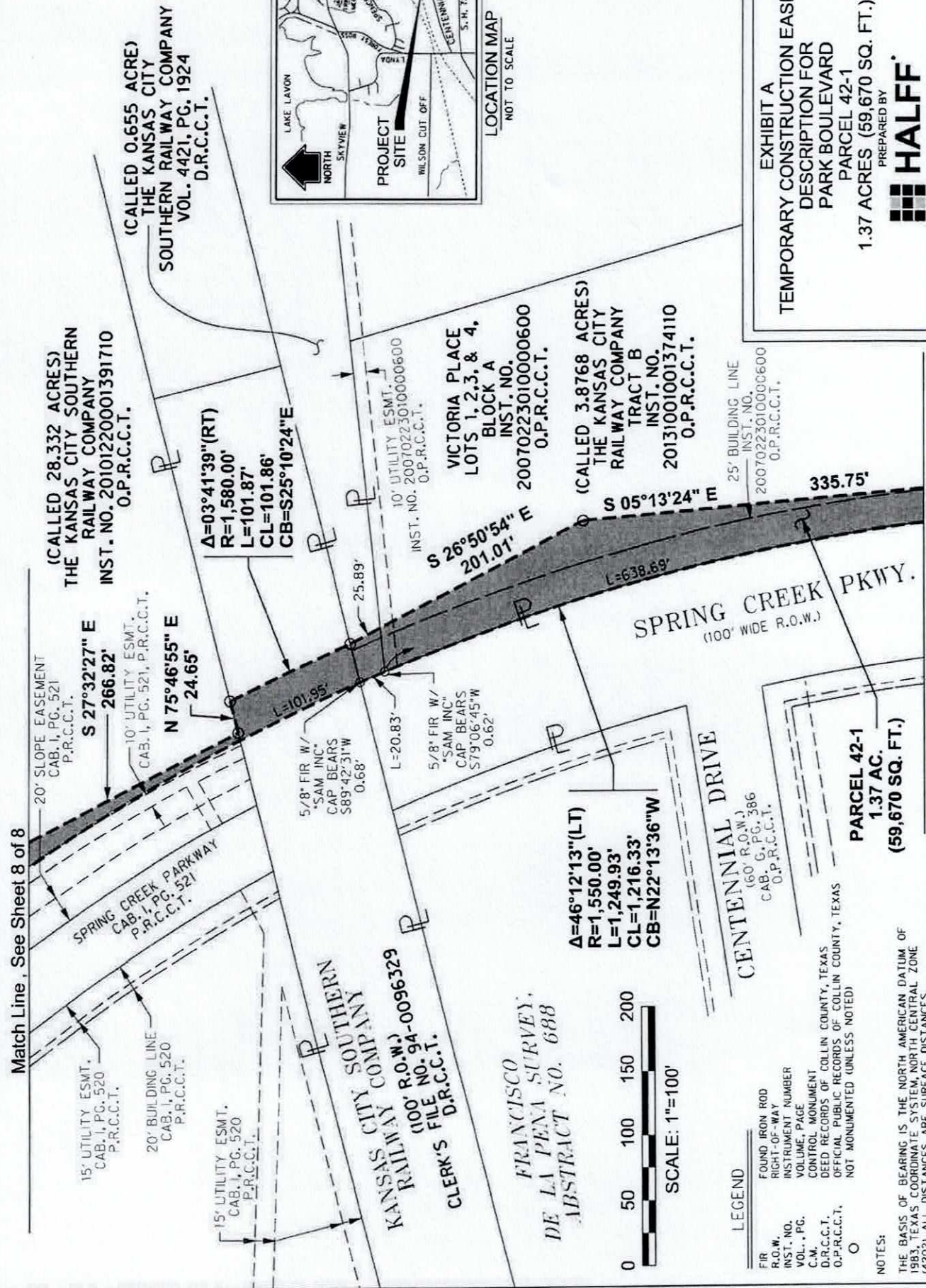
THE BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANES THIS EXHIBIT.

**EXHIBIT A**  
 TEMPORARY CONSTRUCTION EASEMENT  
 DESCRIPTION FOR  
 PARK BOULEVARD  
 PARCEL 42-1  
 1.37 ACRES (59,670 SQ. FT.)  
 PREPARED BY

**HALFF**

TBPELS FIRM NO. 1002860  
 HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
 1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
 SCALE: 1"=100' (2/14/2016-2/20) AVO: 35192 MAY, 2021



(CALLED 28.332 ACRES)  
THE KANSAS CITY SOUTHERN  
RAILWAY COMPANY  
INST. NO. 20101220001391710  
O.P.R.C.C.T.

(CALLED 0.655 ACRES)  
THE KANSAS CITY  
SOUTHERN RAILWAY COMPANY  
VOL. 4421, PG. 1924  
D.R.C.C.T.

VICTORIA PLACE  
LOTS 1, 2, 3, & 4,  
BLOCK A  
INST. NO. 20070223010000600  
O.P.R.C.C.T.

(CALLED 3.8768 ACRES)  
THE KANSAS CITY  
RAILWAY COMPANY  
TRACT B  
INST. NO. 20131001001374110  
O.P.R.C.C.T.

**EXHIBIT A**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**DESCRIPTION FOR**  
**PARK BOULEVARD**  
**PARCEL 42-1**  
**1.37 ACRES (59,670 SQ. FT.)**  
PREPARED BY  
**HALFF**  
TIBBELS FIRM NO. 1002960  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=100' (2/4) 596-6200 AVO. 35192 MAY, 2021

KANSAS CITY SOUTHERN  
(100' R.O.W.)  
FILE NO. 94-00066329  
CLERK'S D.R.C.C.T.

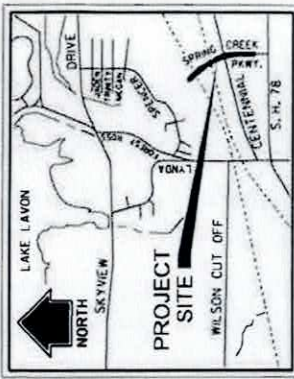
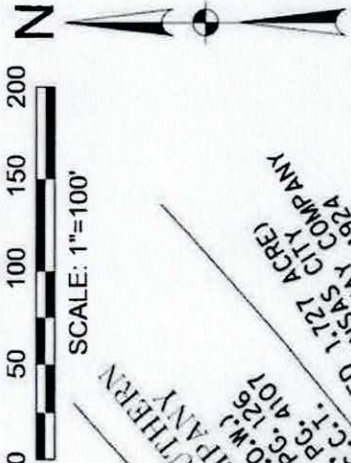
FRANCISCO  
DE LA PENA SURVEY,  
ABSTRACT NO. 688



**LEGEND**

FIR	FOUND IRON ROD
R.O.W.	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
C.M.	CONTROL MONUMENT
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
○	NOT MONUMENTED (UNLESS NOTED)

**NOTES:**  
THE BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271.  
A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

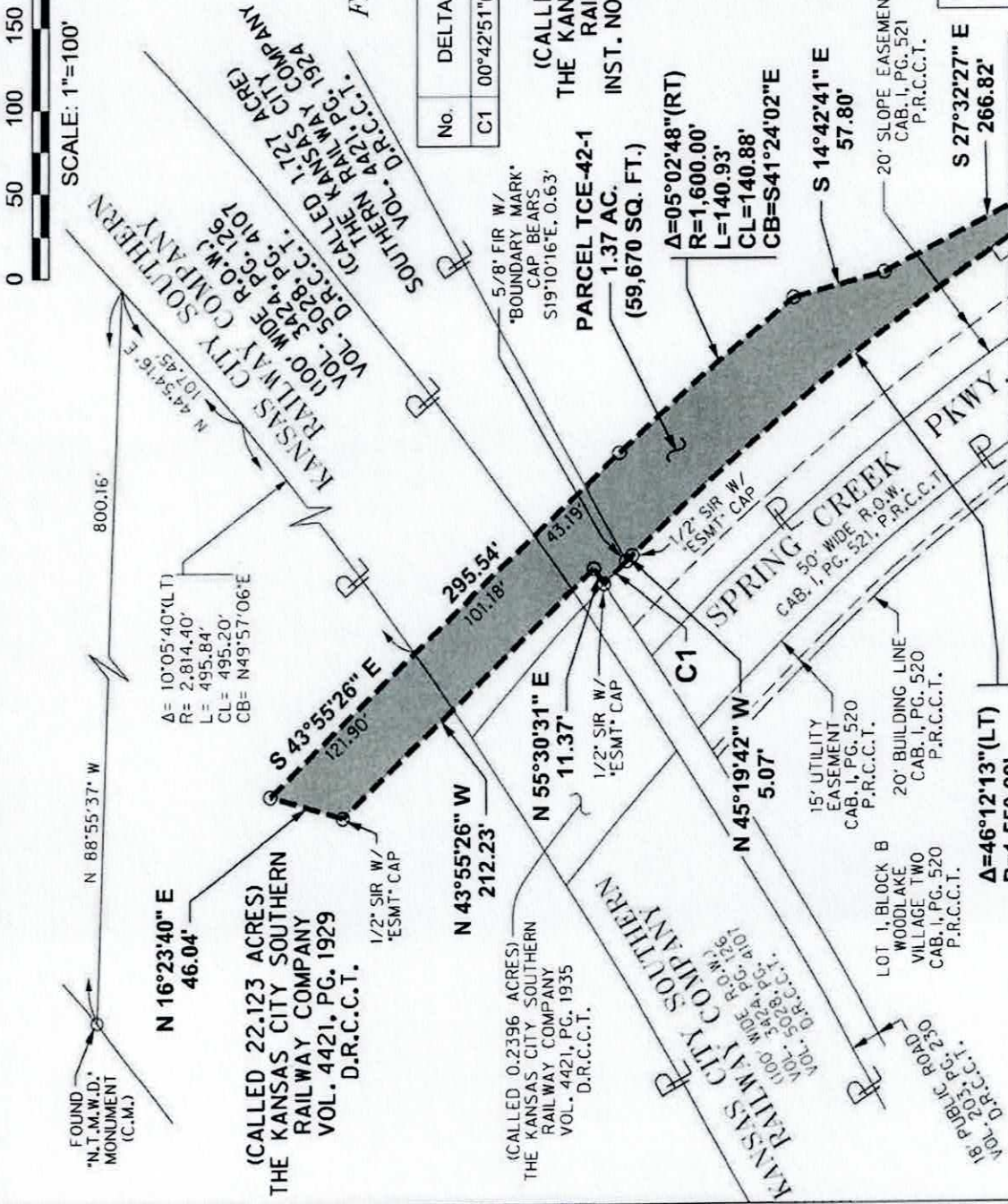


LOCATION MAP  
NOT TO SCALE

FRANCISCO DE LA PINI SURVEY,  
ABSTRACT NUMBER 688

No.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	00°42'51"(LT)	1,549.77'	19.31'	N45°47'00"W	19.31'

(CALLED 28.332 ACRES)  
THE KANSAS CITY SOUTHERN  
RAILWAY COMPANY  
INST. NO. 20101220001391710  
O.P.R.C.C.T.



Match Line, See Sheet 7 of 8

- LEGEND
- SIR SET IRON ROD
  - FIR FOUND IRON ROD
  - R.O.W. RIGHT-OF-WAY
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - C.M. CONTROL MONUMENT
  - P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
  - D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
  - W/ESMT-CAP WITH BLUE PLASTIC CAP STAMPED "HALFF ESM1"
  - O NOT MONUMENTED (UNLESS NOTED)

$\Delta=46^{\circ}12'13"$  (LT)  
 $R=1,550.00'$   
 $L=1,249.93'$   
 $CL=1,216.33'$   
 $CB=N22^{\circ}13'36"$  W

NOTES:  
THE BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271.  
A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

EXHIBIT A  
TEMPORARY CONSTRUCTION EASEMENT  
DESCRIPTION FOR  
PARK BOULEVARD  
PARCEL 42-1  
1.37 ACRE (59,670 SQ. FT.)  
PREPARED BY  
**HALFF**  
TBPELS FIRM NO. 1002860  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=100' (214)346-6200 AVO. 35192 MAY, 2021

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**DESCRIPTION FOR**  
**PARK BOULEVARD**  
**PARCEL 42-2**  
**0.1887 ACRES (8,221 SQUARE FEET)**

BEING 8,221 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 22.123 acre tract of land described in Warranty Deed to The Kansas City Southern Railway Company, recorded in Volume 4421, Page 1929 of the Deed Records of Collin County, Texas (D.R.C.C.T.), part of a called 0.2396 acre tract of land described in Deed without Warranty to The Kansas City Southern Railway Company, recorded in Volume 4421, Page 1935, D.R.C.C.T., and part of the Kansas City Southern Railway Company (a 100-foot wide right-of-way), recorded in Volume 374, Page 544 and Volume 5028, Page 4107, D.R.C.C.T., and being more particularly described by metes and bounds as follows:

**COMMENCING** a 5/8-inch found iron rod with cap stamped "BMI" for the north corner of Lot 1, Block B of Woodlake Village Two, an addition to the City of Wylie, Collin County, Texas, recorded in Cabinet I, Page 520 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and the northwest corner of Spring Creek Parkway, an addition to the City of Wylie, Collin County, Texas, recorded in Cabinet I, Page 521, P.R.C.C.T., said corner being at the intersection of the southeast right-of-way of a 18-foot wide public road, recorded in Volume 203, Page 230, D.R.C.C.T., and the southwest right-of-way line of Spring Creek Parkway (a 50-foot wide right-of-way);

THENCE North 65 degrees 02 minutes 43 seconds West, over and across said 18-foot wide public road, a distance of 21.43 feet to a corner (not monumented) for the **POINT OF BEGINNING**, said corner being on the northwest line of said 18-foot wide public road, the southeast right-of-way line of said Kansas City Southern Railway Company, and the point of curvature of a non-tangent circular curve to the right, having a radius of 2,914.40 feet, whose chord bears South 58 degrees 17 minutes 21 seconds West, a distance of 40.93 feet;

THENCE Southwesterly, with the northwest line of said 18-foot wide public road, the southeast right-of-way line of said Kansas City Southern Railway Company and said curve, through a central angle of 00 degrees 48 minutes 17 seconds, an arc distance of 40.93 feet to a corner (not monumented);

THENCE North 43 degrees 55 minutes 26 seconds West, departing said northwest and southeast lines, and over and across said Kansas City Southern Railway Company, passing at a distance of 102.57 feet the northwest line of said Kansas City Southern Railway Company and the southeast line of said 22.123 acre tract, and continuing over and across said 22.123 acre tract, in all a total distance of 206.63 feet to a corner (not monumented);

**EXHIBIT B  
TEMPORARY CONSTRUCTION EASEMENT  
DESCRIPTION FOR  
PARK BOULEVARD  
PARCEL 42-2  
0.1887 ACRES (8,221 SQUARE FEET)**

THENCE North 61 degrees 23 minutes 40 seconds East, over and across said 22.123 acre tract, a distance of 41.47 feet to a corner (not monumented);

THENCE South 43 degrees 55 minutes 26 seconds East, over and across said 22.123 acre tract, said 0.2396 acre tract, and said Kansas City Southern Railway Company, passing at a distance of 102.09 feet the northwest line of said Kansas City Southern Railway Company and the southeast line of said 22.123 acre tract, and continuing over and across said Kansas City Southern Railway Company, in all a total distance of 204.33 feet to the **POINT OF BEGINNING AND CONTAINING** 8,221 square feet (0.1887 acre) of land, more or less.

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. A survey plat of even date accompanies this legal description.

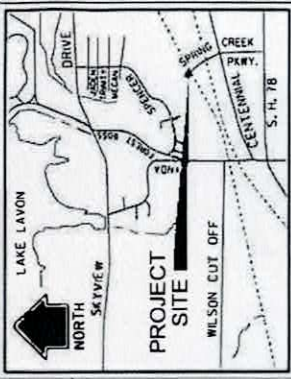
*G. J. Suthan*

07/22/2021

Getsy J. Suthan, R.P.L.S.  
Texas Registration No. 6449  
Half Associates, Inc.  
1201 North Bowser Road  
Richardson, Texas 75081  
Tel (214) 346-6200  
TBPELS Firm No. 10029600

Date





G.S. 07/22/2021



SCALE: 1"=100'

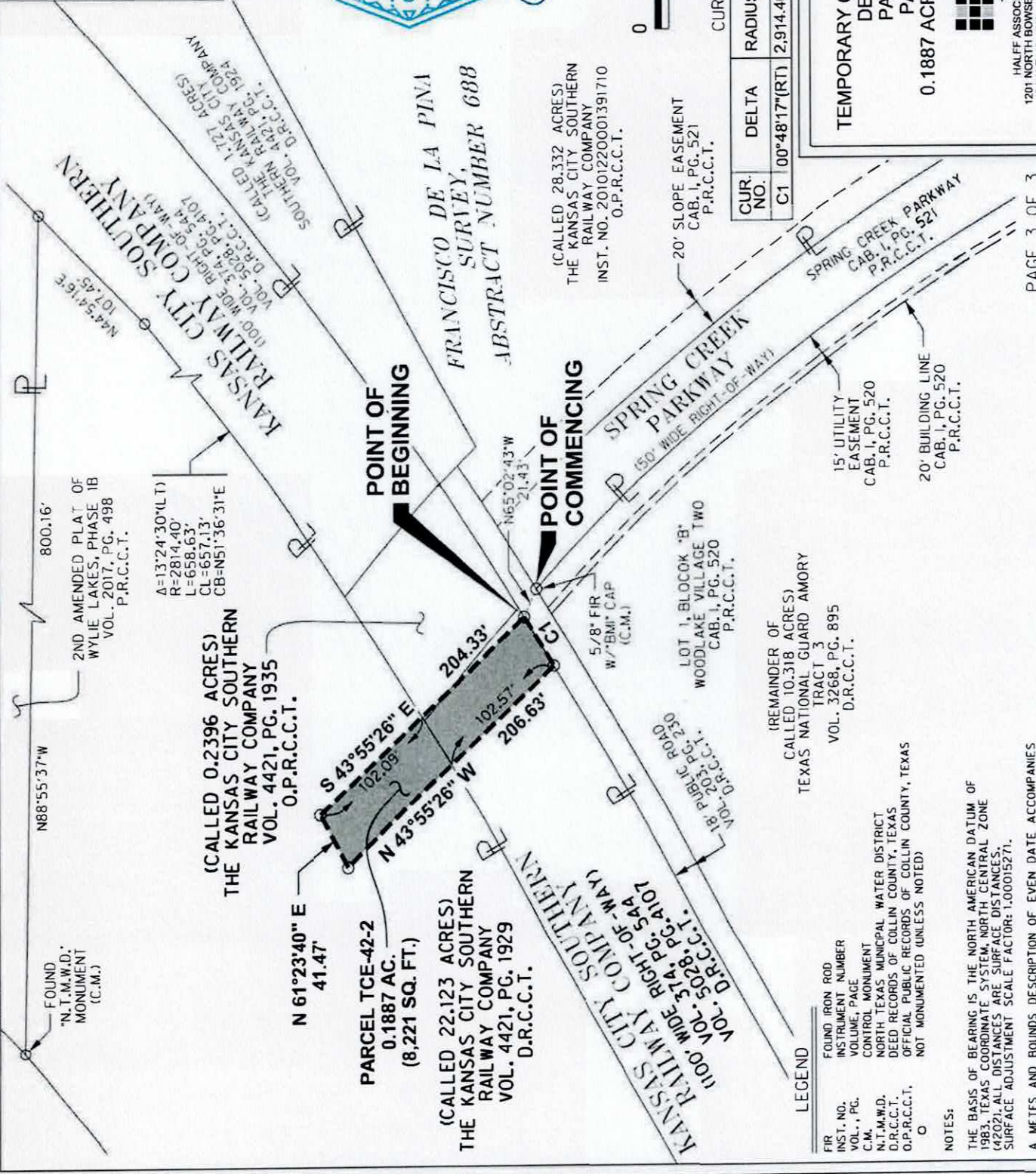
CURVE TABLE

CUR. NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	00°48'17"(RT)	2,914.40'	40.93'	S58°17'21"W	40.93'

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**DESCRIPTION FOR**  
**PARK BOULEVARD**  
**PARCEL TCE 42-2**  
**0.1887 ACRE TRACT (8,221 SQ. FT.)**  
 PREPARED BY



TBPELS FIRM NO. 1002960  
 HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
 1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
 SCALE: 1"=100' (214)346-6200 AVO: 35152 MAY, 2021



**LEGEND**

- FIR FOUND IRON ROD
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- C.M. CONTROL MONUMENT
- N.T.M.W.D. NORTH TEXAS MUNICIPAL WATER DISTRICT
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- NOT MONUMENTED (UNLESS NOTED)

**NOTES:**

THE BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

**EXHIBIT C**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**DESCRIPTION FOR PARK BOULEVARD**  
**PARCEL 42-3**  
**0.0704 ACRES (3,069 SQUARE FEET)**

BEING 3,069 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a tract of land described in Deed without Warranty to The Kansas City Southern Railroad Company (a 100-foot wide right-of-way), as recorded in Clerk's File Number 94-0096329 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at the north corner of Lot 1, Block B of Woodlake Village, an addition to the City of Wylie, Collin County, Texas, recorded in Cabinet G, Page 386 of the Plat Records of Collin County, Texas (P.R.C.C.T.), said corner being at the intersection of the south right-of-way line of said The Kansas City Southern Railroad Company and the west right-of-way line of Spring Creek Parkway (a 100-foot wide right-of-way), from which a 5/8-inch found iron rod with cap stamped "SAM INC" bears South 14 degrees 14 minutes 46 seconds West, a distance of 0.89 of a foot;

THENCE South 75 degrees 46 minutes 55 seconds West, with the northwest line of said Lot 1 and the south right-of-way line of said The Kansas City Southern Railroad Company, a distance of 30.47 feet to the point of curvature (not monumented) of a non-tangent circular curve to the left, having a radius of 1,420.00 feet, whose chord bears North 26 degrees 25 minutes 38 seconds West, a distance of 102.31 feet;

THENCE Northwesterly, departing said northwest and south lines, over and across said The Kansas City Southern Railroad Company, and with said curve, through a central angle of 04 degrees 07 minutes 45 seconds, an arc distance of 102.34 feet to a corner (not monumented) on the north right-of-way line of said The Kansas City Southern Railroad Company and the southeast line of Lot 1, Block B, Woodlake Village Two, an addition to the City of Wylie, Collin County, Texas, recorded in Cabinet I, Page 520, P.R.C.C.T.;

THENCE North 75 degrees 46 minutes 55 seconds East, with the northwest right-of-way line of said The Kansas City Southern Railroad Company and the southeast line of said Woodlake Village Two addition, a distance of 30.93 feet to the east corner (not monumented) of said Woodlake Village Two addition, said corner being at the intersection of the north right-of-way line of said The Kansas City Southern Railroad Company and the west right-of-way line of said Spring Creek Parkway and the point of curvature of a non-tangent circular curve to the right, having a radius of 1,450.00 feet, whose chord bears South 26 degrees 10 minutes 14 seconds East, a distance of 102.22 feet, from which a 5/8-inch found iron rod with cap stamped "SAM INC" bears South 03 degrees 20 minutes 13 seconds West, a distance of 0.78 of a foot;



**EXHIBIT C  
TEMPORARY CONSTRUCTION EASEMENT  
DESCRIPTION FOR PARK BOULEVARD  
PARCEL 42-3  
0.0704 ACRES (3,069 SQUARE FEET)**

THENCE Southeasterly, over and across said The Kansas City Southern Railroad Company, and with said curve, through a central angle of 04 degrees 02 minutes 23 seconds, an arc distance of 102.24 feet to the **POINT OF BEGINNING AND CONTAINING** 3,069 square feet (0.0704 acre) of land, more or less.

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. A survey plat of even date accompanies this legal description.

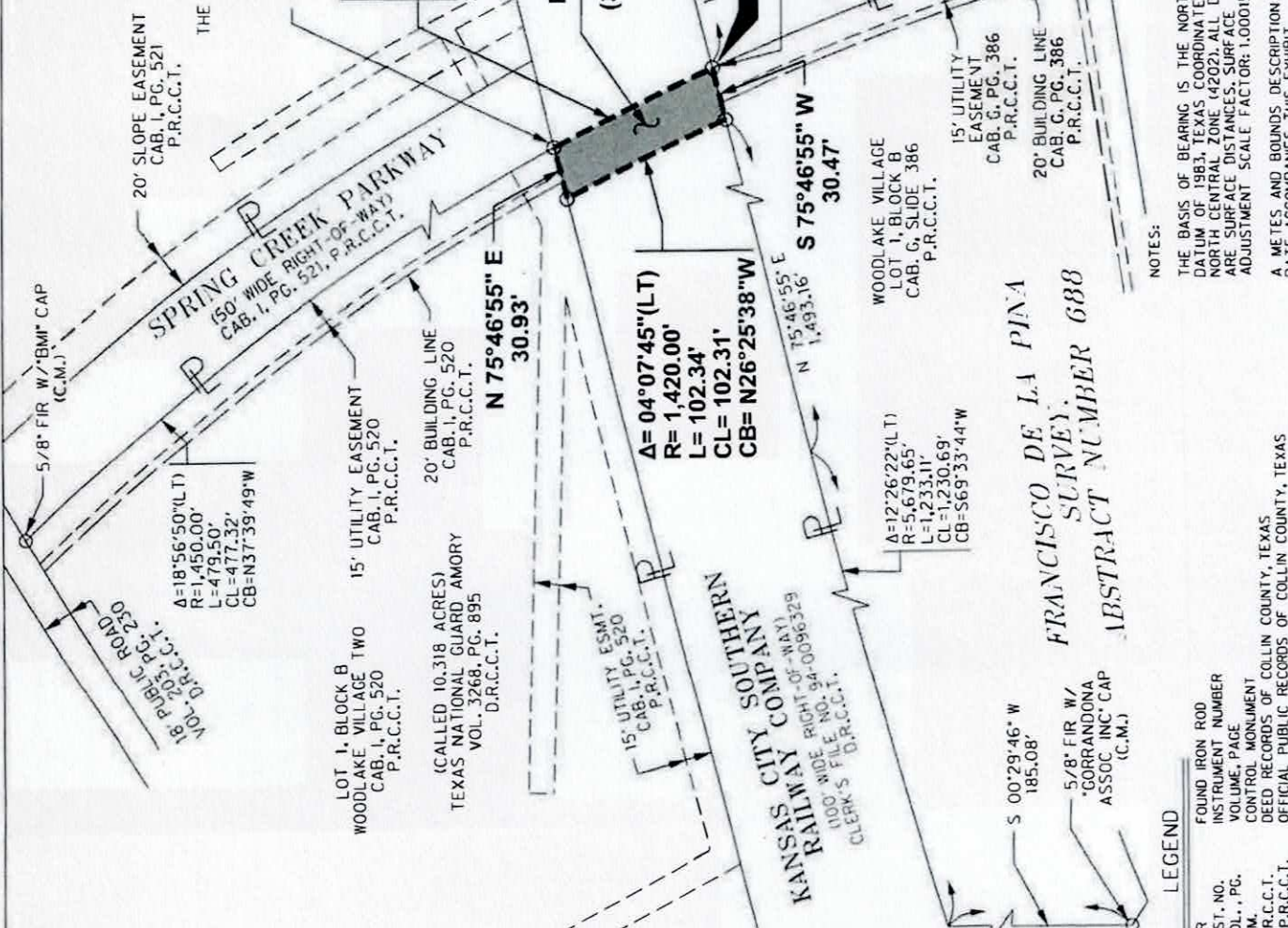
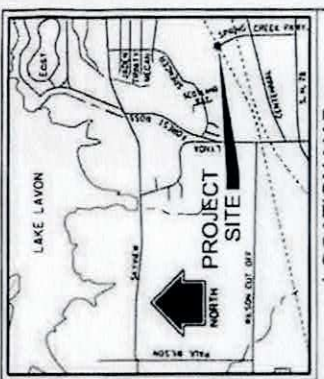
*G. S. Suthan*

06/25/24

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Getsy J. Suthan, R.P.L.S.  
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Halff Associates, Inc.  
1201 North Bowser Road  
Richardson, Texas 75081  
Tel (214) 346-6200  
TBPELS Firm No. 10029600

Date





**EXHIBIT C**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**DESCRIPTION FOR**  
**PARK BOULEVARD**  
**PARCEL 42-3**  
**0.0704 ACRE TRACT (3,069 SQ. FT.)**  
PREPARED BY  
**HALFF**  
TBPCL'S FIRM NO. 1002960  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=100' (2/14/346-6200 AVO. 35192 MAY, 2021)