

FOR SALE

3.61 ACRES

LOCATION	Northwest Corner of future Airport Dr. & Harry McKillop Blvd., McKinney, Texas
SIZE:	3.61 Acres
ZONING:	PD - "ML" Light Manufacturing
WATER:	12"
SEWER:	18"
FRONTAGE:	Approx. 900' on HM Blvd. Approx. 300' on Airport Dr.
ULTIMATE THOROUGHFARE ROW:	130' ROW - 6 Lane Principal Principal Arterial Thoroughfare
TOPOGRAPHY:	Generally Flat
ALLOWED USES:	Retail, Industrial, Office Manufacturing
PRICE:	\$15.00 PSF

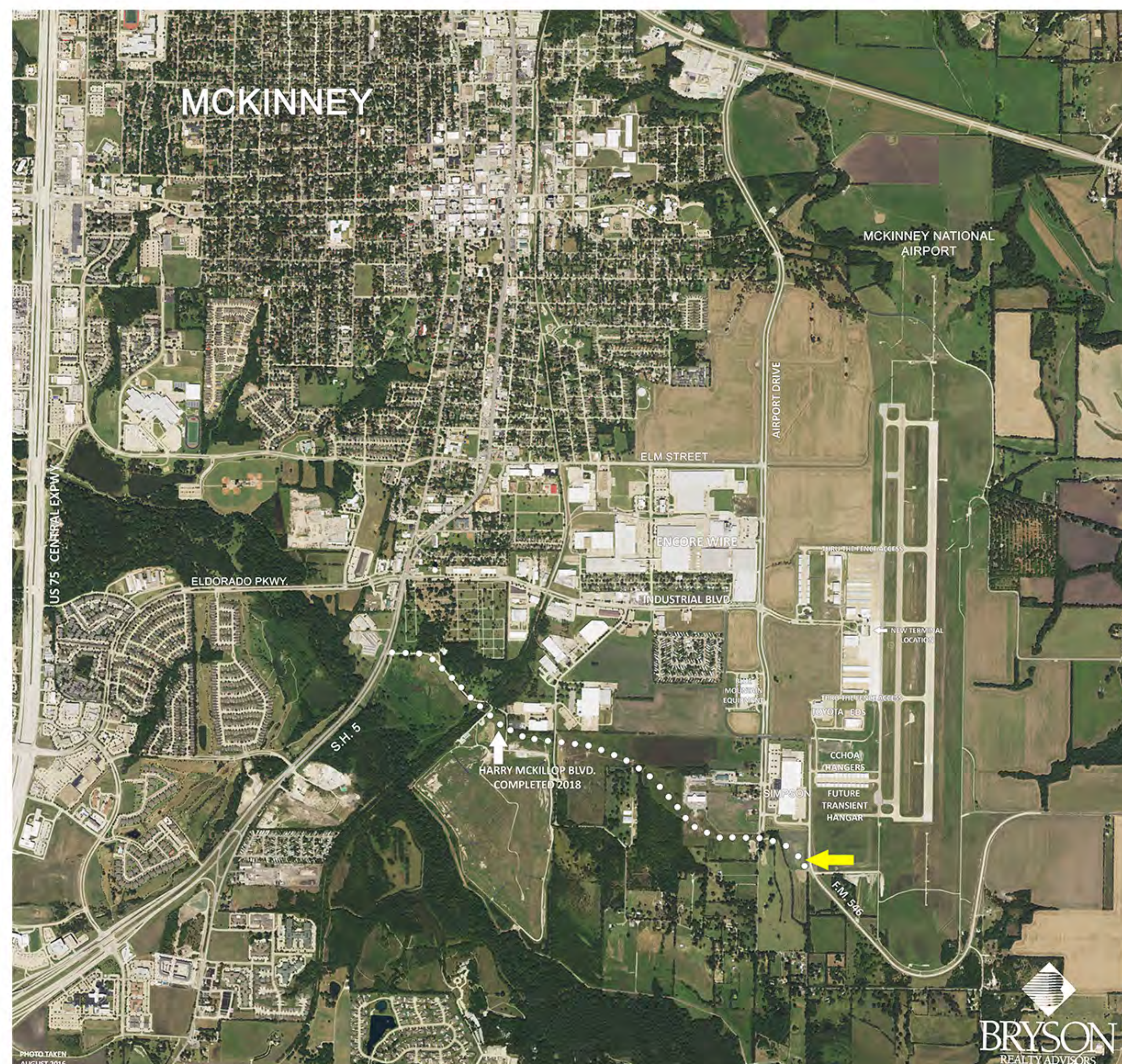
AIRPORT DRIVE EXTENSION

CIP Project Number:	ST4372
Project Name:	Country Lane Extension
Project Type:	STREETS
Project Status:	DESIGN
Project Budget:	\$1,500,000
City Contact:	Aniswarie Kanamazina

Project Description: Extend Airport Dr. from its current southern terminus to McKillop. Includes reconstruction of Airport Dr. and existing FM 546 intersection, and design of SB right turn lane and intersection reconstruction at Airport/Industrial intersection.

Start: Nov 29, 2017

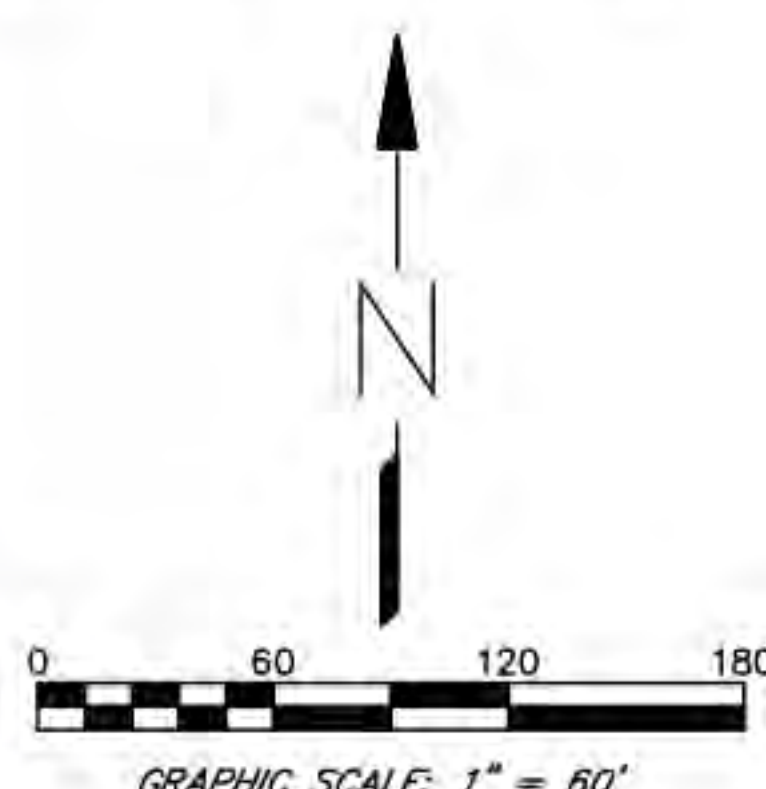
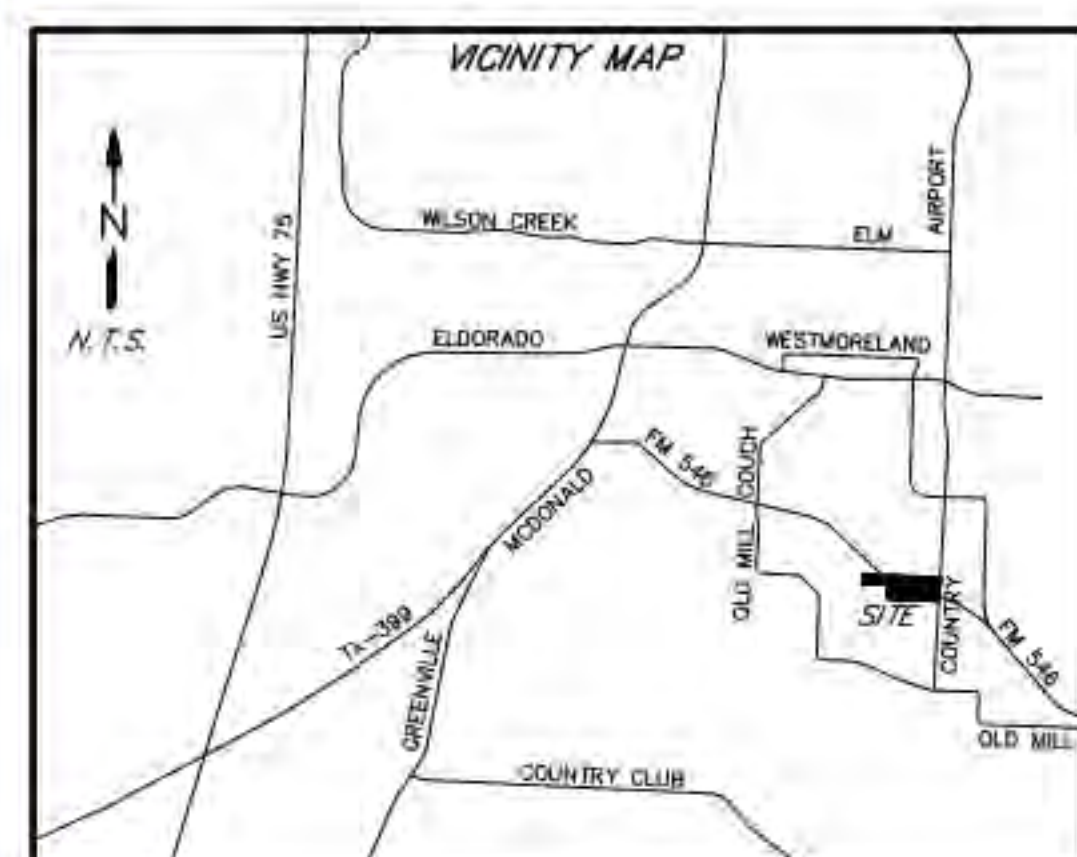
Complete: Nov 28, 2019



MARKETED BY:



LAND • INVESTMENT PROPERTIES • LEASING
2150 S. CENTRAL EXPWY, SUITE 200, MCKINNEY, TEXAS 75070
BRY TAYLOR
C 972-529-8655
O 972-562-7776
F 972-332-3991
WWW.BRYSONREALTY.COM



LINE TABLE		
LINE	BEARING	DISTANCE
1	S 88°58'38" W	19.16'
2	S 00°14'38" W	26.14'
3	N 89°28'07" W	15.00'
4	S 00°35'38" W	25.12'
5	S 45°05'12" W	81.62'
6	S 89°30'39" W	33.93'
7	S 43°28'55" E	20.39'

LEGEND

R.O.W. RIGHT-OF-WAY
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 INST. INSTRUMENT NO.
 NO. NUMBER
 FD. FOUND
 I.R. IRON ROD
 S.R. SET 5/8" IRON ROD
 F.R. FOUND 5/8" IRON ROD
 MON. MONUMENT
 H.W. HEADWALL
 B/W BARBED WIRE
 WM WATER METER
 WV WATER VALVE
 GW GUY WIRE
 O/H OVERHEAD
 LP LIGHT POLE
 GM GAS MARKER
 SAN MH SANITARY SEWER MANHOLE
 STM MH STORM SEWER MANHOLE
 UDCM UNDERGROUND CABLE MARKER
 PP POWER POLE
 FH FIRE HYDRANT
 CO CLEANOUT
 CONC. CONCRETE
 ASPHALT ASPHALT

General Survey Notes:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
- Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48085C0290, with a date of identification of 06/02/09, for Community No. 480135, in Collin County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- Tracts I and II have direct access to F.M. 546, a dedicated public street or highway. Tract I has access to Country Lane.
- There is observed evidence of current earth moving work, building construction or building additions.
- There is observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.
- Reference Bearing for the south line of Lot 3, Block A of IESI-McKinney Addition No. 2, N 89°13'23" E, per plat recorded in Volume 2017, Page 727 F.R.C.C.T.
- The property described hereon is the same as the property described in Fidelity National Title Insurance Company, File No. 1900781800775 with an effective date of May 3, 2018 and issued May 17, 2018 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

PROPERTY DESCRIPTION - TRACT I

BEING all of that certain lot, tract or parcel of land situated in the F.T. DAFFAU SURVEY, ABSTRACT NO. 287, City of McKinney, Collin County, Texas, and being part of that same tract of land described in deed to Mo and Associates, LLC, recorded in Instrument No. 2017012001364410 of the Deed Records of Collin County, Texas, and said tract being more particularly described as follows:

BEGINNING at a TXDOT monument found in the northeast R.O.W. line of F.M. 546 (a variable width R.O.W.) and being the southwest corner of Lot 3, Block A of IESI-McKinney Addition No. 2, an addition to the City of McKinney, Texas, recorded in Volume 2017, Page 727 of the Plat Records of Collin County, Texas;

THENCE N 89°13'23" E, along the south line of said Lot 3, at 813.44' passing the southeast corner of said lot, and continuing a total distance of 836.16' to a 60d nail found for corner in Country Lane (an undedicated Public R.O.W.);

THENCE S 01°06'35" W, 158.72' along Country Lane to a PK nail found for corner in the new north R.O.W. line of F.M. 546;

THENCE along the northerly line of F.M. 546 the following:

S 88°58'38" W, 19.16' to a 5/8" iron rod set for corner;
 S 00°14'38" W, 26.14' to a 5/8" iron rod found for corner;
 N 89°28'07" W, 15.00' to a 5/8" iron rod found for corner;
 S 00°35'38" W, 25.12' to a 5/8" iron rod found for corner;
 S 45°05'12" W, 81.62' to a 5/8" iron rod found for corner;
 S 89°30'39" W, 33.93' to a TXDOT monument found for corner and the beginning of a curve to the right having a central angle of 40°54'22" and a radius of 1,075.92' (Chord Bearing N 70°02'10" W, 751.94');
 THENCE continuing along the northeast line of F.M. 546 and around said curve to the right, a distance of 768.15' to the Point of Beginning and containing 157,255.83 square feet or 3.6101 acres of land.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH BEARING	CHORD
1	01°10'58"	1,215.92'	25.10'	S 44°04'24" E	25.10'
2	05°52'17"	278.00'	28.49'	S 72°59'05" E	28.48'
3	05°25'56"	622.00'	58.97'	S 72°46'35" E	58.95'

PROPERTY DESCRIPTION - TRACT II

BEING all of that certain lot, tract or parcel of land situated in the F.T. DAFFAU SURVEY, ABSTRACT NO. 287, City of McKinney, Collin County, Texas, and being part of that same tract of land described in deed to Mo and Associates, LLC, recorded in Instrument No. 2017012001364410 of the Deed Records of Collin County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of Lot 1, Block B of IESI-McKinney Addition No. 2, an addition to the City of McKinney, Texas, recorded in Volume 2017, Page 727 of the Plat Records of Collin County, Texas;

THENCE N 89°13'23" E, 314.03' along the south line of said Lot 1 to a TXDOT monument found in the southwest R.O.W. line of F.M. 546 (a variable width R.O.W.);

THENCE S 43°28'55" E, 20.39' along the southwest line of F.M. 546 to a 5/8" iron rod found for corner and the beginning of a curve to the left having a central angle of 01°10'58" and a radius of 1,215.92' (Chord Bearing S 44°04'24" E, 25.10');
 THENCE along the southwest line of F.M. 546 and around said curve to the left, a distance of 25.10' to a 5/8" iron rod found for corner and the beginning of a curve to the left having a central angle of 32°27'05" and a radius of 1,195.80' (Chord Bearing S 59°40'13" E, 668.27');
 THENCE along the southwest line of F.M. 546 and around said curve to the left, a distance of 677.28' to a TXDOT monument found for corner and the beginning of a curve to the right having a central angle of 05°52'17" and a radius of 278.00' (Chord Bearing S 72°59'05" E, 28.48');
 THENCE along the southwest line of F.M. 546 and around said curve to the right, a distance of 28.49' to a 5/8" iron rod set for corner and the beginning of a curve to the left having a central angle of 05°25'56" and a radius of 622.00' (Chord Bearing S 72°46'35" E, 58.95');
 THENCE along the southwest line of F.M. 546 and around said curve to the left, a distance of 58.97' to a 5/8" iron rod set for corner in the north line of the remainder of that same tract of land described in deed to Carol Mathens Moody, recorded in Volume 3609, Page 220 of the Deed Records of Collin County, Texas;

THENCE along the southwest line of F.M. 546 and around said curve to the left, a distance of 28.49' to a 5/8" iron rod set for corner and the beginning of a curve to the left having a central angle of 05°25'56" and a radius of 622.00' (Chord Bearing S 72°46'35" E, 58.95');
 THENCE along the southwest line of F.M. 546 and around said curve to the left, a distance of 58.97' to a 5/8" iron rod set for corner in the north line of the remainder of that same tract of land described in deed to Carol Mathens Moody, recorded in Volume 3609, Page 220 of the Deed Records of Collin County, Texas;

THENCE S 89°28'28" W, 573.18' along the north line of said Moody property to a 1/2" iron rod found for corner in the east line of that same tract of land described in deed to Jimmy Ray and Susan Kay Montgomery, recorded in Instrument No. 20171206001614200 of the Deed Records of Collin County, Texas;

THENCE S 89°28'28" W, 573.18' along the north line of said Moody property to a 1/2" iron rod found for corner in the east line of that same tract of land described in deed to Jimmy Ray and Susan Kay Montgomery, recorded in Instrument No. 20171206001614200 of the Deed Records of Collin County, Texas;

THENCE S 89°28'28" W, 573.18' along the north line of said Moody property to a 1/2" iron rod found for corner in the east line of that same tract of land described in deed to Jimmy Ray and Susan Kay Montgomery, recorded in Instrument No. 20171206001614200 of the Deed Records of Collin County, Texas;

THENCE S 89°28'28" W, 573.18' along the north line of said Moody property to a 1/2" iron rod found for corner in the east line of that same tract of land described in deed to Jimmy Ray and Susan Kay Montgomery, recorded in Instrument No. 20171206001614200 of the Deed Records of Collin County, Texas;

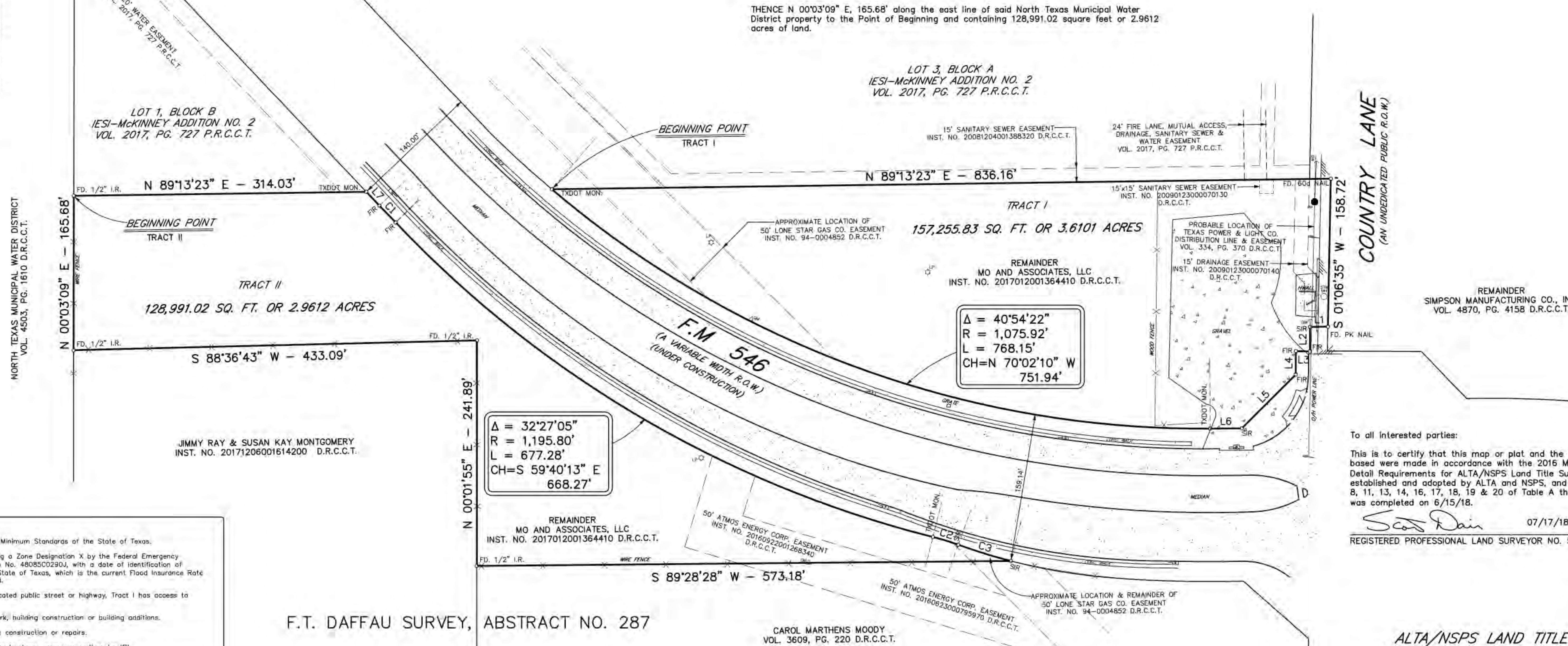
THENCE N 00°01'55" E, 241.89' along the east line of said Montgomery property to a 1/2" iron rod found at the northeast corner of said property;

THENCE S 88°36'43" W, 433.09' along the north line of said Montgomery property to a 1/2" iron rod found for corner in the east line of that same tract of land described in deed to North Texas Municipal Water District, recorded in Volume 4503, Page 1610 of the Deed Records of Collin County, Texas;

THENCE N 00°03'09" E, 165.68' along the east line of said North Texas Municipal Water District property to the Point of Beginning and containing 128,991.02 square feet or 2.9612 acres of land.

The Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, File No. 1900781800775 with an effective date of May 3, 2018 and issued May 17, 2018 refers to this property. The surveyor has performed no additional research for easement, restrictions or other matters of record which may affect the land. From Schedule B, Item 10 the following:

- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Texas Power & Light Company
 Purpose: As provided in said document
 Recording Date: January 30, 1942
 Recording No: Volume 334, Page 370, Real Property Records, Collin County, Texas
Affects & shown.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Milligan Water Supply Corp.
 Purpose: As provided in said document
 Recording Date: August 14, 1975
 Recording No: Volume 965, Page 425, Real Property Records, Collin County, Texas
Affects. Blanket type easement, unable to plot.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Lone Star Gas Company
 Purpose: As provided in said document
 Recording Date: January 14, 1994
 Recording No: under Clerk's File No(s). 94-4852, Real Property Records, Collin County, Texas
Affects & shown.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: City of McKinney
 Purpose: As provided in said document
 Recording Date: January 23, 2009
 Recording No: under Clerk's File No(s). 20090123000070130, Real Property Records, Collin County, Texas
Affects & shown.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Atmos Energy Corporation
 Purpose: As provided in said document
 Recording Date: September 22, 2016
 Recording No: under Clerk's File No(s). 20160922001268340, Real Property Records, Collin County, Texas
Affects & shown.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: City of McKinney
 Purpose: As provided in said document
 Recording Date: January 23, 2009
 Recording No: under Clerk's File No(s). 20090123000070140, Real Property Records, Collin County, Texas
Affects & shown.



To all interested parties:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 11, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof. The field work was completed on 6/15/18.

Scott Dain 07/17/18
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111



ALTA/NSPS LAND TITLE SURVEY

OF TWO TRACTS OF LAND SITUATED IN THE
 F.T. DAFFAU SURVEY, ABSTRACT NO. 287,
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

DAVIS LAND SURVEYING CO., INC.
 9777 FERGUSON ROAD, SUITE 105 davis@globalnet.net
 DALLAS, TEXAS 75228 214-321-0569

DATE: 06/15/18
 JOB NO. 18055

FIRM REG. NO. 10009600



McKinney
National Airport



EDS Flight Dept.

Toyota Flight Dept.

SIMPSON
StrongTie

Airport Drive

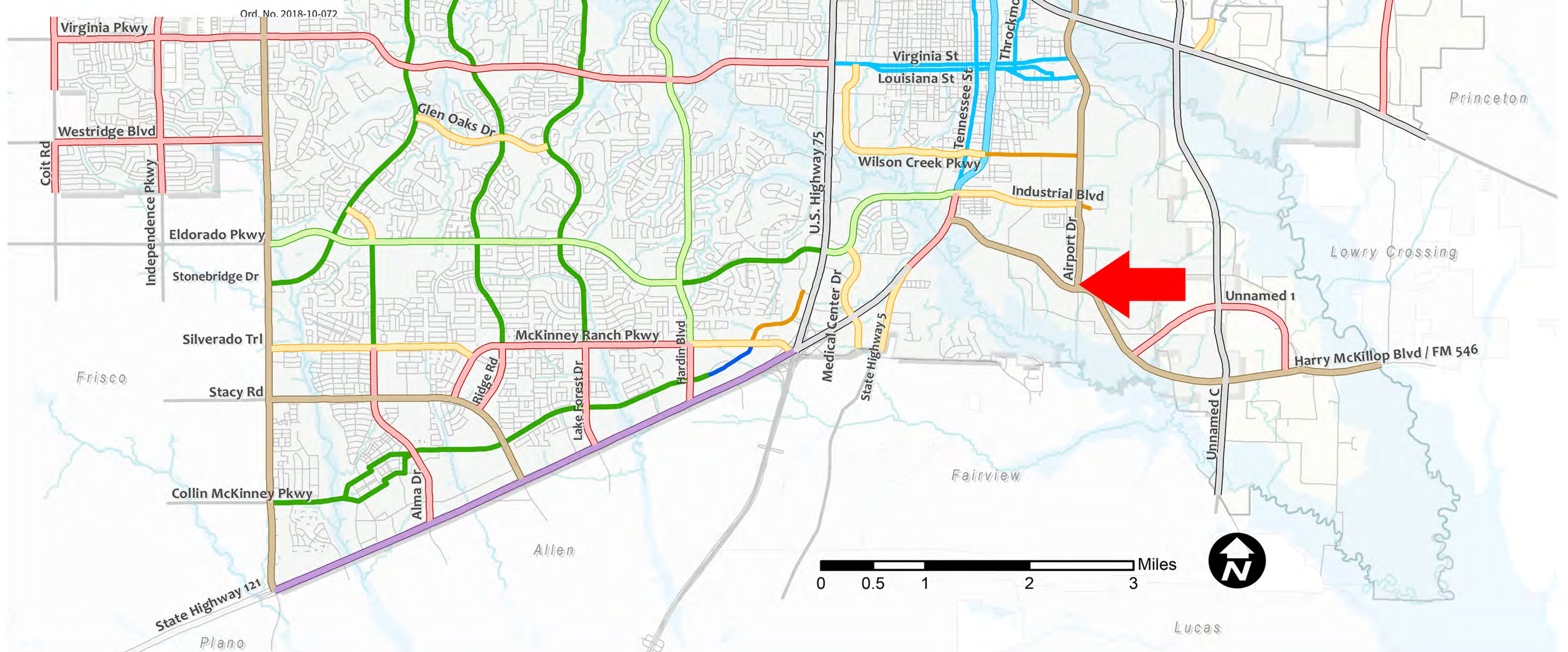
Harry McKillop Blvd.

Couch Drive

BRYSON
REALTY ADVISORS

LEGEND

- Major Regional Highway/Multi-Modal
- Tollway
- Principal Arterial (130' - 6 lanes)
- Major Arterial (124' - 6 lanes)
- Greenway Arterial (140' - 6 lanes)
- Greenway Arterial (120' - 4 lanes)
- Minor Arterial (100' - 4 lanes divided)
- Minor Arterial (80' - 4 lanes undivided)
- Minor Arterial (70' - 3 lanes)
- Town Thoroughfare (2 lanes)
- Town Thoroughfare (2 lanes one way pairing)
- McKinney City Limits
- McKinney ETJ
- Other Cities



MCKINNEY



BRYSON
REALTY ADVISORS

MCKINNEY NATIONAL
AIRPORT

AIRPORT DRIVE

ELM STREET

ENCORE WIRE

THRU THE FENCE ACCESS

ELDORADO PKWY.

INDUSTRIAL BLVD.

NEW TERMINAL
LOCATION

BLUE
MOUNTAIN
EQUIPMENT

THRU THE FENCE ACCESS
TOYOTA EDS

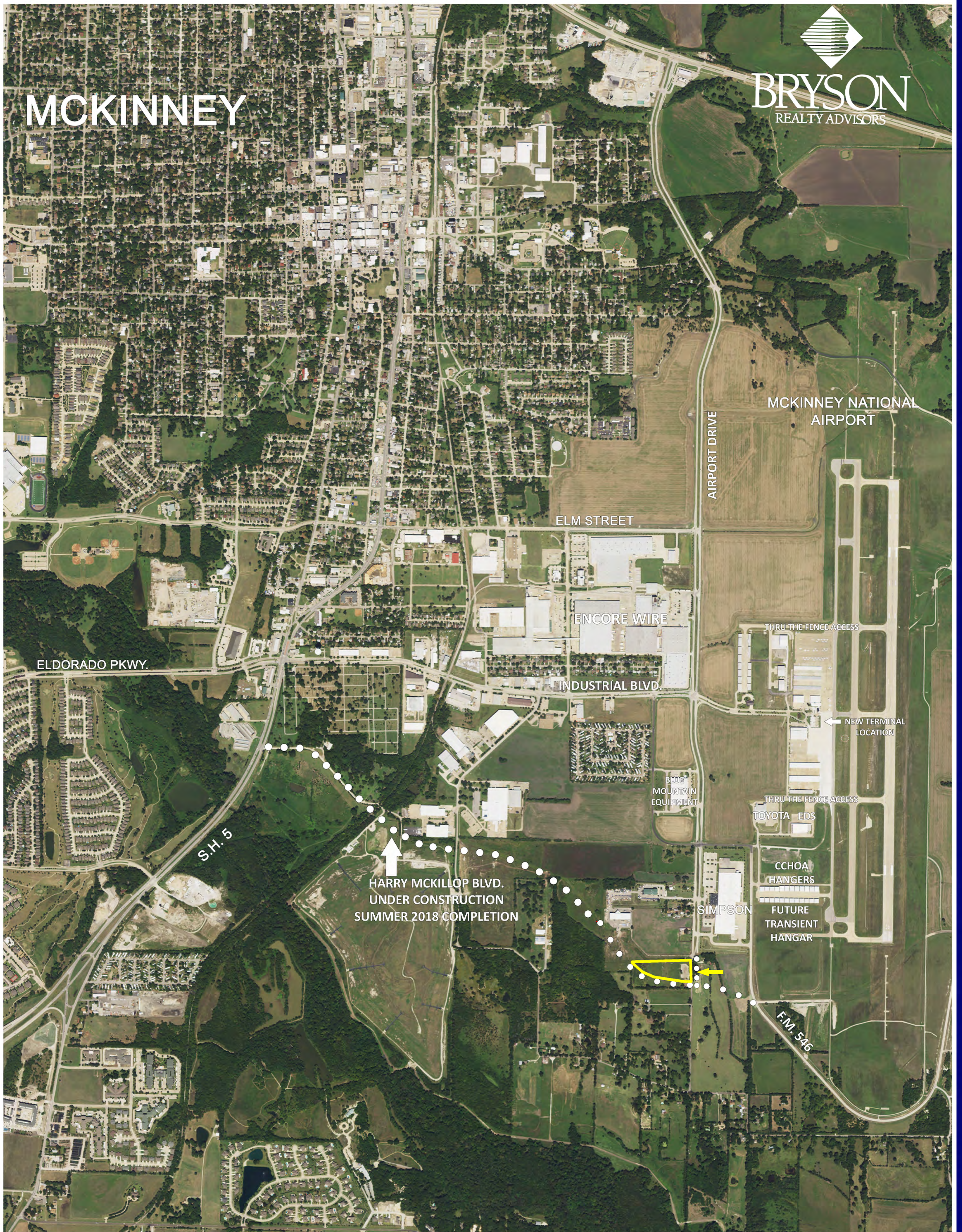
S.H. 5

HARRY MCKILLOP BLVD.
UNDER CONSTRUCTION
SUMMER 2018 COMPLETION

CCHOA
HANGARS
FUTURE
TRANSIENT
HANGAR

SIMPSON

F.M. 546



ORDINANCE NO. 2004-05-053

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 10 ACRE TRACT, LOCATED ON THE WEST SIDE OF COUNTRY LANE, APPROXIMATELY 1,700 FEET SOUTH OF F.M. 546, IS REZONED FROM "ML" – LIGHT MANUFACTURING DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY FOR LIGHT INDUSTRIAL USES, WITH SOCCER FIELDS AS AN ALLOWED USE; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of McKinney has considered the rezoning of an approximately 10 acre tract located on the west side of Country Lane, approximately 1,700 feet south of F.M. 546, from "ML" – Light Manufacturing District, to "PD" – Planned Development District, generally for light industrial uses, with soccer fields as an allowed use, and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

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

Section 1. Ordinance No. 1270 is hereby amended so that an approximately 10 acre tract located on the west side of Country Lane, approximately 1,700 feet south of F.M. 546, which is more fully depicted on Exhibit "A" attached hereto, is hereby rezoned from "ML" – Light Manufacturing District, to "PD" – Planned Development District, generally for light industrial uses, with soccer fields as an allowed use, and,

Section 2. Use and Development of the subject property shall conform to the "ML" – Light Manufacturing District, as set forth in Section 41-85 of the City of McKinney Code of Ordinances, and as amended, except as follows:

- a. Private soccer fields be an allowed use on the subject property.
- b. The required number of parking spaces per field is 22.5 (23 spaces).
- c. The subject property develop according to the attached site plan (Exhibit "B").

Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full

force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

- Section 4. The developer shall provide language in the deeds for notice (acceptable to the city attorney) to any residential lot purchaser, which adequately notifies purchasers of the existence of a private airport in the vicinity. An updated, scaled map shall be provided in conjunction with said notice.
- Section 5. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.
- Section 6. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.
- Section 7. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.


**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
McKINNEY, TEXAS, ON THIS 18TH DAY OF MAY, 2004.**


Bill Whitfield, Mayor

CORRECTLY ENROLLED:


JENNIFER G. SPROULL, City Secretary
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:


MARK S. HOUSER, City Attorney

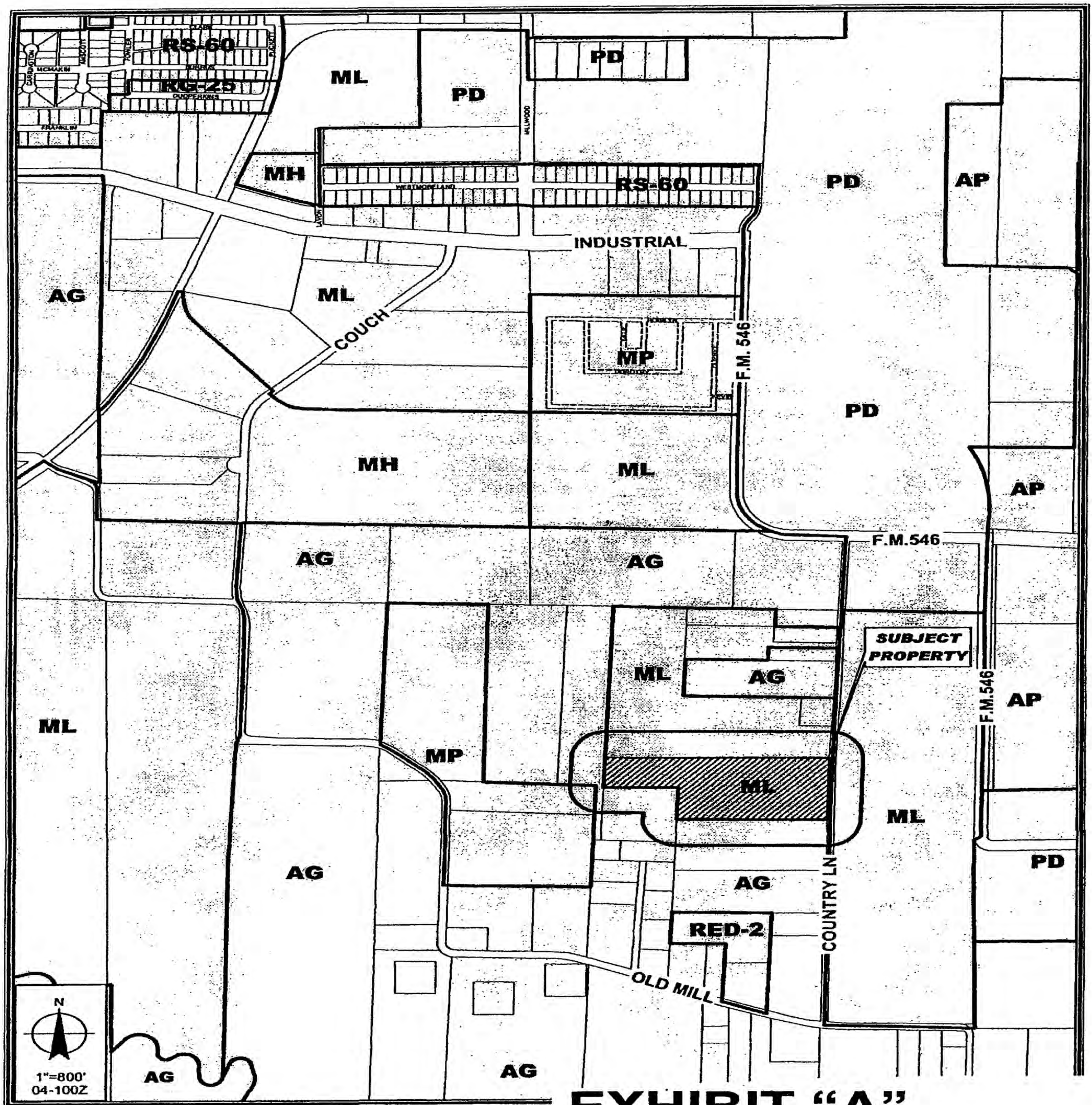
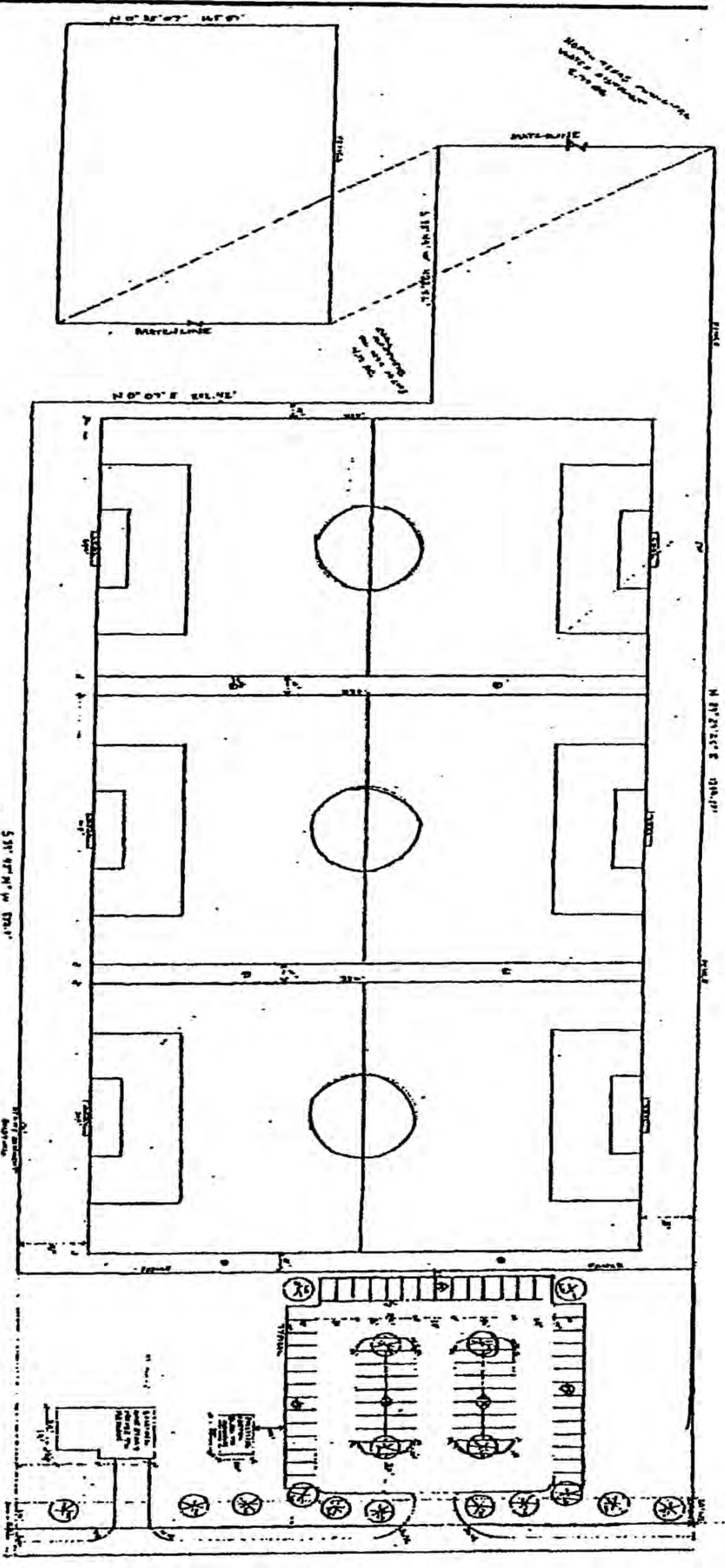


EXHIBIT "A"



PROPERTY INFORMATION

Parcel No.	140' 00" E 140' 00"
Area	140' 00" E 140' 00"
Volume	140' 00" E 140' 00"
Owner	140' 00" E 140' 00"
Address	140' 00" E 140' 00"
City	140' 00" E 140' 00"
County	140' 00" E 140' 00"
State	140' 00" E 140' 00"

NOTES

1. All dimensions are in feet.
2. The proposed development shall be in accordance with the City of Austin, Texas, Ordinance 140' 00" E 140' 00".
3. The proposed development shall be in accordance with the City of Austin, Texas, Ordinance 140' 00" E 140' 00".

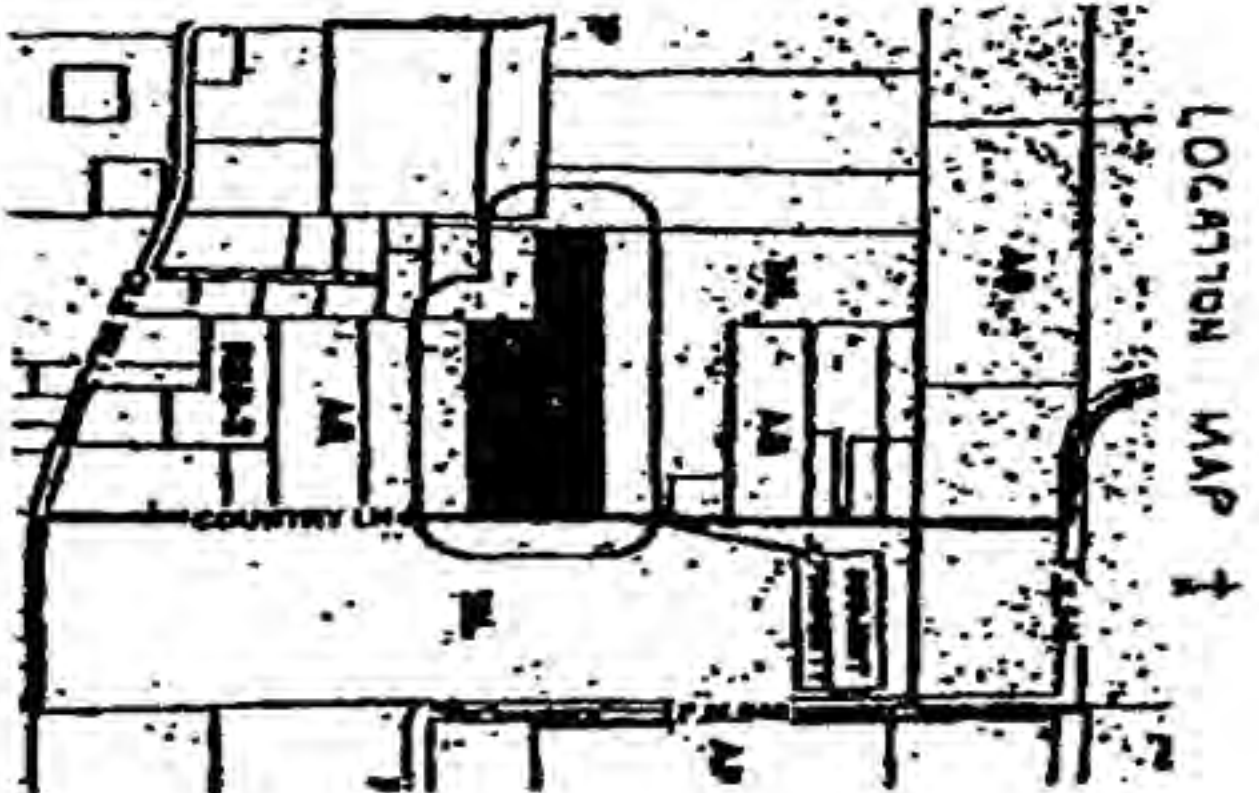


EXHIBIT "B"

SITE PLAN

City of Austin, Texas	140' 00" E 140' 00"
County of Travis, Texas	140' 00" E 140' 00"
State of Texas	140' 00" E 140' 00"
City of Austin, Texas	140' 00" E 140' 00"



January 9, 2019

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7017 0190 0000 3934 6781

Re: Proposed acquisition of Right-of-Way and Easements for the City of McKinney Country Lane Extension Project.

Dear Property Owner:

As a property owner in Collin County, you are aware that the City of McKinney is one of the fastest growing communities in the nation. As such, the City has adopted a comprehensive Water, Wastewater and Transportation Plan, which enables the City to manage new growth in a manner that will benefit the City and surrounding communities as a whole.

The City of McKinney is currently planning to acquire the necessary Right-of-Way (ROW) and easements for the Country Lane Expansion Project. Due to the Texas Department of Transportation's (TxDOT) construction of FM 546, a connection is proposed from the Country Lane and FM 546 intersection to the existing concrete pavement on Country Lane. The project will construct two northbound through lanes, two southbound through lanes, and southbound right and left turn lanes at FM 546.

The preliminary plans submitted by the design consultant for the roadway expansion project identifies the need to acquire ROW, as well as, slope and drainage easements across your property. Enclosed for your review are the preliminary legal survey(s) of the necessary parcels to be acquired by the City in order to make these much needed improvements.

We are available to answer any questions you may have regarding the project. I will be handling the acquisitions and Aniswarie Kanamazina is the engineer assigned to oversee the construction of the project. **Please send inquires related to the acquisition and/or construction project to Naomi Michaud at nmichaud@mckinneytexas.org or call her at 972-547-2696. Naomi will direct your questions to the appropriate staff member.**

An appraiser from the valuation and advisory firm of CBRE will be contacting you, if they have not already, to arrange a time to inspect your property. You will be afforded an opportunity to meet with the appraiser to provide any input you may have regarding the subject property and/or ask questions about the appraisal process.

The Texas Property Code requires any governmental entity with eminent domain authority to provide a property owner, whose property may be acquired by eminent domain, a copy of the Texas Attorney General's "Landowner's Bill of Rights." In accordance with Texas Property Code § 21.0112 (a), enclosed is a copy of the Texas Landowner's Bill of Rights for your records.

The City of McKinney's vision is to continue our efforts in making the City and surrounding areas a unique and desirable community. This can only be accomplished with the help of its citizens and property owners like you. Your support will ensure the enduring quality of the City's long-term development and prosperity.

Very truly yours,



Cynthia L. Ganotis
City of McKinney
Real Estate Acquisitions Administrator

CLG/nmm
Enclosures

cc: Gary Graham, Director of Engineering

EXHIBIT "A"
MO & Associate, LLC
Drainage Easement
0.052 Acres or 2,284 Square Feet

Being all that certain lot, tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to MO & Associate, LLC recorded in Instrument Number 20171012001364410 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found at an angle point in the easterly line of that certain tract of land described in deed to the State of Texas recorded in Instrument Number 20160225000213350 of the Deed Records of Collin County, Texas;

THENCE N 01°19'13" E, 25.12 feet, through said MO & Associate, LLC tract, to a ½" capped iron rod (G&A) set at an angle point, being the southwest corner of a Right-of-Way Dedication for Country Lane (see Exhibit A);

THENCE N 02°16'50" E, 28.79 feet, continuing through said tract, and along the west line of said Right-of-way Dedication, to a ½" capped iron rod (G&A) set at the POINT OF BEGINNING;

THENCE N 87°26'14" W, 36.82 feet, through said MO & Associate, LLC tract;

THENCE N 02°16'50" E, 61.33 feet, continuing through said tract;

THENCE S 87°26'14" E, 38.92 feet, continuing through said tract;

THENCE S 07°11'50" W, 24.44 feet, continuing through said tract, to a ½" capped iron rod (G&A) set at an angle point on the west line of said Right-of-Way Dedication

THENCE S 02°16'50" W, 36.97 feet, continuing through said tract, to the POINT OF BEGINNING and containing approximately 0.052 acres or 2,284 square feet of land.

 11-19-18
Kent M. Mobley, RPLS
Texas Registration No. 4796

Grantham & Associates, Inc.
6570 Naaman Forest Blvd., Suite 200, LB 2
Garland, Tx. 75044



NUMBER	DIRECTION	DISTANCE
L1	N 01°19'13" E	25.12'
L2	N 02°16'50" E	28.79'
L3	N 87°26'14" W	36.82'
L4	N 02°16'50" E	61.33'
L5	S 87°26'14" E	38.92'
L6	S 07°11'50" W	24.44'
L7	S 02°16'50" W	36.97'

LINE TABLE

- LEGEND:**
- = PROPOSED R.O.W. LINE
 - - - = PROPOSED DRAINAGE OR SLOPE EASEMENT
 - = POINT OF BEGINNING
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = DEED RECORDS COLLIN COUNTY TEXAS
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - = MONUMENT FOUND
 - = 1/2" IRONROD W/ CAP
 - = STAMPED G&A



Kent M. Mobley
KENT M. MOBLEY
R.P.L.S. NO. 4796

PARCEL 12
STATE OF TEXAS
INST. NO. 20150929001238130
D.R.C.C.T.

25.0' SANITARY SEWER EASMT.
VOL. 5757 PG. 236

5/8" IRON

SIMPSON MANUFACTURING
VOL. 4870 PAGE 4158
D.R.C.C.T.

FM 546

RIGHT OF WAY
(SEE EXHIBIT 'A')

COUNTRY LANE
(FUTURE R.O.W.)

COUNTRY LANE
(VARIABLE WIDTH R.O.W.)

PARCEL NO. 10
STATE OF TEXAS
INST. NO. 20160225000213350
P.R.C.C.T.

P.O.C.
D.E.
5/8" IRON

P.O.B.
D.E.

P.K. MAIL

SLOPE EASEMENT
TRACT I
(SEE EXHIBIT 'C')

DRAINAGE EASEMENT
2,284 SQ. FT.
0.052 AC.

SLOPE EASEMENT
TRACT II
(SEE EXHIBIT 'C')

MO AND ASSOCIATE LLC
INST. NO. 20171012001364410
D.R.C.C.T.

LOT 3
BLOCK A
JES-MCKINNEY ADDITION NO. 2
INST. NO. 20170905010004220
P.R.C.C.T.

LOT 2
BLOCK A

FRANCIS T. NO. 287
ABSTRACT



30 0 30 60
feet
1" = 60'

NOTE:
BEARINGS HEREIN ARE REFERRED TO
THE TEXAS COORDINATE SYSTEM,
NORTH CENTRAL ZONE NO 4202,
NAD '83

TEXAS SURVEYING FIRM NO. 10127900

G Grantham & Associates, Inc.
Civil Engineering & Surveying

4570 N. HANFORD BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75041 (972) 864-2383 (FAX) (972) 864-2383 (FAX)

MO AND ASSOCIATE, LLC.
DRAINAGE EASEMENT
EXHIBIT "A"

PAGE 2 OF 2

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

1304ESMT02

11/19/18

EXHIBIT "A"
MO & Associate, LLC
Right-of-Way Deed
0.129 Acres or 5,624 Square Feet

Being all that certain lot, tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to MO & Associate, LLC recorded in Instrument Number 20171012001364410 of the Deed Records of Collin, County, Texas, and being more particularly described as follows:

BEGINNING at a ½" capped iron rod (G&A) set on the north line of said MO & Associate, LLC tract, being the southeast corner of Lot 3, Block A, IESI-McKinney Addition, No. 2, an addition to the City of McKinney according to the plat thereof recorded in Instrument Number 20170905010004220 of the Plat Records of Collin County, Texas, being on the west right-of-way line of Country Lane (variable width R.O.W.);

THENCE S 89°40'58" E, 23.43 feet, along the north line of said MO & Associate tract, to a "PK" nail found at the northeast corner thereof, being in Country Lane;

THENCE S 02°16'19" W, 158.90 feet, in Country Lane and along the east line of said MO & Associate, LLC tract, to a "PK" nail found at an angle point;

THENCE S 01°17'45" W, 26.23 feet, continuing in Country Lane and along said east line, to a ½" capped iron rod (G&A) set at the northeast corner of a State of Texas tract described as Parcel 10 in deed recorded in Instrument Number 20160225000213350 and the northwest corner of another State of Texas tract described as Parcel 12 in Instrument Number 20150929001238130 of the Deed Records of Collin County, Texas;

THENCE N 88°44'32" W, 34.15 feet, along the north line of said State of Texas tract and the south line of said MO & Associate tract to a ½" capped iron rod (G&A) set;

THENCE N 02°16'50" E, 65.76 feet, continuing through said MO & Associate tract, LLC tract, to a ½" capped iron rod (G&A) set at an angle point'

THENCE N 07°11'50" E, 119.61 feet, continuing through said tract, to the POINT OF BEGINNING and containing approximately 0.129 acres or 5,624 square feet of land.

Kent M. Mobley, RPLS
Texas Registration No. 4796

Grantham & Associates, Inc.
6570 Naaman Forest Blvd., Suite 200, LB 2
Garland, Tx. 75044



EXHIBIT "A"
Metes and Bounds Description
Slope Easement
MO and Associate, LLC
Tract I
0.009 Acres or 403 Square Feet

Being all that certain lot, tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to MO & Associate, LLC recorded in Instrument Number 20171012001364410 of the Deed Records of Collin, County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at a southeast corner of said MO and Associate, LLC tract, being an angle point corner in the northerly line of a tract of land for FM 546 right-of-way described as Parcel No. 10 in deed to the State of Texas recorded in Instrument Number 20160225000213350 of the Deed Records of Collin County, Texas;

THENCE S 45°54'48" W, 9.97 feet, along the southeast line of said MO and Associate, LLC tract and the northerly line of said State of Texas tract;

THENCE N 01°19'13" E, 32.28 feet, over and across said MO and Associate, LLC tract, to an angle point;

THENCE N 02°16'50" E, 28.88 feet, continuing through said tract, to a point on the south line of a Drainage Easement;

THENCE S 87°26'14" E, 7.00 feet, along the south line of said Drainage Easement and through said tract, to a ½" capped iron rod (G&A) set on the west line of a Right-of-Way Dedication for Country Lane;

THENCE S 02°16'50" W, 28.79 feet, along the west line of said Right-of-Way Dedication, to a ½" capped iron rod (G&A) set at a northerly corner of said State of Texas Parcel 10;

THENCE S 01°19'13" W, 25.12 feet, along a northerly east line of said State of Texas tract, to the POINT OF BEGINNING and containing approximately 0.009 acres or 403 square feet of land.

Tract II
0.015 Acres or 665 Square Feet

Being all that certain lot, tract or parcel of land situated in the Francis T. Daffau Survey, Abstract Number 287, City of McKinney, Collin County, Texas, being part of that certain tract of land described in deed to MO & Associate, LLC recorded in Instrument Number 20171012001364410 of the Deed Records of Collin, County, Texas, and being more particularly described as follows:

BEGINNING at a ½" capped iron rod (G&A) set on the north line of said MO and Associate, LLC tract, being the northwest corner of a Right-of-Way Dedication for Country lane by separate instrument, and being the southeast corner of Lot 3, Block A, IESI-McKinney Addition No. 2, an addition to the City of McKinney according to the plat thereof recorded in Instrument Number 20170905010004220 of the Plat Records of Collin County, Texas;

THENCE S 07°11'50" W, 95.17 feet, along the west line of said Right-of-Way

Dedication and over and across said MO and Associate, LLC tract, to the northeast corner of a Drainage Easement;

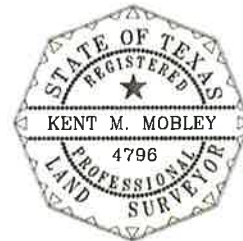
THENCE N 87°26'14" W, 7.02 feet, continuing through said MO and Associate, LLC tract and along the north line of said Drainage Easement;

THENCE N 07°11'50" E, 94.89 feet, continuing through said tract, to a point on the north line thereof and the south line of said Lot 3, Block A, IESI-McKinney Addition No. 2;

THENCE S 89°40'58" E, 7.00 feet, along said line, to the POINT OF BEGINNING and containing approximately 0.015 acres or 665 square feet of land.

Kent M. Mobley 11-19-18
Kent M. Mobley, RPLS
Texas Registration No. 4796

Grantham & Associates, Inc.
6570 Naaman Forest Blvd., Suite 200, LB 2
Garland, Tx. 75044



NUMBER	DIRECTION	DISTANCE
L1	S 45°54'48" W	9.97'
L2	N 01°19'13" E	32.28'
L3	N 02°16'50" E	28.88'
L4	S 87°26'14" E	7.00'
L5	S 02°16'50" W	28.79'
L6	S 01°19'13" W	25.12'
L7	S 07°11'50" W	95.17'
L8	N 87°26'14" W	7.02'
L9	N 07°11'50" E	94.89'
L10	S 89°40'58" E	7.00'

LINE TABLE

PARCEL NO. 10
STATE OF TEXAS
INST. NO. 20160225000213350
D.R.C.C.T.

MO AND ASSOCIATE LLC
INST. NO. 20171012001364410
D.R.C.C.T.

LOT 3
BLOCK A
IES-MCKINNEY ADDITION NO. 2
INST. NO. 20170905010004220
P.R.C.C.T.

LOT 2
BLOCK A

FRANCIS T. NO. 207
DAFFEAU



30 0 30 60
feet
1" = 60'

SLOPE EASEMENT
TRACT I
403 SQ. FT.
0.009 AC.

DRAINAGE EASEMENT
(SEE EXHIBIT 'B')

SLOPE EASEMENT
TRACT II
665 SQ. FT.
0.015 AC.

FM 546

RIGHT OF WAY
(SEE EXHIBIT 'A')

COUNTRY LANE
(FUTURE R.O.W.)

COUNTRY LANE
(VARIABLE WIDTH R.O.W.)

25.0' SANITARY SEWER EASMT.
VOL. 5757 PG. 2358

5/8" IRP

PARCEL 12
STATE OF TEXAS
INST. NO. 20150929001236130
D.R.C.C.T.

SIMPSON MANUFACTURING
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D.R.C.C.T.

NOTE:
BEARINGS HEREIN ARE REFERRED TO
THE TEXAS COORDINATE SYSTEM,
NORTH CENTRAL ZONE NO 4202,
NAD '83

TEXAS SURVEYING FIRM NO. 10127800

LEGEND:

- = PROPOSED R.O.W. LINE
- - - = PROPOSED DRAINAGE OR SLOPE EASEMENT
- = POINT OF BEGINNING
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
- = MONUMENT FOUND
- = 1/2" IRON ROD W/ CAP
- STAMPED G&A



Kent M. Mobley
R.P.L.S. NO. 4796

1304MO SLOPE

11/19/18

MO AND ASSOCIATE, LLC.

SLOPE EASEMENT

EXHIBIT "A"

PAGE 3 OF 3

CITY OF MCKINNEY

COLLIN COUNTY, TEXAS

Grantham & Associates, Inc.

Civil Engineering & Surveying

4570 N. MAIN STREET BLDG. 200, L.A. 2

CARLAND, TEXAS 75414

(972) 844-2233 (TEL)

(972) 844-2233 (FAX)