

ORDINANCE NO. 2021-57

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, DETERMINING A PUBLIC USE, NEED AND NECESSITY FOR THE ACQUISITION OF PROPERTY AND PERMANENT EASEMENTS TO EXPAND A PUBLIC RIGHT OF WAY BEING A 7.307 ACRES TRACT OF LAND SITUATED IN THE J.W. MITCHELL SURVEY, ABSTRACT NO. 589, CITY OF WYLIE, COLLIN COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN ATTACHED EXHIBIT “A,” “A-1,” “A-2,” “A-3,” AND “A-4”; AMONG OTHER THINGS, FACILITATE THE CONSTRUCTION, ACCESS, REPAIR, MAINTENANCE AND REPLACEMENT OF PUBLIC ROADWAY FACILITIES AND RELATED PUBLIC IMPROVEMENTS IN CONNECTION WITH THE EXPANSION OF MCMILLEN ROAD FROM MCCREARY ROAD TO COUNTRY CLUB ROAD IN WYLIE, TEXAS (COLLECTIVELY, THE “PROJECT”) IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS; AUTHORIZING THE INTERIM CITY MANAGER AND CITY ATTORNEY, OR THEIR RESPECTIVE DESIGNEES, TO ACQUIRE THE PROPERTY INCLUDING MAKING INITIAL BONA FIDE OFFERS, AND AUTHORIZING THE CITY ATTORNEY TO FILE PROCEEDINGS IN EMINENT DOMAIN TO CONDEMN THE NEEDED REAL PROPERTY FOR PUBLIC USE, IF NECESSARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wylie, Texas (the “City Council”), upon consideration of this matter, has determined that there is a public need and necessity for the health, safety, and welfare of the City of Wylie and the public at large to acquire the property and four (4) permanent easements attached hereto as Exhibit “A” “A-1,” “A-2,” “A-3,” and “A-4”, being a total of 7.307 acres of land situated in the J.W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, for the public use, among other things, to facilitate the construction, access, repair, maintenance and replacement of public roadway facilities in connection with the expansion of McMillen Road from McCreary Road to Country Club Road in Wylie, Texas (collectively, the “Project”).

WHEREAS, the City Council finds that the description of the Property, attached hereto as Exhibit “A”, to be acquired by eminent domain for the Project complies with applicable law in that the same provides the property owners in and around the area reasonable notice that the owner’s property may be subject to condemnation proceedings during the planning or construction of the Project; and

WHEREAS, the City Council has further investigated and determined that the Project constitutes a public use for a public purpose; and

WHEREAS, the City is required to make an initial offer as defined by and in compliance with Texas Property Code § 21.0111 (“Initial Offer”) and a bona fide offer, as defined by and in compliance with Texas Property Code § 21.0113 (“Bona Fide Offer”) to acquire the Easements on the Property for public use, voluntarily, from the subject landowners prior to moving forward with the acquisition by eminent domain; and

WHEREAS, the City Council now deems it necessary to authorize the City Attorney to initiate condemnation proceedings in order to acquire the necessary Easements.

NOW THEREFORE, BE IT ORDAINED BY THE QUALIFIED VOTERS OR CITY COUNCIL OF THE CITY OF WYLIE, TEXAS THAT:

Section I. The City Council hereby finds and determines that the recitals made in the preamble of this Ordinance are true and correct, and incorporates such recitals the body of this ordinance as if copied in their entirety.

Section II. The City Council of the City Wylie hereby finds and determines that a public use and necessity exists for the Project and authorizes acquisition of the necessary property rights in and to the Property for such purposes, as allowed by law, together with all necessary appurtenances, additions and improvements on, over, under and through those certain lots, tracts or parcels of lands.

Section III. The City Council authorizes the City Attorney or his designee to negotiate for and to acquire the required property rights for the City, and to acquire said rights in compliance with State and any other applicable law. Moreover, the City Attorney, or his designee, is specifically authorized and directed to do each and every act necessary to acquire the needed property rights including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to retain and designate a qualified appraiser of the property interests to be acquired, as well as any other experts or consultants that she deems necessary for the acquisition process and, if necessary, to institute proceedings in eminent domain.

Section IV. The Interim City Manager, or designee, is appointed as negotiator for the acquisition of the needed property interests and, as such, the Interim City Manager or designee is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the City Council for such purpose. Further, the Interim City Manager or designee is specifically authorized to establish the just compensation for the acquisition of the Property. Additionally, if the Interim City Manager or designee determines that an agreement as to damages or compensation cannot be reached, then the City Attorney or designee is hereby authorized and directed to file or cause to be filed, against the owner(s) and interested parties of the needed property interests, proceedings in eminent domain to acquire the above-stated interests in the Property.

Section V. This Ordinance shall become effective immediately upon its passage.


DULY PASSED AND APPROVED this the 14th day of December, 2021.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

APPROVED AS TO FORM:



Richard M. Abernathy, City Attorney

**McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
PARCEL No. 6
McMILLEN ROAD
J.W. MITCHELL SURVEY, ABSTRACT No. 589**

EXHIBIT "A"

Being a 4.665 acre tract of land situated in the J. W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, said 4.665 acre tract of land being a portion of a 39.58 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr., as recorded in County Clerk File No. 98-0004942 of the Deed Records of Collin County, Texas and being more fully described in Volume 1015, Page 46 of the Deed Records of Collin County, Texas, said 4.665 acre tract of land also being a portion of a 0.4562 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr. as recorded in Document No. 20111020001125050 of the Real Property Records of Collin County, Texas, said 4.665 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 39.58 acre tract of land, said 1/2 inch iron rod being the northeast corner of said 0.4562 acre tract of land, said 1/2 inch iron rod being in the south line of a 21.355 acre tract of land (by deed) deeded to Creekside Development, Inc. as recorded in Document No. 20121231001666860 of said Real Property Records of Collin County, Texas, said 1/2 inch iron rod being in McMillen Road (an undedicated right-of-way);

THENCE South 89 degrees 57 minutes 11 seconds East, with the north line of said 39.58 acre tract of land, with the south line of said 21.355 acre tract of land, and with said McMillen Road, a distance of 728.84 to a R.O.W. marker set for corner in the proposed northeasterly right-of-way line of said McMillen Road, said R.O.W. marker being the beginning of a non-tangent curve to the right having a radius of 1,200.00 feet, a central angle of 12 degrees 55 minutes 28 seconds and whose chord bears South 64 degrees 08 minutes 41 seconds East, a distance of 270.11 feet, from which a 1/2 iron rod found for the southeast corner of said 21.355 acre tract of land bears South 89 degrees 57 minutes 11 seconds, a distance of 72.30 feet, said 1/2 inch iron rod found being the southwest corner of a 112.18 acre tract of land (by deed) deeded to Pamela Joe Thronburg as recorded in Document No. 20100416000373400 of said Real Property Records of Collin County, Texas;

THENCE with the proposed northeasterly right-of-way line of said McMillen Road and with said non-tangent curve to the right, an arc length of 270.69 feet to a R.O.W. marker set for corner;

THENCE South 57 degrees 40 minutes 57 seconds East, with the proposed northeasterly right-of-way line of said McMillen Road, passing at a distance of 242.87 feet, a R.O.W. Marker set for reference, in all, a distance of 292.87 feet to a point for corner in a southeasterly line of said 39.58 acre tract of land;

THENCE South 43 degrees 57 minutes 36 seconds West, with a southeasterly line of said 39.58 acre tract of land, a distance of 6.09 feet to a point for corner;

THENCE South 14 degrees 22 minutes 36 seconds West, with a southeasterly line of said 39.58 acre tract of land, a distance of 246.00 feet to a point for corner in the proposed southwesterly right-of-way line of said McMillen Road;

THENCE North 57 degrees 40 minutes 57 seconds West, with the proposed southwesterly right-of-way line of said McMillen Road, passing at a distance of 50.00 feet a R.O.W. marker set for reference, in all, a distance of 580.04 feet to a R.O.W. marker set for the beginning of a curve to the left having a radius of 1,000.00 feet, a central angle of 30 degrees 28 minutes 49 seconds and whose chord bears North 72 degrees 55 minutes 22 seconds West, a distance of 525.73 feet;

THENCE with the proposed southwesterly right-of-way line of said McMillen Road and with said curve to the left, an arc length of 531.98 feet to a R.O.W. marker set for corner;

THENCE North 88 degrees 09 minutes 46 seconds West, with the proposed south right-of-way line of said McMillen Road, a distance of 97.04 feet to a R.O.W. marker set for corner;

THENCE North 89 degrees 57 minutes 11 seconds West, with the proposed south right-of-way line of said McMillen Road, a distance of 64.34 feet to a R.O.W. marker set for corner;

THENCE South 89 degrees 53 minutes 06 seconds West, with the proposed south right-of-way line of said McMillen Road, a distance of 10.95 feet to a R.O.W. marker set for corner in the west line of said 0.4562 acre tract of land, said R.O.W. marker also being the northeast corner of Lot 2X, Block G, Sage Creek North, an addition to the City of Wylie, Collin County, Texas as recorded in Volume 0, Page 56 of the Plat Records of Collin County, Texas;

THENCE North 01 degree 30 minutes 19 seconds West, with the west line of said 0.4562 acre tract of land, a distance of 49.99 feet to a point for the northwest corner of said 0.4562 acre tract of land, said point being in said McMillen Road;

THENCE North 89 degrees 48 minutes 03 seconds East, with the north line of said 0.4562 acre tract of land and with said McMillen Road a distance of 12.23 feet to the **POINT OF BEGINNING** and containing 203,210 square feet or 4.665 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.
- (4) Surveyed on the ground November 2009.

Date: March 31, 2014



Curtis Smith
Registered Professional Land Surveyor
No. 5494

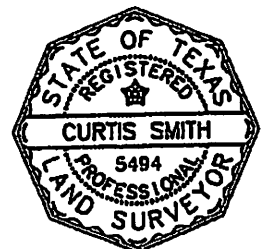


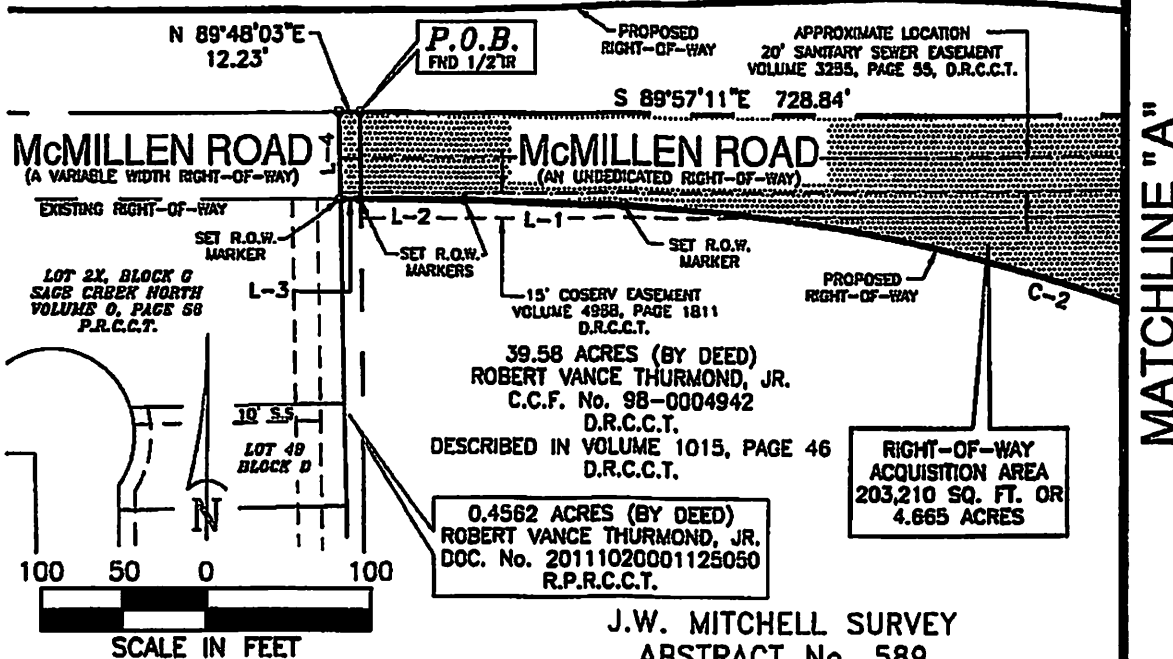
EXHIBIT "B"

PARCEL No. 6

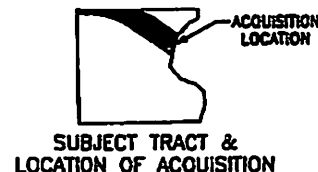
CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-2	1,000.00'	30°28'49"	N 72°55'22"W	525.73'	531.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 88°09'48"W	97.04'
L-2	N 89°57'11"W	64.34'
L-3	S 89°53'06"W	10.95'
L-4	N 01°30'19"W	49.99'

REMAINDER OF
21.355 ACRES (BY DEED)
CRENSIDE DEVELOPMENT, INC.
DOC. No. 20121231001686880
R.P.R.C.C.T.



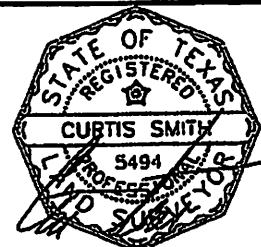
- NOTES:**
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE
 4. SURVEYED ON THE GROUND NOVEMBER 2009.



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
A
RIGHT-OF-WAY ACQUISITION
OUT OF A
39.58 ACRE TRACT OF LAND & A
0.4562 ACRE TRACT OF LAND
SITUATED IN THE
J.W. MITCHELL SURVEY, ABSTRACT No. 589
CITY OF WYLIE, COLLIN COUNTY, TEXAS
AS RECORDED IN
C.C.F. NO. 98-0004942 & DOC. NO. 20111020001125050
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
ACQUISITION AREA: 203,210 SQUARE FEET OR 4.665 ACRES

JOB No. 0803-3558

DRAWN BY: JLC

CAD FILE: QS ROW.DWG

DATE: MARCH 31, 2014

EXHIBIT B PAGE 1 OF 3

SCALE: 1" = 100'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494
TEXAS FIRM No. 10108900

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-498-1424 FAX 817-498-1768

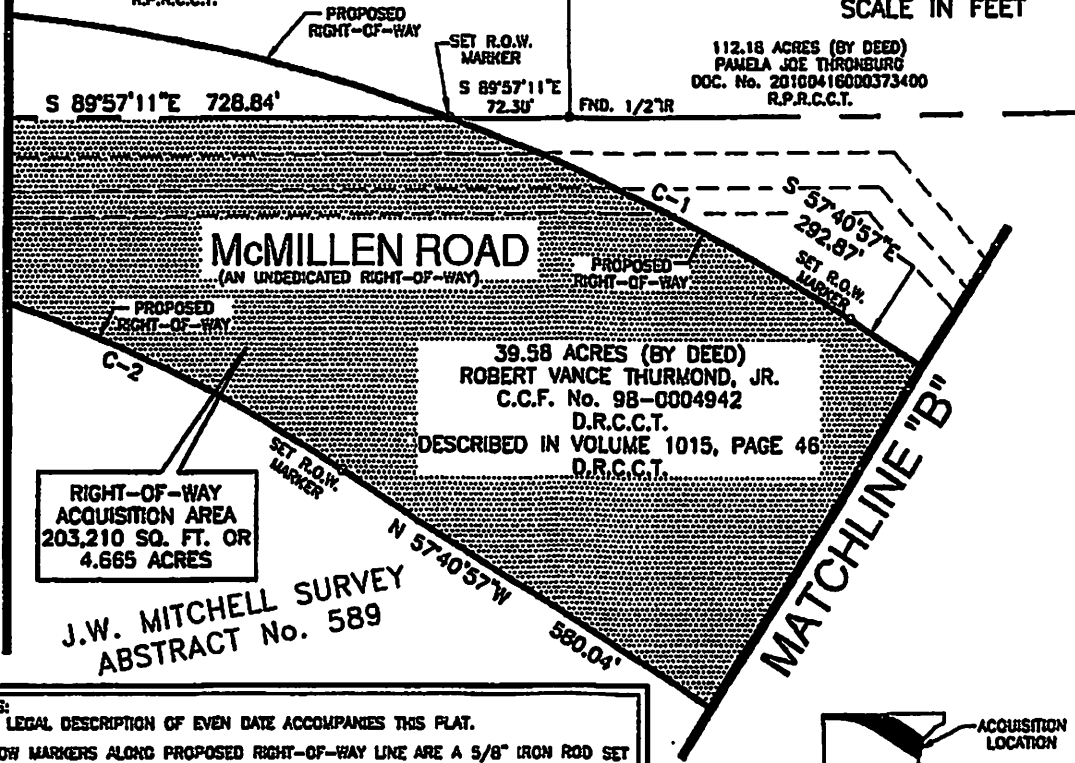
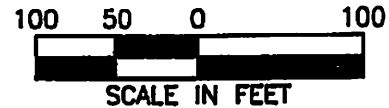
EXHIBIT "B"

PARCEL No. 6

CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-1	1,200.00'	12°55'28"	S 64°08'41"E	270.11'	270.69'
C-2	1,000.00'	30°28'49"	N 72°55'22"W	525.73'	531.98'

MATCHLINE "A"

REMAINDER OF
21.395 ACRES (BY DEED)
CREEKSIDE DEVELOPMENT, INC.
DOC. No. 20121231001665880
R.P.R.C.C.T.



112.18 ACRES (BY DEED)
PAMELA JOE THRONBURG
DOC. No. 20100416000373400
R.P.R.C.C.T.

McMILLEN ROAD
(AN UNDEDICATED RIGHT-OF-WAY)

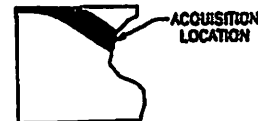
39.58 ACRES (BY DEED)
ROBERT VANCE THURMOND, JR.
C.C.F. No. 98-0004942
D.R.C.C.T.
DESCRIBED IN VOLUME 1015, PAGE 46
D.R.C.C.T.

RIGHT-OF-WAY
ACQUISITION AREA
203,210 SQ. FT. OR
4.665 ACRES

J.W. MITCHELL SURVEY
ABSTRACT No. 589

MATCHLINE "B"

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "CORRONDONA" UNLESS OTHERWISE NOTED.
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 4. SURVEYED ON THE GROUND NOVEMBER 2009.



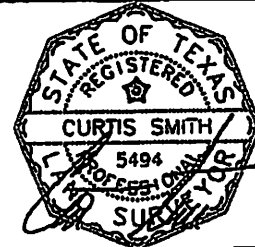
SUBJECT TRACT &
LOCATION OF ACQUISITION



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
RIGHT-OF-WAY ACQUISITION
OUT OF A
39.58 ACRE TRACT OF LAND & A
0.4562 ACRE TRACT OF LAND
SITUATED IN THE
J.W. MITCHELL SURVEY, ABSTRACT No. 589
CITY OF WYLIE, COLLIN COUNTY, TEXAS
AS RECORDED IN
C.C.F. NO. 98-0004942 & DOC. NO. 20111020001125050
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
ACQUISITION AREA: 203,210 SQUARE FEET OR 4.665 ACRES

JOB No. 0903-3968

DRAWN BY: JLC

CAD FILE: QS ROW.DWG

DATE: MARCH 31, 2014

EXHIBIT B PAGE 2 OF 3

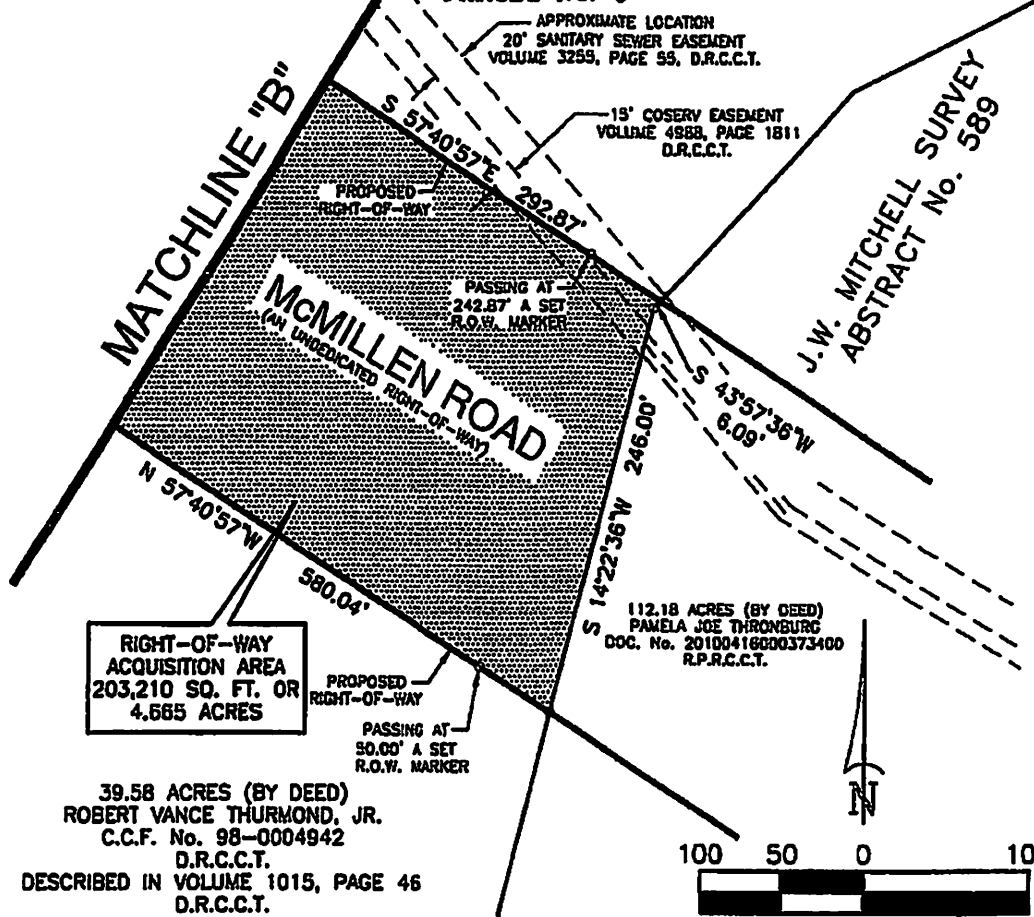
SCALE: 1" = 100'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10105900

CORRONDONA & ASSOCIATES, INC. • 7324 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-488-1424 FAX 817-488-1788

EXHIBIT "B"

PARCEL No. 6



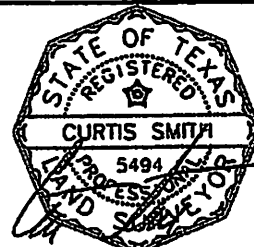
- NOTES:
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 4. SURVEYED ON THE GROUND NOVEMBER 2009.



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
A
RIGHT-OF-WAY ACQUISITION
OUT OF A
39.58 ACRE TRACT OF LAND & A
0.4962 ACRE TRACT OF LAND
SITUATED IN THE
J.W. MITCHELL SURVEY, ABSTRACT No. 589
CITY OF WYLIE, COLLIN COUNTY, TEXAS
AS RECORDED IN
C.C.F. NO. 98-0004942 & DOC. NO. 20111020001125050
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD

ACQUISITION AREA: 203,210 SQUARE FEET OR 4.665 ACRES

JOB No. 0903-3588

DRAWN BY: JLC

CAD FILE: 05 ROW.DWG

DATE: MARCH 31, 2014

EXHIBIT B PAGE 3 OF 3

SCALE: 1" = 100'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10108900

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX, 76118 • 817-498-1424 FAX 817-498-1768

**McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
PARCEL No. 6 PE PART 1
McMILLEN ROAD
J.W. MITCHELL SURVEY, ABSTRACT No. 589**

EXHIBIT "A-1"

Being a permanent drainage easement situated in the J. W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, said permanent drainage easement being a portion of a 39.58 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr., as recorded in County Clerk File No. 98-0004942 of the Deed Records of Collin County, Texas and being more fully described in Volume 1015, Page 46 of the Deed Records of Collin County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said 39.58 acre tract of land, said 1/2 inch iron rod being the northeast corner of a 0.4562 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr. as recorded in Document No. 20111020001125050 of the Real Property Records of Collin County, Texas, said 1/2 inch iron rod being in the south line of a 21.355 acre tract of land (by deed) deeded to Creekside Development, Inc. as recorded in Document No. 20121231001666860 of said Real Property Records of Collin County, Texas, said 1/2 inch iron rod being in McMillen Road (an undedicated right-of-way); **THENCE** South 89 degrees 57 minutes 11 seconds East, with the north line of said 39.58 acre tract of land, with the south line of said 21.355 acre tract of land, and with said McMillen Road, a distance of 728.84 to a R.O.W. marker set for corner in the proposed northeasterly right-of-way line of said McMillen Road, said R.O.W. marker being the beginning of a non-tangent curve to the right having a radius of 1,200.00 feet, a central angle of 12 degrees 55 minutes 28 seconds and whose chord bears South 64 degrees 08 minutes 41 seconds East, a distance of 270.11 feet, from which a 1/2 iron rod found for the southeast corner of said 21.355 acre tract of land bears South 89 degrees 57 minutes 11 seconds East, a distance of 72.30 feet, said 1/2 inch iron rod found being the southwest corner of a 112.18 acre tract of land (by deed) deeded to Pamela Joe Thronburg as recorded in Document No. 20100416000373400 of said Real Property Records of Collin County, Texas; **THENCE** with the proposed northeasterly right-of-way line of said McMillen Road and with said non-tangent curve to the right, an arc length of 270.69 feet to a R.O.W. marker set for corner; **THENCE** South 57 degrees 40 minutes 57 seconds East, with the proposed northeasterly right-of-way line of said McMillen Road, passing at a distance of 242.87 feet, a R.O.W. Marker set for reference, in all, a distance of 292.87 feet to a point for corner in a southeasterly line of said 39.58 acre tract of land; **THENCE** South 43 degrees 57 minutes 36 seconds West, with a southeasterly line of said 39.58 acre tract of land, a distance of 6.09 feet to a point for corner; **THENCE** South 14 degrees 22 minutes 36 seconds West, with a southeasterly line of said 39.58 acre tract of land, a distance of 246.00 feet to the **POINT OF BEGINNING** of the herein described permanent drainage easement, said point being in the proposed southwesterly right-of-way line of said McMillen Road;

THENCE South 14 degrees 22 minutes 36 seconds West, with a southeasterly line of said 39.58 acre tract of land, a distance of 124.00 feet to a point for an angle point in the southeasterly line of said 39.58 acre tract of land;

THENCE North 45 degrees 29 minutes 45 seconds West, a distance of 63.44 feet to a point for corner;

THENCE North 14 degrees 22 minutes 36 seconds East, a distance of 53.61 feet to a point for corner;

THENCE North 27 degrees 40 minutes 57 seconds West, a distance of 107.15 feet to a point for corner in the proposed southwesterly right-of-way line of said McMillen Road;

THENCE South 57 degrees 40 minutes 57 seconds East, with the proposed southwesterly right-of-way line of said McMillen Road, passing at a distance of 83.12 feet, a R.O.W. Marker set for reference, in all, a distance of 133.12 feet to the **POINT OF BEGINNING** and containing 8,439 square feet or 0.194 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.
- (4) Surveyed on the ground November 2009.

Date: December 20, 2018



Curtis Smith
Registered Professional Land Surveyor
No. 5494

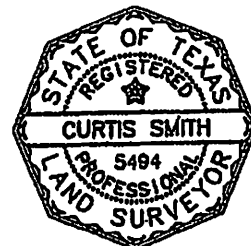
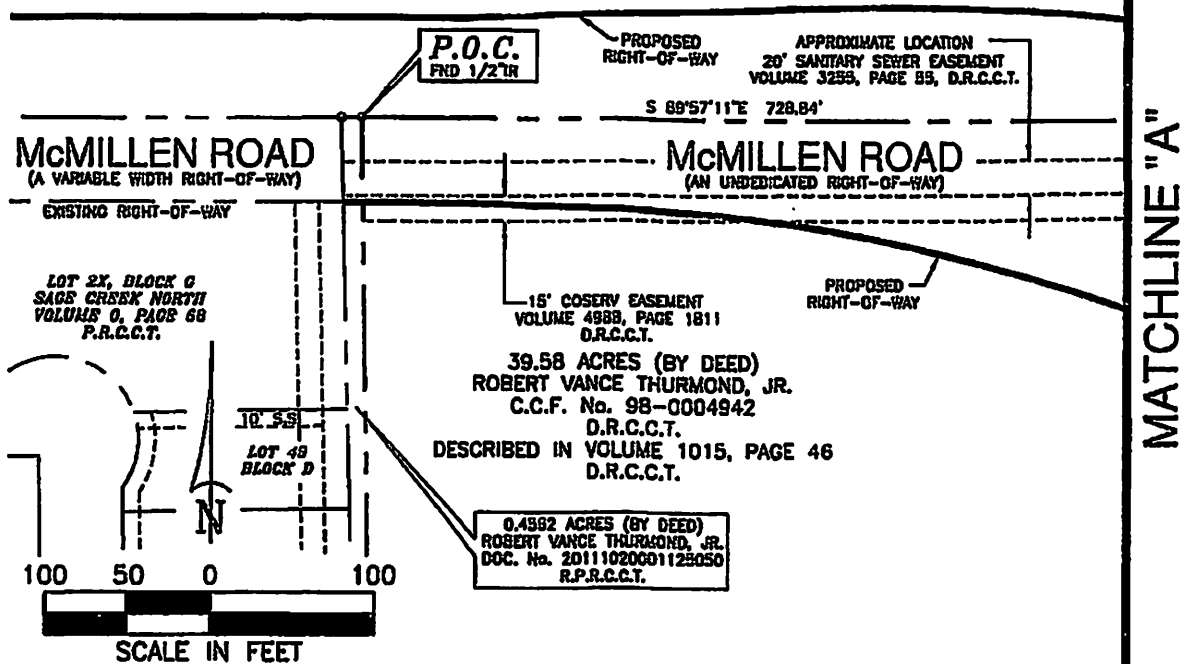


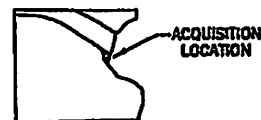
EXHIBIT "B" to "A-1"
PARCEL No. 6 PF PART 1

J.W. MITCHELL SURVEY
ABSTRACT No. 589

REMAINDER OF
21.355 ACRES (BY DEED)
CREEKSIDE DEVELOPMENT, INC.
DOC. No. 20121231001666660
R.P.R.C.C.T.



- NOTES:**
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "CORRONDONA" UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
 4. SURVEYED ON THE GROUND NOVEMBER 2009.



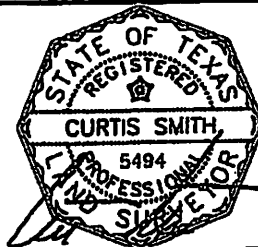
**SUBJECT TRACT &
LOCATION OF ACQUISITION**



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
A
PERMANENT DRAINAGE EASEMENT
OUT OF A
39.58 ACRE TRACT OF LAND
SITUATED IN THE
J.W. MITCHELL SURVEY, ABSTRACT No. 589
CITY OF WYLIE, COLLIN COUNTY, TEXAS
AS RECORDED IN
C.C.F. NO. 98-0004942
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD

ACQUISITION AREA: 8,439 SQUARE FEET OR 0.194 ACRES

JOB No. 0903-3568

DRAWN BY: JLC

CAD FILE: 08 GRAN-PT1.DWG

DATE: DECEMBER 20, 2018

EXHIBIT B PAGE 1 OF 3

SCALE: 1" = 100'

CURTIS SMITH

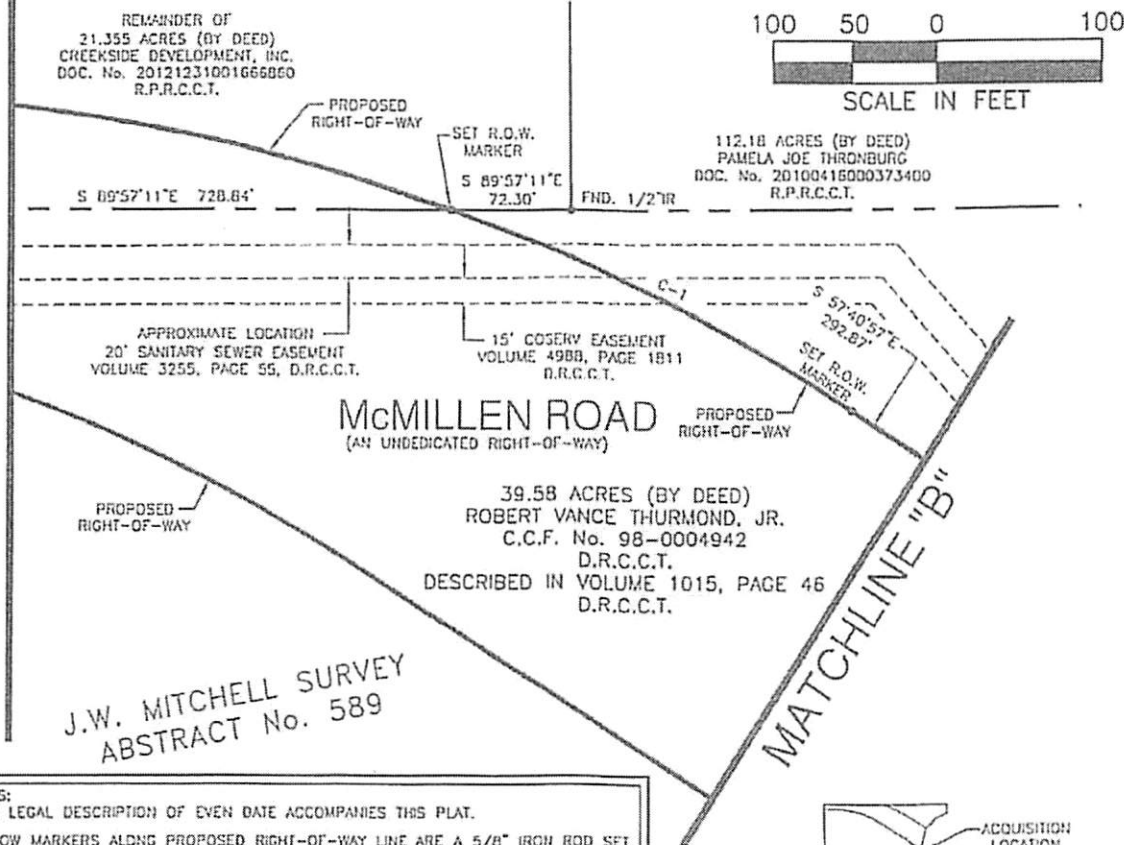
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10108900

CORRONDONA & ASSOCIATES, INC. • 7824 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-498-1424 FAX 817-498-1788

EXHIBIT "B" to "A-1"
PARCEL No. 6 PE PART 1

CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-1	1,200.00'	12°55'28"	S 64°08'41"E	270.11'	270.69'

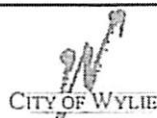
MATCHLINE "A"



J.W. MITCHELL SURVEY
 ABSTRACT No. 589

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "CORRONDONA" UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
 4. SURVEYED ON THE GROUND NOVEMBER 2009.

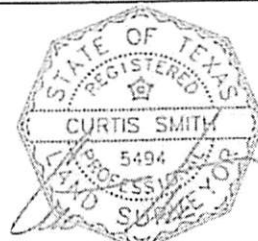
SUBJECT TRACT &
 LOCATION OF ACQUISITION



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
 A
 PERMANENT DRAINAGE EASEMENT
 OUT OF A
 39.58 ACRE TRACT OF LAND
 SITUATED IN THE
 J.W. MITCHELL SURVEY, ABSTRACT No. 589
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 AS RECORDED IN
 C.C.F. NO. 98-0004942
 REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD

ACQUISITION AREA: 8,439 SQUARE FEET OR 0.194 ACRES

JOB No. 0903-3568

DRAWN BY: JLC

CAD FILE: 06 DRAIN-PT1.DWG

DATE: DECEMBER 20, 2018

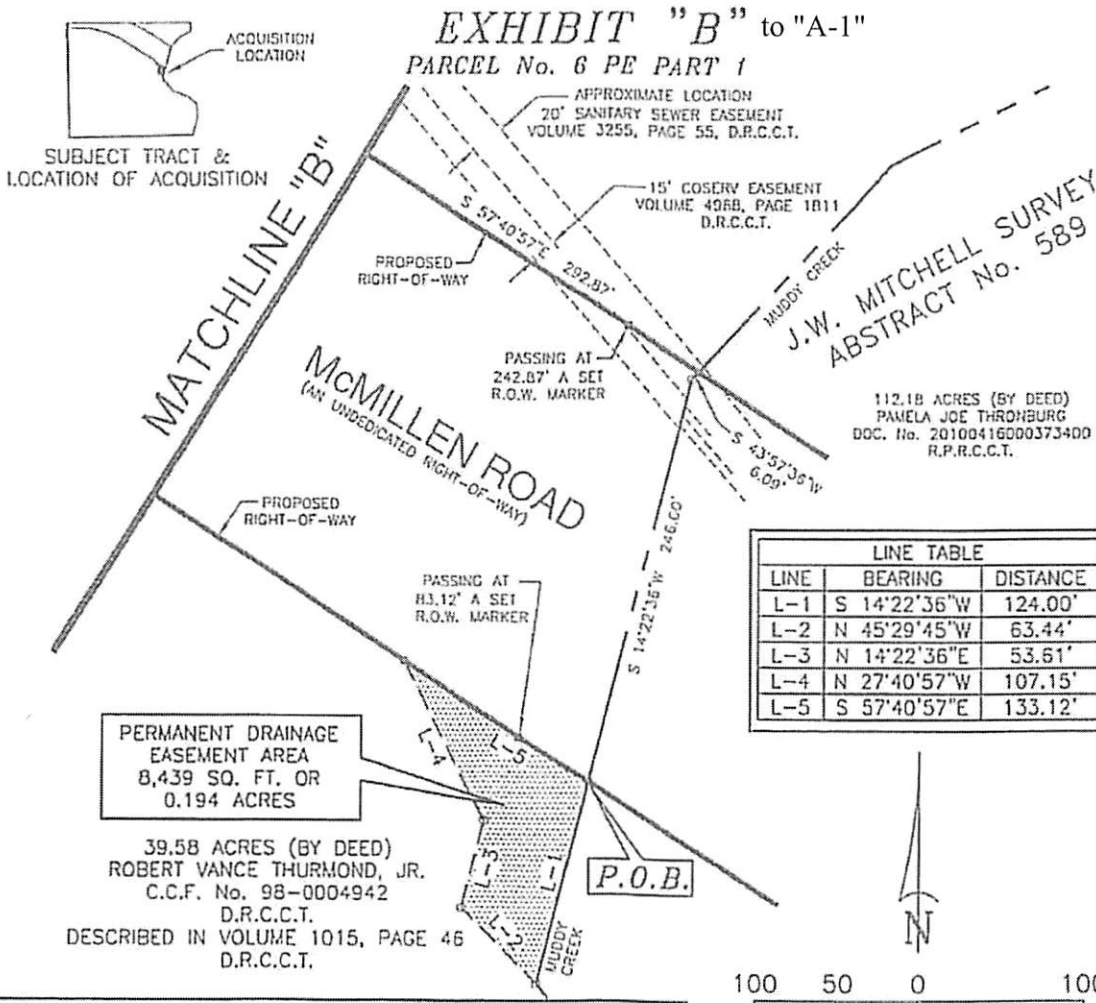
EXHIBIT B PAGE 2 OF 3

SCALE: 1" = 100'

CURTIS SMITH

REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5494 TEXAS FIRM No. 10106900

CORRONDONA & ASSOCIATES, INC. • 7524 JACK HEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768



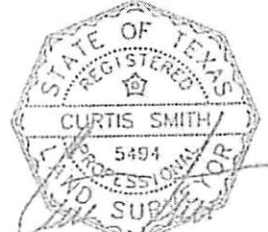
- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "CORRONDONA" UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE
 4. SURVEYED ON THE GROUND NOVEMBER 2009.



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
 A
 PERMANENT DRAINAGE EASEMENT
 OUT OF A
 39.58 ACRE TRACT OF LAND
 SITUATED IN THE
 J.W. MITCHELL SURVEY, ABSTRACT No. 589
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 AS RECORDED IN
 C.C.F. NO. 98-0004942
 REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
 ACQUISITION AREA: 8,439 SQUARE FEET OR 0.194 ACRES
 JOB No. 0903-3558 DRAWN BY: JLC CAD FILE: 05 DRAIN-PT1.DWG
 DATE: DECEMBER 20, 2018 EXHIBIT B PAGE 3 OF 3 SCALE: 1" = 100'
 CURTIS SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5494 TEXAS FIRM No. 10106900
 CORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

**McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
PARCEL No. 6 PE PART 2
McMILLEN ROAD
J.W. MITCHELL SURVEY, ABSTRACT No. 589**

EXHIBIT "A-2"

Being a permanent drainage easement situated in the J. W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, said permanent drainage easement being a portion of a 39.58 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr., as recorded in County Clerk File No. 98-0004942 of the Deed Records of Collin County, Texas and being more fully described in Volume 1015, Page 46 of said Deed Records of Collin County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the north line of said 39.58 acre tract of land, said 1/2 inch iron rod being the southeast corner of a 21.355 acre tract of land (by deed) deeded to Creekside Development, Inc. as recorded in Document No. 20121231001666860 of the Real Property Records of Collin County, Texas, said 1/2 inch iron rod being the southwest corner of a 112.18 acre tract of land (by deed) deeded to Pamela Joe Thronburg as recorded in Document No. 20100416000373400 of said Real Property Records of Collin County, Texas, said 1/2 inch iron rod found also being in McMillen Road (an undedicated right-of-way); **THENCE** North 89 degrees 57 minutes 11 seconds West, with the north line of said 39.58 acre tract of land, with the south line of said 21.355 acre tract of land and with said McMillen Road, a distance of 72.30 feet to a R.O.W. marker set for corner in the proposed north right-of-way line of McMillen Road; **THENCE** North 89 degrees 57 minutes 11 seconds West, with the north line of said 39.58 acre tract of land, with the south line of said 21.355 acre tract of land and with said McMillen Road, a distance of 728.84 to a 1/2 inch iron rod found for the northwest corner of said 39.58 acre tract of land, said 1/2 inch iron rod being the northeast corner of a 0.4562 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr. as recorded in Document No. 20111020001125050 of said Real Property Records of Collin County, Texas; **THENCE** South 01 degree 01 minute 39 seconds East, with the west line of said 39.58 acre tract of land and with the east line of said 0.4562 acre tract of land, a distance of 50.00 feet to a point for corner in the proposed south right-of-way line of said McMillen Road; **THENCE** South 89 degrees 57 minutes 11 seconds East, with the proposed south right-of-way line of said McMillen Road, a distance of 63.48 feet to a R.O.W. Marker set for corner; **THENCE** South 88 degrees 09 minutes 46 seconds East, with the proposed south right-of-way line of said McMillen Road, a distance of 97.04 feet to a R.O.W. Marker set for the beginning of a curve to the right having a radius of 1,000.00 feet, a central angle of 12 degrees 26 minutes 05 seconds and whose chord bears South 81 degrees 56 minutes 44 seconds East, a distance of 216.60 feet; **THENCE** with the proposed south right-of-way line of said McMillen Road and with said curve to the right, an arc length of 217.02 feet to the **POINT OF BEGINNING** of the herein described permanent drainage easement, said point being the beginning of a curve to right having a radius of 1,000.00 feet, a central angle of 18 degrees 02 minutes 45 seconds and whose chord bears South 66 degrees 42 minutes 19 seconds East, a distance of 313.66 feet;

THENCE with the proposed south right-of-way line of said McMillen Road and with said curve to the right, an arc length of 314.96 feet to a R.O.W. Marker set for corner;

THENCE South 57 degrees 40 minutes 57 seconds East, with the proposed south right-of-way line of said McMillen Road, a distance of 60.47 feet to a point for corner;


THENCE North 87 degrees 40 minutes 57 seconds West, a distance of 345.24 feet to a point for corner;

THENCE North 02 degrees 19 minutes 03 seconds East, a distance of 142.52 feet to the **POINT OF BEGINNING** and containing 28,680 square feet or 0.658 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.
- (4) Surveyed on the ground November 2009.

Date: March 31, 2014



Curtis Smith
Registered Professional Land Surveyor
No. 5494



EXHIBIT "B" to "A-2"

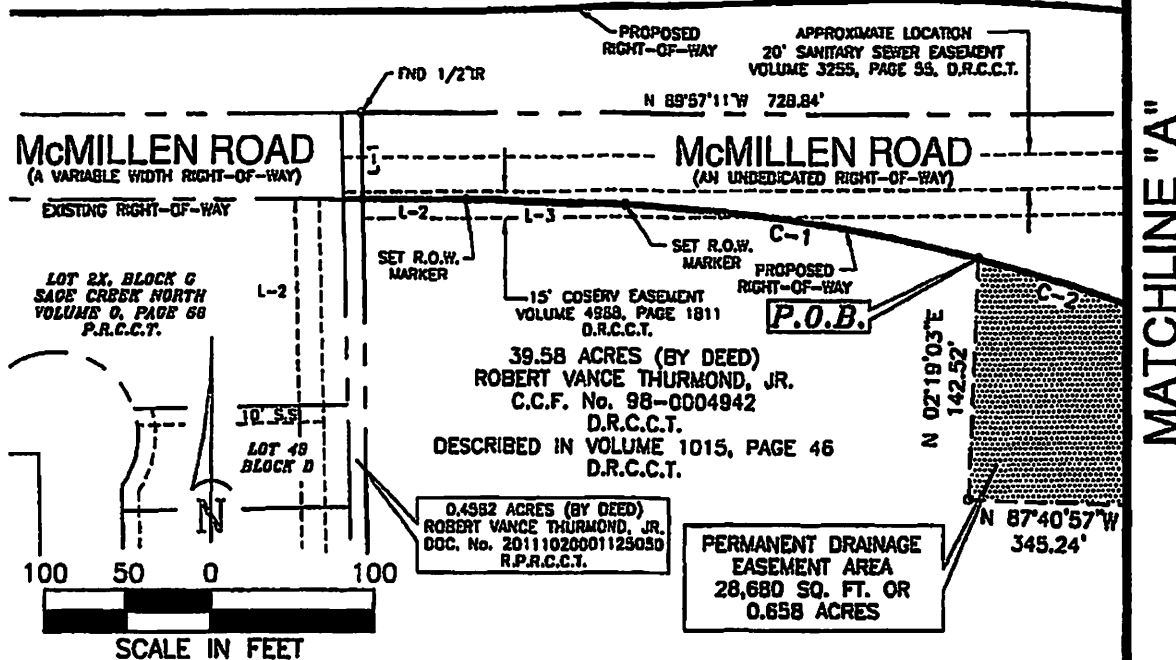
PARCEL No. 6 PE PART 2

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 01°01'39"E	50.00'
L-2	S 89°57'11"E	63.48'
L-3	S 88°09'46"E	97.04'

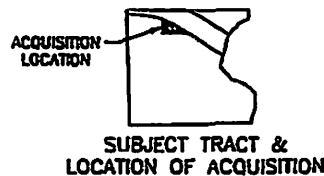
CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-1	1,000.00'	12°26'05"	S 81°56'44"E	216.60'	217.02'
C-2	1,000.00'	18°02'45"	S 66°42'19"E	313.66'	314.96'

REMAINDER OF
21.355 ACRES (BY DEED)
CREEKSIDE DEVELOPMENT, INC.
DCC. No. 20121231601666880
R.P.R.C.C.T.

J.W. MITCHELL SURVEY
ABSTRACT No. 589



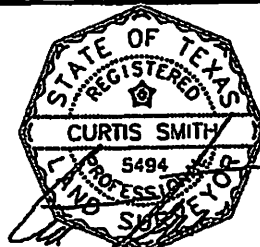
- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GERRONDONA" UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
 4. SURVEYED ON THE GROUND NOVEMBER 2009.



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
A
PERMANENT DRAINAGE EASEMENT
OUT OF A
39.58 ACRE TRACT OF LAND
SITUATED IN THE
J.W. MITCHELL SURVEY, ABSTRACT No. 589
CITY OF WYLIE, COLLIN COUNTY, TEXAS
AS RECORDED IN
C.C.F. NO. 98-0004942
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
ACQUISITION AREA: 28,680 SQUARE FEET OR 0.658 ACRES

JOB No. 0803-3568

DRAWN BY JLC

CAD FILE: 08 DRAIN-PT1.DWG

DATE: MARCH 31, 2014

EXHIBIT B PAGE 2 OF 2

SCALE: 1" = 100'

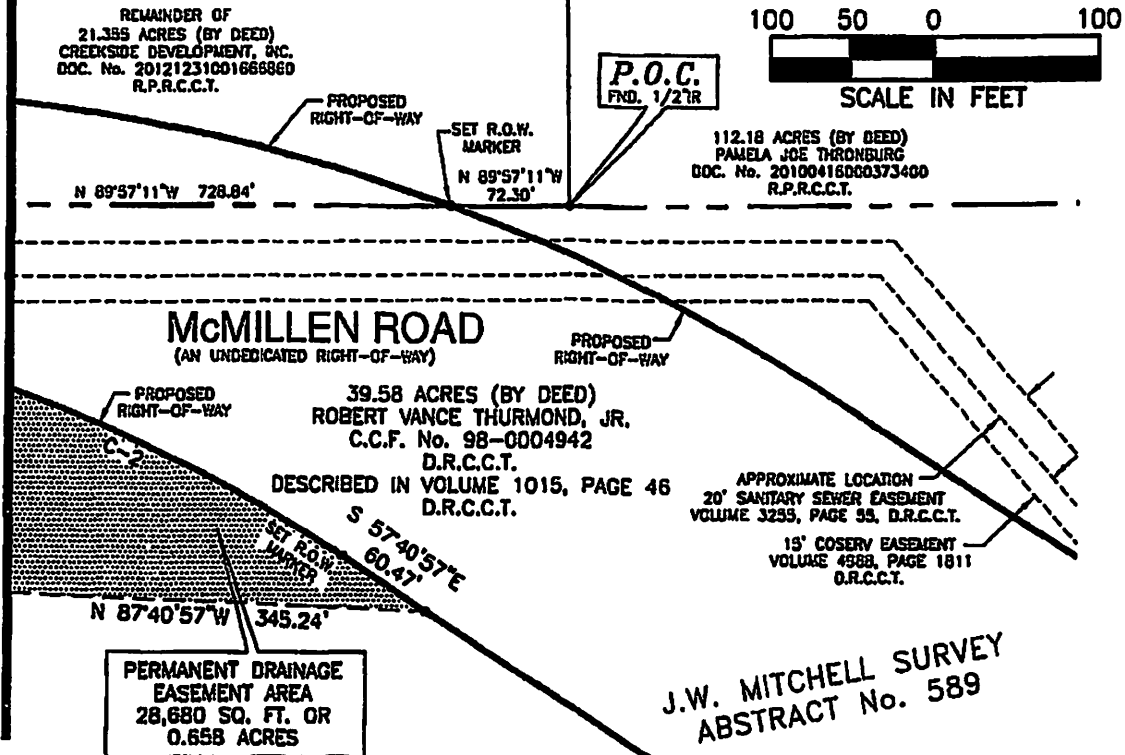
CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106800

GERRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-486-1424 FAX 817-486-1768

EXHIBIT "B" to "A-2"
PARCEL No. 6 PE PART 2

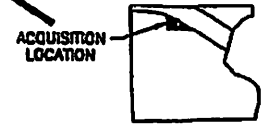
CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-2	1000.00'	18°02'45"	S 66°42'19"E	313.86'	314.98'

MATCHLINE "A"



- NOTES:**
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
 4. SURVEYED ON THE GROUND NOVEMBER 2009.

J.W. MITCHELL SURVEY
 ABSTRACT No. 589



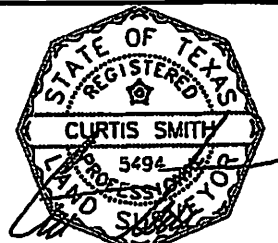
SUBJECT TRACT &
 LOCATION OF ACQUISITION



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
 A
 PERMANENT DRAINAGE EASEMENT
 OUT OF A
 39.58 ACRE TRACT OF LAND
 SITUATED IN THE
 J.W. MITCHELL SURVEY, ABSTRACT No. 589
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 AS RECORDED IN
 C.C.F. NO. 98-0004942
 REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD		
ACQUISITION AREA: 28,680 SQUARE FEET OR 0.658 ACRES		
JOB No. 0803-3888	DRAWN BY: JLC	CAD FILE: 08 DRAIN-PT1.DWG
DATE: MARCH 31, 2014	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 100'
CORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-498-1424 FAX 817-498-1788		

**McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
PARCEL No. 6 PE PART 3
McMILLEN ROAD
J.W. MITCHELL SURVEY, ABSTRACT No. 589**

EXHIBIT "A-3"

Being a permanent drainage and roadway easement situated in the J. W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, said permanent drainage and roadway easement being a portion of a 39.58 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr., as recorded in County Clerk File No. 98-0004942 of the Deed Records of Collin County, Texas and being more fully described in Volume 1015, Page 46 of the Deed Records of Collin County, Texas, said permanent drainage and roadway easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said 39.58 acre tract of land, said 1/2 inch iron rod being the northeast corner of a 0.4562 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr. as recorded in Document No. 20111020001125050 of the Real Property Records of Collin County, Texas, said 1/2 inch iron rod being in the south line of Creekside Estates, Phase IX, an addition to the City of Wylie, Collin County, Texas as recorded in Document No. 2017-299 of the Map Records of Collin County, Texas, said 1/2 inch iron rod being in McMillen Road (a variable width right-of-way); **THENCE** South 89 degrees 57 minutes 11 seconds East, with the north line of said 39.58 acre tract of land, with the south line of said Creekside Estates, Phase IX, and with said McMillen Road, a distance of 728.84 to a R.O.W. Marker set for the **POINT OF BEGINNING** of the herein described permanent drainage easement, said R.O.W. Marker being the intersection of the proposed northeasterly right-of-way line of said McMillen Road with the existing south right-of-way line of said McMillen Road;

THENCE South 89 degrees 57 minutes 11 seconds East, with the north line of said 39.58 acre tract of land, with the south line of said Creekside Estates, Phase IX and with said McMillen Road, a distance of 72.30 feet to a 1/2 inch iron rod found for the southeast corner of said Creekside Estates, Phase IX, said 1/2 inch iron rod being the most westerly southwest corner of a 112.18 acre tract of land (by deed) deeded to Pamela Joe Thronburg as recorded in Document No. 20100416000373400 of said Real Property Records of Collin County, Texas;

THENCE North 89 degrees 27 minutes 47 seconds East, with the north line of said 39.58 acre tract of land and with the westerly line of said 112.18 acre tract of land, a distance of 404.37 feet to a point for corner;

THENCE South 32 degrees 17 minutes 14 seconds East, a distance of 209.06 feet to a point for corner in the easterly line of said 39.58 acre tract of land, said point being in Muddy Creek;

THENCE South 43 degrees 57 minutes 36 seconds West, with the easterly line of said 39.58 acre tract of land and with said Muddy Creek, a distance of 140.81 feet to a point for the intersection of the easterly line of said 39.58 acre tract of land with the proposed northeasterly right-of-way line of said McMillen Road;

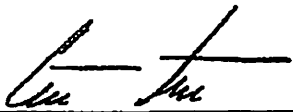
THENCE North 57 degrees 40 minutes 57 seconds West, with the proposed northeasterly right-of-way line of said McMillen Road, passing at a distance of 50.00 feet a R.O.W. marker set for reference, in all, a distance of 292.87 feet to a R.O.W. marker set for the beginning of a curve to the left having a radius of 1,200.00 feet, a central angle of 12 degrees 55 minutes 28 seconds and whose chord bears North 64 degrees 08 minutes 41 seconds West, a distance of 270.11 feet;

THENCE with the proposed northeasterly right-of-way line of said McMillen Road and with said curve to the left, an arc length of 270.69 feet to the **POINT OF BEGINNING** and containing 74,626 square feet or 1.713 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.
- (4) Surveyed on the ground November 2009.

Date: December 19, 2018



Curtis Smith
Registered Professional Land Surveyor
No. 5494

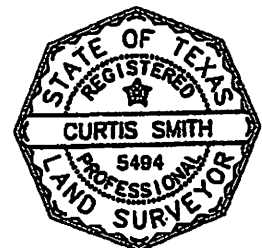
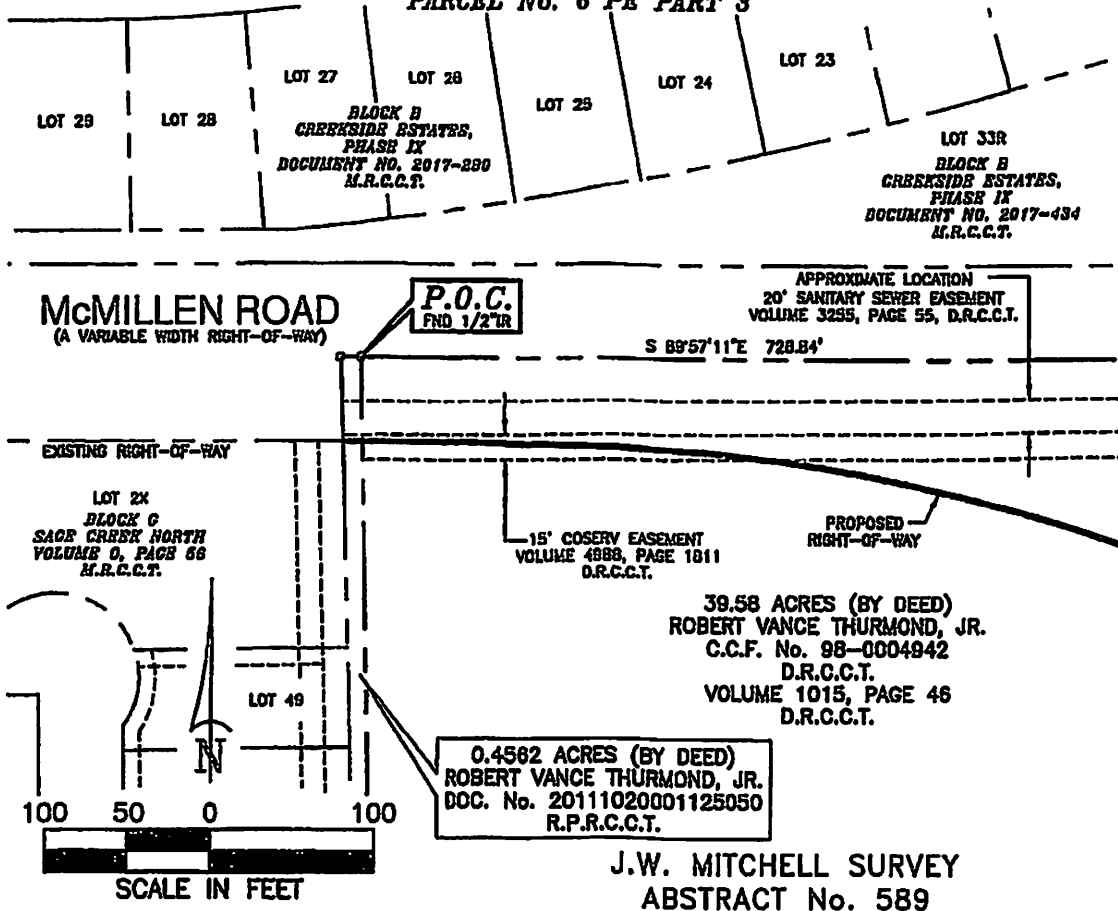


EXHIBIT "B" to "A-3"

PARCEL No. 6 PE PART 3



- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE
 4. SURVEYED ON THE GROUND NOVEMBER 2009.



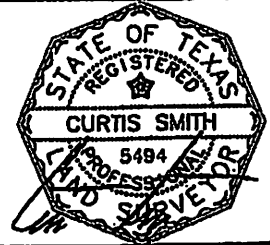
SUBJECT TRACT &
LOCATION OF ACQUISITION



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
PERMANENT DRAINAGE & ROADWAY EASEMENT
OUT OF A
39.58 ACRE TRACT OF LAND
SITUATED IN THE
J.W. MITCHELL SURVEY, ABSTRACT No. 589
CITY OF WYLIE, COLLIN COUNTY, TEXAS
AS RECORDED IN
C.C.F. NO. 98-0004942
DEED RECORDS OF COLLIN COUNTY, TEXAS

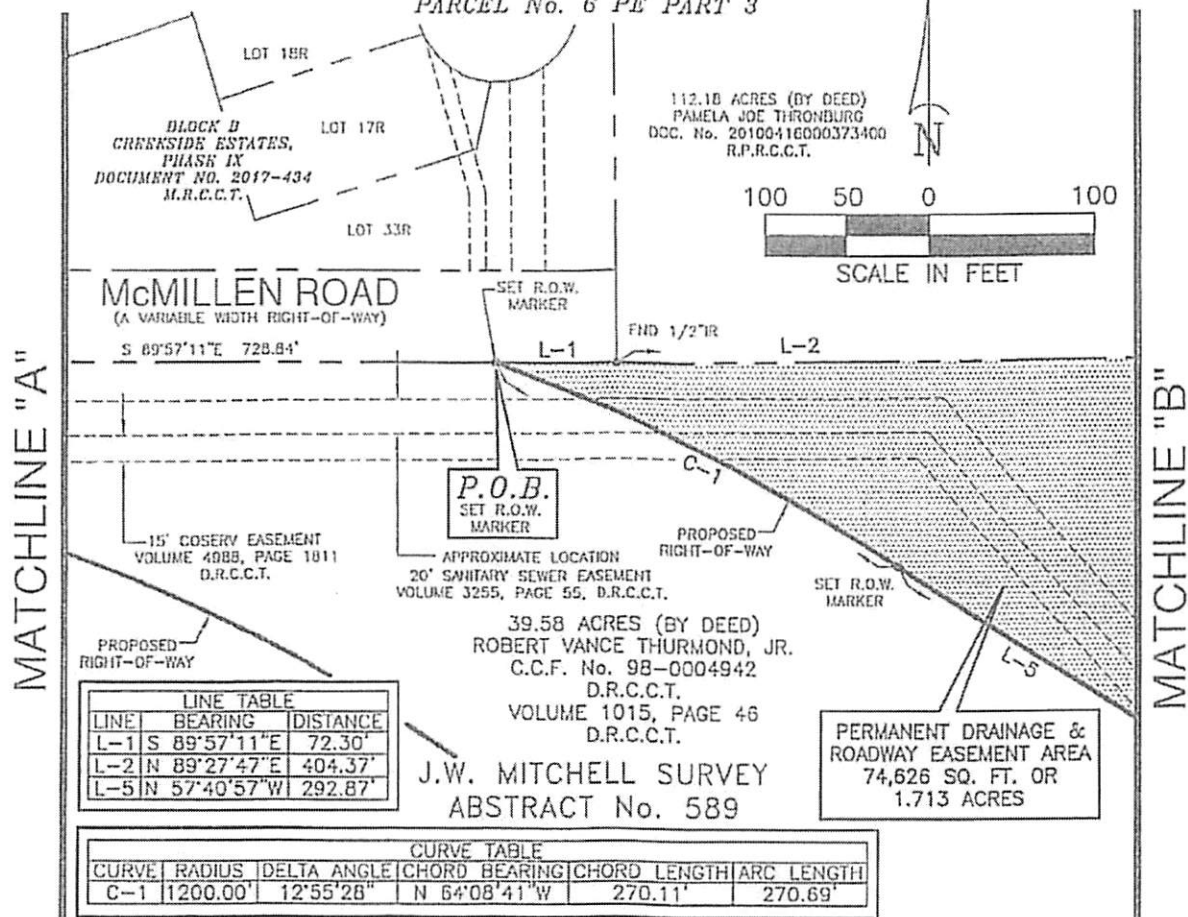


PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD		
ACQUISITION AREA: 74,626 SQUARE FEET OR 1.713 ACRES		
JOB No. 0803-3988	DRAWN BY: RCS	CAD FILE: 08 PE PT4.DWG
DATE: DECEMBER 19, 2018	EXHIBIT B PAGE 1 OF 3	SCALE: 1" = 100'
GORRONDONA & ASSOCIATES, INC. • 7324 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX 78118 • 817-488-1424 FAX 817-488-1788		

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10108800

EXHIBIT "B" to "A-3"

PARCEL No. 6 PE PART 3

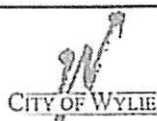


NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
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4. SURVEYED ON THE GROUND NOVEMBER 2009.



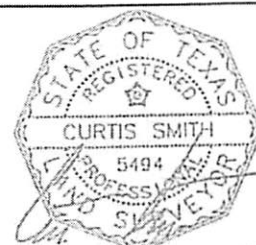
SUBJECT TRACT & LOCATION OF ACQUISITION



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
A
PERMANENT DRAINAGE & ROADWAY EASEMENT
OUT OF A
39.58 ACRE TRACT OF LAND
SITUATED IN THE
J.W. MITCHELL SURVEY, ABSTRACT No. 589
CITY OF WYLIE, COLLIN COUNTY, TEXAS
AS RECORDED IN
C.C.F. NO. 98-0004942
DEED RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD

ACQUISITION AREA: 74,626 SQUARE FEET OR 1.713 ACRES

JOB No. 0903-3568

DRAWN BY: RCS

CAD FILE: 06 PE PT4.DWG

DATE: DECEMBER 19, 2018

EXHIBIT B PAGE 2 OF 3

SCALE: 1" = 100'

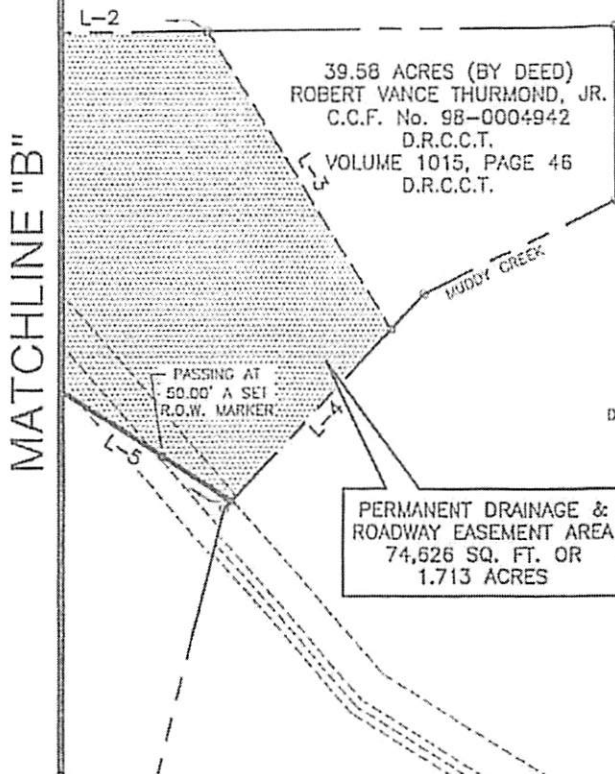
CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10105900

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B" to "A-3"
PARCEL No. 6 PE PART 3

112.18 ACRES (BY DEED)
 PAMELA JOE THRONBURG
 DOC. No. 20100416000373400
 R.P.R.C.C.T.

J.W. MITCHELL SURVEY
ABSTRACT No. 589

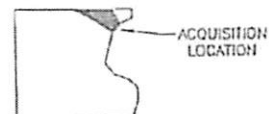
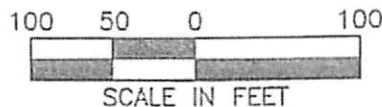


LINE TABLE		
LINE	BEARING	DISTANCE
L-2	N 89°27'47"E	404.37'
L-3	S 32°17'14"E	209.06'
L-4	S 43°57'36"W	140.81'
L-5	N 57°40'57"W	292.87'

112.18 ACRES (BY DEED)
 PAMELA JOE THRONBURG
 DOC. No. 20100416000373400
 R.P.R.C.C.T.

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND NOVEMBER 2009.



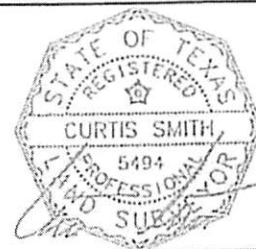
SUBJECT TRACT &
 LOCATION OF ACQUISITION



City of Wylie

309 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
 A
 PERMANENT DRAINAGE & ROADWAY EASEMENT
 OUT OF A
 39.58 ACRE TRACT OF LAND
 SITUATED IN THE
 J.W. MITCHELL SURVEY, ABSTRACT No. 589
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 AS RECORDED IN
 C.C.F. NO. 98-0004942
 DEED RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
 ACQUISITION AREA: 74,626 SQUARE FEET OR 1.713 ACRES

JOB No. 0903-3568

DRAWN BY: RCS

CAD FILE: 06 PE PT4.DWG

DATE: DECEMBER 19, 2018

EXHIBIT B PAGE 3 OF 3

SCALE: 1" = 100'

CURTIS SMITH
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

**McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
PARCEL No. 6 PE PART 4
McMILLEN ROAD
J.W. MITCHELL SURVEY, ABSTRACT No. 589**

EXHIBIT "A-4"

Being a permanent slope easement situated in the J. W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, said permanent slope easement being a portion of a 39.58 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr., as recorded in County Clerk File No. 98-0004942 of the Deed Records of Collin County, Texas and being more fully described in Volume 1015, Page 46 of said Deed Records of Collin County, Texas, said permanent slope easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the north line of said 39.58 acre tract of land, said 1/2 inch iron rod being the southeast corner of Creekside Estates, Phase IX, an addition to the City of Wylie, Collin County, Texas, as recorded in Instrument No. 2017-299 of the Plat Records of Collin County, Texas, said 1/2 inch iron rod being the most westerly southwest corner of a 112.18 acre tract of land (by deed) deeded to Pamela Joe Thronburg as recorded in Document No. 20100416000373400 of the Real Property Records of Collin County, Texas, said 1/2 inch iron rod also being in McMillen Road (a variable width right-of-way); **THENCE** North 89 degrees 57 minutes 11 seconds West, with the north line of said 39.58 acre tract of land, with the south line of said Creekside Estates, Phase IX and with said McMillen Road, a distance of 72.30 feet to a R.O.W. marker set for the intersection of the proposed northeasterly right-of-way line of said McMillen Road with the south line of said Creekside Estates, Phase IX; **THENCE** North 89 degrees 57 minutes 11 seconds West, with the north line of said 39.58 acre tract of land, with the south line of said Creekside Estates, Phase IX and with said McMillen Road, a distance of 728.84 to a 1/2 inch iron rod found for the northwest corner of said 39.58 acre tract of land, said 1/2 inch iron rod being the northeast corner of a 0.4562 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr. as recorded in Document No. 20111020001125050 of said Real Property Records of Collin County, Texas; **THENCE** South 01 degree 01 minute 39 seconds East, with the west line of said 39.58 acre tract of land and with the east line of said 0.4562 acre tract of land, a distance of 50.00 feet to a point for corner in the proposed south right-of-way line of said McMillen Road; **THENCE** South 89 degrees 57 minutes 11 seconds East, with the proposed south right-of-way line of said McMillen Road, a distance of 50.01 to the **POINT OF BEGINNING** of the herein described permanent slope easement;

THENCE South 89 degrees 57 minutes 11 seconds East, with the proposed south right-of-way line of said McMillen Road, a distance of 13.47 feet to a R.O.W. Marker set for corner;

THENCE South 88 degrees 09 minutes 46 seconds East, with the proposed south right-of-way line of said McMillen Road, a distance of 97.04 feet to a R.O.W. Marker set for the beginning of a curve to the right having a radius of 1,000.00 feet, a central angle of 09 degrees 49 minutes 25 seconds and whose chord bears South 83 degrees 15 minutes 04 seconds East, a distance of 171.24 feet;

THENCE with said curve to the right and with the proposed south right-of-way line of said McMillen Road, an arc length of 171.45 feet to a point for corner;

THENCE North 88 degrees 16 minutes 35 seconds West, a distance of 170.61 feet to a point for corner;

THENCE North 88 degrees 09 minutes 46 seconds West, a distance of 96.80 feet to a point for corner;

THENCE North 89 degrees 58 minutes 36 seconds West, a distance of 12.96 feet to a point for corner;

THENCE North 01 degrees 01 minutes 39 seconds West, a distance of 15.01 feet to the **POINT OF BEGINNING** and containing 3,351 square feet or 0.077 acres of land, more or less.

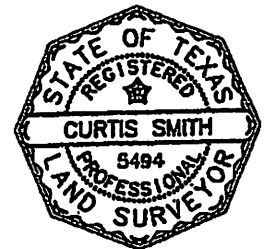
Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.
- (4) Surveyed on the ground November 2009.

Date: December 19, 2018



Curtis Smith
Registered Professional Land Surveyor
No. 5494



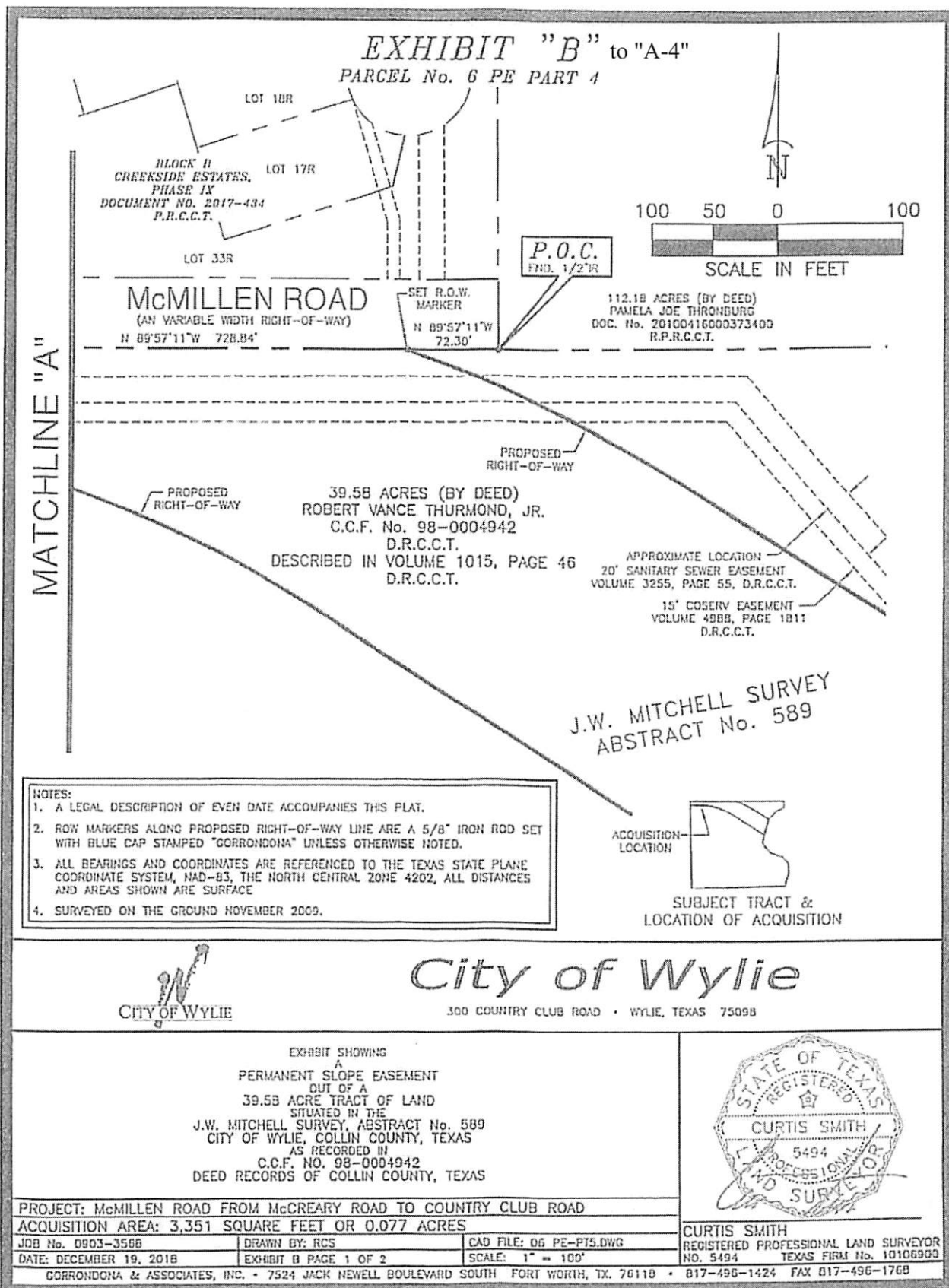


EXHIBIT "B" to "A-4"

PARCEL No. 6 PE PART 4

LINE	BEARING	DISTANCE
L-1	S 01°01'30"E	50.00'
L-2	S 80°57'11"E	50.01'
L-3	S 89°57'11"E	13.47'
L-4	S 88°09'46"E	97.04'
L-5	N 88°16'35"W	170.61'
L-6	N 88°09'46"W	96.80'
L-7	N 89°58'36"W	12.96'
L-8	N 01°01'39"W	15.01'

BLOCK B
CREEKSIDE ESTATES,
PHASE IX
INSTRUMENT NO. 2017-209
P.R.C.C.T.

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 33R
BLOCK B
CREEKSIDE ESTATES,
PHASE IX
DOCUMENT NO. 2017-434
P.R.C.C.T.

McMILLEN ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

FND 1/2"IR

P.O.B.

APPROXIMATE LOCATION
20' SANITARY SEWER EASEMENT
VOLUME 3255, PAGE 55, D.R.C.C.T.

N 89°57'11"W 728.84'

EXISTING RIGHT-OF-WAY

LOT 2X
BLOCK G
SAGE CREEK NORTH
VOLUME 0, PAGE 56
P.R.C.C.T.

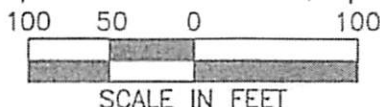
L-3
SET R.O.W. MARKER
L-2
L-4
L-6
L-5
L-8
L-7

PERMANENT SLOPE
EASEMENT AREA
3,351 SQ. FT. OR
0.077 ACRES

PROPOSED
RIGHT-OF-WAY
15' COSERV EASEMENT
VOLUME 4888, PAGE 1811
D.R.C.C.T.

39.58 ACRES (BY DEED)
ROBERT VANCE THURMOND, JR.
C.C.F. No. 98-0004942
D.R.C.C.T.
DESCRIBED IN VOLUME 1015, PAGE 46
D.R.C.C.T.

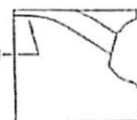
0.4562 ACRES (BY DEED)
ROBERT VANCE THURMOND, JR.
DOC. No. 20111020001125050
R.P.R.C.C.T.



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1000.00'	09°49'25"	S 83°15'04"E	171.24'	171.45'

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
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 4. SURVEYED ON THE GROUND NOVEMBER 2009.

ACQUISITION-
LOCATION



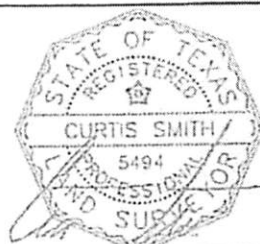
SUBJECT TRACT &
LOCATION OF ACQUISITION



City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING
A
PERMANENT SLOPE EASEMENT
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PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD
ACQUISITION AREA: 3,351 SQUARE FEET OR 0.077 ACRES

JOB No. 0903-3568
DATE: DECEMBER 19, 2018

DRAWN BY: RCS
EXHIBIT B PAGE 2 OF 2

CAD FILE: 06 PE-PT5.DWG
SCALE: 1" = 100'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10105900

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1765

MATCHLINE "A"