

## **ORDINANCE NO. 2021-58**

**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, DETERMINING A PUBLIC USE, NEED, AND NECESSITY FOR THE ACQUISITION OF PROPERTY AND TEMPORARY CONSTRUCTION EASEMENTS TO EXPAND A PUBLIC RIGHT OF WAY BEING 6.885 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 EXHIBITS “A,” “A-1,” “A-2,” AND “A-3”; 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 three (3) temporary construction easements attached hereto as Exhibits “A,” “A-1,” “A-2,” and “A-3,” being a total of 6.885 acres tract 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 Temporary Construction Easements on the property described herein 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 CITY COUNCIL OF THE CITY OF WYLIE, TEXAS THAT:**

**Section 1.** 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 2.** 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 3.** 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 4.** 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 5.** This Ordinance shall become effective immediately upon its passage.

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

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Matthew Porter, Mayor

**ATTEST:**

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Stephanie Storm, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Richard Abernathy, City Attorney

**McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD  
PARCEL No. 7  
McMILLEN ROAD  
J.W. MITCHELL SURVEY, ABSTRACT No. 589**

**EXHIBIT "A"**

Being a 3.847 acre tract of land situated in the J.W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, said 3.847 acre tract of land being a portion 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 3.847 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with cap (illegible) found for the southwest corner of Lot 1, Block A of Wylie United Methodist Church, an addition to the City of Wylie, Collin County, Texas, as recorded in Volume R, Page 213 of the Map Records of Collin County, Texas, from which a 5/8 inch iron rod with cap (illegible) found for the northwest corner of said Lot 1 bears North 00 degrees 25 minutes 28 seconds West, a distance of 966.45 feet; **THENCE** South 00 degrees 25 minutes 28 seconds East, with the west line of said Wylie United Methodist Church, a distance of 56.81 feet to a point for corner in the south line of a 199.22 acre tract of land (by deed) deeded to Katheryn Skinner as recorded in Document No. 20070514000648930 of said Real Property Records of Collin County, Texas and being further described in Volume 555, Page 68 of the Deed Records of Collin County, Texas, said point also being in McMillen Road (an undedicated right-of-way); **THENCE** South 89 degrees 02 minutes 10 seconds West, with the south line of said 199.22 acre tract of land and with said McMillen Road, a distance of 1979.38 feet to the **POINT OF BEGINNING** of the herein described 3.847 acre tract of land, said point being the southeast corner of said 112.18 acre tract of land, said point also being the southwest corner of a 40.00 acre tract of land (by deed) deeded to D-Dreams, Inc. as recorded in Document No. 20070131000142850 of said Real Property Records of Collin County, Texas;

**THENCE** South 88 degrees 53 minutes 03 seconds West, with the south line of said 112.18 acre tract of land and with said McMillen Road, a distance of 912.84 feet to a survey nail w/washer stamped "GORRONDONA" set for the beginning of a non-tangent curve to the right having a radius of 1000.00 feet, a central angle of 10 degrees 48 minutes 26 seconds, and whose chord bears North 63 degrees 05 minutes 10 seconds West, a distance of 188.34 feet, said survey nail w/washer stamped "GORRONDONA" being in the proposed south right-of-way line of said McMillen Road;

**THENCE** with said non-tangent curve to the right and with the proposed south right-of-way line of said McMillen Road, an arc length of 188.62 feet to a R.O.W. marker set for corner;

**THENCE** North 57 degrees 40 minutes 57 seconds West, with the proposed south right-of-way line of said McMillen Road, passing at a distance of 120.06 feet, a R.O.W. marker set for reference in the east top bank of Muddy Creek, in all, a distance of 140.06 feet to a point for corner in the east line of a 39.58 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr. as recorded in Document No. 98-0004942 of said Real Property Records of Collin County, Texas and being further described in Volume 1015, Page 46 of said Deed Records of Collin County, Texas, said point also being in said Muddy Creek;

**THENCE** North 14 degrees 22 minutes 36 seconds East, with the east line of said 39.58 acre tract of land and with said Muddy Creek, a distance of 246.00 feet to a point for corner;

**THENCE** North 43 degrees 57 minutes 36 seconds East, with the east line of said 39.58 acre tract of land and with said Muddy Creek, a distance of 6.09 feet to a point for corner in the proposed north right-of-way line of said McMillen Road;

**THENCE** South 57 degrees 40 minutes 57 seconds East, with the proposed north right-of-way line of said McMillen Road, passing at a distance of 20.00 feet, a R.O.W. marker set for reference in the east top bank of said Muddy Creek, in all, a distance of 317.02 feet to a R.O.W. marker set for the beginning of a curve to the left having a radius of 1000.00 feet, a central angle of 30 degrees 30 minutes 33 seconds, and whose chord bears South 72 degrees 56 minutes 13 seconds East, a distance of 526.21 feet;

**THENCE** with said curve to the left and with the proposed north right-of-way line of said McMillen Road, an arc length of 532.48 feet to a R.O.W. marker set for corner;

**THENCE** South 88 degrees 11 minutes 30 seconds East, with the proposed north right-of-way line of said McMillen Road, a distance of 282.47 feet to a R.O.W. marker set for corner;

**THENCE** North 88 degrees 56 minutes 46 seconds East, with the proposed north right-of-way line of said McMillen Road, a distance of 80.58 feet to a R.O.W. marker set for corner in the east line of said 112.18 acre tract of land, said R.O.W. marker being in the west line of said 40.00 acre tract of land;

**THENCE** South 00 degrees 12 minutes 47 seconds West, with the east line of said 112.18 acre tract of land and with the west line of said 40.00 acre tract of land, a distance of 53.71 feet to the **POINT OF BEGINNING** and containing 167,579 square feet or 3.847 acres of land, more or less.

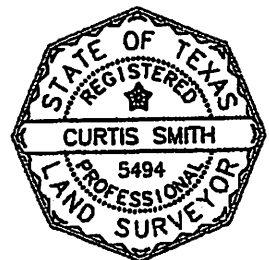
**Notes:**

- (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 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



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 88°53'03"W	912.84'
L-5	S 88°11'30"E	282.47'
L-6	N 88°58'48"E	80.58'
L-7	S 00°12'47"W	53.71'

# **EXHIBIT "B"** **PARCEL No. 7**

**MATCHLINE**

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

40.00 ACRES (BY DEED)  
 D-DREAMS, INC.  
 DOCUMENT No. 20070131000142850  
 R.P.R.C.C.T.

W. PATTERSON SURVEY  
 ABSTRACT No. 716

FND 5/8"IR  
 W/CAP (ILLEGIBLE)

SUBJECT TRACT &  
 LOCATION OF ACQUISITION

LOT 1

REMAINDER OF  
 199.22 ACRES (BY DEED)  
 KATHERYN SKINNER  
 DOCUMENT No. 20070514000548930  
 R.P.R.C.C.T.  
 VOLUME 555, PAGE 68  
 D.R.C.C.T.

BLOCK A  
 WYLIE UNITED  
 METHODIST CHURCH  
 VOLUME R, PAGE 213  
 M.R.C.C.T.

**McMILLEN ROAD**  
 (AN UNDEDICATED RIGHT-OF-WAY)

**P.O.C.**  
 FND 1/2"IR  
 W/CAP (ILLEGIBLE)

SET R.O.W.  
 MARKER

L-5 L-6  
 L-1

**P.O.B.**

LOT 10

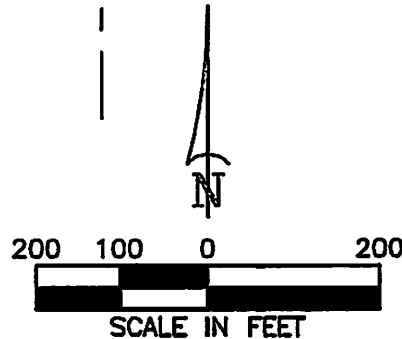
LOT 9

LOT 8

RIGHT-OF-WAY  
 ACQUISITION AREA  
 187,579 SQ. FT. OR  
 3.847 ACRES

McMILLEN FARMS  
 VOLUME H, PAGE 621  
 P.R.C.C.T.

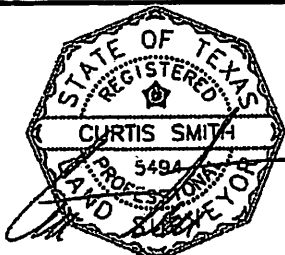
- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
  2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GERRONDOCA" UNLESS OTHERWISE NOTED.
  3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL 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  
 112.18 ACRE TRACT OF LAND  
 SITUATED IN THE  
 J.W. MITCHELL SURVEY, ABSTRACT No. 589  
 CITY OF WYLIE, COLLIN COUNTY, TEXAS  
 AS RECORDED IN  
 DOCUMENT No. 20100416000373400  
 REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD

ACQUISITION AREA: 187,579 SQUARE FEET OR 3.847 ACRES

JOB No. 0803-3588  
 DATE: MARCH 31, 2014

DRAWN BY: JPH

EXHIBIT B PAGE 1 OF 2

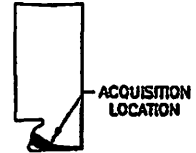
CAD FILE: 07 ROW.DWG  
 SCALE: 1" = 200'

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

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

# EXHIBIT "B"

PARCEL No. 7



ACQUISITION LOCATION

J.W. MITCHELL SURVEY  
ABSTRACT No. 589

SUBJECT TRACT &  
LOCATION OF ACQUISITION

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

RIGHT-OF-WAY  
ACQUISITION AREA  
167,579 SQ. FT. OR  
3.847 ACRES

APPROXIMATE LOCATION  
20.0' SANITARY  
SEWER EASEMENT  
VOLUME 3255, PAGE 55  
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.  
VOLUME 1015, PAGE 48  
D.R.C.C.T.

PASSING AT  
120.08' A  
SET R.O.W.  
MARKER

PASSING AT  
20.00' A  
SET R.O.W.  
MARKER

20.0' SANITARY  
SEWER EASEMENT  
VOLUME 3255, PAGE 66  
D.R.C.C.T.

SET R.O.W.  
MARKER

5.0' COSERV EASEMENT  
VOLUME 4845, PAGE 1339  
D.R.C.C.T.

5.0' VERIZON EASEMENT  
VOLUME 5419, PAGE 834  
D.R.C.C.T.

SET R.O.W.  
MARKER

SET SURVEY NAIL  
W/WASHER STAMPED  
"GORRONDONA"

McMILLEN ROAD  
(AN UNDEDICATED RIGHT-OF-WAY)

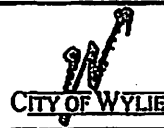
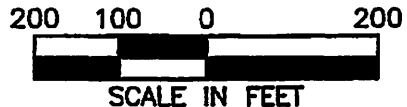
LOT 10

McMILLEN FARMS  
VOLUME H, PAGE 621  
P.R.C.C.T.

LINE	BEARING	DISTANCE
L-1	S 88°53'03"W	912.84'
L-2	N 57°40'57"W	140.08'
L-3	N 43°57'36"E	6.08'
L-4	S 57°40'57"E	317.02'
L-5	S 88°11'30"E	282.47'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1000.00'	10°48'28"	N 63°05'10"W	188.34'	188.62'
C-2	1000.00'	30°30'33"	S 72°56'13"E	328.21'	532.48'

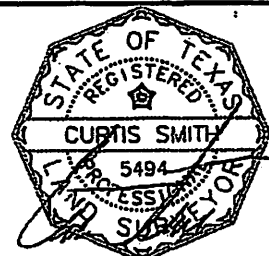
- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
  2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
  3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL 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  
112.18 ACRE TRACT OF LAND  
SITUATED IN THE  
J.W. MITCHELL SURVEY, ABSTRACT No. 589  
CITY OF WYLIE, COLLIN COUNTY, TEXAS  
AS RECORDED IN  
DOCUMENT No. 20100416000373400  
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD

ACQUISITION AREA: 167,579 SQUARE FEET OR 3.847 ACRES

JOB No. 0903-3568

DRAWN BY: JPH

CAD FILE: 07 ROW.DWG

DATE: MARCH 31, 2014

EXHIBIT B PAGE 2 OF 2

SCALE: 1" = 200'

CURTIS SMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5494 TEXAS FIRM No. 10168900

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

**McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD  
PARCEL No. 7 TE  
McMILLEN ROAD  
J.W. MITCHELL SURVEY, ABSTRACT No. 589**

**EXHIBIT "A-1"**

Being a temporary construction easement situated in the J.W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, said temporary construction easement being a portion 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 temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with cap (illegible) found for the southwest corner of Lot 1, Block A of Wylie United Methodist Church, an addition to the City of Wylie, Collin County, Texas, as recorded in Volume R, Page 213 of the Map Records of Collin County, Texas, from which a 5/8 inch iron rod with cap (illegible) found for the northwest corner of said Lot 1 bears North 00 degrees 25 minutes 28 seconds West, a distance of 966.45 feet; **THENCE** South 00 degrees 25 minutes 28 seconds East, with the west line of said Wylie United Methodist Church, a distance of 56.81 feet to a point for corner in the south line of a 199.22 acre tract of land (by deed) deeded to Katheryn Skinner as recorded in Document No. 20070514000648930 of said Real Property Records of Collin County, Texas and being further described in Volume 555, Page 68 of the Deed Records of Collin County, Texas, said point also being in McMillen Road (an undedicated right-of-way); **THENCE** South 89 degrees 02 minutes 10 seconds West, with the south line of said 199.22 acre tract of land and with said McMillen Road, a distance of 1979.38 feet to a point for the southeast corner of said 112.18 acre tract of land, said point also being the southwest corner of a 40.00 acre tract of land (by deed) deeded to D-Dreams, Inc. as recorded in Document No. 20070131000142850 of said Real Property Records of Collin County, Texas; **THENCE** North 00 degrees 12 minutes 47 seconds East, with the east line of said 112.18 acre tract of land and with the west line of said 40.00 acre tract of land, a distance of 53.71 feet to a R.O.W. marker set for the **POINT OF BEGINNING** of the herein described temporary construction easement, said R.O.W. marker being in the proposed north right-of-way line of said McMillen Road;

**THENCE** South 88 degrees 56 minutes 46 seconds West, with the proposed north right-of-way line of said McMillen Road, a distance of 80.58 feet to a R.O.W. marker set for corner;

**THENCE** North 88 degrees 11 minutes 30 seconds West, with the proposed north right-of-way line of said McMillen Road, a distance of 282.47 feet to a R.O.W. marker set for the beginning of a curve to the right having a radius of 1000.00 feet, a central angle of 30 degrees 30 minutes 33 seconds, and whose chord bears North 72 degrees 56 minutes 13 seconds West, a distance of 526.21 feet;



**THENCE** with said curve to the right and with the proposed north right-of-way line of said McMillen Road, an arc length of 532.48 feet to a R.O.W. marker set for corner;

**THENCE** North 57 degrees 40 minutes 57 seconds West, with the proposed north right-of-way line of said McMillen Road, passing at a distance of 297.02 feet, a R.O.W. marker set for reference in the east bank of Muddy Creek, in all, a distance of 317.02 feet to a point for corner in the east line of said 39.58 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr. as recorded in Document No. 98-0004942 of said Real Property Records of Collin County, Texas and being further described in Volume 1015, Page 46 of the Deed Records of Collin County, Texas, said point also being in Muddy Creek;

**THENCE** North 43 degrees 57 minutes 36 seconds East, with the east line of said 39.58 acre tract of land and with said Muddy Creek, a distance of 121.63 feet to a point for the beginning of a non-tangent curve to the left having a radius of 863.00 feet, a central angle of 49 degrees 30 minutes 14 seconds, and whose chord bears South 63 degrees 26 minutes 23 seconds East, a distance of 722.66 feet;

**THENCE** with said non-tangent curve to the left, an arc length of 745.64 feet to a point for corner;

**THENCE** South 88 degrees 11 minutes 30 seconds East, a distance of 53.74 feet to a point for the beginning of a curve to the right having a radius of 897.00 feet, a central angle of 14 degrees 38 minutes 09 seconds, and whose chord bears South 80 degrees 52 minutes 25 seconds East, a distance of 228.51 feet;

**THENCE** with said curve to the right, an arc length of 229.13 feet to a point for corner;

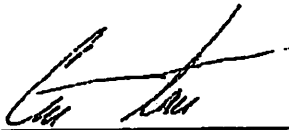
**THENCE** South 73 degrees 33 minutes 21 seconds East, a distance of 129.07 feet to a point for corner in the east line of said 112.18 acre tract of land, said point being in the west line of said 40.00 acre tract of land;

**THENCE** South 00 degrees 12 minutes 47 seconds West, with the east line of said 112.18 acre tract of land and with the west line of said 40.00 acre tract of land, a distance of 21.27 feet to the **POINT OF BEGINNING** and containing 90,651 square feet or 2.081 acres of land, more or less.

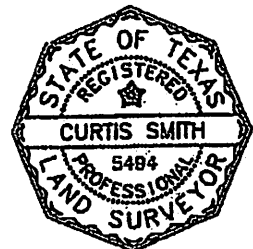
**Notes:**

- (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 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

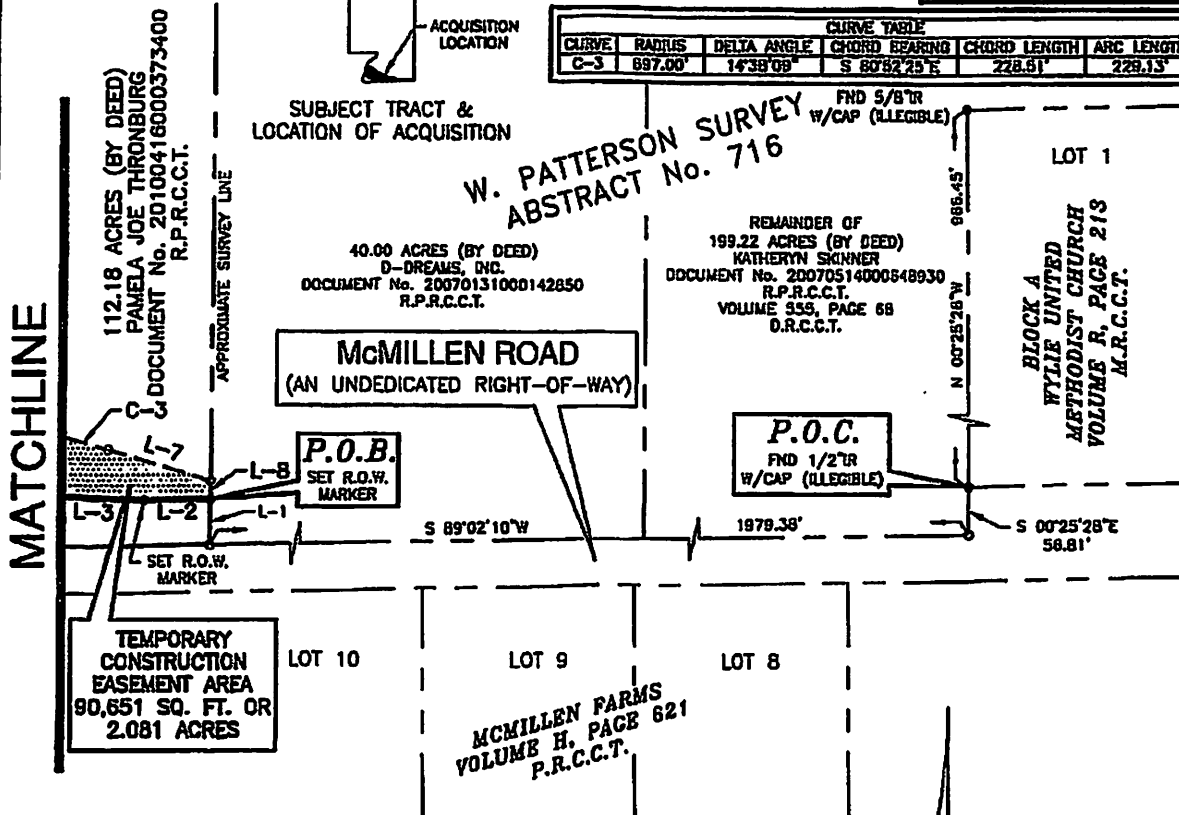


# EXHIBIT "B" to "A-1"

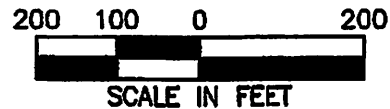
## PARCEL No. 7 TE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°12'47"E	53.71'
L-2	S 88°38'48"W	80.98'
L-3	N 88°11'30"W	282.47'
L-7	S 73°33'21"E	128.07'
L-8	S 00°12'47"W	21.27'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-3	897.00'	14°38'09"	S 80°52'25"E	228.61'	228.13'



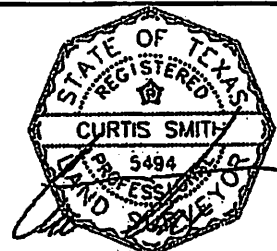
- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
  2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "CORRONDONA" UNLESS OTHERWISE NOTED.
  3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL 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  
TEMPORARY CONSTRUCTION EASEMENT  
OUT OF A  
112.18 ACRE TRACT OF LAND  
SITUATED IN THE  
J.W. MITCHELL SURVEY, ABSTRACT No. 589  
CITY OF WYLIE, COLLIN COUNTY, TEXAS  
AS RECORDED IN  
DOCUMENT No. 20100416000373400  
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMillen Road from McCreary Road to Country Club Road  
ACQUISITION AREA: 90,651 SQUARE FEET OR 2.081 ACRES

JOB No. 0903-3588

DRAWN BY: JPH

CAD FILE: 07 TEMP.DWG

CURTIS SMITH

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: MARCH 31, 2014

EXHIBIT B PAGE 1 OF 2

SCALE: 1" = 200'

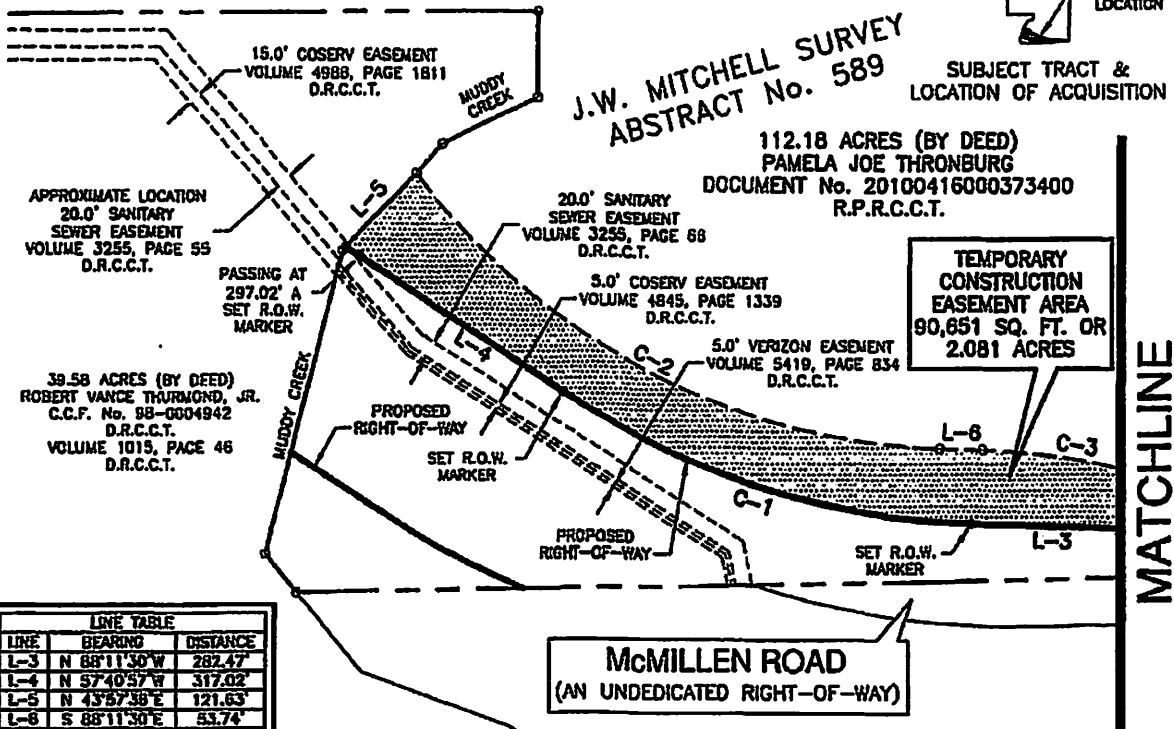
NO. 5494

TEXAS FIRM No. 10108900

CORRONDONA & ASSOCIATES, INC. • 7824 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76116 • 817-498-1424 FAX 817-498-1768

# EXHIBIT "B" to "A-1"

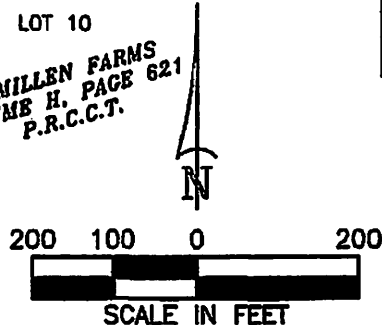
PARCEL No. 7 TE



LINE TABLE		
LINE	BEARING	DISTANCE
L-3	N 88°11'30"W	282.47'
L-4	N 57°40'57"W	317.02'
L-5	N 43°57'38"E	121.63'
L-6	S 88°11'30"E	53.74'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1000.00'	30°30'33"	N 72°56'13"W	528.21'	532.48'
C-2	883.00'	48°30'14"	S 83°28'23"E	722.66'	745.84'
C-3	897.00'	14°38'09"	S 80°32'25"E	228.91'	228.13'

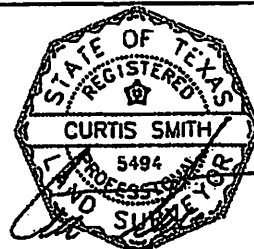
- NOTES:**
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
  2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
  3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH 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  
TEMPORARY CONSTRUCTION EASEMENT  
OUT OF A  
112.18 ACRE TRACT OF LAND  
SITUATED IN THE  
J.W. MITCHELL SURVEY, ABSTRACT No. 589  
CITY OF WYLIE, COLLIN COUNTY, TEXAS  
AS RECORDED IN  
DOCUMENT No. 20100416000373400  
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS**



**PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD**

**ACQUISITION AREA: 90,651 SQUARE FEET OR 2.081 ACRES**

**JOB No. 0903-3888**

**DRAWN BY: JPH**

**CAD FILE: 07 TEMP.DWG**

**DATE: MARCH 31, 2014**

**EXHIBIT B PAGE 2 OF 2**

**SCALE: 1" = 200'**

**CURTIS SMITH**

**REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5494 TEXAS FIRM No. 10106800**

**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. 7 TE PART 2**  
**McMILLEN ROAD**  
**J.W. MITCHELL SURVEY, ABSTRACT No. 589**

**EXHIBIT "A-2"**

Being a temporary construction easement situated in the J.W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, said temporary construction easement being a portion 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 temporary construction easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with cap (illegible) found for the southwest corner of Lot 1, Block A of Wylie United Methodist Church, an addition to the City of Wylie, Collin County, Texas, as recorded in Volume R, Page 213 of the Map Records of Collin County, Texas, from which a 5/8 inch iron rod with cap (illegible) found for the northwest corner of said Lot 1 bears North 00 degrees 25 minutes 28 seconds West, a distance of 966.45 feet; **THENCE** South 00 degrees 25 minutes 28 seconds East, with the west line of said Wylie United Methodist Church, a distance of 56.81 feet to a point for corner in the south line of a 199.22 acre tract of land (by deed) deeded to Katheryn Skinner as recorded in Document No. 20070514000648930 of said Real Property Records of Collin County, Texas and being further described in Volume 555, Page 68 of the Deed Records of Collin County, Texas, said point also being in McMillen Road (an undedicated right-of-way); **THENCE** South 89 degrees 02 minutes 10 seconds West, with the south line of said 199.22 acre tract of land and with said McMillen Road passing at 739.39 feet a point for the southeast corner of a 40.00 acre tract of land (by deed) deeded to D-Dreams, Inc. as recorded in Document No. 20070131000142850 of said Real Property Records of Collin County, Texas, in all, a distance of 1,979.38 feet to a point for the southeast corner of said 112.18 acre tract of land, said point also being the southwest corner of said 40.00 acre tract of land; **THENCE** South 88 degrees 53 minutes 03 seconds West, with the south line of said 112.18 acre tract of land and with said McMillen Road, a distance of 912.84 feet to a survey nail with washer stamped "GORRONDONA" set for the **POINT OF BEGINNING** of the herein described temporary construction easement, said survey nail with washer stamped "GORRONDONA" being the intersection of the south line of said 112.18 acre tract of land with the proposed southwesterly right-of-way line of said McMillen Road, said survey nail with washer stamped "GORRONDONA" also being in the north line of Lot 10 of McMillen Farms, an addition to the City of Wylie, Collin County, Texas, as recorded in Volume H, Page 621 of said Map Records of Collin County, Texas;

**THENCE** South 88 degrees 53 minutes 03 seconds West, with the south line of said 112.18 acre tract of land and with the north line of said Lot 10, a distance of 218.67 to a point for corner;

**THENCE** North 58 degrees 30 minutes 52 seconds West, a distance of 111.30 feet to a point for corner in the easterly line of a 39.58 acre tract of land (by deed) deeded to Robert Vance Thurmond, Jr. as recorded in Document No. 98-0004942 of said Real Property Records of Collin County, Texas and being further described in Volume 1015, Page 46 of said Deed Records of Collin County, Texas, said point also being in Muddy Creek;

**THENCE** North 14 degrees 22 minutes 36 seconds East, with the easterly line of said 39.58 acre tract of land and with said Muddy Creek, a distance of 109.69 feet to a point for the intersection of the easterly line of said 39.58 acre tract of land with the proposed southwesterly right-of-way line of said McMillen Road;

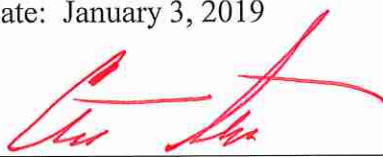
**THENCE** South 57 degrees 40 minutes 57 seconds East, with the proposed southwesterly right-of-way line of said McMillen Road, passing at a distance of 20.00 feet, a R.O.W. marker set for reference, in all, a distance of 140.06 feet to a R.O.W. marker set for the beginning of a curve to the left having a radius of 1000.00 feet, a central angle of 10 degrees 48 minutes 26 seconds, and whose chord bears South 63 degrees 05 minutes 10 seconds East, a distance of 188.34 feet;

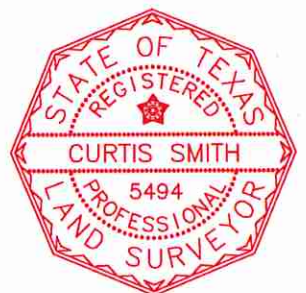
**THENCE** with said curve to the left and with the proposed southwesterly right-of-way line of said McMillen Road, an arc length of 188.62 feet to the **POINT OF BEGINNING** and containing 22,148 square feet or 0.508 acres of land, more or less.

**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 Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.
- (4) Surveyed on the ground November 2009.

Date: January 3, 2019

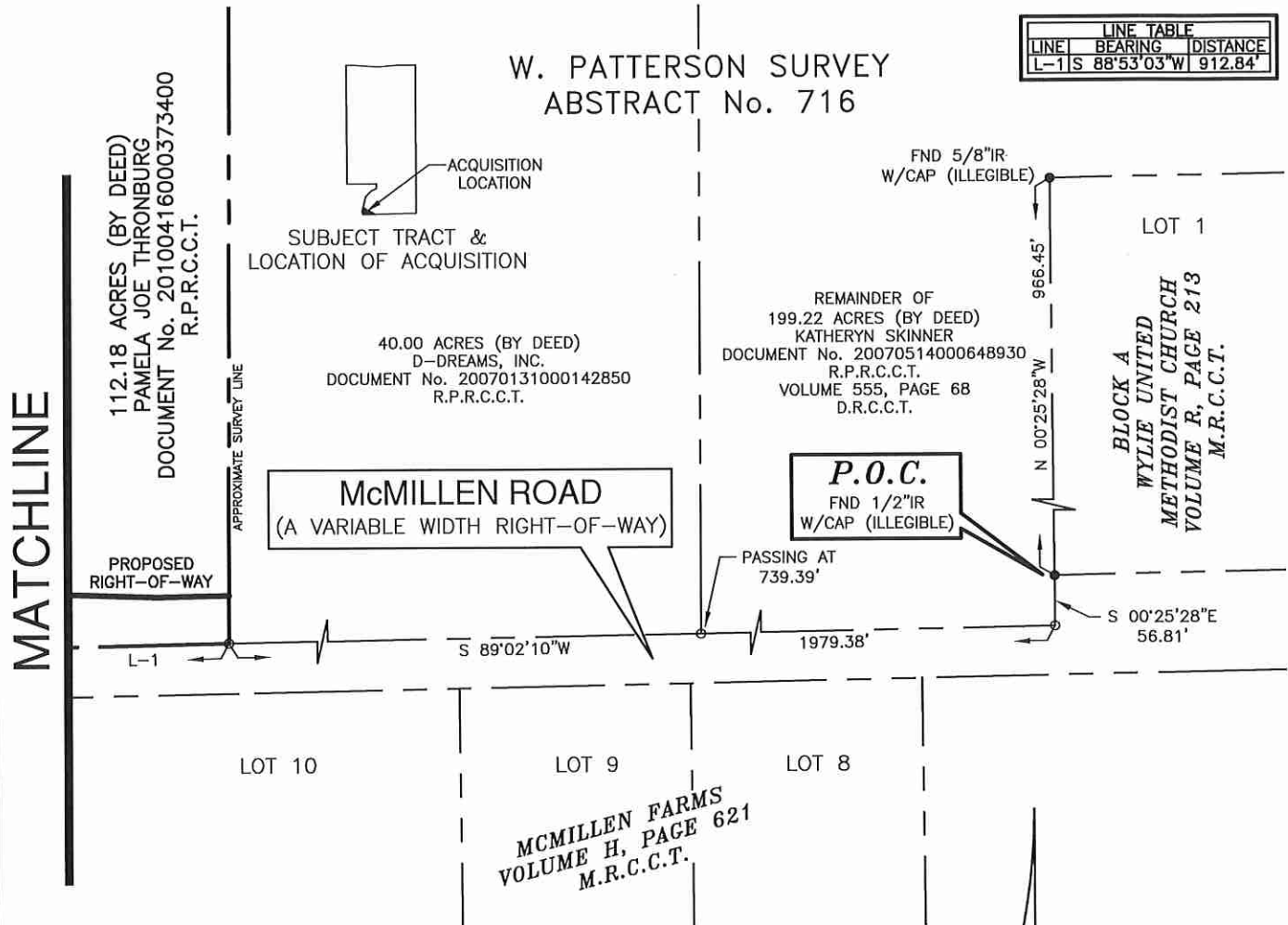
  
\_\_\_\_\_  
Curtis Smith  
Registered Professional Land Surveyor  
No. 5494





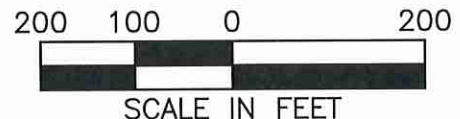
# EXHIBIT "B" to "A-2"

## PARCEL No. 7 TE PART 2



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 88°53'03"W	912.84'

- 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 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  
TEMPORARY CONSTRUCTION EASEMENT  
OUT OF A  
112.18 ACRE TRACT OF LAND  
SITUATED IN THE  
J.W. MITCHELL SURVEY, ABSTRACT No. 589  
CITY OF WYLIE, COLLIN COUNTY, TEXAS  
AS RECORDED IN  
DOCUMENT No. 20100416000373400  
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD

ACQUISITION AREA: 22,148 SQUARE FEET OR 0.508 ACRES

JOB No. 0903-3568

DRAWN BY: RCS

CAD FILE: 07 TEMP 2.DWG

DATE: JANUARY 3, 2019

EXHIBIT B PAGE 1 OF 2

SCALE: 1" = 200'

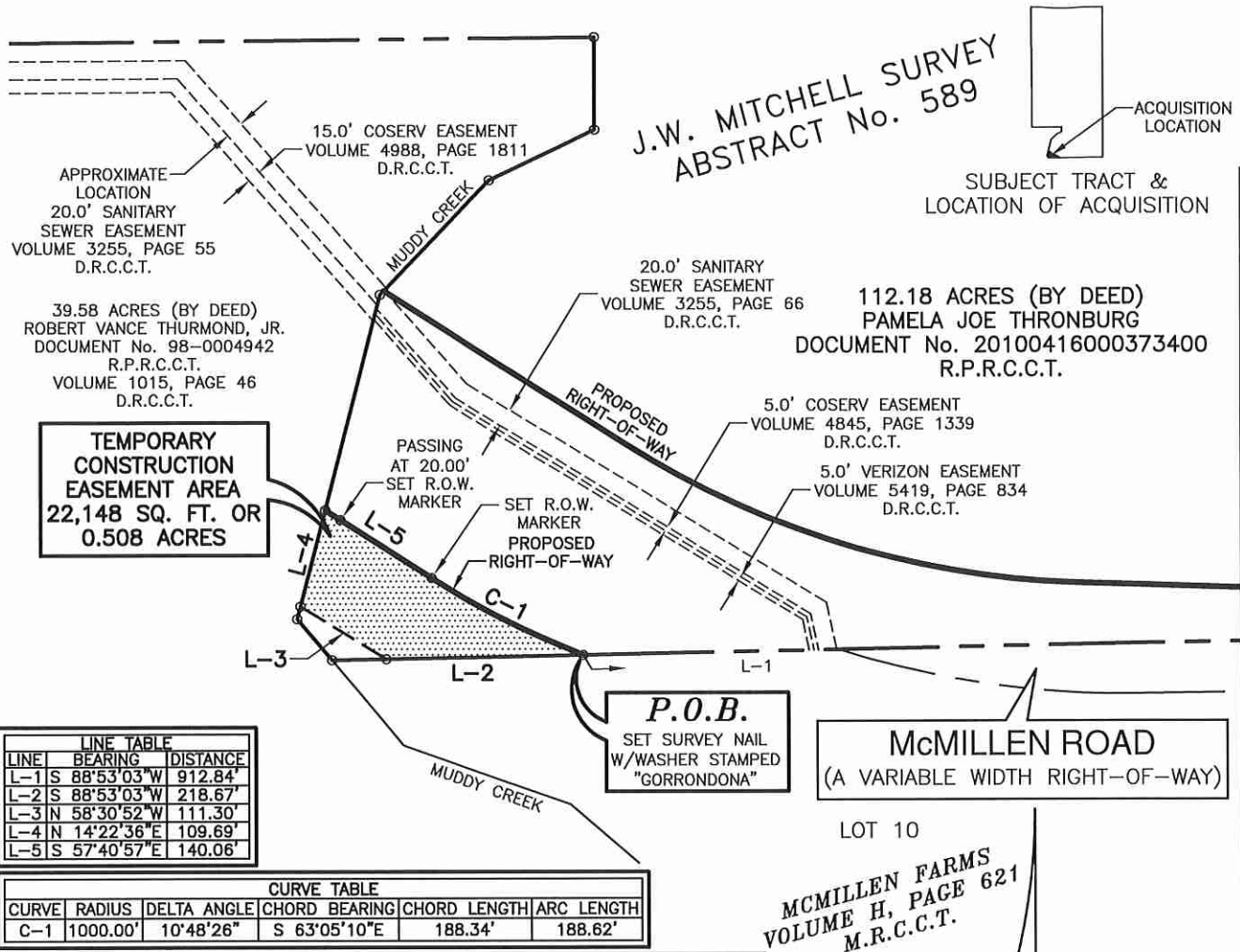
CURTIS SMITH

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



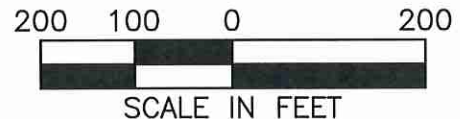
# EXHIBIT "B" to "A-2"

## PARCEL No. 7 TE PART 2



### 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 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  
TEMPORARY CONSTRUCTION EASEMENT

OUT OF A  
112.18 ACRE TRACT OF LAND

SITUATED IN THE  
J.W. MITCHELL SURVEY, ABSTRACT No. 589  
CITY OF WYLIE, COLLIN COUNTY, TEXAS

AS RECORDED IN  
DOCUMENT No. 20100416000373400  
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS

PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD

ACQUISITION AREA: 22,148 SQUARE FEET OR 0.508 ACRES

JOB No. 0903-3568

DRAWN BY: RCS

CAD FILE: 07 TEMP 2.DWG

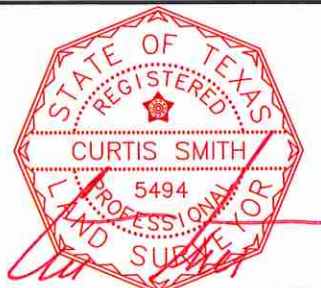
DATE: JANUARY 3, 2019

EXHIBIT B PAGE 2 OF 2

SCALE: 1" = 200'

CURTIS SMITH

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



**McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD  
PARCEL No. 7 TE PART 3  
McMILLEN ROAD  
J.W. MITCHELL SURVEY, ABSTRACT No. 589**

**EXHIBIT "A-3"**

Being a temporary construction easement situated in the J.W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, said temporary construction easement being a portion 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 temporary construction easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the most westerly southwest corner of said 112.18 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 Document No. 2017-299 of the Map Records of Collin County, Texas, said 1/2 inch iron rod being in the north line 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 1/2 inch iron rod also being the southeast corner of the existing right-of-way line of McMillen Road (a variable width right-of-way);

**THENCE** North 00 degrees 32 minutes 13 seconds West, with the west line of said 112.18 acre tract of land and with the east line of said Creekside Estates, a distance of 30.00 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "Roome" found for the northwest corner of said 112.18 acre tract of land bears North 00 degrees 32 minutes 13 seconds West, a distance of 2,638.99 feet;

**THENCE** North 89 degrees 27 minutes 47 seconds East, a distance of 652.34 feet to a point for corner;

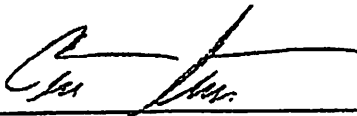
**THENCE** South 00 degrees 32 minutes 13 seconds East, a distance of 30.00 feet to a point for an interior ell corner in the west line of said 112.18 acre tract of land, said point being the northeast corner of said 39.58 acre tract of land;

**THENCE** South 89 degrees 27 minutes 47 seconds West, with the west line of said 112.18 acre tract of land and with the north line of said 39.58 acre tract of land, a distance of 652.34 feet to the **POINT OF BEGINNING** and containing 19,570 square feet or 0.449 acres of land, more or less.

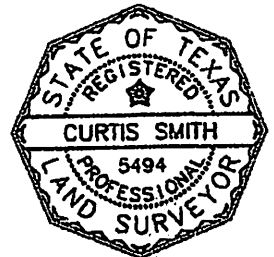
**Notes:**

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.
- (3) Surveyed on the ground November 2009.

Date: October 12, 2021

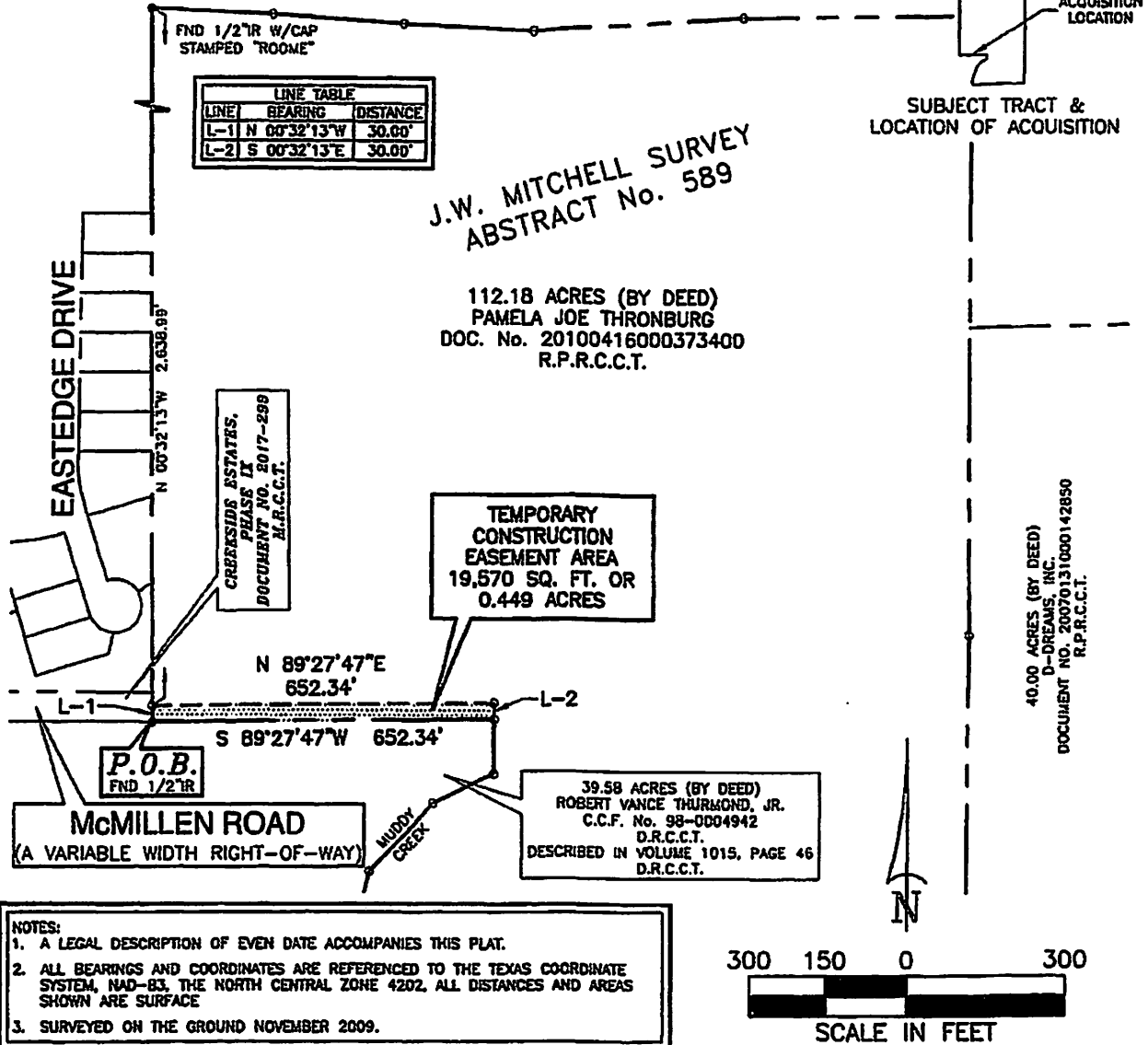


Curtis Smith  
Registered Professional Land Surveyor  
No. 5494



# EXHIBIT "B" to "A-3"

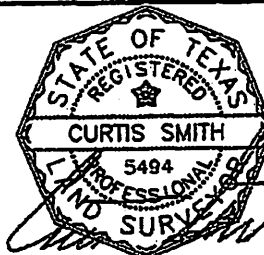
## PARCEL No. 7 TE PART 3



# City of Wylie

300 COUNTRY CLUB ROAD • WYLIE, TEXAS 75098

EXHIBIT SHOWING  
A  
TEMPORARY CONSTRUCTION EASEMENT  
OUT OF A  
112.18 ACRE TRACT OF LAND  
SITUATED IN THE  
J.W. MITCHELL SURVEY, ABSTRACT No. 589  
CITY OF WYLIE, COLLIN COUNTY, TEXAS  
AS RECORDED IN  
DOCUMENT No. 20100416000373400  
REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: McMILLEN ROAD FROM McCREARY ROAD TO COUNTRY CLUB ROAD

ACQUISITION AREA: 19,570 SQUARE FEET OR 0.449 ACRES

JOB No. 0903-3568

DRAWN BY: JPH

CAD FILE: 07 TEMP 3.DWG

DATE: OCTOBER 12, 2021

EXHIBIT B PAGE 1 OF 1

SCALE: 1" = 300'

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

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-488-1424 FAX 817-488-1768