

AFTER RECORDING, RETURN TO:

Sandy Hart
CITY OF MCKINNEY
P.O. Box 517
McKinney, Texas 75070

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WATER LINE EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That *COLLIN COUNTY, TEXAS* ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by the *CITY OF MCKINNEY*, a Texas municipal corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement and right to construct, reconstruct and perpetually maintain a water line and all necessary appurtenances thereto (the "Facilities") in, on, under, over and across the following described property:

BEING 13,351 square feet or 0.307 acres of land located in Lot 1R, Block 1, Collin County Justice Center Addition, an addition to the City of McKinney, Collin County, Texas, and being more particularly described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof (the "Easement Property").

Grantor hereby grants to Grantee a temporary construction easement of twenty-five feet (25') running parallel along and abutting the North, West and South side(s) of the Easement Property depicted in Exhibit "B", with rights of ingress and egress for the construction of said Facilities, such temporary construction easement terminating upon completion of said Facilities.

Improvements approved by the Grantee may be placed on the Easement Property which are compatible with the use of the easement and Facilities.

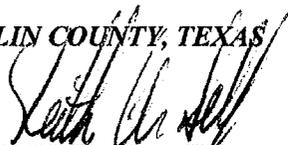
The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof.

WITNESS THE GRANTOR'S HAND this 20th day of August, 2012.

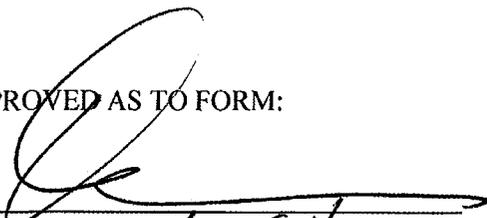
COLLIN COUNTY, TEXAS

By: 

Name: Keith Self

Title: County Judge

APPROVED AS TO FORM:

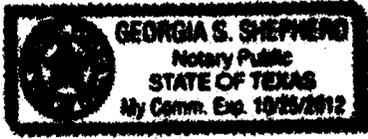

Printed Name: Mack S. Thomas
Title: City Attorney
Office of the City Attorney

11:00 AM 8/23/12
RECEIVED
COUNTY CLERK
COLLIN COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on this 20th day of August, 2012
by Keith Self as County Judge of
COLLIN COUNTY, TEXAS, as the act and deed of said entity.



Georgia D. Shepherd
Notary Public, State of Texas

**US 75 NORTH WATERLINE RELOCATIONS
CITY PROJECT No. WA9120 AND WW9121
PARCEL No. 1 PE
S. CENTRAL EXPRESSWAY
LOT 1R, BLOCK 1, COLLIN COUNTY JUSTICE CENTER**

Exhibit "A"

Being a permanent waterline easement out of Lot 1R, Block 1 of Collin County Justice Center, an addition to the City of McKinney, Collin County, Texas, as recorded in Volume 2006, Page 598 of the Map Records of Collin County, Texas, said Lot 1R being deeded to Collin County, Texas as recorded in Volume 4470, Page 2524 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most easterly corner of an existing 30.0' Firelane Access, Utility and Drainage Easement as recorded in Volume 2006, Page 598 of said Map Records of Collin County, Texas, said point being in the westerly line of a 1.8592 acre tract of land (by deed) deeded to the State of Texas as recorded in Instrument No. 20070102000000470 of the Official Public Records of Collin County, said point being in the westerly right-of-way line of U.S. Highway 75 (a variable width right-of-way), from which a 1/2 inch iron rod with cap stamped "Halff & Associates" found for an angle point in the westerly line of said 1.8592 acre tract of land bears South 33 degrees 47 minutes 25 seconds West, a distance of 85.83 feet, said 1/2 inch iron rod with cap stamped "Half & Associates" being an angle point in the westerly right-of-way line of said U.S. Highway 75;

THENCE North 56 degrees 06 minutes 48 seconds West, with a northeasterly line of said existing 30.0' Firelane Access, Utility and Drainage Easement, a distance of 20.00 feet to a point for corner;

THENCE North 33 degrees 47 minutes 25 seconds East, a distance of 118.99 feet to a point for corner;

THENCE North 37 degrees 45 minutes 27 seconds East, a distance of 414.23 feet to a point for corner;

THENCE North 22 degrees 07 minutes 56 seconds East, a distance of 98.73 feet to a point for corner;

THENCE North 52 degrees 43 minutes 56 seconds West, a distance of 15.54 feet to a point for corner;

THENCE North 22 degrees 07 minutes 56 seconds East, a distance of 20.72 feet to a point for corner;

THENCE South 52 degrees 43 minutes 56 seconds East, a distance of 36.26 feet to a point for corner in the westerly line of said 1.8592 acre tract of land, said point being in the westerly right-of-way line of said U.S. Highway 75;

THENCE South 22 degrees 07 minutes 56 seconds West, with the westerly line of said 1.8592 acre tract of land and with the westerly right-of-way line of said U.S. Highway 75, a distance of 116.78 feet to a TxDOT monument with aluminum cap found for corner;

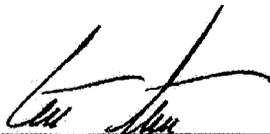
THENCE South 37 degrees 45 minutes 27 seconds West, with the westerly line of said 1.8592 acre tract of land and with the westerly right-of-way line of said U.S. Highway 75, a distance of 416.28 feet to a TxDOT monument with aluminum cap found for corner;

THENCE South 33 degrees 47 minutes 25 seconds West, with the westerly line of said 1.8592 acre tract of land and with the westerly right-of-way line of said U.S. Highway 75, a distance of 118.33 feet to the **POINT OF BEGINNING** and containing 13,351 square feet or 0.307 acres of land, more or less.

NOTES: 1) Bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone 4202. All distances and areas shown are surface.

2) A plat of even survey date accompanies this legal description.

Date: July 06, 2012



Curtis Smith
Registered Professional Land Surveyor
No. 5494

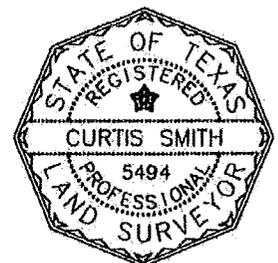


EXHIBIT "B"

PARCEL No. 1 PE



WHOLE PROPERTY MAP
& EASEMENT LOCATION

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 56°06'48"W	20.00'
L-2	N 33°47'25"E	118.99'
L-3	N 22°07'56"E	98.73'
L-4	N 52°43'56"W	15.54'
L-5	N 22°07'56"E	20.72'
L-6	S 52°43'56"E	36.26'
L-7	S 22°07'56"W	116.78'
L-8	S 33°47'25"W	118.33'

LOT 1R, BLOCK 1
COLLIN COUNTY JUSTICE CENTER
VOLUME 2006, PAGE 598
M.R.C.C.T.

COLLIN COUNTY, TEXAS
VOLUME 4470, PAGE 2524
D.R.C.C.T.

PERMANENT WATER LINE EASEMENT
13,351 SQ. FT. OR
0.307 ACRES

30.0' FIRELANE ACCESS,
UTILITY & DRAINAGE EASEMENT
VOLUME 2006, PAGE 598
M.R.C.C.T.

15.0' UTILITY EASEMENT
VOLUME 2006, PAGE 598
M.R.C.C.T.

20.0' UTILITY EASEMENT
VOLUME 2006, PAGE 598
M.R.C.C.T.

FND 1/2" IR W/ CAP
STAMPED HALFF & ASSOC.

FND TXDOT MONUMENT
W/ ALUMINUM CAP

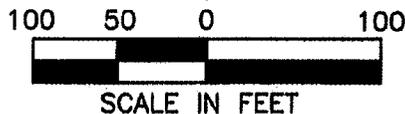
1.8592 ACRES (BY DEED)
STATE OF TEXAS
INSTRUMENT No.
20070102000000470
O.P.R.C.C.T.

P.O.B.

U.S. HIGHWAY 75

(A VARIABLE WIDTH RIGHT-OF-WAY)

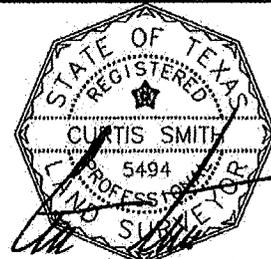
NOTES: A LEGAL DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS PLAT.
ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83,
THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of McKinney

222 N. TENNESSEE STREET • MCKINNEY, TEXAS 75069

EXHIBIT SHOWING
A
PERMANENT WATERLINE EASEMENT
OUT OF
LOT 1R, BLOCK 1
COLLIN COUNTY JUSTICE CENTER
AS RECORDED IN
VOLUME 2006, PAGE 598
MAP RECORDS OF COLLIN COUNTY, TEXAS



PROJECT: US 75 NORTH WATERLINE RELOCATIONS

CITY PROJECT No. WA9120 AND WW9121

EASEMENT AREA: 13,351 SQUARE FEET OR 0.307 ACRES

JOB NO. B&G_1203.00

DRAWN BY: RCS

CAD FILE: B&G_1203.00_BLOOMDALE_ESMT.dwg

DATE: JULY 08, 2012

EXHIBIT B PAGE 1 OF 1

SCALE: 1" = 100'

CURTIS SMITH

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

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/31/2012 09:51:43 AM
\$40.00 CJAMAL
20120831001089230



Stacey Kemp