

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**

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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 920 square feet or 0.02 acres of land located in Lot 1, Block 2, Collin County Justice Center Addition, an addition to the City of McKinney, Collin County, Texas, and being more particularly described in and depicted on Exhibit "A" attached hereto and made a part hereof (the "Easement Property").

*Grantor hereby grants to Grantee a temporary construction easement of thirty feet (30') running parallel along and abutting the North, East and South sides of the Easement Property described in and depicted on Exhibit "A", containing 0.10 acres (4,380 square feet) of land, 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.

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WITNESS THE GRANTOR'S HAND this 9th day of May, 2014.

**COLLIN COUNTY, TEXAS**

By: *Keith Self*  
Name: Keith Self  
Title: County Judge

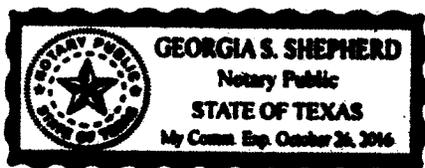
APPROVED AS TO FORM:

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Office of the City Attorney

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on this 9th day of May, 2014 by Keith Self as County Judge of **COLLIN COUNTY, TEXAS**, as the act and deed of said entity.



*Georgia S. Shepherd*  
Notary Public, State of Texas

**FIELD NOTE DESCRIPTION  
FOR  
PERMANENT WATER LINE EASEMENT  
ACROSS BLOCK 2, LOT 1 OF THE COLLIN COUNTY JUSTICE CENTER  
ADDITION**

**COLLIN COUNTY  
VOLUME 4470, PAGE 2524 DEED RECORDS OF COLLIN COUNTY**

BEING a strip of land for permanent water line easement and being over, under and across a 11.493-acre tract of land being Block 2, Lot 1 of the Collin County Justice Center Addition, an addition to the City of McKinney, Texas and recorded in Cabinet H, Slide 225, of the Plat Records of Collin County, Texas (PRCCT), in the Meredith Hart Survey, Abstract Number 371 of Collin County, Texas, conveyed to Collin County, Texas by a deed recorded in Volume 4470, Page 2524 of the Deed Records of Collin County, Texas (DRCCT), said strip of land being more particularly described as follows:

BEGINNING at a point on the west property line of said Lot 1 and the east right-of-way line of Community Boulevard (a 40' right-of-way), said Point of Beginning also being S 87°26'16" W, a distance of 621.91 feet from a 5/8-inch iron rod found on the north property line of said Lot 1 and the south right-of-way of Bloomdale Road (a 130' right-of-way) and S 15°51'45" W a distance of 350.24 feet from a City of McKinney GPS Monument located in the median of said Bloomdale Road.

THENCE S 75°34'25" E, departing said west property line of said Lot 1 and said east right-of-way line of said Community Boulevard, a distance of 23.00 feet to a point for a corner;

THENCE S 14°25'35" W, being at all times 23.00 feet perpendicular distance from and parallel from said west property line of said Lot 1 a distance of 40.00 feet to a point for a corner, said point for corner being N 77°02'40" W a distance of 373.24 feet to a 3/4-inch iron rod found on the south property line of said Lot 1, and the apparent north right-of-way line of James M. Pits Drive (a variable width right-of-way);

THENCE N 75°34'25" W, a distance of 23.00 feet to a point for a corner on said west property line of said Lot 1 and said east right-of-way line of said Community Boulevard;

THENCE N 14°25'35" E, along said west property line of said Lot 1 and said east right-of-way line of said Community Boulevard, a distance of 40.00 to the POINT OF BEGINNING, said permanent water line easement containing 0.02 acres (920 square feet) of land, more or less.

Also, a temporary construction easement generally thirty foot in width located adjacent to the north, east and south lines of said permanent water line easement and containing 0.10 Acres (4,380 square feet) of land, more or less.

1. Bearings and distances cited in this field note description are based on the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone 4202
2. Field Surveys last conducted on March 7, 2014.
3. An Easement Plat of even date herewith accompanies this Field Note Description.

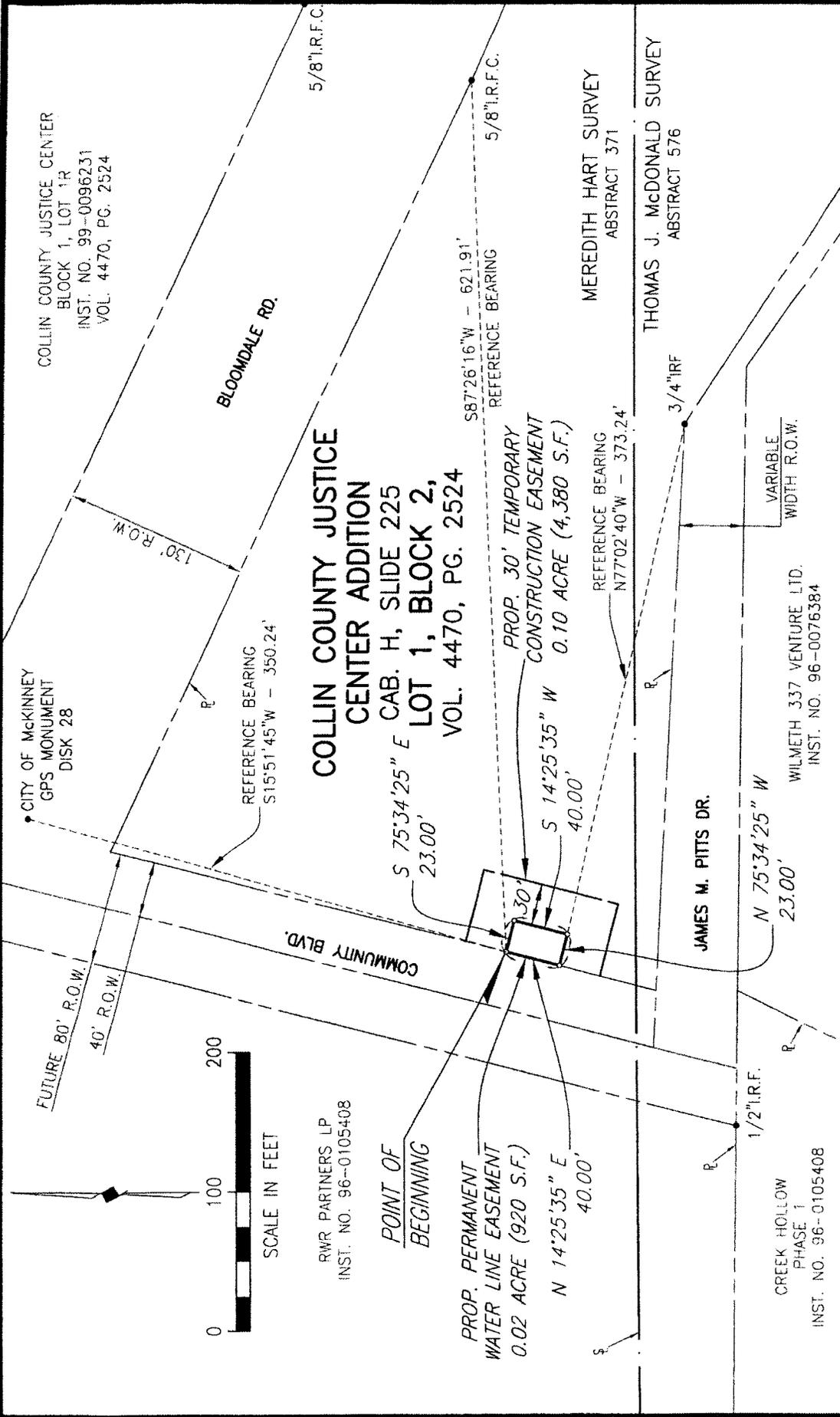


Date: 03/19/2014

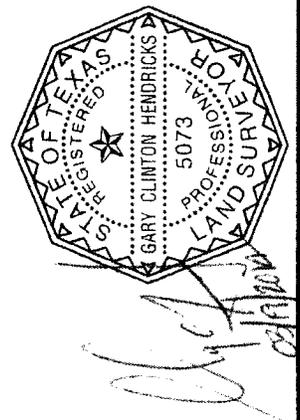


Gary C. Hendricks, P.E., R.P.L.S.  
Texas Registration No. 5073

Birkhoff, Hendricks & Carter, L.L.P.  
TBPLS Firm 100318-00  
11910 Greenville Avenue, Suite 600  
Dallas, Texas 75243  
Phone 214-361-7900



<b>CITY OF MCKINNEY, TEXAS</b>	
PERMANENT WATER LINE EASEMENT	
LOT 1, BLOCK 2	
COLLIN COUNTY JUSTICE CENTER ADDITION	
<b>BIRKHOFF, HENDRICKS &amp; CARTER, L.L.P.</b>	MARCH 2014
TRPLS. FIRM No. 100318-00 11910 GREENVILLE AVE., SUITE 600 DALLAS, TEXAS 75243 214-361-7900	



NOTES:

- BEARINGS AND DISTANCES CITED IN THIS FIELD NOTE DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
- FIELD SURVEYS WERE CONCLUDED ON MARCH 7, 2014.
- A FIELD NOTE DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS EXHIBIT.