

EXHIBIT "B"
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**FIELD NOTE DESCRIPTION
PERMANENT WATER & SEWER LINE EASEMENT
CITY OF ANNA, TEXAS**

Being a strip of land, 30-foot in width for a permanent water and sewer line easement in the William Kitchens Survey Abstract No. 505, City of Anna, Collin County, Texas, and being under, over, and across a 3.0625 acre tract being the remainder of a called 12.9625 acre tract of land conveyed to Collin County, by Final Judgment recorded in Instrument Number 20081114001335080 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said permanent water and sewer line easement being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a cap stamped "BH&C" for a corner, said 1/2" iron rod being the west property corner of said 3.0625 acre Collin County tract and on the south property corner of a called 0.14 acre tract of land conveyed to the City of Anna, by Final Judgment recorded in Volume 5849, page 114 of the D.R.C.C.T., said 1/2" iron rod also being in the north property line of a called 9.90 acre tract of land conveyed Collin County by deed recorded in Instrument Number 20090504000530520, of the D.R.C.C.T., said 9.90 acre Collin County tract being the remainder of said 12.9625 acre Collin County tract, said iron rod also being the west property corner of a called 1.4302 acre tract of land conveyed to Collin County, by deed recorded in Instrument Number 20110509000475160 of the D.R.C.C.T., said iron rod being at the beginning of a curve to the right;

THENCE, along the common property line of said 3.0625 acre Collin County tract and said 0.14 acre City of Anna tract, and along said curve having a radius 945.00 feet, a central angle of 05°15'24", an arc distance of 86.70 feet (chord bearing- N 80°00'46" E and a chord distance of 86.67 feet) to a point for corner;

THENCE S 79°44'07" E, departing said common property line, a distance of 455.99 feet to a point for a corner;

THENCE N 14°10'30" E, a distance of 43.58 feet to a point for a corner, said point being at the beginning of a curve to the right;

THENCE, along said curve having a radius 274.67 feet, a central angle of 08°09'35", an arc distance of 39.12 feet (chord bearing- N 22°09'32" E and a chord distance of 39.08 feet) to a point for corner, said point being on the north property line of said 3.0625 acre Collin County tract, said point also being on the south property line of a 0.14 acre tract of land conveyed to the City of Anna by deed recorded in Volume 5849, Page 114, of the D.R.C.C.T.;

THENCE S 88°12'24" E, along said common property line, a distance of 33.38 feet to a point for a corner, said point being on the said proposed west right-of-way line, said point also being at the beginning of a curve to the left;

THENCE, departing said common property line, along said proposed west right-of-way line, and along said curve having a radius 244.67 feet, a central angle of 11°09'51", an arc distance of 47.67 feet (chord bearing- S 23°53'37" W and a chord distance of 47.60 feet) to a point for corner;

THENCE S 14°10'30" W, along said proposed west right-of-way line, a distance of 70.55 feet to a 1/2" iron rod set with a cap stamped "BH&C" for a corner, said iron rod being on the south property line of said 3.0625 Collin County tract and on the north property line of a called 9.90 acre tract of land, conveyed to the Collin County, by deed recorded in Instrument Number 20090504000530520, of the D.R.C.C.T.

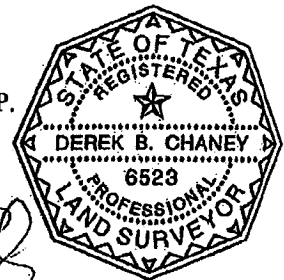
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THENCE N 79°44'07" W, departing said proposed right-of-way line, being along the common property line of said 3.0625 acre Collin County tract and said 9.90 acre Collin County tract, a distance of 565.32 feet to the POINT OF BEGINNING, said 30-foot permanent water and sewer line easement containing 0.422 acres (18,390 square feet) of land, more or less.

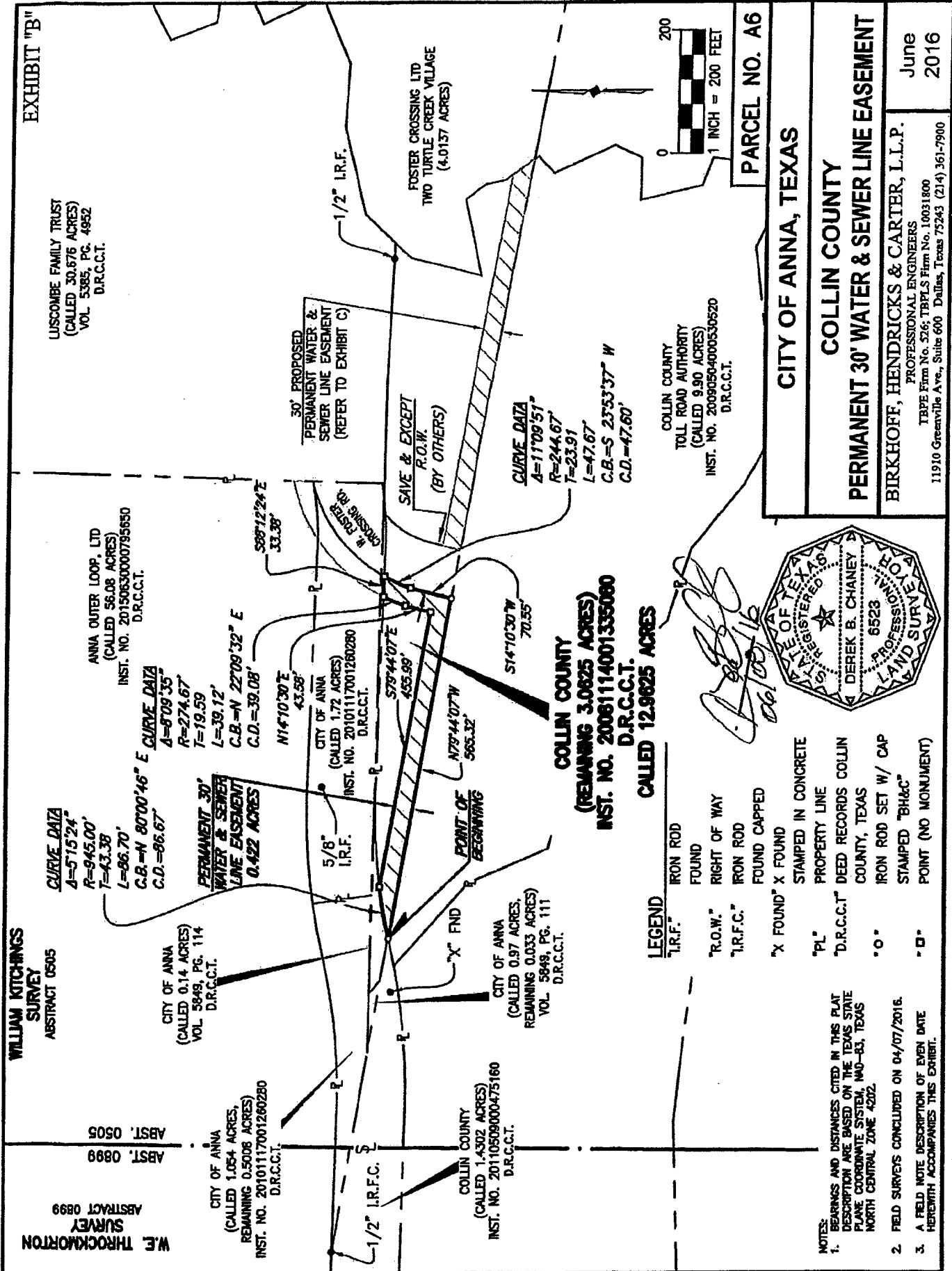
Notes:

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 survey concluded on 04/07/2016.
3. A Property Conveyance Plat of even date herewith accompanies this Field Note Description.

Derek B. Chaney, P.E., R.P.L.S.
Texas Registration No. 6523
Birkhoff, Hendricks & Carter, L.L.P.
TBPLS Firm No. 100318-00
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Dallas, Texas 75243
Phone: 214-361-7900



Derek B. Chaney
06/08/16



PERMANENT WATER & SEWER EASEMENT

Date: 07/12/2016
Grantor: Collin County
Grantor's Mailing Address:
4690 Community Ave # 200
McKinney, TX 75071-2541

Grantee: City of Anna, Texas, a municipal corporation
Grantee's Mailing Address:
P.O. Box 776
Anna, Texas 75409 in Collin County, Texas

Grantor's Property: The Grantor's Property is a 3.0625 acre tract of land in the William Kitchens Survey, Abstract No. 0505, said 3.0625 acre tract being the remainder of a called 12.9625 acre tract of land conveyed to Collin County, by Final Judgment recorded in Instrument Number 20081114001335080 of the Deed Records of Collin County, Texas (D.R.C.C.T.).

Permanent Water & Sewer Easement: The Permanent Water & Sewer Easement ("Easement") is 0.422 acres of property within Grantor's Property, said 0.422 acres being a strip of land approximately 30 feet wide. A metes and bounds legal description of the Easement is attached as Exhibit B.

Easement Purpose: As more fully described herein, to construct and use water and sewer utility lines, together with the right of ingress and egress along, upon and across Grantor's Property and along, upon, over, under, and across Grantor's Property within the bounds of the Easement.

Consideration: The sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Grant of Easement: Grantor, for the Consideration described herein, grants, sells, and conveys to Grantee and Grantee's heirs, successors and assigns, the Easement over, under, on and across Grantor's Property for the Easement Purpose, including the right of construction, installation, reconstruction, operation, maintenance, replacement, alteration, expansion, relocation, upgrade, repair, abandonment, removal and other associated uses of water and sewer utility lines together with all and singular the rights and appurtenances thereto in any way belonging, (collectively, the "Easement Rights"), to have and to hold the Easement Rights to Grantee and Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Easement and the Easement Rights in Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part of the Easement Rights. Grantee shall have the right to prevent excavation within the Easement; the right to prevent construction of any and all buildings, structures or other obstructions which would endanger or interfere with the efficiency, safety, and/or convenient operation of the aforementioned utility lines and their appurtenances; and the right to trim or remove trees or shrubbery within, but not limited to, said Easement, to the extent as may be necessary to prevent possible interference with the operation of said lines or their appurtenances, or to remove possible hazard thereto.

Duration of Easement: The duration of the Easement is perpetual, until all of said facilities shall be abandoned. If abandoned, said Easement shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's successors or assigns.

Character of Easement: The Easement is appurtenant to and runs with the title to Grantor's Property, whether or not the Easement is referenced or described in any conveyance of all or such portion of Grantor's Property.

Binding Effect: This Easement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.

Collin County [Signature]
By _____
Print Name: Keith Self

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 12th day of July, 2016, by Keith Self who states under oath that he/she is the owner of Grantor's Property described herein and has the authority to execute this document.

[Signature]
Notary Public, State of Texas

