

**EXHIBIT "C"**

**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 in the south property line of said 3.0625 acre Collin County tract, and being in the north property line of a called 9.90 acre tract of land conveyed to Collin County, Texas by deed recorded in Instrument number 20090504000530520 of the D.R.C.C.T, said iron rod being on the proposed west right-of-way line of W. Foster Crossing Road (variable width R.O.W.), said iron rod bearing S 76°25'35" W, a distance of 490.68 feet from a 1/2" iron rod found on the north property line of said 3.0625 acre Collin County tract, and on the south property line of a called 30.676 acre tract of land conveyed to Luscombe Family trust by deed recorded in Volume 5385, Page 4952 of the D.R.C.C.T.;

THENCE N 14°10'30" E, departing said common property line, along said proposed right-of-way line, a distance of 30.07 feet to a point for corner;

THENCE S 79°44'07" E, departing said proposed right-of-way line, a distance of 616.39 feet to a point for corner, said point being on the east property line of said 3.0625 acre Collin County tract, and on the west property line of a called 14.118 acre tract of land conveyed to Foster Crossing LTD Two Turtle Creek Village, by deed recorded in Instrument Number 20110527000548820 of the D.R.C.C.T., said point also being generally in the center of Slayter Creek;

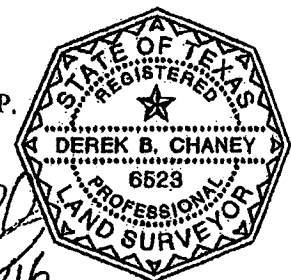
THENCE S 35°49'01" E, along said common property line and generally along the center of Slayter Creek, a distance of 43.25 feet to a point for corner, said point being on the south property line of said 3.0625 acre Collin County tract, and on the north property line of said 9.90 acre Collin County tract;

THENCE N 79°44'07"W, departing said 14.118 acre Two Turtle Creek Village tract and Slayter Creek, and 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 649.59 feet to the POINT OF BEGINNING, said permanent water and sewer line easement containing 0.436 acre (18,990 square feet) of land, more or less.

Notes:

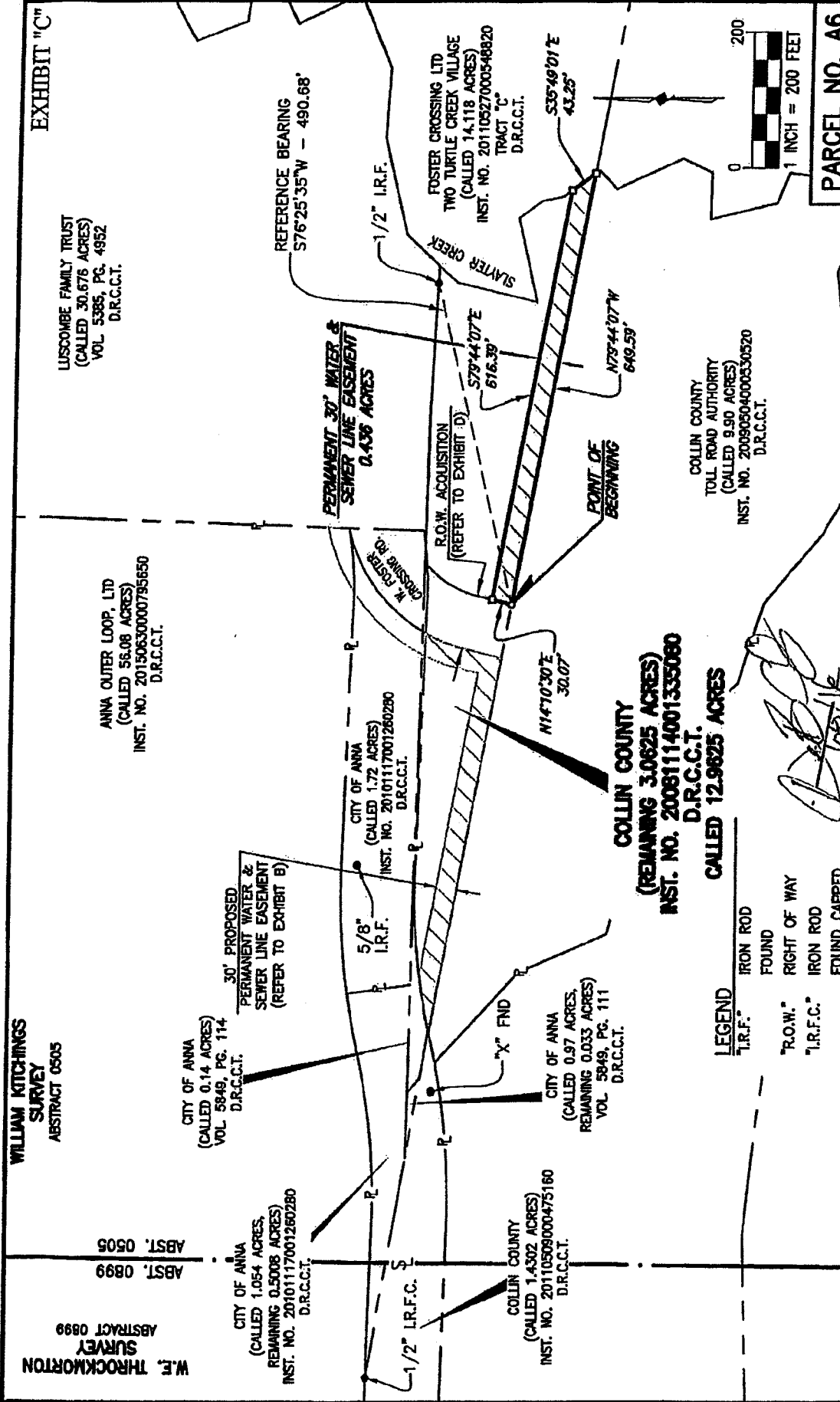
1. Bearings and distances cited in this field note description are based on the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone 4202.
2. Field survey concluded on 12/16/2015.
3. An Easement Plat of even date herewith accompanies this Field Note Description.

Derek B. Chaney, P.E., R.P.L.S.  
Texas Registration No. 6523  
Birkhoff, Hendricks & Carter, L.L.P.  
TBPLS Firm No. 100318-00  
11910 Greenville Ave., Suite 600  
Dallas, Texas 75243  
Phone: 214-361-7900



*Derek B. Chaney*  
06/08/16

EXHIBIT "C"



**PARCEL NO. A6**

**CITY OF ANNA, TEXAS**

**COLLIN COUNTY**

**PERMANENT 30' WATER & SEWER LINE EASEMENT**

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
 PROFESSIONAL ENGINEERS  
 TBPB Firm No. 526; TBPFS Firm No. 10031800  
 11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

June 2016

ANNA OUTER LOOP, LTD  
 (CALLED 56.08 ACRES)  
 INST. NO. 20150630000785650  
 D.R.C.C.T.

CITY OF ANNA  
 (CALLED 1.72 ACRES)  
 INST. NO. 20101117001260280  
 D.R.C.C.T.

CITY OF ANNA  
 (CALLED 0.14 ACRES)  
 VOL. 5849, PG. 114  
 D.R.C.C.T.

CITY OF ANNA  
 (CALLED 0.97 ACRES,  
 REMAINING 0.033 ACRES)  
 VOL. 5849, PG. 111  
 D.R.C.C.T.

COLLIN COUNTY  
 (CALLED 1.4302 ACRES)  
 INST. NO. 20110509000475160  
 D.R.C.C.T.

COLLIN COUNTY  
 (REMAINING 3.0625 ACRES)  
 INST. NO. 2008114001335060  
 D.R.C.C.T.

COLLIN COUNTY  
 (CALLED 12.9825 ACRES)  
 D.R.C.C.T.

COLLIN COUNTY  
 TOLL ROAD AUTHORITY  
 (CALLED 9.90 ACRES)  
 INST. NO. 20090504000530520  
 D.R.C.C.T.

LUSCOMBE FAMILY TRUST  
 (CALLED 30.675 ACRES)  
 VOL. 5385, PG. 4952  
 D.R.C.C.T.

PERMANENT 30' WATER & SEWER LINE EASEMENT  
 0.436 ACRES

PERMANENT WATER & SEWER LINE EASEMENT  
 (REFER TO EXHIBIT B)

PERMANENT WATER & SEWER LINE EASEMENT  
 (REFER TO EXHIBIT D)

LEGEND

— I.R.F. — IRON ROD FOUND

— R.O.W. — RIGHT OF WAY

— I.R.F.C. — IRON ROD FOUND CAPPED

— X FOUND — X FOUND

— PL — STAMPED IN CONCRETE

— D.R.C.C.T. — DEED RECORDS COLLIN COUNTY, TEXAS

— O — IRON ROD SET W/ CAP

— D — STAMPED "BH&C"

— POINT — POINT (NO MONUMENT)

NOTES:

- BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
- FIELD SURVEYS CONCLUDED ON 04/07/2016.
- A FIELD NOTE DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS EXHIBIT.

W.F. THROCKMORTON  
 SURVEY  
 ABSTRACT 0899

WILLIAM KITCHINGS  
 SURVEY  
 ABSTRACT 0505

ABST. 0899

ABST. 0505

STATE OF TEXAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 DEREK B. CHANEY  
 6523

**PERMANENT WATER & SEWER EASEMENT**

Date: 07/02 /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 0.436 acres of property within Grantor's Property, said 0.436 acres being a strip of land approximately 30 feet wide. A metes and bounds legal description of the Easement is attached as Exhibit C.

**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 *Keith Self*  
By \_\_\_\_\_  
Print Name: Keith Self

**ACKNOWLEDGMENT**

THE STATE OF TEXAS §  
COUNTY OF COLLIN §

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.

*Hilari Monk*  
Notary Public, State of Texas

