



20190325000308320 03/25/2019 01:09:13 PM EM 1/10

AFTER RECORDING, RETURN TO:

City Secretary  
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**

**DONATION SLOPE 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, and for which no lien is retained, either expressed or implied, has this day DONATED, and by these presents does GIVE, GRANT, and CONVEY unto Grantee, a non-exclusive easement and the right to construct, reconstruct, and perpetually maintain roadway embankment facilities in, along, upon and across the following described property:

BEING 21,023 square feet or 0.483 acres of land situated in the M. Hart Survey, Abstract No. 371, and being a portion of Lot 1R, Block 1, Collin County Justice Center, 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 ("Easement Property").

*Grantor hereby grants to Grantee a temporary construction easement of twenty-five feet (25') running parallel along and abutting the north, south and east sides of said Easement Property, with rights of ingress and egress for the construction of said Facilities, such temporary construction easement terminating upon completion of the Facilities.*

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

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 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.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

WITNESS THE GRANTOR'S HAND this 12 day of MARCH, 2019.

**COLLIN COUNTY, TEXAS**

By: [Signature]  
Name: CHRIS HILL  
Title: COUNTY JUDGE

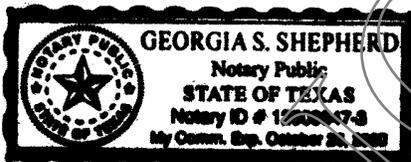
APPROVED AS TO FORM:

[Signature]  
Printed Name: Mark S Houser  
Title: City Attorney  
Office of the City Attorney

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the 12<sup>th</sup> day of March, 2019, by Chris Hill as County Judge of COLLIN COUNTY, TEXAS, on behalf of said entity.



Georgia S Shepherd  
Notary Public, State of Texas

**COURT ORDER NO. 2019-192-03-11**

**THE STATE OF TEXAS**

**COUNTY OF COLLIN**

**Subject: Additional Right-of-Way and Slope Easements, City of McKinney – Special Projects**

On **March 11, 2019**, the Commissioners Court of Collin County, Texas, met in **regular session** with the following members present and participating, to wit:

**Chris Hill  
Susan Fletcher  
Cheryl Williams  
Darrell Hale  
Duncan Webb**

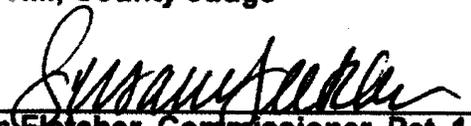
**County Judge, Presiding  
Commissioner, Precinct 1  
Commissioner, Precinct 2  
Commissioner, Precinct 3  
Commissioner, Precinct 4**

During such session the court considered a request from the City of McKinney for approval of additional right-of-way and slope easements.

Thereupon, a motion was made, seconded and carried with a majority vote of the court for approval of the City of McKinney's request for additional right-of-way and slope easements at the intersection of Bloomdale Road and Community Avenue and further approval of the associated documents for same. Same is hereby approved in accordance with the attached documentation.



**Chris Hill, County Judge**



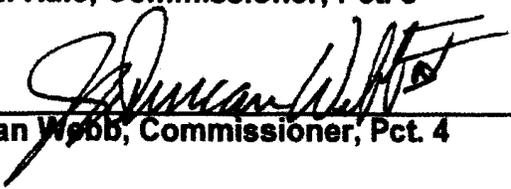
**Susan Fletcher, Commissioner, Pct. 1**



**Cheryl Williams, Commissioner, Pct. 2**



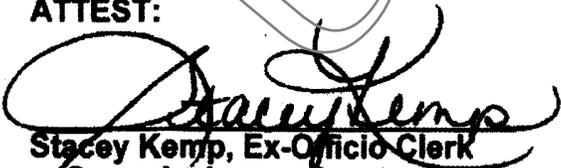
**Darrell Hale, Commissioner, Pct. 3**



**Duncan Webb, Commissioner, Pct. 4**



**ATTEST:**



**Stacey Kemp, Ex-Officio Clerk  
Commissioners Court  
Collin County, T E X A S**

**EXHIBIT "A"**  
**CITY OF MCKINNEY**  
**BLOOMDALE ROAD EXTENSION**

**PARCEL NO. 8**  
**OWNER: COLLIN COUNTY, TEXAS**  
**PROPOSED SLOPE EASEMENT**  
**M. HART SURVEY, ABSTRACT NO. 371**  
**COLLIN COUNTY, TEXAS**

Being a 0.483 acre tract of land situated in the M. Hart Survey, Abstract No. 371, Collin County, Texas, said 0.483 acre tract of land being a portion of Lot 1R, Block 1 of the Collin County Justice Center, an addition to the City of McKinney, Collin County, Texas, as recorded in Document No. 20060915010003950 of the Official Public Records of Collin County, Texas, said Lot 1R, Block 1 being conveyed to Collin County, Texas, as recorded in Volume 4470, Page 2524 of the Deed Records of Collin County, Texas, said 0.483 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found (controlling monument) for the southwest corner of said Lot 1R, Block 1, and being the intersection of the north right-of-way line of Bloomdale Road (a 130.00 foot right-of-way) as recorded in the Final Plat of Collin County Justice Center, an addition to the City of McKinney, Collin County, Texas, as recorded in Cabinet H, Page 225, of the Plat Records of Collin County, Texas and the east right-of-way line of Community Boulevard (a 40.00 foot right-of-way) as recorded in said Final Plat of Collin County Justice Center, Thence North 14 degrees 25 minutes 44 seconds East, with the west line of said Lot 1R, Block 1 and with the east right-of-way line of said Community Boulevard, a distance of 52.84 feet to a 5/8 inch iron rod with cap stamped "Gorronдона & Associates" set for the **POINT OF BEGINNING**, said 5/8 inch iron rod with cap stamped "Gorronдона & Associates" set being in the proposed north right-of-way line of Bloomdale Road;

**THENCE** North 14 degrees 25 minutes 44 seconds East, with the west line of said Lot 1R, Block 1 and with the east right-of-way line of said Community Boulevard, a distance of 339.15 feet;

**THENCE** South 75 degrees 33 minutes 27 seconds East, a distance of 15.05 feet to a point for corner;

**THENCE** South 08 degrees 35 minutes 43 seconds West, a distance of 196.32 feet to a point for corner;

**THENCE** South 14 degrees 25 minutes 44 seconds West, a distance of 141.18 feet to a point for corner;

**THENCE** South 40 degrees 27 minutes 03 seconds East, a distance of 68.47 feet to a point for corner;

**THENCE** South 60 degrees 31 minutes 37 seconds East, a distance of 138.45 feet to a point for corner;

- THENCE** South 63 degrees 52 minutes 17 seconds East, a distance of 271.66 feet to a point for corner;
- THENCE** North 69 degrees 51 minutes 41 seconds East, a distance of 16.10 feet to a point for corner;
- THENCE** North 24 degrees 41 minutes 01 seconds East, a distance of 5.00 feet to a point for corner;
- THENCE** South 65 degrees 18 minutes 59 seconds East, a distance of 40.20 feet to a point for corner;
- THENCE** South 24 degrees 41 minutes 01 seconds West, a distance of 5.00 feet to a point for corner;
- THENCE** South 16 degrees 13 minutes 31 seconds East, a distance of 33.08 feet to a point for corner in the south line of said Lot 1R, Block 1 and in the existing north right-of-way line of said Bloomdale Road, from which a 5/8 inch iron rod with cap stamped "RPLS 5256" found (controlling monument) bears South 65 degrees 18 minutes 59 seconds East, a distance of 58.44 feet;
- THENCE** North 65 degrees 18 minutes 59 seconds West, with the south line of said Lot 1R, Block 1 and with the existing north right-of-way line of said Bloomdale Road, a distance of 306.84 feet to a 5/8" iron rod with cap stamped "Gorronдона & Associates" set for corner in the proposed north right-of-way line of Bloomdale Road;
- THENCE** North 58 degrees 33 minutes 36 seconds West, with the proposed north right-of-way line of said Bloomdale Road, a distance of 102.00 feet to a 5/8 iron rod with cap stamped "Gorronдона & Associates" set for corner;
- THENCE** North 65 degrees 18 minutes 59 seconds West, with the proposed north right-of-way line of said Bloomdale Road, a distance of 122.89 feet to a 5/8 iron rod with cap stamped "Gorronдона & Associates" set for corner;
- THENCE** North 25 degrees 26 minutes 37 seconds West, with the proposed north right-of-way line of said Bloomdale Road, a distance of 62.39 feet to the **POINT OF BEGINNING** and containing 21,023 square feet or 0.483 acres of land, more or less

**NOTES:**

1. A plat of same date herewith accompanies this legal description.
2. All bearings and coordinates are based on the Texas State Plane Coordinate System, NAD-83 (2011), the North Central Zone (4202) and adjusted to surface values using a Surface Adjustment Factor for Collin County of 1.00152710. Distances and areas shown are surface values and in U.S. Survey Feet.
3. This survey was performed without the benefit of a Title Report, there may be easements and/or covenants affecting this property not shown hereon.

**\* SURVEYOR'S CERTIFICATE \***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

September 5, 2018



By: \_\_\_\_\_

Lyndon M. Hodgkin  
Registered Professional Land Surveyor  
Texas No. 4584  
Gorronдона & Associates, Inc  
Texas Firm No. 10106900

# EXHIBIT "B"

PARCEL No. 8

77.85 ACRES (BY DEED)  
RWR PARTNERS, L.P.  
C.C.F. No. 96-0105408  
D.R.C.C.T.

LINE	BEARING	DISTANCE
L-1	N 14°25'44"E	52.84'
L-2	S 75°33'27"E	15.05'
L-3	S 40°27'03"E	68.47'
L-4	N 69°51'41"E	16.10'
L-5	N 24°41'01"E	5.00'
L-6	S 65°18'59"E	40.20'
L-7	S 24°41'01"W	5.00'
L-8	S 16°13'31"E	33.08'
L-9	N 58°33'36"W	102.00'
L-10	N 65°18'59"W	122.89'
L-11	N 25°26'37"W	62.39'
L-12	S 65°18'59"E	58.44'

M. HART SURVEY  
ABSTRACT No. 371

LOT 1R

BLOCK 1  
AMENDING PLAT  
COLLIN COUNTY  
JUSTICE CENTER  
DOC. NO. 20060915010003950  
O.P.R.C.C.T.

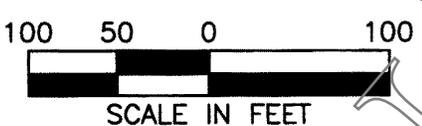
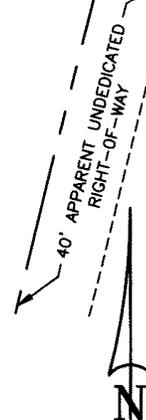
COLLIN COUNTY, TEXAS  
VOLUME 4470, PAGE 2524  
D.R.C.C.T.

**P.O.B.**  
SET 5/8" IRON ROD  
W/CAP STAMPED  
"GORRONDONA &  
ASSOCIATES"

**P.O.C.**  
FND 5/8"  
IRON ROD (CM)

**PROPOSED  
SLOPE EASEMENT**  
21,023 SQ. FT. OR  
0.483 ACRES

FND 5/8"  
IRON ROD W/CAP  
STAMPED "RPLS  
5256"(CM)



PROPOSED R.O.W.  
BLOOMDALE ROAD

BLOOMDALE ROAD  
(130' RIGHT-OF-WAY  
GABINET H, PAGE 225, P.R.C.C.T.)

EXISTING R.O.W.  
BLOOMDALE ROAD

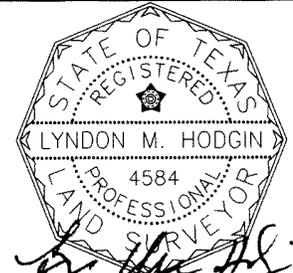


## City of McKinney

222 N. TENNESSEE STREET • MCKINNEY, TEXAS 75069

### BLOOMDALE ROAD EXTENSION

PARCEL NO. 8	PROJECT CIP NO. 4227
SLOPE EASEMENT	
OWNER: COLLIN COUNTY, TEXAS	
SURVEY: M. HART SURVEY, ABSTRACT NO. 371	
LOCATION: CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	
ACQUISITION AREA: 21,023 SQUARE FEET OR 0.483 ACRES	
WHOLE PROPERTY ACREAGE: 274.20 ACRES (BY PLAT)	
JOB No. BMDC1702.00	DRAWN BY: RC
DATE: 9/5/2018	EXHIBIT B PAGE 4 OF 5
CAD FILE: PARCEL 8 SLOPE.DWG	
SCALE: 1" = 100'	



LYNDON M. HODGIN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4584 TEXAS FIRM No. 10106900

# EXHIBIT "B"

## PARCEL No. 8



SUBJECT TRACT &  
LOCATION OF  
SLOPE EASEMENT ACQUISITION

**NOTES:**

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, AND ADJUSTED TO SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY OF 1.00152710. DISTANCES AND AREAS SHOWN ARE SURFACE VALUES AND IN U.S. SURVEY FEET.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

LEGEND	
●	IRON ROD FOUND (AS NOTED)
○	CALCULATED POINT
⊗	SET 5/8" IRON ROD W/CAP STAMPED "GORRONDONA & ASSOC."
---	PROPERTY LINE (AS NOTED)
---	SURVEY LINE
---	PROPOSED R.O.W. LINE
(CM)	CONTROLLING MONUMENT
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
[ ]	PROPOSED SLOPE EASEMENT ACQUISITION AREA



# City of McKinney

222 N. TENNESSEE STREET • MCKINNEY, TEXAS 75069

## BLOOMDALE ROAD EXTENSION

PARCEL NO. 8	PROJECT CIP NO. 4227	
SLOPE EASEMENT		
OWNER: COLLIN COUNTY, TEXAS		
SURVEY: M. HART SURVEY, ABSTRACT NO. 371		
LOCATION: CITY OF MCKINNEY, COLLIN COUNTY, TEXAS		
ACQUISITION AREA: 21,023 SQUARE FEET OR 0.483 ACRES		
WHOLE PROPERTY ACREAGE: 274.20 ACRES (BY PLAT)		
JOB No. BMDC1702.00	DRAWN BY: RC	CAD FILE: PARCEL 8 SLOPE.DWG
DATE: 9/5/2018	EXHIBIT B PAGE 5 OF 5	SCALE: NOT TO SCALE



LYNDON M. HODGIN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4584 TEXAS FIRM No. 10106900

UNOFFICIAL

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
03/25/2019 01:09:13 PM  
\$62.00 DF05TER  
20190325000308320



*Stacey Kemp*