



2019032500308340 03/25/2019 01:09:15 PM EM 1/9

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 10,009 square feet or 0.230 acres of land situated in the M. Hart Survey, Abstract No. 371, and being a portion of Lot 1, Block 2, 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 south side 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:

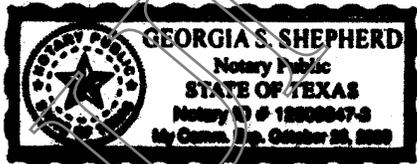
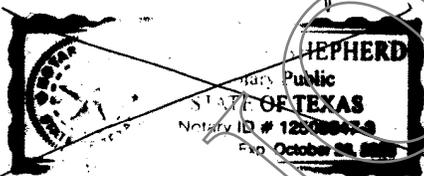
[Signature]
Printed Name: Mark S. Houser
Title: City Attorney
Office of the City Attorney

STATE OF TEXAS

COUNTY OF COLLIN

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

[Signature]
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**

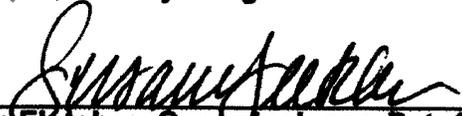
**County Judge, Presiding
Commissioner, Precinct 1
Commissioner, Precinct 2
Commissioner, Precinct 3
Commissioner, Precinct 4**

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



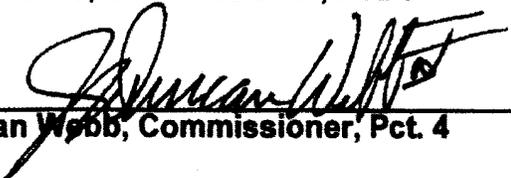
Susan Fletcher, Commissioner, Pct. 1



Cheryl Williams, Commissioner, Pct. 2



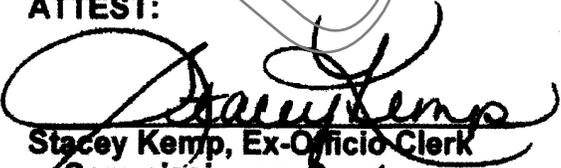
Darrell Hale, Commissioner, Pct. 3



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. 9
OWNER: COLLIN COUNTY, TEXAS
PROPOSED SLOPE EASEMENT
M. HART SURVEY, ABSTRACT NO. 371
COLLIN COUNTY, TEXAS

Being a 0.230 acre tract of land situated in the M. Hart Survey, Abstract No. 371, Collin County, Texas, said 0.077 acre tract of land being a portion of Lot 1, Block 2 of the Collin County Justice Center, an addition to the City of McKinney according to the Plat recorded in Cabinet H, Page 225 of the Plat Public Records of Collin County, Texas, and conveyed to Collin County, Texas by deed recorded in Volume 4470, Page 2524 of the Deed Records of Collin County, Texas, said 0.230 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Gorronдона & Associates" set (controlling monument) for corner on the north line of said Lot 1, Block 2, and in the south right-of-way line of Bloomdale Road (a 130.00 foot right-of-way) as recorded in Cabinet H, Page 225, of the Plat Records of Collin County, Texas; said 5/8" iron rod with cap stamped "Gorronдона & Associates" set also being on the proposed new right-of-way of Bloomdale Road from which a 5/8 inch iron rod found (controlling monument) for the intersection of the north right-of-way line of said Bloomdale Road and the east right-of-way line of Community Boulevard (a 40.00 foot right-of-way dedication) as recorded in Cabinet H, Page 225, of the Plat Records of Collin County, Texas bears North 01 degrees 35 minutes 15 seconds West, a distance of 144.97 feet; said 5/8 inch iron rod found also being the southwest corner of Lot 1R, Block 1 of the Collin County Justice Center, an addition to the City of McKinney according to the Amending Plat recorded in Document No. 20060915010003950 of the Official Public Records of Collin County, Texas;

- THENCE** South 65 degrees 18 minutes 59 seconds East, with the north line of said Lot 1, Block 2 and with the existing south right-of-way line of said Bloomdale Road, a distance of 549.94 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** North 68 degrees 10 minutes 44 seconds West, a distance of 400.50 feet to a point for corner;
- THENCE** North 65 degrees 18 minutes 59 seconds West, a distance of 170.82 feet to a point for corner on the proposed new right-of-way of Bloomdale Road;
- THENCE** North 64 degrees 33 minutes 23 seconds East, with the proposed new right-of-way of Bloomdale Road, a distance of 32.57 feet to the **POINT OF BEGINNING** and containing 10,009 square feet or 0.230 acres of land, more or less.

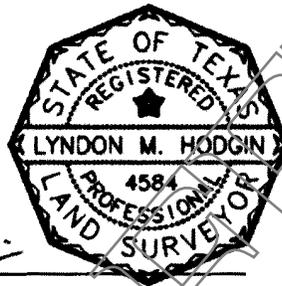
NOTES:

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
Gorrondona & Associates, Inc
Texas Firm No. 10106900

EXHIBIT "B"

PARCEL No. 9

M. HART SURVEY
ABSTRACT No. 371

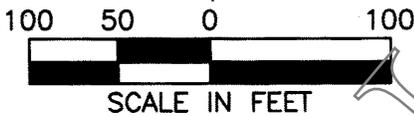
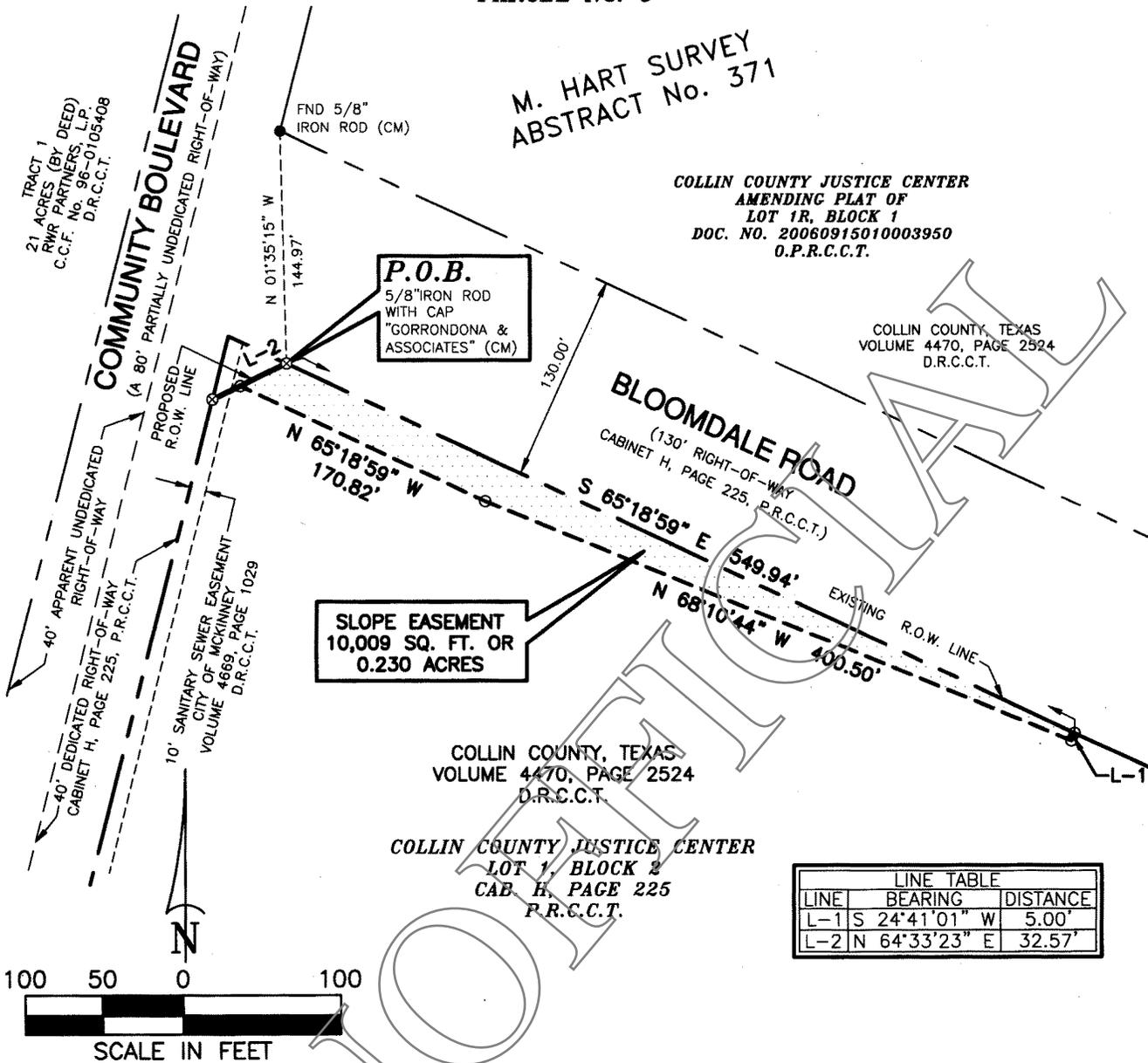
COLLIN COUNTY JUSTICE CENTER
AMENDING PLAT OF
LOT 1R, BLOCK 1
DOC. NO. 20060915010003950
O.P.R.C.C.T.

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

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

COLLIN COUNTY JUSTICE CENTER
LOT 1, BLOCK 2
CAB. H, PAGE 225
P.R.C.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 24°41'01" W	5.00'
L-2	N 64°33'23" E	32.57'

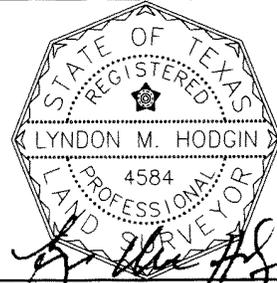


City of McKinney

222 N. TENNESSEE STREET • MCKINNEY, TEXAS 75069

BLOOMDALE ROAD EXTENSION

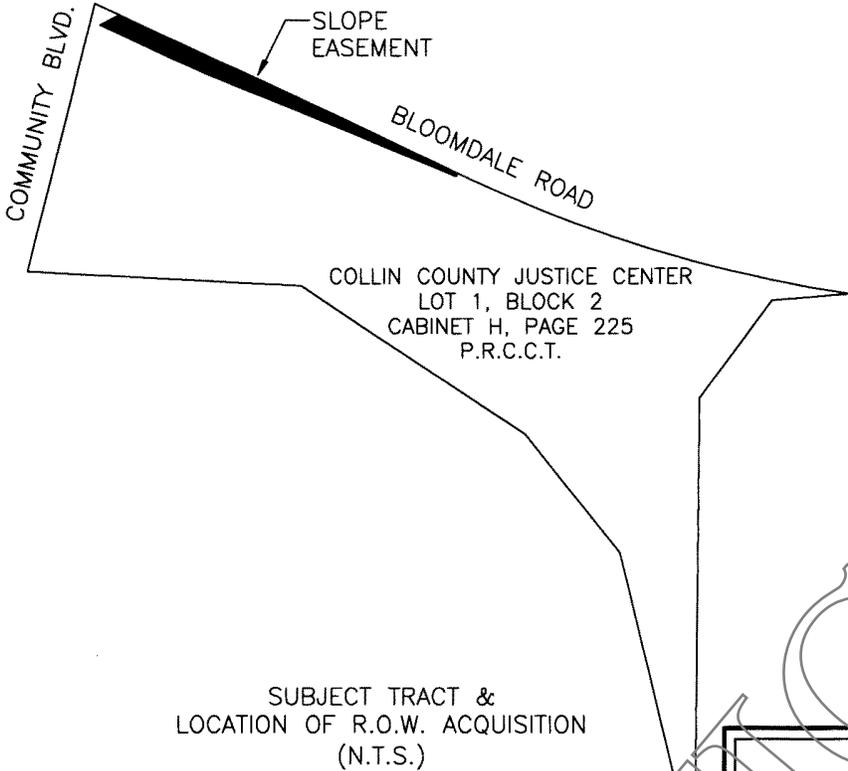
PARCEL NO. 9		PROJECT CIP NO. 4227
SLOPE EASEMENT		
OWNER: COLLIN COUNTY, TEXAS		
SURVEY: M. HART SURVEY, ABSTRACT NO. 371		
LOCATION: CITY OF MCKINNEY, COLLIN COUNTY, TEXAS		
ACQUISITION AREA: 10,009 SQUARE FEET OR 0.230 ACRES		
WHOLE PROPERTY ACREAGE: LOT 1, BLOCK 2 = 11.493 ACRES (BY PLAT)		
JOB No. BMDC1702.00	DRAWN BY: RC	CAD FILE: PARCEL 9 SLOPE.DWG
DATE: 9/5/2018	EXHIBIT B PAGE 3 OF 4	SCALE: 1"=100'
GORRRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604		



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

EXHIBIT "B"

PARCEL No. 9



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 EASEMENT ACQUISITION AREA

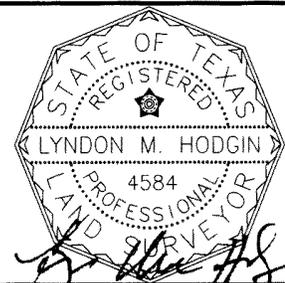


City of McKinney

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BLOOMDALE ROAD EXTENSION

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JOB No. BMDC1702.00	DRAWN BY: RC
DATE: 9/5/2018	EXHIBIT B PAGE 4 OF 4
CAD FILE: PARCEL 9 SLOPE.DWG	
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 01:09:15 PM
\$58.00 DF0STER
20190325000308340



Stacey Kemp