

20190325000308330 03/25/2019 01:09:14 PM D1 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 RIGHT OF WAY WARRANTY DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That ***COLLIN COUNTY, TEXAS*** ("Grantor"), whether one or more, 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 is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day DONATED, and by these presents does GRANT, GIVE, and CONVEY unto the said Grantee all the following described real estate, to-wit:

BEING 813 square feet or 0.019 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 ("ROW Tract").

The warranty contained herein is subject to: (i) any and all mineral reservations, restrictions, covenants, conditions and easements, if any, relating to the above-described property, but only to the extent that they are still in effect and shown of record in Collin County, Texas; and (ii) all zoning law regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect and relate to the above-described property.

There are no liens, attachments, or other encumbrances which will affect the title or right of Grantor to convey this right-of-way to 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 right-of-way granted herein.

Notwithstanding Grantor's present intent to convey the ROW Tract to Grantee, it is specifically understood that this conveyance shall not be effective and binding upon Grantee until such time as Grantee accepts the conveyance as reflected by Grantee's signature on this document below and Grantee exercises control over the ROW Tract. Nothing contained herein shall require Grantee to accept the conveyance of the ROW Tract.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anyway belonging to such premises unto the said Grantee, Grantee's successors, and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof.

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

COLLIN COUNTY, TEXAS

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

ACCEPTED:

CITY OF MCKINNEY

By: [Signature]
PAUL G. GRIMES
City Manager

ATTEST:

[Signature]
EMPRESS DRANE
City Secretary
MELISSA LEE
Deputy City Secretary



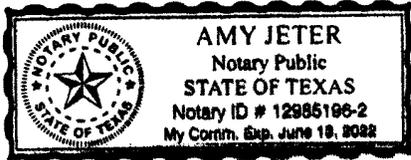
APPROVED AS TO FORM:

[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 20 day of March, 2019, by PAUL G. GRIMES, as City Manager of the **CITY OF MCKINNEY**, a Texas municipal corporation, on behalf of said municipal corporation.

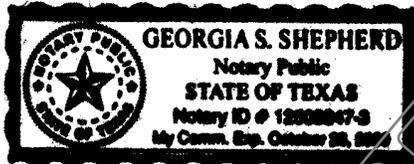


Amy Jeter
Notary Public, State of Texas

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.



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:

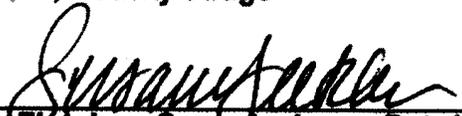
**Chris Hill
Susan Fletcher
Cheryl Williams
Darrell Hale
Duncan Webb**

**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.

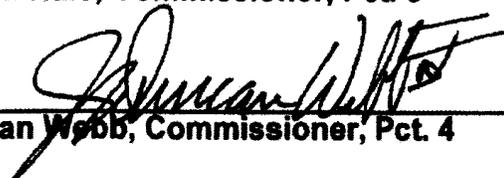
Thereupon, a motion was made, seconded and carried with a majority vote of the court for approval of the City of McKinney's request for additional right-of-way and slope easements at the intersection of Bloomdale Road and Community Avenue and further approval of the associated documents for same. Same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

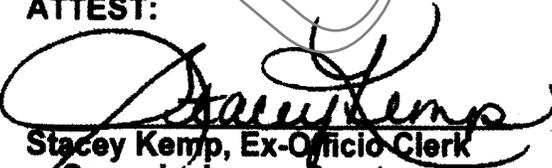

**Stacey Kemp, Ex-Officio Clerk
Commissioners Court
Collin County, T E X A S**

EXHIBIT "A"
CITY OF MCKINNEY
BLOOMDALE ROAD EXTENSION

PARCEL NO. 9
OWNER: COLLIN COUNTY, TEXAS
RIGHT-OF-WAY ACQUISITION
M. HART SURVEY, ABSTRACT NO. 371
COLLIN COUNTY, TEXAS

Being a 0.019 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 0.019 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Gorrondonga & 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 "Gorrondonga & 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 64 degrees 33 minutes 23 seconds West, with the new proposed right-of-way line of Bloomdale Road, a distance of 52.12 feet to a 5/8" iron rod with cap stamped "Gorrondonga & Associates" set for corner in the west line of said Lot 1, Block 2 and the existing east right-of-way line of said Community Boulevard;

THENCE North 14 degrees 25 minutes 44 seconds East, with the west line of said Lot 1, Block 2 and the east right-of-way line of said Community Boulevard, a distance of 40.65 feet to a point for corner at the intersection of the north right-of-way line of said Bloomdale Road and the east right-of-way line of Community Boulevard;

THENCE South 65 degrees 18 minutes 59 seconds East, with the north line of said Lot 1, Block 2 and with the south right-of-way line of said Bloomdale Road, a distance of 40.65 feet to the **POINT OF BEGINNING** and containing 813 square feet or 0.019 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

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

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.

COMMUNITY BOULEVARD
(A 80' PARTIALLY UNDEDICATED RIGHT-OF-WAY)

FND 5/8"
IRON ROD (CM)

N 01°35'15"W 144.97'

P.O.B.
5/8" IRON ROD
WITH CAP
"GORRONDONA &
ASSOCIATES" (CM)

EXISTING R.O.W. LINE

BLOOMDALE ROAD
130' RIGHT-OF-WAY
CABINET H, PAGE 225, P.R.C.C.T.)
130.00'

**RIGHT-OF-WAY
ACQUISITION AREA**
813 SQ. FT. OR
0.019 ACRES

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

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

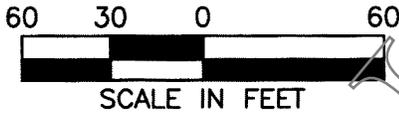
40' APPARENT
UNDEDICATED
RIGHT-OF-WAY

40' DEDICATED RIGHT-OF-WAY
CABINET H, PAGE 225
P.R.C.C.T.

10' SANITARY SEWER
EASEMENT
CITY OF MCKINNEY
VOLUME 4669, PAGE 1029
D.R.C.C.T.

PROPOSED
R.O.W. LINE

EXISTING R.O.W. LINE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 64°33'23" W	52.12'
L-2	N 14°25'44" E	40.65'
L-3	S 65°18'59" E	40.65'



City of McKinney

222 N. TENNESSEE STREET • MCKINNEY, TEXAS 75069

BLOOMDALE ROAD EXTENSION

PARCEL NO. 9 PROJECT CIP NO. 4227

RIGHT-OF-WAY ACQUISITION

OWNER: COLLIN COUNTY, TEXAS

SURVEY: M. HART SURVEY, ABSTRACT NO. 371

LOCATION: CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

ACQUISITION AREA: 813 SQUARE FEET OR 0.019 ACRES

WHOLE PROPERTY ACREAGE: LOT 1, BLOCK 2= 11.493 ACRES (BY PLAT)

JOB No. BMDC1702.00

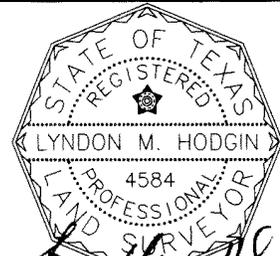
DRAWN BY: RC

CAD FILE: PARCEL 9.DWG

DATE: 9/5/2018

EXHIBIT B PAGE 3 OF 4

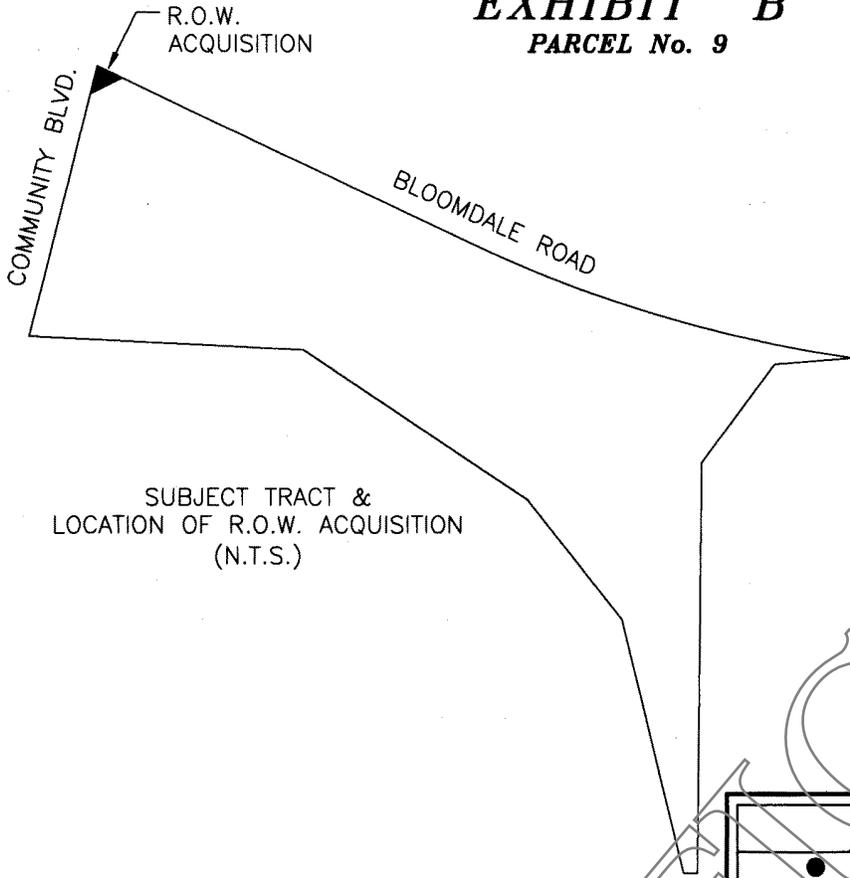
SCALE: 1" = 60'



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

EXHIBIT "B"

PARCEL No. 9



SUBJECT TRACT &
LOCATION OF R.O.W. ACQUISITION
(N.T.S.)

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 RIGHT-OF-WAY ACQUISITION AREA



City of McKinney

222 N. TENNESSEE STREET • MCKINNEY, TEXAS 75069

BLOOMDALE ROAD EXTENSION

PARCEL NO. 9	PROJECT CIP NO. 4227
RIGHT-OF-WAY ACQUISITION	
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WHOLE PROPERTY ACREAGE: LOT 1, BLOCK 2= 11.493 ACRES (BY PLAT)	
JOB No. BMDC1702.00	DRAWN BY: RC
DATE: 9/5/2018	EXHIBIT B PAGE 4 OF 4
CAD FILE: PARCEL 9.DWG	
SCALE: 1"=60'	



LYNDON M. HODGINS
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 01:09:14 PM
\$62.00 DF0STER
20190325000308330



Stacey Kemp