

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 WATER LINE 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 right to construct, reconstruct and perpetually maintain a water line and all necessary appurtenances thereto (the "Facilities") in, on, under, over and across the following described property:

BEING 42,962 square feet or 0.986 acres of land situated in the M. Hart Survey, Abstract No. 371 and the T.J. McDonald Survey, Abstract No. 576, 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 (the "Easement Property").

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

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 the Easement Property 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 18th day of March, 2019.

COLLIN COUNTY, TEXAS

By: [Signature]
Name: Chris Hill
Title: County Judge

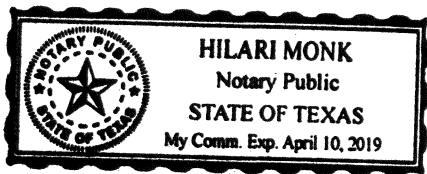
APPROVED AS TO FORM:

Printed Name: _____
Title: _____
Office of the City Attorney

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the 18th 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

EXHIBIT "A"
CITY OF MCKINNEY
REDBUD WATERLINE PROJECT

PARCEL NO. 3
OWNER: COLLIN COUNTY, TEXAS
PERMANENT WATERLINE EASEMENT
M. HART SURVEY, ABSTRACT NO. 371
T.J. McDONALD SURVEY, ABSTRACT NO. 576
COLLIN COUNTY, TEXAS

Being a Permanent Waterline Easement situated in the M. Hart Survey, Abstract No. 371 and the T.J. McDonald Survey, Abstract No. 576, Collin County, Texas, said Permanent Waterline Easement being a portion of Lot 1, Block 2 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, said Permanent Waterline Easement being a portion of the remainder of a 292.757 acre tract of land conveyed to Collin County, Texas as recorded in Volume 4470, Page 2524 of the Deed Records of Collin County, Texas, said Permanent Waterline Easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found (controlling monument) for the most southerly northeast corner of said Lot 1 and the most southerly northwest corner of a 57.185 acre tract of land (by deed) conveyed to CCC Partnership, L.P. as recorded in Volume 5071, Page 605 of said Deed Records of Collin County, Texas; **THENCE** North 37 degrees 20 minutes 09 seconds East, with the southeast line of said Lot 1 and with the northwest line of said 57.185 acre tract of land, a distance of 43.99 feet to the **POINT OF BEGINNING**;

THENCE North 00 degrees 33 minutes 17 seconds East, a distance of 35.96 feet to a point for corner;

THENCE North 52 degrees 43 minutes 17 seconds West, a distance of 229.57 feet to a point being in the beginning of a non-tangent curve to the right having a radius of 2,095.00 feet, a central angle of 05 degrees 56 minutes and 21 seconds, and whose chord bears North 68 degrees 17 minutes 08 seconds West, a chord distance of 217.06 feet;

THENCE Northwesterly, with said non-tangent curve to the right, an arc length of 217.16 feet to a point for corner;

THENCE North 65 degrees 18 minutes 59 seconds West, a distance of 564.23 feet to a point for corner;

THENCE South 65 degrees 40 minutes 50 seconds West, a distance of 24.63 feet to a point for corner,

THENCE South 14 degrees 25 minutes 44 seconds West, a distance of 237.12 feet to a point for corner in the northeast line of a Water Line Easement conveyed to the City of McKinney as recorded in Instrument No. 20140523000511620 of the Official Public Records of Collin County, Texas;

- THENCE** North 75 degrees 34 minutes 16 seconds West, with the northeast line of said Water Line Easement, a distance of 15.00 feet to a point for corner in the northwest line of said Lot 1 and in the southeast right-of-way line of Community Boulevard (a 80' partially undedicated right-of-way);
- THENCE** North 14 degrees 25 minutes 44 seconds East, with the northwest line of said Lot 1 and with the southeast right-of-way line of said Community Boulevard, a distance of 289.21 feet to the northwest corner of said Lot 1, said point being the intersection of the southeast right-of-way line of said Community Boulevard with the southwest right-of-way line of said Bloomdale Road (a 130' right-of-way);
- THENCE** South 65 degrees 18 minutes 59 seconds East, with the northeast line of said Lot 1 and with the southwest right-of-way line of said Bloomdale Road, a distance of 604.42 feet to a point being the beginning of a non-tangent curve to the left with a radius of 2,065.00 feet, a central angle of 08 degrees 31 minutes and 16 seconds, and whose chord bears South 69 degrees 34 minutes and 36 seconds East, a chord distance of 306.82 feet,
- THENCE** Southeasterly, with the northeast line of said Lot 1, with the southwest right-of-way line of said Bloomdale Road and with said curve to the left, an arc length of 307.11 feet to a point for corner;
- THENCE** South 52 degrees 43 minutes 17 seconds East, a distance of 173.17 feet to a point for corner in the southeast line of said Lot 1 and in the northwest line of said 57.185 acre tract of land, from which a 1/2 inch iron rod found (controlling monument) for a northeast corner of said Lot 1 and the most northerly northwest corner of said 57.185 acre tract of land bears North 37 degrees 20 minutes 09 seconds East, a distance of 44.68 feet;
- THENCE** South 37 degrees 20 minutes 09 seconds West, with the southeast line of said Lot 1 and with the northwest line of said 57.185 acre tract of land, a distance of 88.82 feet to the **POINT OF BEGINNING**, and containing 42,962 square feet or 0.986 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.

July 23, 2018

Revised January 14, 2019

By: _____

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

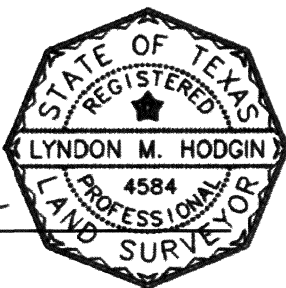
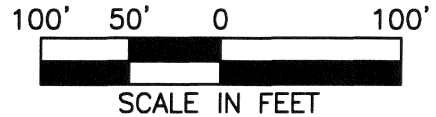


EXHIBIT "A"

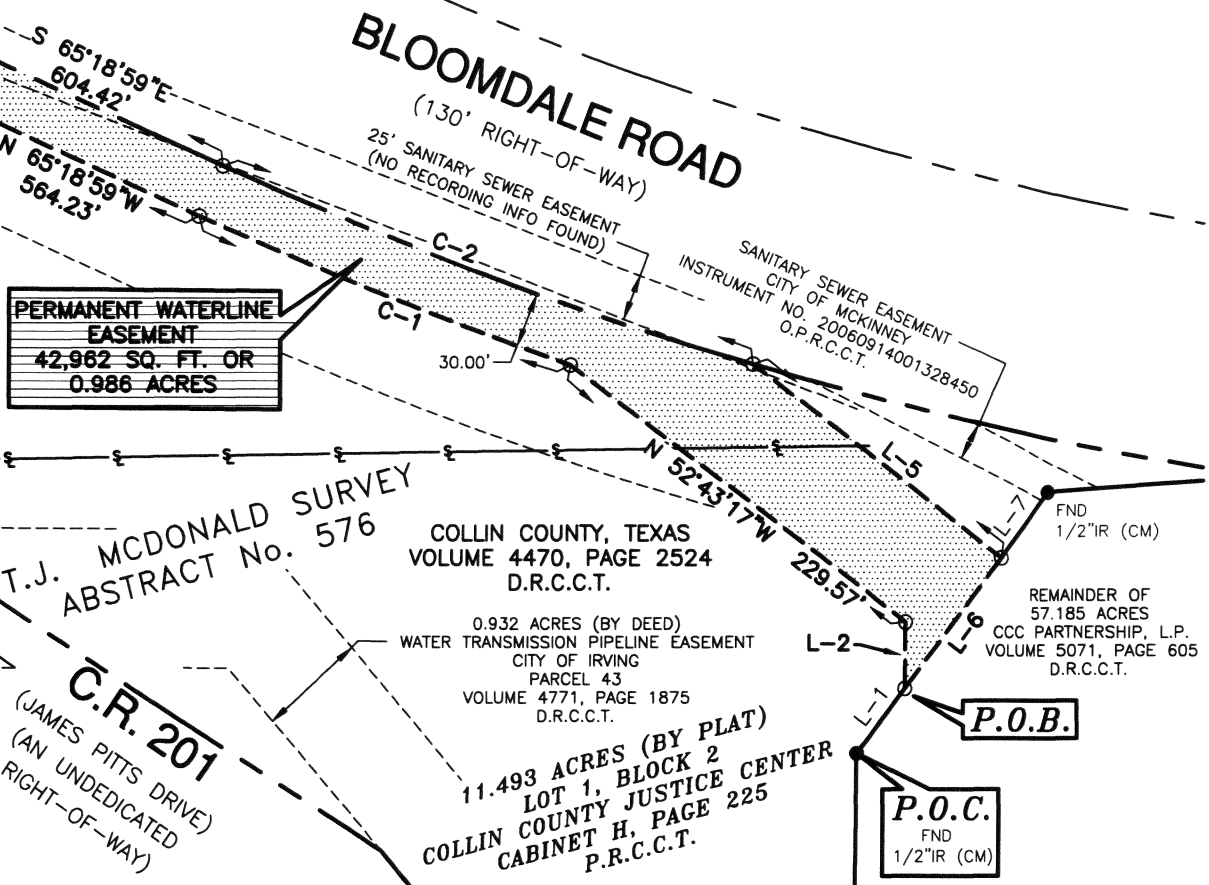
PARCEL No. 3

LOT 1R, BLOCK 1
COLLIN COUNTY JUSTICE CENTER
INSTRUMENT NO. 20060915010003950
O.P.R.C.C.T.

M. HART SURVEY
ABSTRACT 371



MATCHLINE PAGE NO. 5



City of McKinney

222 N. TENNESSEE STREET • MCKINNEY, TEXAS 75069

REVISED: JANUARY 14, 2019

REDBUD PUMP STATION TRANSMISSION WATERLINE

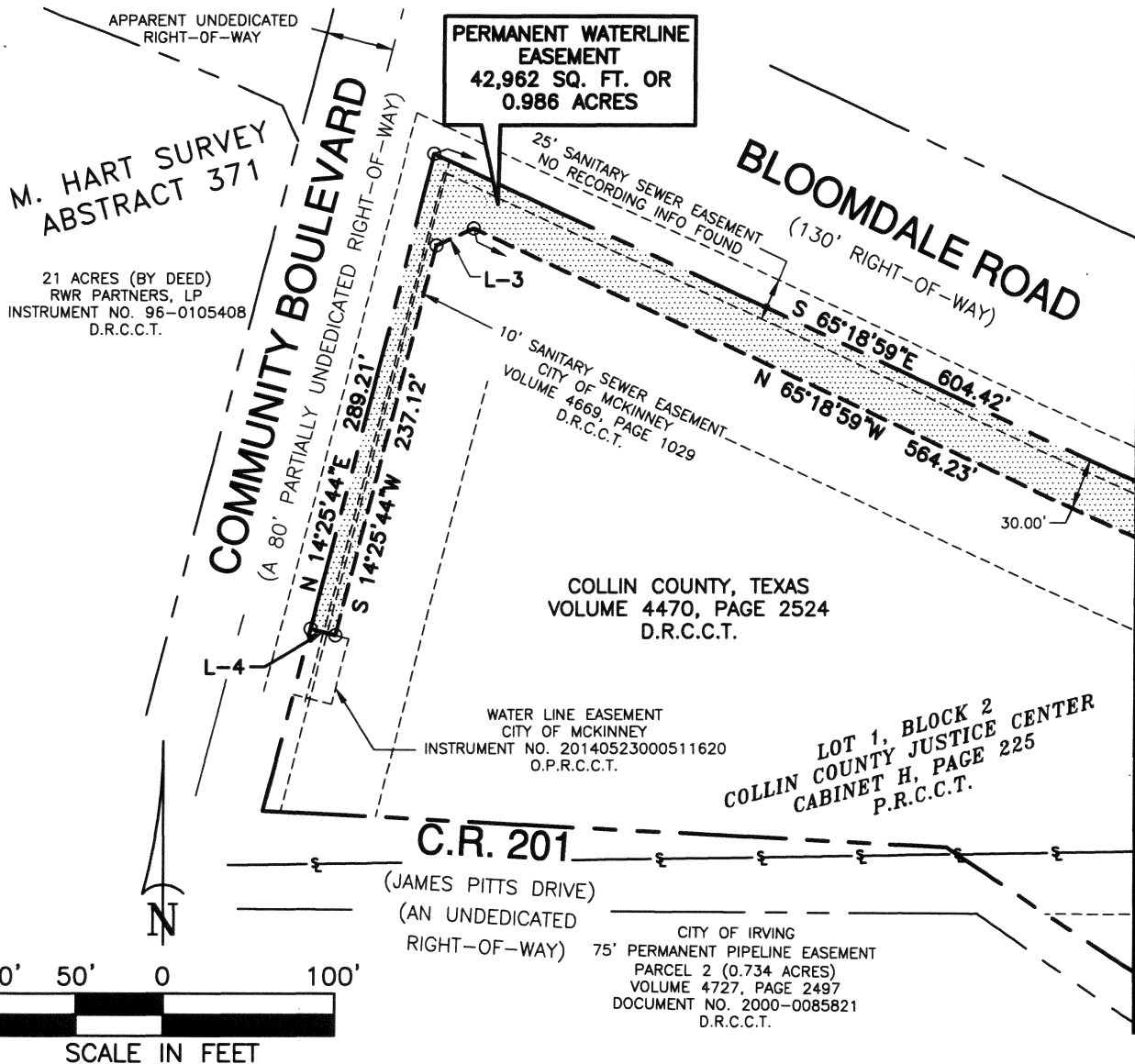
PARCEL NO. 3	CITY PROJ. NO. WA4340
PERMANENT WATERLINE EASEMENT	
OWNER: COLLIN COUNTY, TEXAS	
SURVEY: M. HART SURVEY, ABSTRACT NO. 371 T.J. McDONALD SURVEY, ABSTRACT NO. 576	
LOCATION: COLLIN COUNTY, TEXAS	
ACQUISITION AREA: 42,962 SQUARE FEET OR 0.986 ACRES	
WHOLE PROPERTY ACREAGE: 11.493 ACRES (BY PLAT)	
JOB No. B&G-1702.00	DRAWN BY: JDR
DATE: JULY 23, 2018	EXHIBIT A PAGE 4 OF 6
CAD FILE: PARCEL 3 (REV).DWG	SCALE: 1"=100'



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

EXHIBIT "A"

PARCEL No. 3



City of McKinney

222 N. TENNESSEE STREET • MCKINNEY, TEXAS 75069

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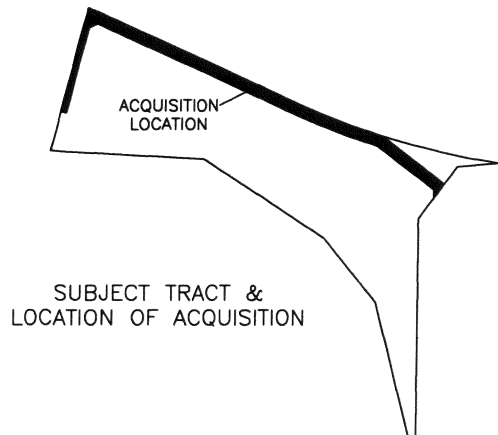
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REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM No. 10106900

EXHIBIT "A"

PARCEL No. 3



NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE BASED ON 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
---	PROPERTY LINE (AS NOTED)
----	PROPOSED EASEMENT LINE
(CM)	CONTROLLING MONUMENT
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
	PROPOSED RIGHT-OF-WAY ACQUISITION AREA

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 37°20'09"E	43.99'
L-2	N 00°33'17"E	35.96'
L-3	S 65°40'50"W	24.63'
L-4	N 75°34'16"W	15.00'
L-5	S 52°43'17"E	173.17'
L-6	S 37°20'09"W	88.82'
L-7	N 37°20'09"E	44.68'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C-1	2,095.00'	05°56'21"	N 68°17'08"W	217.06'	217.16'
C-2	2,065.00'	08°31'16"	S 69°34'36"E	306.82'	307.11'



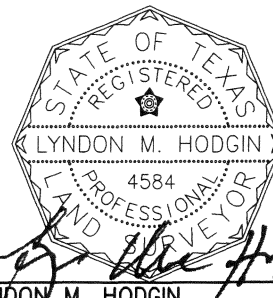
City of McKinney

222 N. TENNESSEE STREET • MCKINNEY, TEXAS 75069

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JOB No. B&G_1702.00	DRAWN BY: JDR
DATE: JULY 23, 2018	EXHIBIT A PAGE 6 OF 6
CORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET SUITE 450 DALLAS, TEXAS 75202 • 214-712-0600 FAX 214-712-0604	



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