

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

SANITARY SEWER 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, does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement and right to construct, reconstruct and perpetually maintain a sanitary sewer line and all necessary appurtenances thereto (the "Facilities") in, on, under, over and across the following described property:

BEING 7, 440 square feet or 0.1708 acres of land located in Lot 1, Block 2, Collin County Justice Center Addition to the Meredith Hart Survey, Abstract No. 371 and the Thomas McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas, and being more particularly described and depicted in Exhibit "A" 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; such improvements may include parking, landscaping, nature and open space appurtenances, and such other improvements as are appropriate for the property and compliant with development standards.

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.

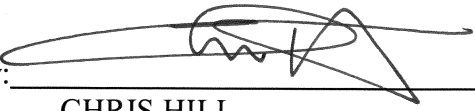
There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying 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 24 day of APRIL, 2019.

COLLIN COUNTY, TEXAS

By: 
CHRIS HILL
County Judge

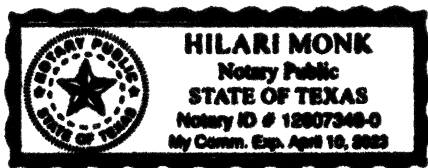
APPROVED AS TO FORM:

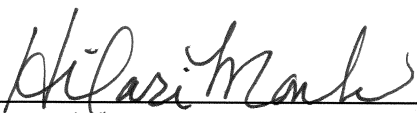

Printed Name: Alan D. Lathan
Title: Assistant City Attorney
Office of the City Attorney

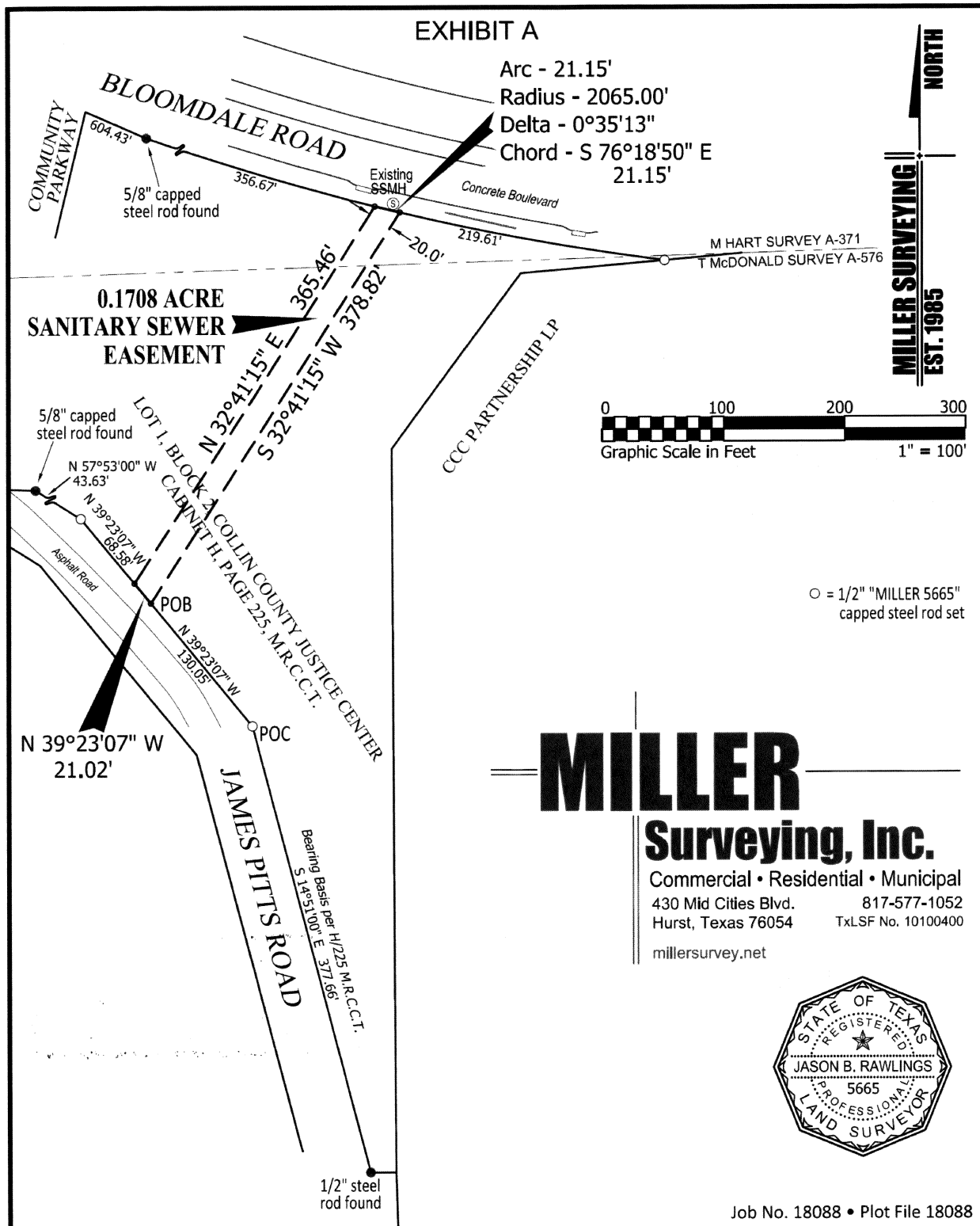
STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the 24th day of April, 2019, by CHRIS HILL in his capacity as County Judge of ***COLLIN COUNTY, TEXAS***, on behalf of said entity.




Notary Public, State of Texas



Field Note Description of a 0.1708 Acre Sanitary Sewer Easement

Being a tract of land out of the Merideth Hart Survey, Abstract No. 371 and the Thomas McDonald Survey, Abstract No. 576 and situated in the City of McKinney, Collin County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2018, said tract being a portion Lot 1, Block 2, Collin County Justice Center, an addition to the City of McKinney, Texas according to the plat thereof recorded in Cabinet H, Page 225 of the Map Records of Collin County, Texas (M.R.C.C.T.) and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch "MILLER 5665" capped steel rod set in the easterly right-of-way line of James Pitts Road for an angle point in the westerly boundary line of said Lot 1 from which a 1/2 inch steel rod for the most southerly southwest corner of said Lot 1 bears South 14 degrees 51 minutes 00 seconds East at 377.66 feet; Thence North 39 degrees 23 minutes 07 seconds West with said westerly boundary line and said easterly right-of-way line a distance of 130.05 feet to the POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

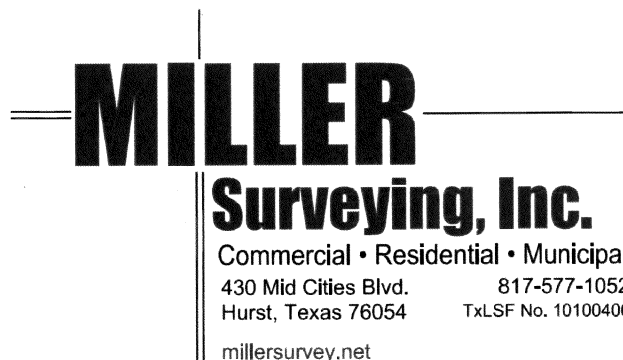
Thence North 39 degrees 23 minutes 07 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 21.02 feet;

Thence North 32 degrees 41 minutes 15 seconds East, traversing said Lot 1 a distance of 365.46 feet to the northerly boundary line thereof, same being in the southerly right-of-way line of Bloomdale Road, and also being in a curve to the left with a radius of 2065.00 feet and whose chord bears South 76 degrees 18 minutes 50 seconds East at 21.15 feet, and from which a 5/8 inch capped steel rod found for the end of said curve bears northwesterly at an arc length of 356.67 feet;

Thence easterly with said northerly boundary line and said southerly right-of-way line and with said curve along an arc length of 21.15 feet to the end of said curve;

Thence South 32 degrees 41 minutes 15 seconds West, traversing said Lot 1 a distance of 378.82 feet to the point of beginning and containing 0.1708 acres of land, more or less.

I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 in the State of Texas, certify that this plat represents an accurate survey made on the ground under my supervision on November 20, 2018 of the 0.1708 acre tract described herein, and that the boundary lines, corners and dimensions shown herein are as indicated.



Job No. 18088 • Plot File 18088