

PT # 2020-2265
District: McKinney
WR #: 3309158
ER #

EASEMENT AND RIGHT OF WAY

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

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That **Collin County, Texas, a political subdivision of the State of Texas**, 4300 Bloomdale, McKinney, Texas 75071, hereinafter called "Grantor", whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, a non-exclusive easement and right-of-way for electric supply and communications lines, consisting of a variable number of wires, poles and cables, surface mounted equipment, conduits, manholes, vaults, transformers switches, protection, sectionalizing devices and all necessary or desirable appurtenances over, under, across, and upon Grantor's land described as follows:

SEE EXHIBIT "A" (ATTACHED)

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities, so long as others obtain any necessary easement rights from Grantor; the right to prevent excavation within the easement area and construction of, within the easement area, any and all buildings, structures or other obstructions which may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances unless Grantor receives Grantee's prior written consent, which consent shall not be unreasonably withheld; and the right to trim or remove trees or shrubbery within said easement area and the area adjacent to the easement area where trees or shrubbery extend into the easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee, which consent shall not be unreasonably withheld.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the reasonable judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

Grantor further reserves the right to lay out, dedicate, construct, maintain and use across said easement area such roads, streets, alleys, access ways, railroad tracks, underground telephone cables and conduits and gas, water, drainage, and sewer pipe lines as will not interfere with Grantee's use of said easement area for the purpose aforesaid, provided all such facilities shall be located at angles of not less than 45 degrees to any of Grantee's lines, and shall be so constructed as to provide with respect to Grantee's facilities the minimum clearances provided by law and recognized as standard in the electrical industry, as same may change from time to time.

This grant and conveyance is made and accepted subject to any and all easements, covenants, rights-of-way, conditions, restrictions and royalty interests, and municipal or other governmental zoning laws, regulations and ordinances, if any, relating to the easement and right-of-way, to the extent in force and effect and shown of record in the real property records of Collin County, Texas, or apparent on the ground.

Grantee agrees to and shall defend, protect, indemnify and hold harmless Grantor from and against all claims, losses, expenses, damages, demands, judgments, causes of action, suits, and liability in tort, contract, or any other basis and of every kind and character whatsoever, for personal injury, death, or property damage ("Claims"), which arise out of Grantee's use of the easement. Notwithstanding anything to the contrary herein, Grantor will not be responsible for any damage to private property or person that results from conditions in the easement area, unless such damages is caused by Grantor's negligence, gross negligence, or willful misconduct.

Grantee will, at all times after doing any work in connection with the construction, alteration, maintenance, operation or repair of within the easement and right-of-way, restore the easement and right-of-way to substantially the same condition in which it was found before such work was undertaken.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 6 day of OCTOBER, 2020.

GRANTOR:

Collin County, Texas,
a political subdivision of the State of Texas

By: 
Chris Hill, County Judge

STATE OF TEXAS

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COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared **Chris Hill as County Judge of Collin County, Texas a political subdivision of the State of Texas**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated therein, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of OCTOBER, 2020.



Notary Public in and for the State of Texas

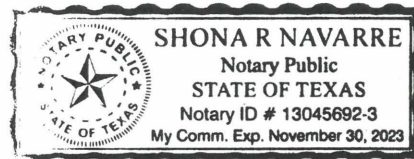


EXHIBIT "A"
ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
Lot 1R, Block 1 of the Collin County Justice Center
EASEMENT A

BEING a ONCOR Electric Delivery Company, LLC easement situated in the Meredith Hart Survey, Abstract No. 371, in the City of McKinney, Collin County, Texas, and being a part of Lot 1R, Block 1 of the Collin County Justice Center, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 2006, Page 598 in the Map Records of Collin County, Texas (MRCCT), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found with plastic cap stamped 'HALFF' in the northwest line of U.S. Highway 75 (variable width right-of-way), at the southeast corner of said Lot 1R, Block 1, same being the south corner of a tract of land as described in deed to MZ Series LLC, Series 21, recorded under Clerk's File No. 20190131000104700 in the Deed Records of Collin County, Texas (DRCCT);

THENCE Southwesterly, along the northwest line of U.S. Highway 75 the following:

South 54 Degrees 05 Minutes 56 Seconds West, 105.16 feet to a 30" diameter Elm tree;

South 48 Degrees 34 Minutes 14 Seconds West, 17.05 feet to the northeast corner of a TXDOT right-of-way take recorded under Clerk's File No. 20070102000000470 DRCCT;

North 42 Degrees 55 Minutes 56 Seconds West, 22.15 feet;

South 47 Degrees 03 Minutes 57 Seconds West, 238.94 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the west line of a 100 foot wide TP&L easement recorded in Volume 209, Page 602, Volume 209, Page 604, Volume 671, Page 808 and Volume 702, Page 23 DRCCT and the **POINT OF BEGINNING**;

THENCE South 47 Degrees 03 Minutes 57 Seconds West, along the northwest line of said U.S. Highway 75, 111.48 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE North 13 Degrees 11 Minutes 11 Seconds East, departing the northwest line of said U.S. Highway 75, 216.90 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE North 07 Degrees 10 Minutes 29 Seconds West, at all times remaining 15.00 feet west of and parallel to the west line of said TP&L easement, 793.35 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE South 82 Degrees 49 Minutes 31 Seconds West, 45.00 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE North 07 Degrees 10 Minutes 29 Seconds West, at all times remaining 60.00 feet west of and parallel to the west line of said TP&L easement, at 731.52 feet passing a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' for reference, in all a distance of 762.00 feet to a point in Honey Creek and the south line of the remainder portion of a tract of land as described in deed to Central and Fannin Wilson 155, LLLP recorded under Clerk's File No. 20071113001536620 DRCCT;

THENCE North 65 Degrees 02 Minutes 09 Seconds East, along said Honey Creek and south line of said Central and Fannin Wilson 155 tract, 3.66 feet;

THENCE South 40 Degrees 06 Minutes 42 Seconds East, continuing along said Honey Creek and south line of said Central and Fannin Wilson 155 tract, 103.94 feet;

THENCE South 07 Degrees 10 Minutes 29 Seconds East, along the west line of said TP&L easement, at 169.21 feet passing a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' for reference, in all a distance of 1607.44 feet to the **POINT OF BEGINNING** and containing 1.45 acres of land.

EXHIBIT "A"
15' ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
Lot 1R, Block 1 of the Collin County Justice Center
EASEMENT B

BEING a ONCOR Electric Delivery Company, LLC easement situated in the Meredith Hart Survey, Abstract No. 371, in the City of McKinney, Collin County, Texas, and being a part of Lot 1R, Block 1 of the Collin County Justice Center, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 2006, Page 598 in the Map Records of Collin County, Texas (MRCCT), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found with plastic cap stamped 'HALFF' in the northwest line of U.S. Highway 75 (variable width right-of-way), at the southeast corner of said Lot 1R, Block 1, same being the south corner of a tract of land as described in deed to MZ Series LLC, Series 21, recorded under Clerk's File No. 20190131000104700 in the Deed Records of Collin County, Texas (DRCCT);

THENCE Southwesterly, along the northwest line of U.S. Highway 75 the following:

South 54 Degrees 05 Minutes 56 Seconds West, 105.16 feet to a 30" diameter Elm tree;

South 48 Degrees 34 Minutes 14 Seconds West, 17.05 feet to the northeast corner of a TXDOT right-of-way take recorded under Clerk's File No. 20070102000000470 DRCCT;

North 42 Degrees 55 Minutes 56 Seconds West, 22.15 feet;


South 47 Degrees 03 Minutes 57 Seconds West, 97.22 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the **POINT OF BEGINNING**;

THENCE South 47 Degrees 03 Minutes 57 Seconds West, along the northwest line of said U.S. Highway 75, 18.48 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the east line of a 100 foot wide TP&L easement recorded in Volume 209, Page 602, Volume 209, Page 604, Volume 671, Page 808 and Volume 702, Page 23 DRCCT;

THENCE North 07 Degrees 10 Minutes 29 Seconds West, departing the northwest line of said U.S. Highway 75, along the east line of said TP&L easement, at 1158.98 feet passing a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' for reference, in all a distance of 1182.55 feet to a point in Honey Creek and the south line of the remainder portion of a tract of land as described in deed to Central and Fannin Wilson 155, LLLP recorded under Clerk's File No. 20071113001536620 DRCCT;

THENCE South 79 Degrees 43 Minutes 40 Seconds East, along said Honey Creek and south line of said Central and Fannin Wilson 155 tract, 15.72 feet;

THENCE South 07 Degrees 10 Minutes 29 Seconds East, at all times remaining 15.00 feet east of and parallel to the east line of said TP&L easement, at 23.40 feet passing a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' for reference, in all a distance of 1167.03 feet to the **POINT OF BEGINNING** and containing 0.40 acre of land.


Brad Sparr
Registered Professional
Land Surveyor No. 3701

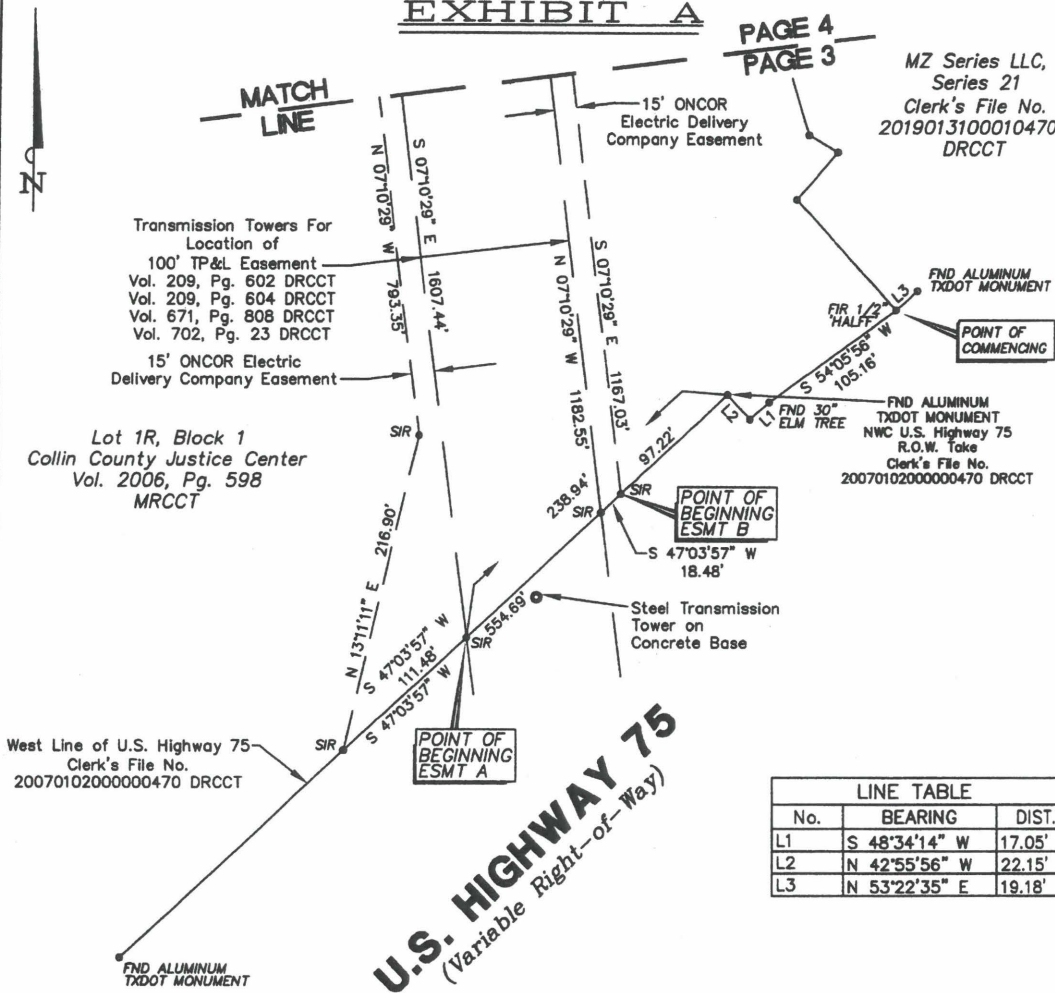


Sparr Surveys
2553 County Road 722
McKinney, TX 75069
(214) 544-2297

EXHIBIT A

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MZ Series LLC,
Series 21
Clerk's File No.
20190131000104700
DRCCT



NOTES

1) BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD 83, AS DERIVED FROM THE ALLTERRA CONTINUALLY OPERATING REFERENCE STATIONS via REAL TIME KINEMATIC METHODS.

2) FIR DENOTES A FOUND IRON ROD.

3) SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED 'SPARR SURVEYS'.

Scale 1" = 100'

Date 07-23-2020

JOB No.: 3416991

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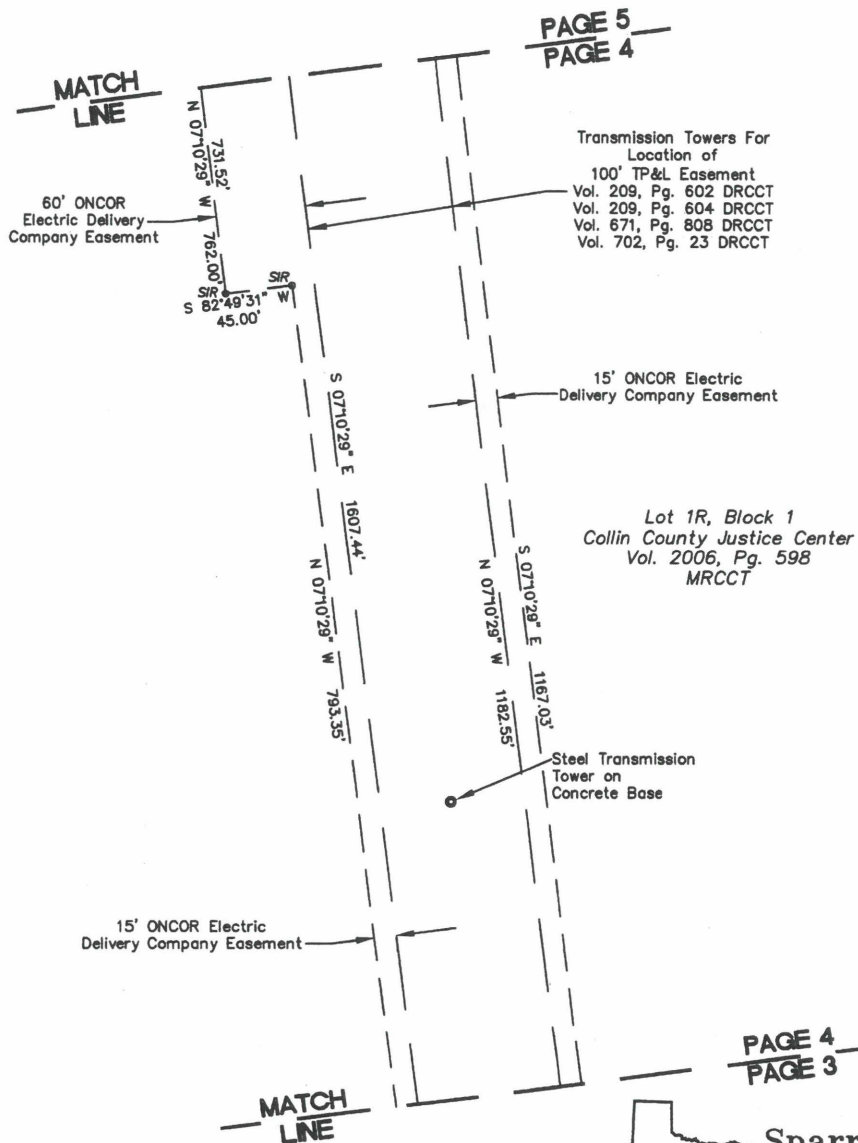


Sparr Surveys

2553 C.R. 722
McKinney, Texas 75069
(214) 544-2297

TBPLS FIRM No. 10059300

EXHIBIT A



Scale 1" = 100'

Date 07-23-2020

JOB No.: 3416991

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Sparr Surveys

2553 C.R. 722
McKinney, Texas 75069
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TBPLS FIRM No. 10059300

EXHIBIT A



Steel Transmission
Tower on
Concrete Base

Remainder
Central & Fannin Wilson 155, LLLP
Clerk's File No. 20071113001536620
DRCCT

Lot 1R, Block 1
Collin County Justice Center
Vol. 2006, Pg. 598
MRCCT

Transmission Towers For
Location of
100' TP&L Easement
Vol. 209, Pg. 602 DRCCT
Vol. 209, Pg. 604 DRCCT
Vol. 671, Pg. 808 DRCCT
Vol. 702, Pg. 23 DRCCT

Steel Transmission
Tower on
Concrete Base

MATCH
LINE

Scale 1" = 100'

Date 07-23-2020

JOB No.: 3416991

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Sparr Surveys

2553 C.R. 722
McKinney, Texas 75069
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TBPLS FIRM No. 10059300

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PAGE 4

EXHIBIT "B"
15' ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
Lot 1R, Block 1 of the Collin County Justice Center

BEING a ONCOR Electric Delivery Company, LLC easement situated in the Meredith Hart Survey, Abstract No. 371, in the City of McKinney, Collin County, Texas, and being a part of Lot 1R, Block 1 of the Collin County Justice Center, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 2006, Page 598 in the Map Records of Collin County, Texas (MRCCT), and being more particularly described as follows:

COMMENCING at a TXDOT aluminum monument found in the northwest line of of U.S. Highway 75 (variable width right-of-way), as established by TXDOT right-of-way take recorded under Clerk's File No. 20070102000000470 in the Deed Records of Collin County, Texas (DRCCT);

THENCE South 47 Degrees 03 Minutes 57 Seconds West, along the northwest line of U.S. Highway 75, 350.42 feet to a 5/8-Inch iron rod set with plastic cap stamped 'Sparr Surveys' at the **POINT OF BEGINNING**;

THENCE South 47 Degrees 03 Minutes 57 Seconds West, continuing along the northwest line of U.S. Highway 75, 204.27 feet to a TXDOT aluminum monument found;


THENCE South 46 Degrees 21 Minutes 33 Seconds West, continuing along the northwest line of said U.S. Highway 75, 402.46 feet to a point in the northeast line of a 25 foot wide Texas Utilities Electric Company and Lone Star Gas easement as recorded under Clerk's File No. 92-0079083 DRCCT;

THENCE North 58 Degrees 48 Minutes 34 Seconds West, departing the northwest line of said U.S. Highway 75, along the northeast line of said Texas Utilities Electric Company and Lone Star Gas easement, 15.54 feet;

THENCE North 46 Degrees 21 Minutes 33 Seconds East, at all times remaining 10.00 feet northwest of and parallel to the northwest line of said U.S. Highway 75, 406.62 feet;

THENCE North 47 Degrees 03 Minutes 57 Seconds East, at all times remaining 10.00 feet northwest of and parallel to the northwest line of said U.S. Highway 75, 226.70 feet;

THENCE South 13 Degrees 11 Minutes 11 Seconds West, 26.91 feet to the **POINT of BEGINNING** and containing 0.213 acre of land.


Brad Sparr
Registered Professional
Land Surveyor No. 3701



Sparr Surveys
2553 County Road 722
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EXHIBIT B

