

**COLLIN COUNTY
PERMANENT EMERGENCY SIREN EASEMENT**

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF COLLIN §

That **Collin County** of the State of Texas, in consideration of the sum of Ten (\$10.00) Dollars to me in hand paid, the receipt of which is hereby acknowledged, and in consideration of the special benefits to be derived by my property; by these presents do grant and convey unto the City of Lavon (GRANTEE), a municipal corporation, a permanent emergency siren easement under, in and along the hereinafter described property for the purpose of constructing and maintaining said facilities on said property described in Exhibit "A" and shown on Exhibit "B" hereto.

To have and to hold the above described property unto the Grantee for the purposes hereinbefore provided, and Grantee shall have the right to go upon the same for the purpose of operating or repairing said facilities. That all expenses in the construction and maintenance of said facilities shall be at the expense of the Grantee and in the construction of said facilities, should the Grantee find it needful to remove any improvements now on above described property that such removal and the replacing of same shall be wholly at the cost of the Grantee.

No buildings, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed on or across the easement, said easement being hereby reserved for the purposes described herein. Grantee shall have the right to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system without the necessity, at any time, of procuring the permission of anyone.

In Testimony Whereof, witness my hand, this the ___ day of _____, A.D. 2021.

GRANTOR: (printed name) _____

(signature) _____

Collin County

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, _____, a Notary Public in and for Collin County, Texas, on this day personally _____, Collin County known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he) (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, A.D. 2021.

Notary Public, State of Texas

My commission expires:

After recording, return to:
Kim Dobbs
City of Lavon
120 School Rd
Lavon, Texas 75116

**EXHIBIT A
LEGAL DESCRIPTION
COLLIN COUNTY**

PERMANENT EMERGENCY SIREN EASEMENT

Being a 0.005-acre (225.00 square foot) tract of land, situated in the W. H. Moore Survey, Abstract 638 in the Town of Lavon, Collin County, Texas, and being a part of a 2.39 acres tract conveyed to Collin County as recorded in instrument number 20180718000894940 of the Official Public Records in Collin County, Texas (OPRCCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found at the northeast corner of said 2.39 acre tract;

THENCE S 69°49'19" W, a distance of 318.21 feet to the **POINT OF BEGINNING**.

THENCE S 00°51'29" E, a distance of 15.00 feet to a point, said point being in the northern line of a 15-foot water line easement to the Bear Creek Special Utility District as recorded in instrument number 20200313000367660 of the OPRCCT;

THENCE S 89°08'31" W, with said northern easement line a distance of 15.00 feet to a point;

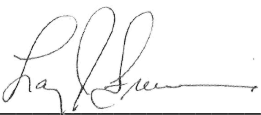
THENCE N 00°51'29" E a distance of 15.00 feet to a point;

THENCE N 89°08'31" E a distance of 15.00 feet to the **POINT OF BEGINNING**, and containing 0.005 acres (225.00 square foot), more or less.

BASIS OF BEARINGS:

METES & BOUNDS OF 2.39 ACRE TRACT AS RECORDED IN INSTRUMENT NUMBER 20180718000894940 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

PREPARED UNDER MY PERSONAL SUPERVISION



LARRY J. FREEMAN, R.P.L.S. NO. 3239

09.01.2021

DATE



Parcel Line Table

Line #	Length	Direction
L1	15.00	S00° 51' 29"E
L2	15.00	S89° 08' 31"W
L3	15.00	N00° 51' 29"W
L4	15.00	N89° 08' 31"E

9.37 ACRES
MADHUSUDAN RAJU KONDURU,
JYOTHIRMAYI GADHIRAJU, &
VENKAT REDDY THANDRA
INST. NO. 20171221001685450
O.P.R.C.C.T.

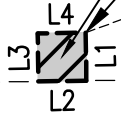
POC

PROP. EMERGENCY
SIREN EASEMENT
225.00 SQ FT
0.005 AC

POB

S69°49'19"W
318.21'
TO POINT OF
BEGINNING

2.39 ACRES
COLLIN COUNTY
(INST. NO. 20180718000894940)
O.P.R.C.C.T.



15' BCSJD WATER
EASEMENT
INST. NO.
2020031300367660

1.684 ACRES
FIRST BANK FARMERSVILLE
VOL:4522, PG:1395
O.P.R.C.C.T.

1.11 ACRES
TRACT 1 & 2
LAVON 7-ELEVEN ADDITION
(INST. NO. 20180614000736350)
O.P.R.C.C.T.



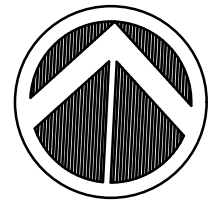
BASIS OF BEARINGS:
METES & BOUNDS OF 2.39 ACRE TRACT AS RECORDED IN INSTRUMENT NUMBER
20180718000894940 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

PREPARED UNDER MY PERSONAL SUPERVISION


Larry J. Freeman
LARRY J. FREEMAN, R.P.L.S. NO. 3239

DATE: 09.01.2021

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
LARRY J. FREEMAN, R.P.L.S.
NO. 3239 ON 09.01.2021



0' 160'

CITY OF LAVON COLLIN COUNTY - LAVON J.P. OFFICE	SCALE: 1" = 60'	 FREEMAN-MILLICAN, INC. ENGINEERS - ARCHITECTS - PLANNERS
	JOB: 17024	
EMERGENCY SIREN EASEMENT	DATE: 09.01.2021	9330 LBJ FREEWAY, SUITE 1225 DALLAS, TEXAS 75243 PH: 214.503.0555 TX. REG FIRM NO. 2827
EXHIBIT B	SHEET: 1 OF 1	