

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**

**FIRE LANE AND MUTUAL ACCESS EASEMENT**

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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 (i) a fire lane facility and all necessary appurtenances thereto (the “Fire Lane Facilities”) and (ii) mutual access facilities and all necessary appurtenances thereto for the public use forever (the “Mutual Access Facilities”) (the Fire Lane Facilities and the Mutual Access Facilities are hereinafter collectively referred to as the “Facilities”) all in, on, under, over and across the following described property:

BEING 5,627 square feet or 0.1292 acres in the Tola Dunn Survey,  
Abstract No. 284, City of McKinney, Collin County, Texas, and

being part of a called 14.516 acre tract of land recorded in Volume 1872, Page 599 of the Deed Records of 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").

*Grantor hereby grants to Grantee a temporary construction easement of twenty-five feet (25') running parallel along and abutting the North & West side(s) of the Easement Property depicted in Exhibit "A", with rights of ingress and egress for the construction of roadway and related improvements, such temporary construction easement terminating upon completion of said roadway improvements.*

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 and utilizing the Easement Property herein granted for the public use forever to travel, pass, cross, or traverse upon, over, and across 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.

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.

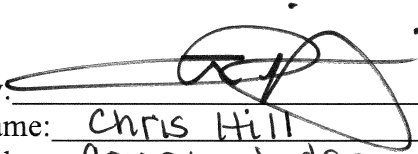
TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators,

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.

WITNESS THE GRANTOR'S HAND this 22<sup>nd</sup> day of FEBRUARY, 2022

**GRANTOR:**

***COLLIN COUNTY, TEXAS***

By:   
Name: Chris Hill  
Title: County Judge

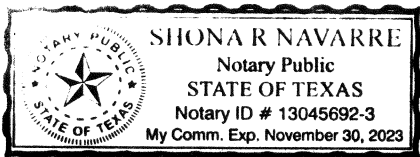
APPROVED AS TO FORM:


\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Office of the City Attorney

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the 22<sup>nd</sup> day of FEBRUARY, 2022  
by SHONA NAVARRE as NOTARY of COLLIN COUNTY, TEAXS.



  
Notary Public, State of Texas

**EXHIBIT "A"**  
*Description of Easement Property*

**LEGAL DESCRIPTION**

**BEING** a tract of land situated in the Tola Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas, and being part of a called 14.516 acre tract of land described in deed to County of Collin, State of Texas recorded in Volume 1872, Page 599 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a point in the east line of said 14.516 acre tract; from said point a 5/8-inch iron rod with cap stamped "KHA" found in the north right-of-way line of Wilmeth Road (a variable width right-of-way), and being the southwest corner of a called 13.4578 acre tract of land described in Special Warranty Deed to MLRP Wilmeth 2 LLC recorded in Instrument No. 20210617001226900 of said Official Public Records bears South 00°15'29" East, a distance of 52.92 feet; said point being the beginning of a non-tangent curve to the left with a radius of 30.00 feet, a central angle of 72°44'25", and a chord bearing and distance of South 36°07'05" West, 35.58 feet;

**THENCE** in a southwesterly direction, departing the said east line of the 14.516 acre tract and with said non-tangent curve to the left, an arc distance of 38.09 feet to a point for corner;

**THENCE** South 00°15'29" East, a distance of 37.08 feet to a point for corner in the said north line of Wilmeth Road;

**THENCE** South 89°41'23" West, along the said north line of Wilmeth Road, a distance of 36.00 feet to a point for corner;

**THENCE** North 00°15'29" West, departing the said north line of Wilmeth Road, a distance of 119.97 feet to a point for corner;

**THENCE** North 89°37'16" East, a distance of 57.10 feet to a point for corner in the said east line of the 14.516 acre tract; from said point an i-beam found for the northeast corner of said 14.516 acre tract bears North 00°15'29" West, a distance of 852.43 feet;

**THENCE** South 00°15'29" East, along the said east line of the 14.516 acre tract, a distance of 54.33 feet to the **POINT OF BEGINNING** and containing 5,627 square feet or 0.1292 acres of land, more or less.

**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

*M.C.B.* 12/15/21  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



FIRE LANE AND MUTUAL ACCESS EASEMENT  
TOLA DUNN SURVEY, ABSTRACT NO. 284  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	MCB	11/9/2021	001303801	1 OF 2

STEVENS, MATTHEW 12/15/2021 1:50 PM K:\FTW\_SURVEY\061303801-MCKINNEY TRADE CENTER PH I\DWG\061303801-MCKINNEY TRADE CENTER PH II\_ESMT\_ACCESS.DWG

**EXHIBIT "B"**  
*Depiction of Easement Property*

