

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.

ACCESS 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 access facilities ("Facilities") in, on, along, over, under and across the following described property:

BEING 4,420 square feet or 0.101 acres in the Meredith Hart Survey, Abstract No. 371, 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 ("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 and utilizing 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 25th day of April, 2022.

COLLIN COUNTY, TEXAS

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

APPROVED AS TO FORM:

[Signature]
Printed Name: Jeremy R. Pay
Title: Asst. City Attorney
Office of the City Attorney

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the 25th day of APRIL, 2022, by SHONA NAVARRE as NOTARY of COLLIN COUNTY, TEXAS, on behalf of said entity.

[Signature]
Notary Public, State of Texas

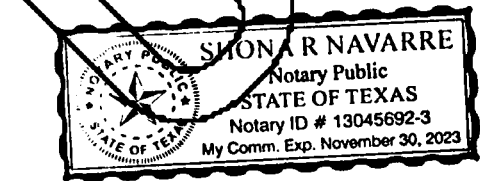


EXHIBIT "A"
PERMANENT ACCESS EASEMENT
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Being a tract of land, situated in the Meredith Hart Survey, Abstract No. 371, in the City of McKinney, Collin County, Texas, and being a part of Lot 1, Block 1, of **COLLIN COUNTY JUSTICE CENTER**, an addition to the City of McKinney, as recorded in Volume 2006 Page 598, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

COMMENCING at a 5/8" iron rod with a plastic cap stamped "RPLS 5256" found for the northwesterly corner of said Lot 1, same being in the southeasterly monumented line of Community Avenue;

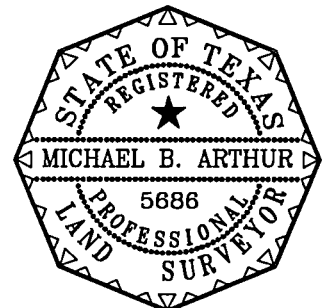
THENCE South 87°31'54" East, over and across said Lot 1, a distance of 968.46' to the **POINT OF BEGINNING** of the herein described tract;

THENCE over and across said Lot 1, the following courses and distances:

- South 89°36'11" East, a distance of 29.22' to a point for corner;
- South 46°24'14" East, a distance of 207.09' to a point for corner;
- South 25°37'13" West, a distance of 21.03' to a point for corner;
- North 46°24'14" West, a distance of 234.88' to the **POINT OF BEGINNING** and containing 4,420 square feet or 0.101 acres of land, more or less.

UNOFFICIAL

M.B.A.



Bearings and distances (surface values) are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface to grid conversion factor is 0.999850404.


DATE: 07/26/2021	PERMANENT ACCESS EASEMENT 0.101 ACRES MEREDITH HART SURVEY ABSTRACT NO. 371 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	 North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com Firm Registration No. 10074200
REVISED:		
SCALE: 1" = 200'		
CHK'D. BY: M.B.A.		
JOB NO.: 2020-0075		

EXHIBIT "B"

Jason P. Blake and spouse,
Shannon S. Blake
Document No.
20160519000615260,
O.P.R.C.C.T.

S89°36'11"E
29.22'

POINT OF COMMENCING
5/8" C.I.R.F.
"RPLS 5706"
(R.M.)

Eddie P. Howell and wife, Galyn A. Howell
Vol. 1128, Pg. 159,
D.R.C.C.T.

N55°24'21"W
34.90'

Remainder of Raybun L. Housley
Vol. 741, Pg. 648,
D.R.C.C.T.

Variable Width Sanitary Sewer Easement
Vol. 5389, Pg. 3147,
D.R.C.C.T.

S87°1'54"E 96.48'

Permanent Access Easement
4,420 Sq. Ft. / 0.101 Acres

P.O.B.

N46°24'14"W 234.88'

S46°24'14"E 207.09'

25' Sanitary Sewer Easement
Document No.
20180503000542020 and
201808090010001110,
O.P.R.C.C.T.

S25°37'13"W 21.03'

Lot 1, Block 1
COLLIN COUNTY
JUSTICE CENTER
Vol. 2006, Pg. 898,
O.P.R.C.C.T.

4051.08'

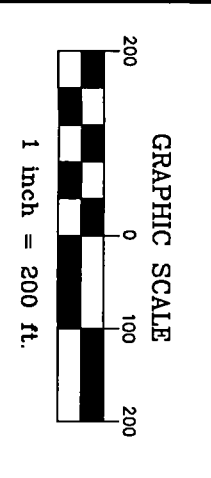
Variable Width Sanitary Sewer Easement
Vol. 5389, Pg. 3147,
D.R.C.C.T.

Community Avenue
(40' public right-of-way)
(Vol. H, Pg. 225, M.R.C.C.T.)

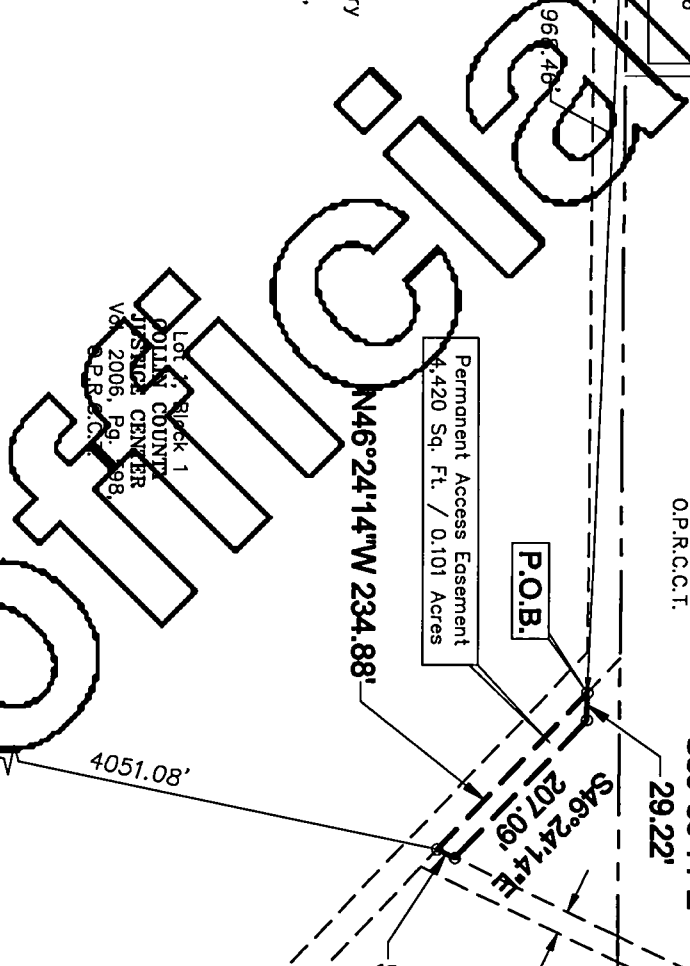
ABBREVIATIONS
I.R.F. = Iron Rod Found
P.O.B. = Point of Beginning
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

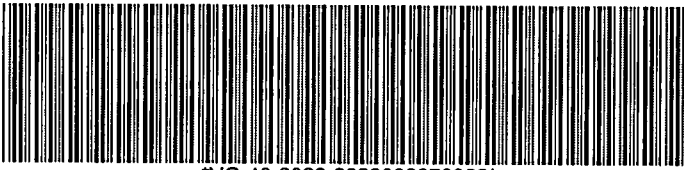
DATE: 07/26/2021
REVISED:
SCALE: 1" = 200'
CHK'D. BY: M.B.A.
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PERMANENT ACCESS EASEMENT
0.101 ACRES
MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS



North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
1010 West University Drive
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com
Firm Registration No. 10074200





VG-40-2022-2022000079980

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2022000079980

Real Property
EASEMENT

Recorded On: May 19, 2022 01:23 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022000079980
Receipt Number: 20220519000604
Recorded Date/Time: May 19, 2022 01:23 PM
User: Dwayne K
Station: Station 11

Record and Return To:



STATE OF TEXAS
Collin County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Public Records of Collin County, Texas

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX