

AFTER RECORDING, RETURN TO:

**Engineering Dept. – Real Estate
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

STREET AND UTILITY EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That **PROPERTY OWNER**, a _____ 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 and repair street, curb, gutter, sidewalk, and surface drainage facilities in addition to underground public and private utilities together with all related appurtenances thereto (collectively, the “Facilities”) in, along, upon, under, over, through and across the following real property:

BEING 14,475 square feet or 0.332 acres in the William Rice Survey,
Abstract No. 769, 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”).

Grantor hereby grants to Grantee a temporary construction easement of twenty-five feet (25') running parallel along and abutting the North side(s) of said Easement Property, with rights of ingress and egress for the construction of said Facilities, such temporary construction easement terminating upon completion of the Facilities.

The Grantee shall have the right to remove and keep removed from the Easement Property herein granted any and all structures, fences, trees, shrubs, growths or other obstructions which may endanger or interfere with the construction, reconstruction, maintenance or proper function of said Facilities.

Horizontal, flatwork improvements on the surface of the Easement Property may be constructed by the Grantor, provided such improvements are compatible with Grantee’s use of the Easement Property and the Facilities as determined in Grantee’s sole discretion; however, no vertical improvement or structure shall be constructed by Grantor on the Easement Property. All other improvements placed on the Easement Property shall require advance written approval of the Grantee.

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.

Grantor hereby attests there are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey the Easement Property to the Grantee for the purposes as described herein (the “Easement”). 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 unto the Grantee for the purposes herein set forth, Grantor hereby binds Grantor, 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 11th day of DECEMBER, 2025.

PROPERTY OWNER,

a _____

By: [Signature]
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 11th day of DECEMBER, 2025, by CHRIS HILL as COUNTY JUDGE of **PROPERTY OWNER**, a _____, on behalf of said _____.

[Signature]

Notary Public, State of Texas

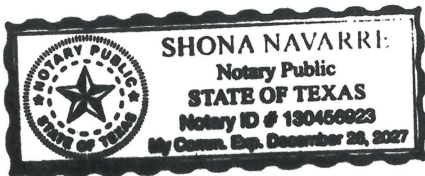


EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION, of a 0.332-acre (14,475-square-foot) tract of land situated in the in the William Rice Survey, Abstract No. 769, City of McKinney ETJ, Collin County, Texas; said tract being part of that called 28.809-acre tract of land described in Special Warranty Deed to Collin County, Texas recorded in Instrument No. 2024000006512 of the Official Public Records of Collin County, Texas; said 0.332-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a leaning 5/8-inch iron rod found in the approximate centerline of County Road 164 (a prescriptive right-of-way, no deed of record found); said point being the southernmost southwest corner of Lot 1, Block A, Canvas at Bloomdale, an addition to the City of McKinney ETJ according to the plat recorded in Instrument No. 2023010000207 of said Official Public Records, in the north line of that certain tract of land described in Warranty Deed with Vendor's Lien to Rene Bates recorded in Instrument No. 19991222001532920 of said Official Public Records, and the southeast corner of said 28.809-acre Collin County tract;

THENCE, South 89 degrees 12 minutes 17 seconds West, with the said approximate centerline of County Road 164, the north line of said Rene Bates tract, and a south line of 28.809-acre Collin County tract, a distance of 288.80 feet to a 5/8-inch iron rod with "BGE" cap found at the beginning of a non-tangent curve to the right; said point being a southwest corner of said 28.808-acre Collin County tract; from said point a 5/8-inch iron rod found bears South 89 degrees 12 minutes 17 seconds West, a distance of 102.16 feet;

THENCE, departing the said approximate centerline of County Road 164 and the said north line of Rene Bates tract and with a southwest line of said 28.809-acre Collin County tract and said curve to the right, having a central angle of 05 degrees 37 minutes 57 seconds, a radius of 1,115.00 feet, a chord bearing and distance of North 63 degrees 38 minutes 38 seconds West, 109.57 feet, passing at an arc length of 68.46 feet a 5/8-inch iron rod with "AZ&B" cap found for the southeast corner of that called 1.320-acre tract of land described in Special Warranty Deed to North Texas Municipal Water District recorded in Instrument No. 2023000089009 of said Official Public Records, continuing with the northeast line of said North Texas Municipal Water District tract a total arc length of 109.61 feet to a point for corner at the end of said curve;

THENCE, North 89 degrees 12 minutes 17 seconds East, departing the said northeast line of North Texas Municipal Water District tract and the said southwest line of Collin County tract, into and across said Collin County tract a distance of 286.29 feet to a point for corner in the southwest line of said Lot 1, Block A and in a northeast line of said 28.809-acre Collin County tract; from said point a 5/8-inch iron rod with "BGE" cap found bears North 64 degrees 13 minutes 53 seconds West, a distance 189.87 feet;

THENCE, South 64 degrees 13 minutes 53 seconds East, with the said southwest line of Lot 1, Block A and the said northeast line of 28.809-acre Collin County tract, a distance of 111.81 feet to the POINT OF BEGINNING and containing 0.332 acres or 14,475 square feet of land, more or less.

A survey plat of even survey date accompanies this legal description.

Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000152710. Distances and areas shown are surface values in U.S. Survey Feet.

This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting the subject property that are not shown hereon.

Gregory Mark Peace June 26, 2025
RPLS No. 6608



STREET AND UTILITY EASEMENT

0.332 ACRES

WILLIAM RICE SURVEY, ABSTRACT NO. 769
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

JUNE 2025
SHEET 1 OF 2

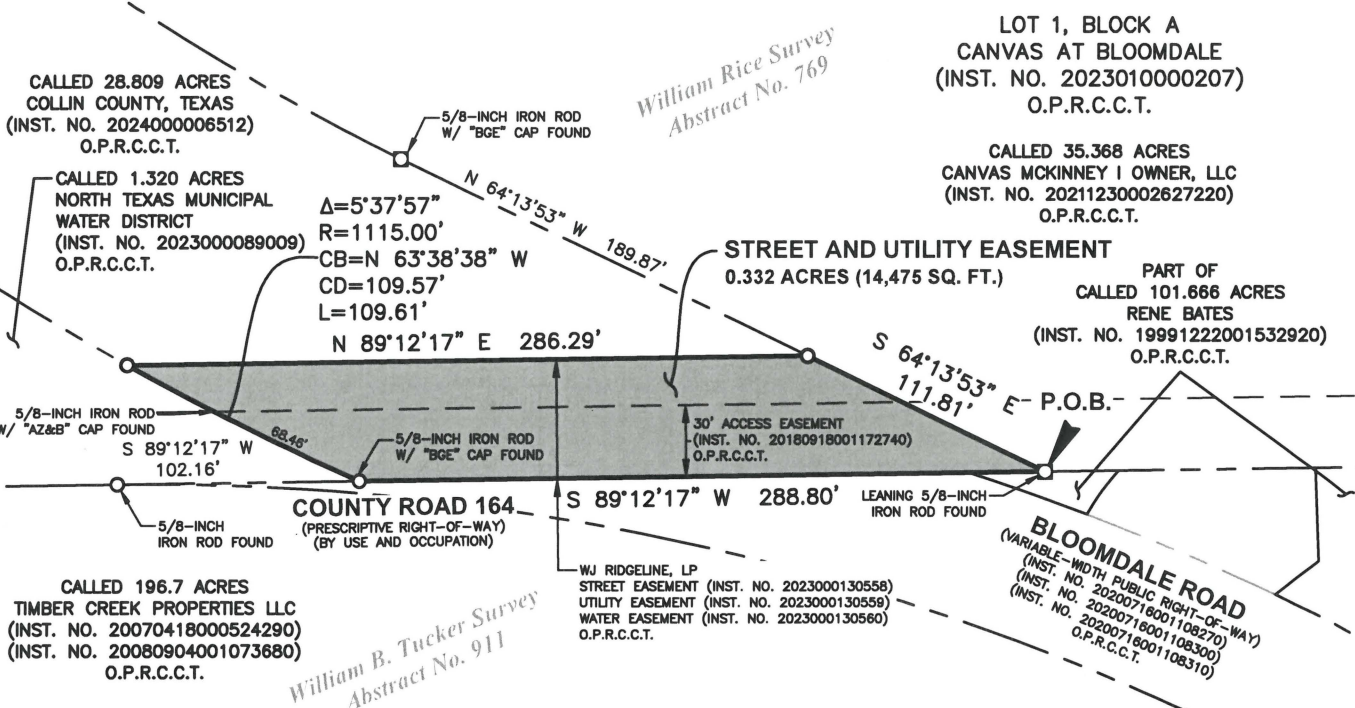


BGE, Inc.

2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500

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EXHIBIT "A"



LOT 1, BLOCK A
CANVAS AT BLOOMDALE
(INST. NO. 2023010000207)
O.P.R.C.C.T.

CALLED 35.368 ACRES
CANVAS MCKINNEY I OWNER, LLC
(INST. NO. 20211230002627220)
O.P.R.C.C.T.

PART OF
CALLED 101.666 ACRES
RENE BATES
(INST. NO. 19991222001532920)
O.P.R.C.C.T.

CALLED 28.809 ACRES
COLLIN COUNTY, TEXAS
(INST. NO. 202400006512)
O.P.R.C.C.T.

CALLER 1.320 ACRES
NORTH TEXAS MUNICIPAL
WATER DISTRICT
(INST. NO. 2023000089009)
O.P.R.C.C.T.

5/8-INCH IRON ROD
W/ "AZ&B" CAP FOUND
S 89°12'17" W
102.16'

$\Delta=5'37'57"$
 $R=1115.00'$
 $CB=N 63'38'38" W$
 $CD=109.57'$
 $L=109.61'$
N 89°12'17" E 286.29'

STREET AND UTILITY EASEMENT
0.332 ACRES (14,475 SQ. FT.)

30' ACCESS EASEMENT
(INST. NO. 20180918001172740)
O.P.R.C.C.T.

COUNTY ROAD 164
(PRESCRIPTIVE RIGHT-OF-WAY)
(BY USE AND OCCUPATION)

S 89°12'17" W 288.80'

LEANING 5/8-INCH
IRON ROD FOUND

BLOOMDALE ROAD
(VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY)
(INST. NO. 20200716001108270)
(INST. NO. 20200716001108300)
(INST. NO. 20200716001108310)
O.P.R.C.C.T.

CALLER 196.7 ACRES
TIMBER CREEK PROPERTIES LLC
(INST. NO. 20070418000524290)
(INST. NO. 20080904001073680)
O.P.R.C.C.T.

William B. Tucker Survey
Abstract No. 911

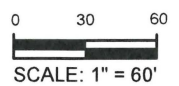
WJ RIDGELINE, LP
STREET EASEMENT (INST. NO. 2023000130558)
UTILITY EASEMENT (INST. NO. 2023000130559)
WATER EASEMENT (INST. NO. 2023000130560)
O.P.R.C.C.T.

NOTES

A legal description of even survey date accompanies this survey plat.
Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000152710. Distances and areas shown are surface values in U.S. Survey Feet.
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LEGEND

	MONUMENT OF RECORD DIGNITY
P.O.B.	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
	PROPOSED EASEMENT LINE
	PROPERTY LINE
	EXISTING EASEMENT LINE
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS



STREET AND UTILITY EASEMENT

0.332 ACRES
WILLIAM RICE SURVEY, ABSTRACT NO. 769
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS
JUNE 2025
SHEET 2 OF 2



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