

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PROPERTY OWNER,**

a \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of **PROPERTY OWNER**, a \_\_\_\_\_  
\_\_\_\_\_, on behalf of said \_\_\_\_\_.

\_\_\_\_\_  
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. 2024000006512)  
O.P.R.C.C.T.

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

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

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

$S\ 64^{\circ}13'53''\ E\ 111.81'$   
**P.O.B.**

5/8-INCH IRON ROD  
W/ "AZ&B" CAP FOUND  
 $S\ 89^{\circ}12'17''\ W$   
102.16'

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

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

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.

CALLED 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.

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.



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TBPELS Firm No. 10106500

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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



0 30 60  
SCALE: 1" = 60'

**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

AFTER RECORDING, RETURN TO:

**Engineering Dept. – Real Estate  
CITY OF MCKINNEY  
P.O. Box 517  
McKinney, Texas 75070**

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**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 57,269 square feet or 1.315 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PROPERTY OWNER,**

a \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of **PROPERTY OWNER**, a \_\_\_\_\_  
\_\_\_\_\_, on behalf of said \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

## EXHIBIT "A"

### LEGAL DESCRIPTION

DESCRIPTION, of a 1.315-acre (57,269-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 1.315-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a point for corner at the intersection of the approximate centerline of County Road 164 (a prescriptive right-of-way, no deed of record found) and the approximate centerline of Cold Springs Branch; said point being the southwest corner of said 28.809-acre Collin County tract, the southeast corner of that certain tract of land described in Warranty Deed to the City of McKinney recorded in Volume 873, Page 591 of the Deed Records of Collin County, Texas, and in the north line of that called 196.7-acre tract of land described in Special Warranty Deed to Timber Creek Properties LLC recorded in Instrument No. 20070418000524290 and affected by Correction Special Warranty Deed recorded in Instrument No. 20080904001073680, both of said Official Public Records;

THENCE, North 05 degrees 41 minutes 38 seconds East, departing the said approximate centerline of County Road 164 and the said north line of Timber Creek Properties tract and with the said approximate centerline of Cold Springs Branch, the west line of said 28.809-acre Collin County tract and the east line of said City of McKinney tract, a distance of 17.91 feet to a point for corner; said point being the southwest corner of that certain tract of land described in Special Warranty Deed to WJ Ridgeline LP recorded in Instrument No. 2023000111065 of said Official Public Records;

THENCE, departing the said approximate centerline of Cold Springs Branch and the said east line of City of McKinney tract, with the southeast line of said WJ Ridgeline tract and the northwest line of said 28.809-acre Collin County tract the following three (3) calls:

North 89 degrees 22 minutes 33 seconds East, a distance of 7.53 feet to a 5/8-inch iron rod with "TXDOT ROW" cap found for corner;

North 05 degrees 27 minutes 20 seconds East, a distance of 6.95 feet to a 5/8-inch iron rod with "TXDOT ROW" cap found for corner at the beginning of a non-tangent curve to the left;

With said curve to the left, having a central angle of 04 degrees 27 minutes 17 seconds, a radius of 3,148.58 feet, a chord bearing and distance of North 75 degrees 48 minutes 01 seconds East, 244.73 feet, and an arc length of 244.79 feet to a point for corner at the end of said curve;

THENCE, departing the said southeast line of WJ Ridgeline tract and the said northwest line of 28.809-acre Collin County tract, into and across said 28.809-acre Collin County tract, the following four (4) calls:

South 01 degrees 31 minutes 31 seconds East, a distance of 42.76 feet to a point for corner;

South 88 degrees 10 minutes 23 seconds East, a distance of 52.61 feet to a point for corner;

North 89 degrees 48 minutes 35 seconds East, a distance of 303.86 feet to a point for corner;

### **STREET AND UTILITY EASEMENT**

1.315 ACRES

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

JUNE 2025

SHEET 1 OF 4



**BGE, Inc.**

2595 Dallas Parkway, Suite 101, Frisco, TX 75034

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TBPELS Firm No. 10106500

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**EXHIBIT "A"**

**LEGAL DESCRIPTION (continued)**

North 89 degrees 25 minutes 09 seconds East, a distance of 555.83 feet to a point for corner in a southeast line of said 28.809-acre Collin County tract and in the northwest line 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; said point being the beginning of a non-tangent curve to the right;

THENCE, with the said southeast line of 28.809-acre Collin County tract, the said northwest line of North Texas Municipal Water District tract, and said curve to the right, having a central angle of 01 degrees 47 minutes 59 seconds, a radius of 3,252.00 feet, a chord bearing and distance of South 60 degrees 06 minutes 47 seconds West, 102.15 feet, passing at an arc length of 39.98 feet a 5/8-inch iron rod with "AZ&B" cap found for the southwest corner of said North Texas Municipal Water District tract, continuing with said 28.809-acre Collin County tract a total arc length of 102.16 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the said approximate centerline of County Road 164 and in the said north line of Timber Creek Properties tract; said point being a southeast corner of said 28.809-acre Collin County tract; from said point a 1/2-inch iron rod found bears North 89 degrees 25 minutes 09 seconds East, a distance of 133.73 feet;

THENCE, with the said approximate centerline of County Road 164, a south line of said 28.809-acre Collin County tract, and the said north line of Timber Creek Properties tract, the following three (3) calls:

South 89 degrees 25 minutes 09 seconds West, a distance of 466.92 feet to a 5/8-inch iron rod found for corner;

South 89 degrees 48 minutes 35 seconds West, a distance of 304.91 feet to a bent 5/8-inch iron rod found for corner;

North 88 degrees 10 minutes 23 seconds West, a distance of 300.38 feet to the POINT OF BEGINNING and containing 1.315 acres or 57,269 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**

1.315 ACRES

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

JUNE 2025

SHEET 2 OF 4



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EXHIBIT "A"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 05°41'38" E	17.91'
L2	N 89°22'33" E	7.53'
L3	N 05°27'20" E	6.95'
L4	S 01°31'31" E	42.76'
L5	S 88°10'23" E	52.61'

CALLED 131.652 ACRES  
WJ RIDGELINE LP  
(INST. NO. 2023000111065)  
O.P.R.C.C.T.

*William Rice Survey  
Abstract No. 769*

APPROXIMATE  $\odot$   
COLD SPRINGS  
BRANCH

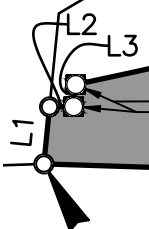
CITY OF MCKINNEY  
(VOL. 873, PG. 591)  
D.R.C.C.T.

$\Delta=4^{\circ}27'17''$   
 $R=3148.38'$   
 $CB=N 75^{\circ}48'01'' E$   
 $CD=244.73'$   
 $L=244.79'$

CALLLED 28.809 ACRES  
COLLIN COUNTY, TEXAS  
(INST. NO. 2024000006512)  
O.P.R.C.C.T.

WJ RIDGELINE, LP  
STREET EASEMENT (INST. NO. 2023000130555)  
UTILITY EASEMENT (INST. NO. 2023000130556)  
WATER EASEMENT (INST. NO. 2023000130557)  
O.P.R.C.C.T.

N 89°48'35" E 303.86'



5/8-INCH IRON ROD  
W/ "TXDOT ROW" CAP FOUND

N 88°10'23" W 300.38'

30' ACCESS EASEMENT  
(INST. NO. 20180918001172730)  
O.P.R.C.C.T.

S 89°48'35" W 304.91'

APPROXIMATE ABSTRACT LINE

P.O.B.

*William B. Tucker Survey  
Abstract No. 911*

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

BENT 5/8-INCH  
IRON ROD FOUND

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

**STREET AND UTILITY EASEMENT**  
1.315 ACRES (57,269 SQ. FT.)

MATCH LINE - SEE SHEET 6

**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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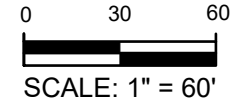


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TBPELS Firm No. 10106500

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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**  
1.315 ACRES  
WILLIAM RICE SURVEY, ABSTRACT NO. 769  
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS  
JUNE 2025  
SHEET 3 OF 4

EXHIBIT "A"

*William Rice Survey  
Abstract No. 769*

CALLED 28.809 ACRES  
COLLIN COUNTY, TEXAS  
(INST. NO. 2024000006512)  
O.P.R.C.C.T.

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

**STREET AND UTILITY EASEMENT**  
1.315 ACRES (57,269 SQ. FT.)

WJ RIDGELINE, LP  
STREET EASEMENT (INST. NO. 2023000130555)  
UTILITY EASEMENT (INST. NO. 2023000130556)  
WATER EASEMENT (INST. NO. 2023000130557)  
O.P.R.C.C.T.

$\Delta=1^{\circ}47'59''$   
 $R=3252.00'$   
CB=S  $60^{\circ}06'47''$  W  
CD=102.15'  
L=102.16'

5/8-INCH IRON ROD  
W/ "AZ&B" CAP FOUND

N  $89^{\circ}25'09''$  E 555.83'

N  $89^{\circ}25'09''$  E  
133.73'

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

S  $89^{\circ}25'09''$  W 466.92' **COUNTY ROAD 164**

(PRESCRIPTIVE RIGHT-OF-WAY) 5/8-INCH IRON ROD  
(BY USE AND OCCUPATION) W/ "BGE" CAP FOUND

1/2-INCH  
IRON ROD FOUND

APPROXIMATE ABSTRACT LINE

5/8-INCH  
IRON ROD FOUND

S  $89^{\circ}48'35''$  W  
304.91'

*William B. Tucker Survey  
Abstract No. 911*

CALLLED 196.7 ACRES  
TIMBER CREEK PROPERTIES LLC  
(INST. NO. 20070418000524290)  
(INST. NO. 20080904001073680)  
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.

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.



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TBPELS Firm No. 10106500

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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



0 30 60  
SCALE: 1" = 60'

**STREET AND UTILITY EASEMENT**

1.315 ACRES  
WILLIAM RICE SURVEY, ABSTRACT NO. 769  
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS  
JUNE 2025  
SHEET 4 OF 4

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 10,002 square feet or 0.230 acres in the Meredith Hart Survey, Abstract No. 371, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PROPERTY OWNER,**

a \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of **PROPERTY OWNER**, a \_\_\_\_\_  
\_\_\_\_\_, on behalf of said \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

DESCRIPTION, of a 0.230-acre (10,002-square-foot) tract of land situated in the in the Meredith Hart Survey, Abstract No. 371, 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 0.230-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with "BGE" cap found for corner at the northwest terminus of Hardin Boulevard (a 140-foot public right-of-way according to the plat recorded in Instrument No. 2023010000023 of said Official Public Records); said tract being in the approximate centerline of County Road 201 (a prescriptive right-of-way by use and occupation), in the south line of that called 0.665-acre tract of land described in Special Warranty Deed to Collin County, Texas recorded in Instrument No. 2024000006517 of said Official Public Records, and the northeast corner of said 28.809-acre Collin County tract; from said point a 5/8-inch iron rod with "BGE" cap found bears South 89 degrees 34 minutes 51 seconds East, a distance of 70.00 feet;

THENCE, South 00 degrees 54 minutes 39 seconds West, departing the said south line of 0.665-acre Collin County tract and the approximate centerline of County Road 201 and with the west right-of-way line of said Hardin Boulevard and the east line of said 28.809-acre Collin County tract, a distance of 116.11 feet to a point for corner;

THENCE, departing the said west right-of-way line of Hardin Boulevard and the said east line of 28.809-acre Collin County tract and into and across said 28.809-acre Collin County tract, the following four (4) calls:

North 89 degrees 05 minutes 21 seconds West, a distance of 50.00 feet to a point for corner;

North 00 degrees 54 minutes 39 seconds East, a distance of 64.23 feet to a point for corner;

North 74 degrees 51 minutes 03 seconds West, a distance of 105.60 feet to a point for corner;

North 45 degrees 31 minutes 43 seconds West, a distance of 35.38 feet to a MAG nail with "BGE" washer found for corner in the said approximate centerline of County Road 201; said point being a northwest corner of said 28.809-acre Collin County tract, the southwest corner of said 0.665-acre Collin County tract, and in the south line of that called 73.436-acre tract of land described in Special Warranty Deed to Geojojo Businesses, LP recorded in Instrument No. 20170602000717500 of said Official Public Records;

THENCE, South 89 degrees 34 minutes 51 seconds East, with the said approximate centerline of County Road 201, the north line of said 28.809-acre Collin County tract and the said south line of said 0.665-acre Collin County tract, a distance of 178.00 feet to the POINT OF BEGINNING and containing 0.230 acres or 10,002 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**

0.230 ACRES

MEREDITH HART SURVEY, ABSTRACT NO. 371  
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

JUNE 2025

SHEET 1 OF 2



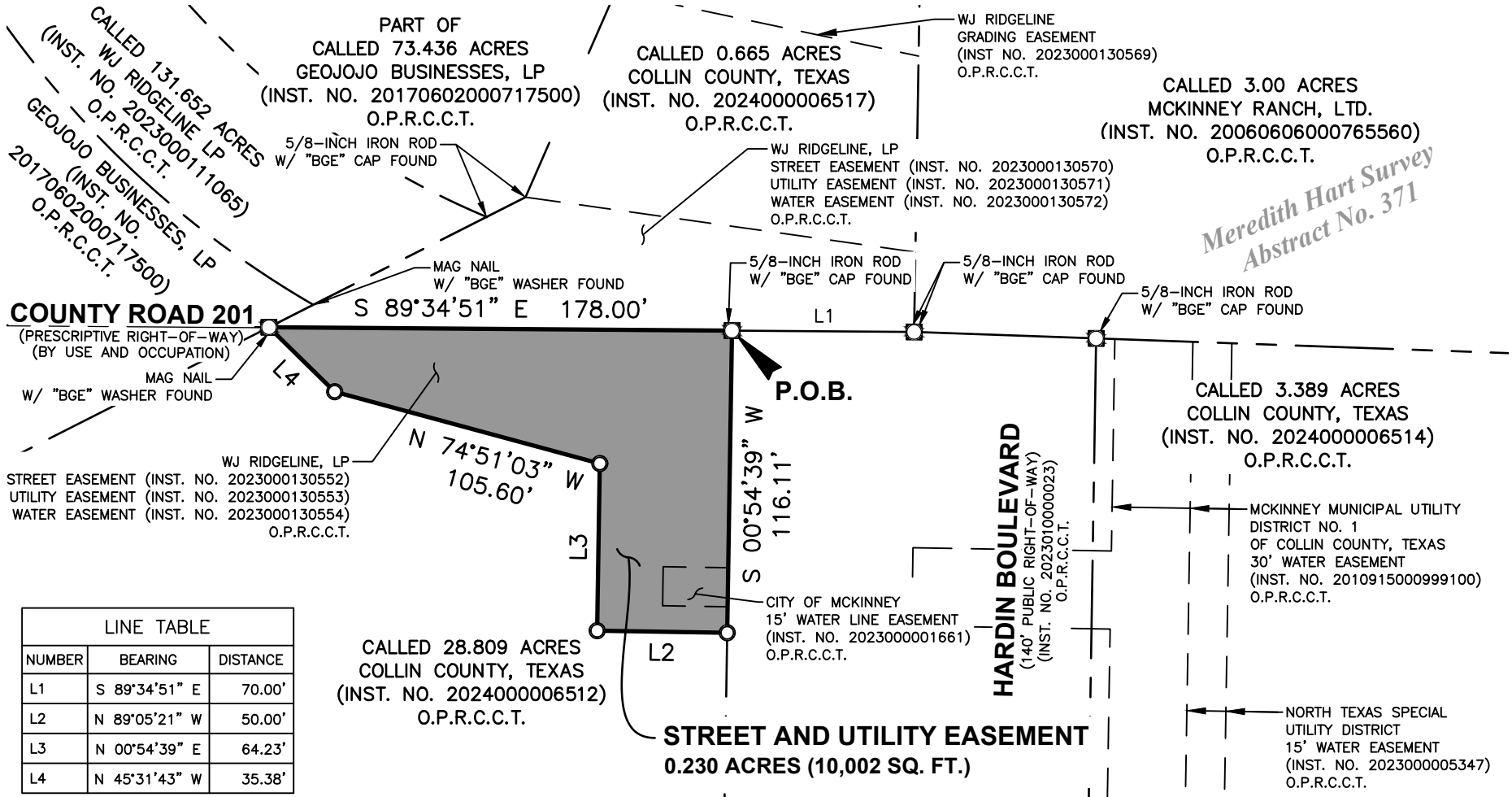
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G:\TXNIP\Projects\Wynne\_Jackson\8884-12-380\_Bypass\_ROW\_Sale\SV\04\_CAD\8884-12\_ESMT16.dwg 2025-06-26-09:26 jondon

**EXHIBIT "A"**



*Meredith Hart Survey  
Abstract No. 371*

**COUNTY ROAD 201**  
(PRESCRIPTIVE RIGHT-OF-WAY)  
(BY USE AND OCCUPATION)

WJ RIDGELINE, LP  
STREET EASEMENT (INST. NO. 2023000130552)  
UTILITY EASEMENT (INST. NO. 2023000130553)  
WATER EASEMENT (INST. NO. 2023000130554)  
O.P.R.C.C.T.

PART OF  
CALLED 73.436 ACRES  
GEOJOJO BUSINESSES, LP  
(INST. NO. 20170602000717500)  
O.P.R.C.C.T.

CALLED 0.665 ACRES  
COLLIN COUNTY, TEXAS  
(INST. NO. 2024000006517)  
O.P.R.C.C.T.

CALLED 3.00 ACRES  
MCKINNEY RANCH, LTD.  
(INST. NO. 20060606000765560)  
O.P.R.C.C.T.

CALLED 3.389 ACRES  
COLLIN COUNTY, TEXAS  
(INST. NO. 2024000006514)  
O.P.R.C.C.T.

MCKINNEY MUNICIPAL UTILITY  
DISTRICT NO. 1  
OF COLLIN COUNTY, TEXAS  
30' WATER EASEMENT  
(INST. NO. 2010915000999100)  
O.P.R.C.C.T.

NORTH TEXAS SPECIAL  
UTILITY DISTRICT  
15' WATER EASEMENT  
(INST. NO. 2023000005347)  
O.P.R.C.C.T.

CALLED 28.809 ACRES  
COLLIN COUNTY, TEXAS  
(INST. NO. 2024000006512)  
O.P.R.C.C.T.

**STREET AND UTILITY EASEMENT**  
0.230 ACRES (10,002 SQ. FT.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°34'51" E	70.00'
L2	N 89°05'21" W	50.00'
L3	N 00°54'39" E	64.23'
L4	N 45°31'43" W	35.38'

**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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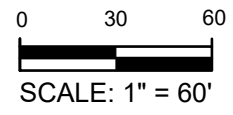


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**LEGEND**

- 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**  
0.230 ACRES  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS  
JUNE 2025  
SHEET 2 OF 2