

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

WATER LINE EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That ***MCKINNEY ECONOMIC DEVELOPMENT CORPORATION***, a Texas non-profit corporation ("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 a water line and all necessary appurtenances thereto (the "Facilities") in, on, under, over and across the following described property:

BEING 27,635 square feet or 0.634 acres in the Samuel McFarland Survey, Abstract No. 558, 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 (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 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 ____ day of _____, 2021.

***MCKINNEY ECONOMIC
DEVELOPMENT CORPORATION,***
a Texas non-profit corporation

By: _____
Name: _____
Title: _____

Name: Brian Loughmiller
Title: Chairman

ACCEPTED:

CITY OF MCKINNEY

By: _____
PAUL G. GRIMES
City Manager

ATTEST:

EMPRESS DRANE
City Secretary

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 _____, 2021, by PAUL G. GRIMES, as City Manager of the **CITY OF MCKINNEY**, a Texas municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the ____ day of _____, 2021, by _____ as _____ of **MCKINNEY ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation, on behalf of said entity.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the _____ day of _____, 2021, by BRIAN LOUGHMILLER as Chairman of ***MCKINNEY ECONOMIC DEVELOPMENT CORPORATION***, a Texas non-profit corporation, on behalf of said entity.

Notary Public, State of Texas

EXHIBIT "A"
WATER LINE EASEMENT
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Being a tract of land, situated in the Samuel McFarland Survey, Abstract No. 558, in the City of McKinney, Collin County, Texas, and being a part of that called 48.290 acre tract, as described by deed to the City of McKinney, as recorded in Document No. 20081219001435980, of the Official Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a a point for corner, being at the intersection of the southerly monumented line of Harry McKillop Boulevard and the southeasterly monumented line of State Highway No. 5;

THENCE along said southerly and southwesterly monumented line of Harry McKillop Boulevard, the following courses and distances:

North 89°56'10" East, a distance of 217.72' to an aluminum monument found for an angle point;

North 44°56'10" East, a distance of 38.73' to a point for corner, being at the beginning of a curve to the right, having a radius of 1063.92', a central angle of 10°44'20", and a chord which bears, South 80°40'37" East, a chord distance of 199.12';

Thence along said curve to the right, in a southeasterly direction an arc length of 199.41' to a point for corner, being at the beginning of a curve to the right, having a radius of 931.93', a central angle of 26°14'58", and a chord which bears, South 62°10'58" East, a chord distance of 423.23';

Thence along said curve to the right, in a southeasterly direction, an arc length of 426.95' to a point for corner;

South 02°14'32" East, a distance of 41.76' to an aluminum monument found at the beginning of a curve to the right, having a radius of 901.93', a central angle of 09°11'49", and a chord which bears, South 42°38'38" East, a chord distance of 144.62';

Thence along said curve to the right, in a southeasterly direction, an arc length of 144.78' to a point for corner;

South 40°24'46" East, a distance of 378.06' to a point for corner;

South 85°24'46" East, a distance of 42.43' to a point for corner;

South 40°24'46" East, a distance of 301.66' to a point for corner, being in the northwesterly monumented line of the Dallas Area Rapid Transit;

THENCE South 48°26'14" West, along said northwesterly monumented line of Dallas Area Rapid Transit, a distance of 20.00' to a point for corner;

THENCE over and across said 48.290 acre tract, the following courses and distances:

North 40°24'46" West, a distance of 121.30' to a point for corner;

North 49°22'45" East, a distance of 5.00' to a point for corner;

North 40°24'46" West, a distance of 174.53' to a point for corner;

North 85°24'46" West, a distance of 42.43' to a point for corner;

North 40°24'46" West, a distance of 384.58' to a point for corner, being at the beginning of a curve to the left, having a radius of 886.93', a central angle of 09°37'01", and a chord which bears, North 42°50'02" West, a chord distance of 148.69';

Thence along said curve to the left, in a northwesterly direction, an arc length of 148.87' to a point for corner;

(Continued on Sheet 2 of 4)


DATE:	05/20/2021	WATER LINE EASEMENT 0.634 ACRES SAMUEL McFARLAND SURVEY ABSTRACT NO. 558 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
SHEET NO.:	1 of 4		
SCALE:	1" = 100'		
CHK'D. BY:	M.B.A.		
JOB NO.:	2019-0091		

EXHIBIT "A"
WATER LINE EASEMENT
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

(Continued from Sheet 1 of 4)

North 02°14'32" West, a distance of 41.48' to a point for corner, being at the beginning of a curve to the left, having a radius of 916.93', a central angle of 09°05'01", and a chord which bears, North 54°00'15" West, a chord distance of 145.22';

Thence along said curve to the left, in a northwesterly direction, an arc length of 145.37' to a point for corner;

South 30°33'38" West, a distance of 5.00' to a point for corner;

North 59°04'30" West, a distance of 17.00' to a point for corner;

North 30°46'07" East, a distance of 5.00' to a point for corner, being at the beginning of a curve to the left, having a radius of 916.93', a central angle of 15°42'01", and a chord which bears, North 67°27'26" West, a chord distance of 250.48';

Thence along said curve to the left, in a northwesterly direction, an arc length of 251.26' to a point for corner, being at the beginning of a curve to the left, having a radius of 1048.92', a central angle of 10°22'00", and a chord which bears, North 80°29'26" West, a chord distance of 189.52';

Thence along said curve to the left, in a northwesterly direction, an arc length of 189.78' to a point for corner;

South 44°56'10" West, a distance of 38.08' to a point for corner;

South 89°56'10" West, a distance of 209.20' to a point for corner;

South 00°28'36" East, a distance of 5.00' to a point for corner;

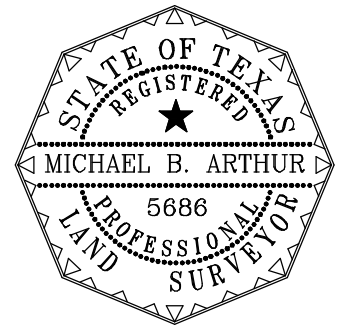
South 89°56'10" West, a distance of 18.01' to a point for corner;

North 61°01'24" West, a distance of 7.12' to a point for corner in the southwesterly monumented line of State Highway No. 5;

THENCE North 29°42'12" East, along said southwesterly monumented line of State Highway No. 5, a distance of 19.06' to the **POINT OF BEGINNING** and containing 27,635 square feet or 0.634 acres of land.

ABBREVIATIONS

I.R.F. = Iron Rod Found
(C.M.) = Controlling 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



Bearings are based on the Horizontal and Vertical Control Datasheet, provided by Kimley-Horn, prepared by Baseline Corporation, dated June 02, 2015, for State Highway No. 5 (Cont. 0047; Sect. 04; Job 022).

DATE: 05/20/2021	WATER LINE EASEMENT 0.634 ACRES SAMUEL McFARLAND SURVEY ABSTRACT NO. 558 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
SHEET NO.: 2 of 4		
SCALE: 1" = 100'		
CHK'D. BY: M.B.A.		
JOB NO.: 2019-0091		

EXHIBIT "B"

1/2" C.I.R.F.
"GEER" (C.M.)

STATE OF TEXAS
DOCUMENT NO.
20160113000041630,
O.P.R.C.C.T.

HARRY MCKILLOP BLVD.
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N44°56'10"E
38.73'

Radius=1063.92'
Arc Length=199.41'
Delta=10°44'20"
Chrd. Brng.=S80°40'37"E
Chord=199.12'

Radius=931.93'
Arc Length=426.95'
Delta=26°14'58"
Chrd. Brng.=S62°10'58"E
Chord=423.23'

Radius=916.93'
Arc Length=251.26'
Delta=15°42'01"
Chrd. Brng.=N67°27'26"W
Chord=250.48'

Radius=916.93'
Arc Length=145.37'
Delta=09°05'01"
Chrd. Brng.=N54°00'15"W
Chord=145.22'

STATE OF TEXAS
DOCUMENT NO.
20150904001128370,
O.P.R.C.C.T.

ALUMINUM
MONUMENT
FND. (C.M.)

N89°56'10"E 217.72'
S89°56'10"W 209.20'
S44°56'10"W 38.08'

WATER LINE EASEMENT
27,635 SQ. FT. / 0.634 ACRES

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	S00°28'36"E	5.00'
L2	S89°56'10"W	18.01'
L3	N61°01'24"W	7.12'
L4	S30°33'38"W	5.00'
L5	N59°04'30"W	17.00'
L6	N30°46'07"E	5.00'

REMAINDER OF
CALLED 48.290 ACRES
MCKINNEY ECONOMIC
DEVELOPMENT CORPORATION
DOCUMENT NO.
20081219001435980,
O.P.R.C.C.T.

SAMUEL MCFARLAND SURVEY
ABSTRACT NO. 558

Approximate Location of
10' Sanitary Sewer Easement
Vol. 513, Pg. 545, D.R.C.C.T.
(centered on underground line)

Approximate Location of
15' Sanitary Sewer Easement
Vol. 641, Pg. 550, D.R.C.C.T.
(centered on underground line)

ALUMINUM
MONUMENT
FND. (C.M.)

1/2" C.I.R.F.
"RPLS 5686"

STATE HIGHWAY NO. 5
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MATCH LINE

N02°14'32"W

DATE: 05/20/2021

SHEET NO.: 3 of 4

SCALE: 1" = 100'

CHK'D. BY: M.B.A.

JOB NO.: 2019-0091

WATER LINE EASEMENT

0.634 ACRES

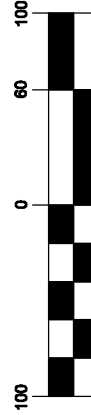
SAMUEL MCFARLAND SURVEY
ABSTRACT NO. 558
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

North Texas Surveying, L.L.C.
Registered Professional Land Surveyors

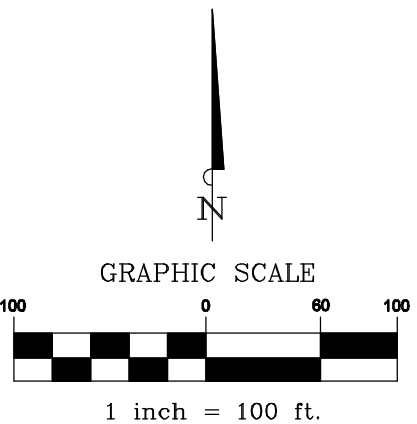
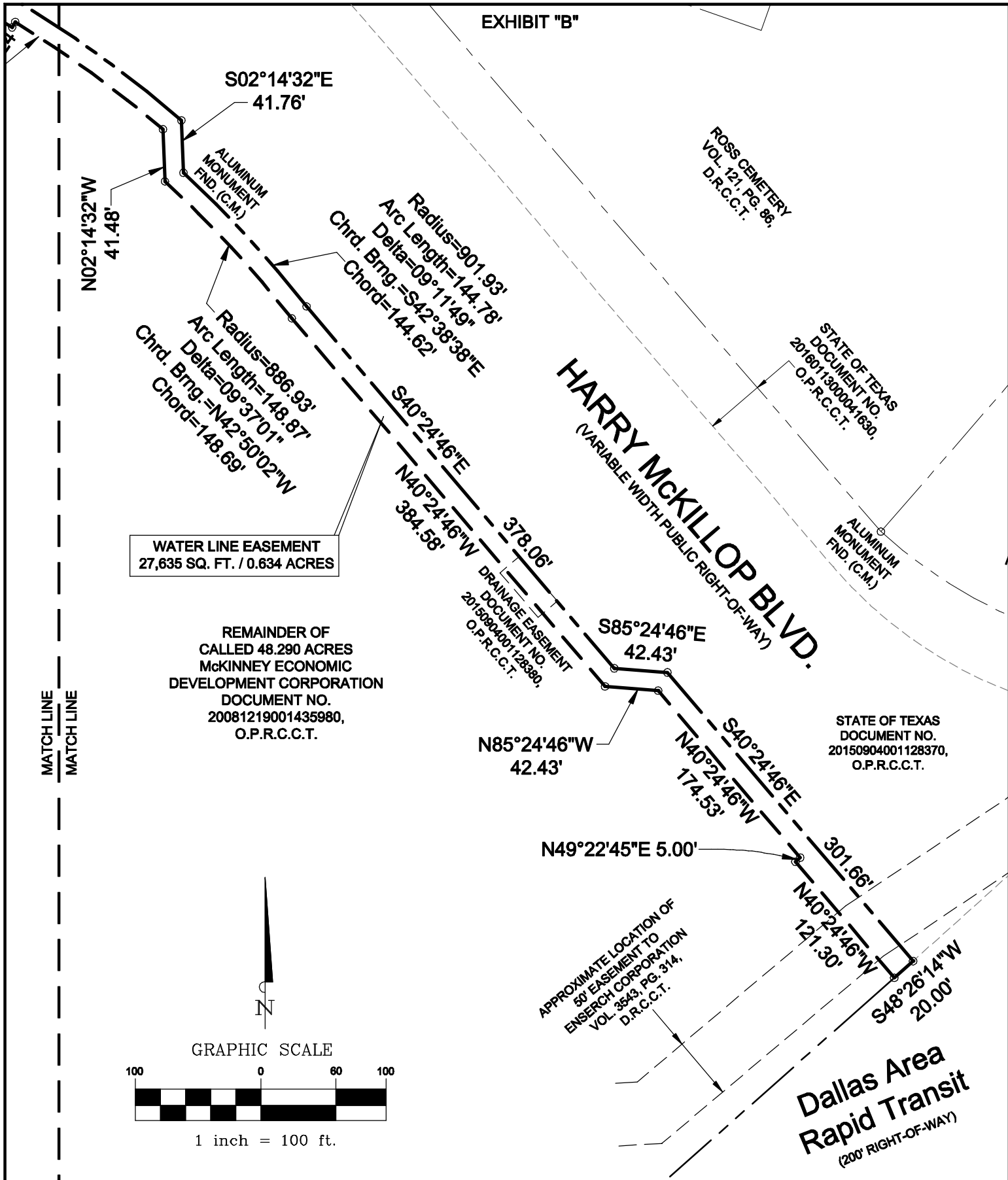


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GRAPHIC SCALE



1 inch = 100 ft.



DATE:	05/20/2021
SHEET NO.:	4 of 4
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091

WATER LINE EASEMENT
0.634 ACRES
SAMUEL McFARLAND SURVEY
ABSTRACT NO. 558
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