

CITY OF MCKINNEY

PARCEL No. 7 DRAINAGE EASEMENT

ALMA ROAD (COUNTY ROAD 154) & SILVERADO TRAIL (COUNTY ROAD 152)

PROJECT NO. ST9114

GEORGE HERNDON SURVEY, ABSTRACT NO. 390

EXHIBIT "A"

Being a drainage easement out of the George Herndon Survey, Abstract No. 390, City of McKinney, Collin County, Texas, said drainage easement being a portion of the remainder of a 106.202 acre tract of land (by deed) deeded to Gammon Partners, L.P. as recorded in Document No. 92-0077779 of the Deed Records of Collin County, Texas, said drainage easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with cap stamped "RPLS 3688" found for corner in the west line of said 106.202 acre tract of land, said 1/2 inch iron rod with cap being in the existing east right-of-way line of Alma Road (County Road 154, a variable width right-of-way), said 1/2 inch iron rod with cap also being the southwest corner of a 75.36 acre tract of land deeded to Standard Pacific of Texas, Inc. as recorded in Document No. 20110114000063460 of said Deed Records of Collin County, Texas, **THENCE** North 89 degrees 43 minutes 00 seconds East, with the most westerly south line of said 75.36 acre tract of land, a distance of 75.00 feet to a point for corner in the east line of a 15.0' permanent utility easement granted to the City of McKinney as recorded in Volume 4102, Page 1436 of said Deed Records of Collin County, Texas, **THENCE** South 00 degrees 38 minutes 40 seconds East, with the east line of said 15.00' permanent utility easement, a distance of 142.92 feet to the **POINT OF BEGINNING** of the herein described drainage easement:

**THENCE** North 89 degrees 21 minutes 16 seconds East, a distance of 20.07 feet to a point for corner;

**THENCE** South 00 degrees 50 minutes 23 seconds East, a distance of 532.71 feet to a point for corner;

**THENCE** North 89 degrees 16 minutes 44 seconds East, a distance of 712.93 feet to a point for corner in the west line of a 15.092 acre tract of land (by deed) deeded to Frisco Independent School District as recorded in Document No. 20110307000246660 of said Deed Records of Collin County, Texas:

(Exhibit "A") Page 1 of 6

CITY OF MCKINNEY

PARCEL No. 7 DRAINAGE EASEMENT

ALMA ROAD (COUNTY ROAD 154) & SILVERADO TRAIL (COUNTY ROAD 152)

PROJECT NO. ST9114

GEORGE HERNDON SURVEY, ABSTRACT NO. 390

7

**THENCE** South 00 degrees 38 minutes 17 seconds East, with the west line of said 15.092 acre tract of land, a distance of 20.00 feet to a point for corner in the north line of a 50.00' easement granted to Enserch Corporation as recorded in C.C.F. 93-0110447 of said Deed Records of Collin County, Texas and recorded in Volume 3483, Page 77 of said Deed Records of Collin County, Texas, from which a mag nail found in asphalt bears South 00 degrees 38 minutes 17 seconds East, a distance of 110.00 feet, said mag nail being in the approximate center of Silverado Road, said mag nail being the southwest corner of said 15.092 acre tract of land, said mag nail also being in the south line of said 106.202 acre tract of land;

**THENCE** South 89 degrees 16 minutes 44 seconds West, with the north line of said 50.00' easement to Enserch Corporation, a distance of 712.85 feet to a point for corner;

**THENCE** South 00 degrees 51 minutes 19 seconds East, a distance of 40.09 feet to a point for corner in the proposed northerly right-of-way line of said Silverado Trail, said point being the beginning of a non-tangent curve to the right having a radius of 134.00 feet, a central angle of 04 degrees 31 minutes 50 seconds and whose chord bears North 70 degrees 16 minutes 36 seconds West, a distance of 10.59 feet;

**THENCE** with the proposed northerly right-of-way line of said Silverado Trail and with said non-tangent curve to the right, an arc length of 10.60 feet to a point for the beginning of a curve to the right having a radius of 41.00 feet, a central angle of 20 degrees 21 minutes 01 seconds and whose chord bears North 57 degrees 50 minutes 11 seconds West, a distance of 14.49 feet;

**THENCE** with the proposed northerly right-of-way line of said Silverado Trail and with said curve to the right, an arc length of 14.56 feet to a point for corner in the east line of said 15.0' permanent utility easement;

**THENCE** North 00 degrees 38 minutes 40 seconds West, with the east line of said 15.00' permanent easement, a distance of 29.33 feet to a point for corner in the north line of said 50.0' easement to Enserch Corporation;

**THENCE** South 89 degrees 16 minutes 44 seconds West, with the north line of said 50.0' easement to Enserch Corporation, a distance of 13.04 feet to a point for corner in the proposed east right-of-way line of said Alma Road, said point being the beginning of a non-tangent curve to the right having a radius of 41.00 feet, a central angle of 00 degrees 44 minutes 23 seconds and whose chord bears North 01 degrees 13 minutes 30 seconds West, a distance of 0.53 feet;

(Exhibit "A") Page 2 of 6

**THENCE** with the proposed east right-of-way line of said Alma Road and with said curve to the right, an arc length of 0.53 feet to a point for corner;

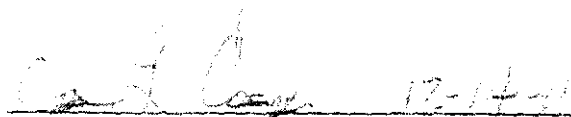
**THENCE** North 00 degrees 51 minutes 19 seconds West, with the proposed east right-of-way line of said Alma Road, a distance of 19.47 feet to a point for corner;

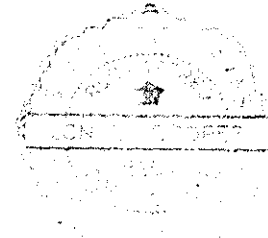
**THENCE** North 89 degrees 16 minutes 44 seconds East, a distance of 13.12 feet to a point for corner in the east line of said 15.0' permanent utility easement;

**THENCE** North 00 degrees 38 minutes 40 seconds West, with the east line of said 15.0' permanent easement, a distance of 532.73 feet to the **POINT OF BEGINNING**, and containing 26,928 square feet or 0.618 acres of land, more or less.

Note: Bearings are referenced to the Texas Coordinate System, NAD 83, North Central Zone, based on the City of McKinney G.P.S. Control Monument 12. Distances and areas shown are surface.

Surveyed on the ground: June 28, 2011

  
Jon L. Cooper  
Registered Professional Land Surveyor  
No. 5254



(Exhibit "A") Page 3 of 6

# PLAT OF EXHIBIT "A"

NOTE: BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE, BASED ON THE CITY OF MCKINNEY GPS CONTROL MONUMENT 12. DISTANCES AND AREAS SHOWN ARE SURFACE.

75.36 ACRES (BY DEED)  
STANDARD PACIFIC OF TEXAS, INC.  
DOC. NO. 2011G114000063460  
D.R.C.C.T.

BLOCK 2  
CRAIG RANCH NORTH, PHASE 6  
CABINET P, SLIDE 767  
P.R.C.C.T.

**P.O.C.**  
FND 1/2" IR  
W/CAP STAMPED  
"RPLS 3688"

RED  
FEATHER  
TRAIL

BLOCK 44  
CRAIG RANCH NORTH,  
CABINET P, SLIDE 767  
P.R.C.C.T.

LOT 1A, BLOCK A  
REDEEMER PRESBYTERIAN CHURCH  
OF MCKINNEY ADDITION  
VOLUME 2008, PAGE 248  
M.R.C.C.T.

ALMA ROAD (COUNTY ROAD 154)  
(A VARIABLE WIDTH RIGHT-OF-WAY)

EXISTING RIGHT-OF-WAY

SURVEY LINE

N 89°43'00"E 75.00'

PROPOSED  
RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

S 00°38'40"E 142.92'

N 89°21'16"E  
20.07'

**P.O.B.**

**DRAINAGE  
EASEMENT AREA  
26,928 SQ. FT.  
OR 0.618 AC.**

GEORGE HERNDON SURVEY  
ABSTRACT No. 390

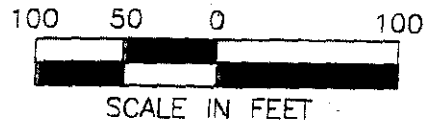
50.0' PROPOSED  
RIGHT-OF-WAY DEDICATION  
ANNEXATION AGREEMENT  
VOLUME 2712, PAGE 105  
D.R.C.C.T.

REMAINDER OF  
106.202 ACRES (BY DEED)  
GAMMON PARTNERS I, L.P.  
DOC. NO. 92-0077779  
D.R.C.C.T.

15.0' PERMANENT UTILITY EASEMENT  
TO CITY OF MCKINNEY  
VOLUME 4102, PAGE 1436  
D.R.C.C.T.

N 00°38'40"W  
S 00°50'23"E

532.73'  
532.71'



MATCH LINE "A"



## CITY OF MCKINNEY

222 NORTH TENNESSEE MCKINNEY, TEXAS 75069

PROJECT: ALMA ROAD (COUNTY ROAD 154) & SILVERADO TRAIL (COUNTY ROAD 152)  
PARCEL NO. 7 DRAINAGE EASEMENT PROJECT NO. ST9114  
OWNER: GAMMON PARTNERS I, L.P.  
SURVEY: GEORGE HERNDON SURVEY, ABSTRACT NO. 390  
LOCATION: CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
EASEMENT ACQUISITION ACREAGE: 26,928 SQ.FT. OR 0.618 ACRES  
WHOLE PROPERTY ACREAGE: 14.931 ACRES (CALCULATED)

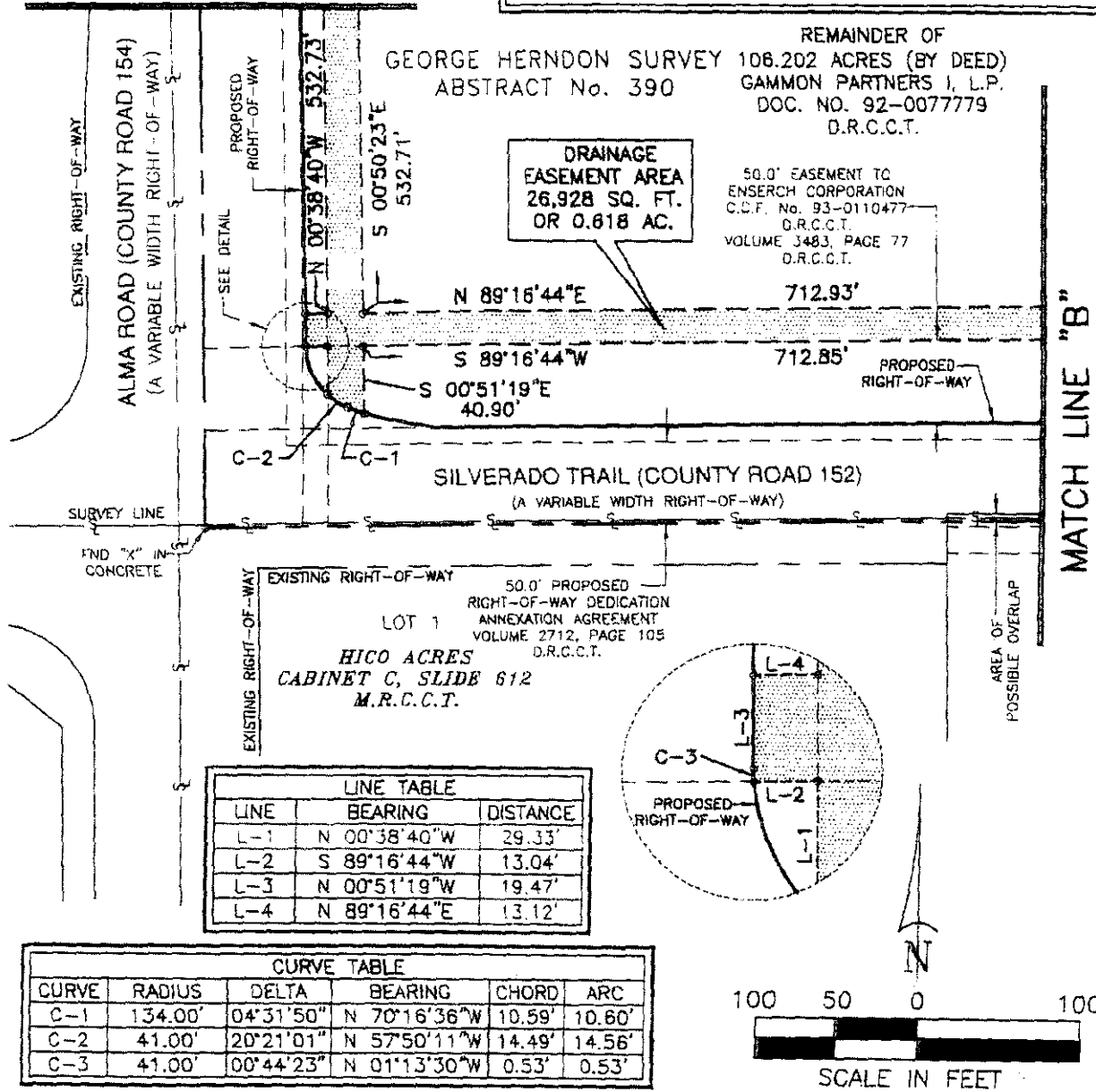
JOB NO. KCL\_1101.00 DRAWN BY: JCE CADD FILE: KCL\_Alma\_Silverado\_ROW.DWG  
DATE: DECEMBER 14, 2011 PAGE: 5 OF 5 SCALE: 1" = 100'

JON COOPER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5254

# PLAT OF EXHIBIT "A"

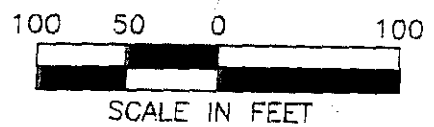
NOTE: BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE, BASED ON THE CITY OF MCKINNEY GPS CONTROL MONUMENT 12. DISTANCES AND AREAS SHOWN ARE SURFACE.

MATCH LINE "A"



LINE	BEARING	DISTANCE
L-1	N 00°38'40"W	29.33'
L-2	S 89°16'44"W	13.04'
L-3	N 00°51'19"W	19.47'
L-4	N 89°16'44"E	13.12'

CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-1	134.00'	04°31'50"	N 70°16'36"W	10.59'	10.60'
C-2	41.00'	20°21'01"	N 57°50'11"W	14.49'	14.56'
C-3	41.00'	00°44'23"	N 01°13'30"W	0.53'	0.53'



## CITY OF MCKINNEY

222 NORTH TENNESSEE    McKinney, Texas 75069

PROJECT: ALMA ROAD(COUNTY ROAD 154) & SILVERADO TRAIL(COUNTY ROAD 152)	
PARCEL NO. 7 DRAINAGE EASEMENT	PROJECT NO. ST9114
OWNER: GAMMON PARTNERS I, L.P.	
SURVEY: GEORGE HERNDON SURVEY, ABSTRACT NO. 390	
LOCATION: CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	
EASEMENT ACQUISITION ACREAGE: 26,928 SQ.FT. OR 0.618 ACRES	
WHOLE PROPERTY ACREAGE: 14.931 ACRES (CALCULATED)	
JOB NO. KCL:101.00	DRAWN BY: JOE
DATE: DECEMBER 14, 2011	PAGE 3 OF 3
CADD FILE: KCL\Alma_Silverado_ROW.DWG	
SCALE: 1" = 100'	

SORRONDONA & ASSOCIATES, INC. 7524 ACH ISWELL BLVD. SUITE 100, FORT WORTH, TX 76118    817-496-1424    FAX 817-496-758

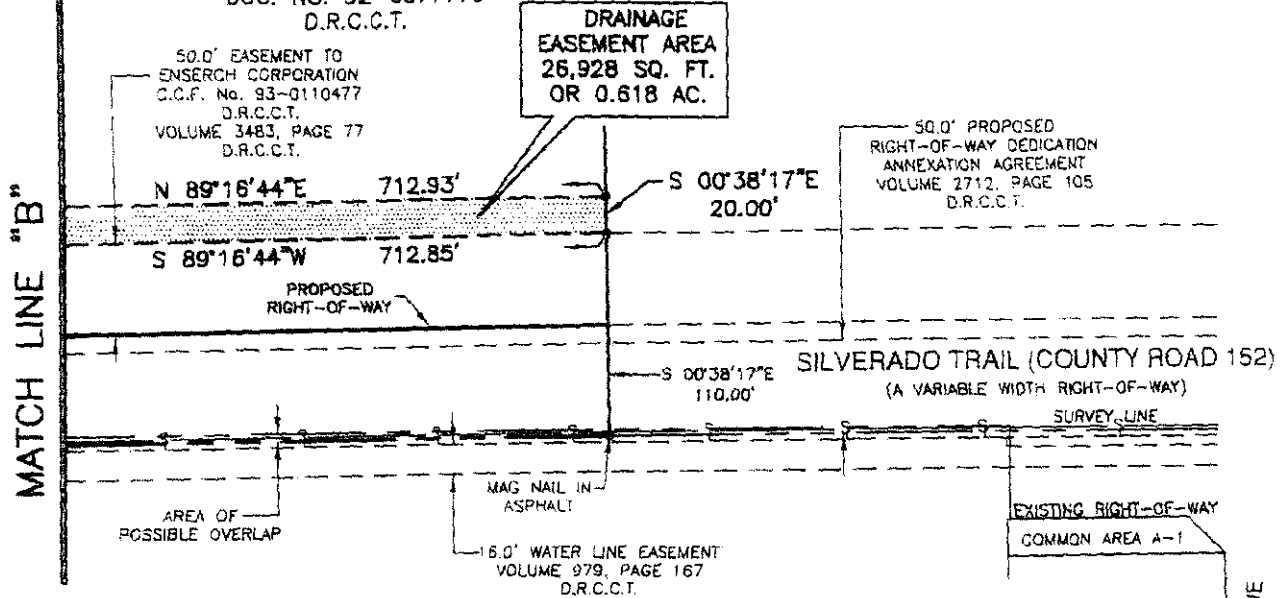
JON L. COOPER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5254

# PLAT OF EXHIBIT "A"

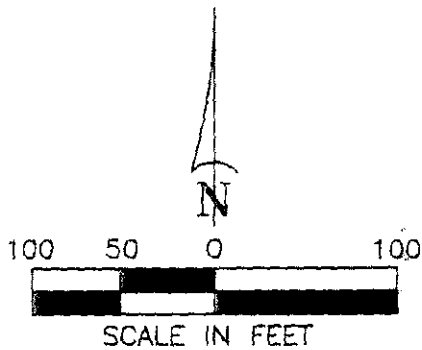
GEORGE HERNDON SURVEY  
ABSTRACT No. 390

REMAINDER OF  
106.202 ACRES (BY DEED)  
GAMMON PARTNERS I, L.P.  
DOC. NO. 92-0077779  
D.R.C.C.T.

15.092 ACRES (BY DEED)  
FRISCO INDEPENDENT SCHOOL DISTRICT  
DOC. NO. 20110307000246660  
D.R.C.C.T.



BELL ADDITION  
CABINET G, SLIDE 47  
M.R.C.C.T.



NOTE: BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE, BASED ON THE CITY OF MCKINNEY GPS CONTROL MONUMENT 12. DISTANCES AND AREAS SHOWN ARE SURFACE.



## CITY OF MCKINNEY

222 NORTH TENNESSEE McKinney, TEXAS 75069

PROJECT: ALMA ROAD (COUNTY ROAD 154) & SILVERADO TRAIL (COUNTY ROAD 152)	
PARCEL NO. 7 DRAINAGE EASEMENT	PROJECT NO. ST9114
OWNER: GAMMON PARTNERS I, L.P.	
SURVEY: GEORGE HERNDON SURVEY, ABSTRACT NO. 390	
LOCATION: CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	
EASEMENT ACQUISITION ACREAGE: 26,928 SQ.FT. OR 0.618 ACRES	
WHOLE PROPERTY ACREAGE: 14.931 ACRES (CALCULATED)	

JOB NO. KCL_1101.00	DRAWN BY: JCE	END FILE: KCL_Alma_Silverado_ROW.DWG	JON BOOPER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5254
DATE: DECEMBER 14, 2011	PAGE 3 OF 5	SCALE: 1" = 100'	

**EXHIBIT "B"**

Description of Grantor's Property

Being a 14.93 acre tract of land situated in the George Herndon Survey, Abstract No. 390, in the City of McKinney, Collin County, Texas, and being a portion of a tract of land conveyed to Gammon Partners I, L.P. by deed recorded in County Clerk's File No. 92-0077779, of the Deed Records of Collin County, Texas, and being more particularly described as follows

BEGINNING at a "X" cut in concrete set for the southwest corner of said Gammon tract, same being the northeast intersection of the east right-of-way line of Alma Drive (a variable width right of way, and the center line more or less of County Road No. 152,

THENCE North 00 deg. 17 min. 04 sec. West, along the common line of said Gammon tract, and the east right-of-way line of said Alma Drive, a distance of 806.28 feet to a 1/2 inch iron rod set for corner,

THENCE South 89 deg. 55 min. 43 sec. East, through the interior of said Gammon tract, a distance of 809.72 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 deg. 17 min. 00 sec. East, through the interior of said Gammon tract, a distance of 800.09 feet to a 1/2 inch iron rod set for corner, said point being in the south line of said Gammon tract, same being in the center line more or less of said County Road No. 152;

THENCE South 89 deg. 38 min. 01 sec. West, along the common line of said Gammon tract, and the center line more or less of said County Road No. 152, a distance of 809.69 feet to the POINT OF BEGINNING and containing 650,338 square feet or 14.93 acres of computed land

EXHIBIT "B"



**EXHIBIT D**

Waterline Easement

**DEVELOPMENT AGREEMENT**

AFTER RECORDING, RETURN TO:

**Sandy Hart**  
**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**

**UTILITY EASEMENT FOR UNDERGROUND WATER LINE**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That Gammon Partners I, L.P. (a/k/a Gammon Partners I, Ltd.), a Texas limited partnership (hereinafter called "Grantor"), for the sum of TEN DOLLARS and other good and valuable consideration paid by the CITY OF MCKINNEY, TEXAS, a Texas municipal corporation (hereinafter called "Grantee") the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, SELL AND CONVEY unto Grantee a non-exclusive underground utility line easement fifteen feet (15') in width, under and across property owner by Grantor which said underground utility line easement hereby conveyed is depicted on Exhibit "A" attached hereto and incorporated herein (hereinafter such strip of land is referred to as the "Easement Area").

The underground utility line easement rights and privileges herein granted shall be used only for the purpose of constructing, operating, repairing, maintaining, re-building, replacing, relocating and removing one (1) underground public utility water line and all appurtenances thereto. The Easement Area may be used by Grantee upon the condition that Grantee will, at all times after doing work in connection with the construction, operation, reconstruction, maintenance and/or removal of said water line, restore the Easement Area to substantially the same condition in which the Easement Area was found before such work was undertaken. The said Grantor herein, its legal representatives, successors and assigns, shall have the right fully to use and enjoy said premises covered by the above-described easement, including, but not limited to, the right to pave, park, cross, and/or landscape on all or any portion of the Easement Area, including the erection of fencing; provided, however, Grantor shall not construct any permanent structures (such as buildings) or place any large trees or plants over the Easement Area. Grantor, for itself, its successors and assigns, reserves the right to grant such other easements as Grantor deems desirable, over, under, through or across the Easement Area, provided that such other easements shall not unreasonably interfere with the easement and rights granted hereunder. Grantee acknowledges that the Easement Area is already encumbered by easements recorded

under Clerk's File No. 93-0110477 and Volume 3483, Page 77, Real Property Records, Collin County, Texas (the "Existing Easements") but only to the extent that they are still in effect.

The permanent easement rights, and privileges herein granted shall last until the use of said rights-of-way shall be abandoned. Grantor hereby binds Grantor, Grantor's heirs, successors or assigns, to warrant and forever defend the above-described easement unto Grantee, its successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, subject, however, to all matters of record.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the City for the purposes as described herein except as may appear in the Real Estate Records of Collin County, Texas, if any.

In addition, Grantor does hereby grant to Grantee a non-exclusive temporary construction easement (the "Temporary Construction Easement") to be used by Grantee in connection with the installation and construction of the water line within the Easement Area. The Temporary Construction Easement is twenty-five feet (25') running parallel along and abutting the west, north and east sides of the Easement Area. Grantee shall, at all times after doing work within the Temporary Construction Easement, restore same to the condition that existed prior to such work.

The Temporary Construction Easement shall automatically terminate upon the earlier to occur of: (i) January 1, 2014; or (ii) completion of the installation of the water line within the Easement Area. Notwithstanding the foregoing, if requested by Grantor, Grantee shall execute and deliver to Grantor a written release of such Temporary Construction Easement in a form acceptable for recording.

By its recordation of this easement and/or use of Easement Area, Grantee agrees that Grantor, for itself, its successors and assigns, shall have the right to tap into said water line for no cost or expense other than the usual and customary tap in fees then being charged and that neither Grantor nor its successors or assigns shall ever be required to pay to or reimburse Grantee or any other party for any costs relating to the water line, it being agreed that Grantor's dedication of the Easement Area represents full and complete payment of any current or future obligation for such item.

Grantee, its successors and assigns, by its recordation of this easement and/or use of the Easement Area, agrees to indemnify, defend, hold harmless, and save Grantor, its successors and assigns, from and against any and all claims, actions, suits, judgments, decrees, orders, liabilities, liens, costs and expenses (including reasonable attorney's fees, paralegal fees and costs of court) resulting from, in connection with, or otherwise relating to the rights and privileges granted herein.

This instrument shall be binding upon the successors or assigns of the parties hereto. IN WITNESS WHEREOF, this instrument is executed the \_\_\_\_ day of \_\_\_\_\_, 201\_.

GRANTEE:

GAMMON PARTNERS I, L.P.  
(a/k/a Gammon Partners I, Ltd.)

By: GAMMON EQUITIES, INC.,  
a Texas corporation,  
its general partner

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

OWNER: GAMMON PARTNERS I, L.P.

**ACKNOWLEDGMENT**

THE STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 201\_, by \_\_\_\_\_, the \_\_\_\_\_ of GAMMON EQUITIES, INC., a Texas corporation, the general partner of GAMMON PARTNERS I, L.P., a Texas limited partnership on behalf of such limited partnership.

\_\_\_\_\_  
Notary Public in and for the State of Texas