

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**

**TEMPORARY CONSTRUCTION EASEMENT**

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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 temporary construction easement for the construction of a water line and related improvements (the "Facilities"), such temporary construction easement terminating upon completion of said Facilities in, along, upon, over and across the following described property:

BEING 25,942 square feet or 0.596 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”).

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 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.

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Notary Public, State of Texas

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION 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:

**COMMENCING** 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** South 29°42'12" West, along said southeasterly monumented line of State Highway No. 5, a distance of 19.06' to the **POINT OF BEGINNING** of the herein described tract;

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

South 61°01'24" East, a distance of 7.12' to a point for corner;

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

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

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

North 44°56'10" East, a distance of 38.08' to a point for corner, being at the beginning of a curve to the right, having a radius of 1048.92', a central angle of 10°21'59", and a chord which bears, South 80°29'26" East, a chord distance of 189.52';

Thence along said curve to the right, in a southeasterly direction an arc length of 189.78' to a point for corner, being at the beginning of a curve to the right, having a radius of 916.93', a central angle of 15°42'03", and a chord which bears, South 67°27'26" East, a chord distance of 250.48';

Thence along said curve to the right, in a southeasterly direction, an arc length of 251.27' to a point for corner;

South 30°46'07" West, a distance of 5.00' to a point for corner;

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

North 30°33'38" East, a distance of 5.00' to a point for corner, being at the beginning of a curve to the right, having a radius of 916.93', a central angle of 09°05'02", and a chord which bears, South 54°00'15" East, a chord distance of 145.22';

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

South 02°14'32" East, a distance of 41.48' to an aluminum monument found at the beginning of a curve to the right, having a radius of 886.93', a central angle of 09°37'00", and a chord which bears, South 42°50'02" East, a chord distance of 148.69';

Thence along said curve to the right, in a southeasterly direction, an arc length of 148.86' to a point for corner;


South 40°24'46" East, a distance of 384.58' 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 174.53' to a point for corner;

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

**(Continued on Sheet 2 of 4)**

DATE:	05/20/2021	<b>TEMPORARY CONSTRUCTION  EASEMENT</b> <b>SAMUEL McFARLAND SURVEY</b> <b>ABSTRACT NO. 558</b> <b>CITY OF MCKINNEY,</b> <b>COLLIN COUNTY, TEXAS</b>	 <b>North Texas Surveying, L.L.C.</b> <b>Registered Professional Land Surveyors</b> 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"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**CITY OF MCKINNEY,**  
**COLLIN COUNTY, TEXAS**

**(Continued from Sheet 1 of 4)**

South 40°24'46" East, a distance of 121.30' 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 10.00' 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 289.84' 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 391.11' to a point for corner, being at the beginning of a curve to the left, having a radius of 871.93', a central angle of 10°02'53", and a chord which bears, North 43°01'45" West, a chord distance of 152.71';

Thence along said curve to the left, in a northwesterly direction, an arc length of 152.91' to a point for corner;

North 02°14'32" West, a distance of 41.19' to a point for corner, being at the beginning of a curve to the left, having a radius of 901.93', a central angle of 25°25'50", and a chord which bears, North 62°35'32" West, a chord distance of 397.04';

Thence along said curve to the left, in a northwesterly direction, an arc length of 400.32' to a point for corner; being at the beginning of a curve to the left, having a radius of 1033.91', a central angle of 09°59'07", and a chord which bears, North 80°18'00" West, a chord distance of 179.96';

Thence along said curve to the left, in a northwesterly direction, an arc length of 180.19' to a point for corner;

South 44°56'10" West, a distance of 37.37' to a point for corner;

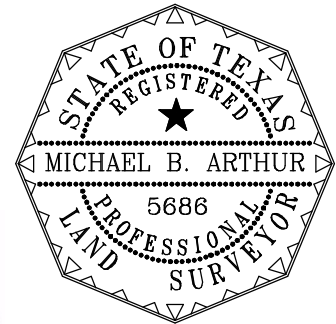
South 89°56'10" West, a distance of 235.98' to a point for corner;

North 61°01'24" West, a distance of 9.84' 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 10.00' to the **POINT OF BEGINNING** and containing 25,942 square feet or 0.596 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	<b>TEMPORARY CONSTRUCTION EASEMENT</b> <b>SAMUEL McFARLAND SURVEY</b> <b>ABSTRACT NO. 558</b> <b>CITY OF MCKINNEY,</b> <b>COLLIN COUNTY, TEXAS</b>	 <b>North Texas Surveying, L.L.C.</b> <b>Registered Professional Land Surveyors</b> 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		

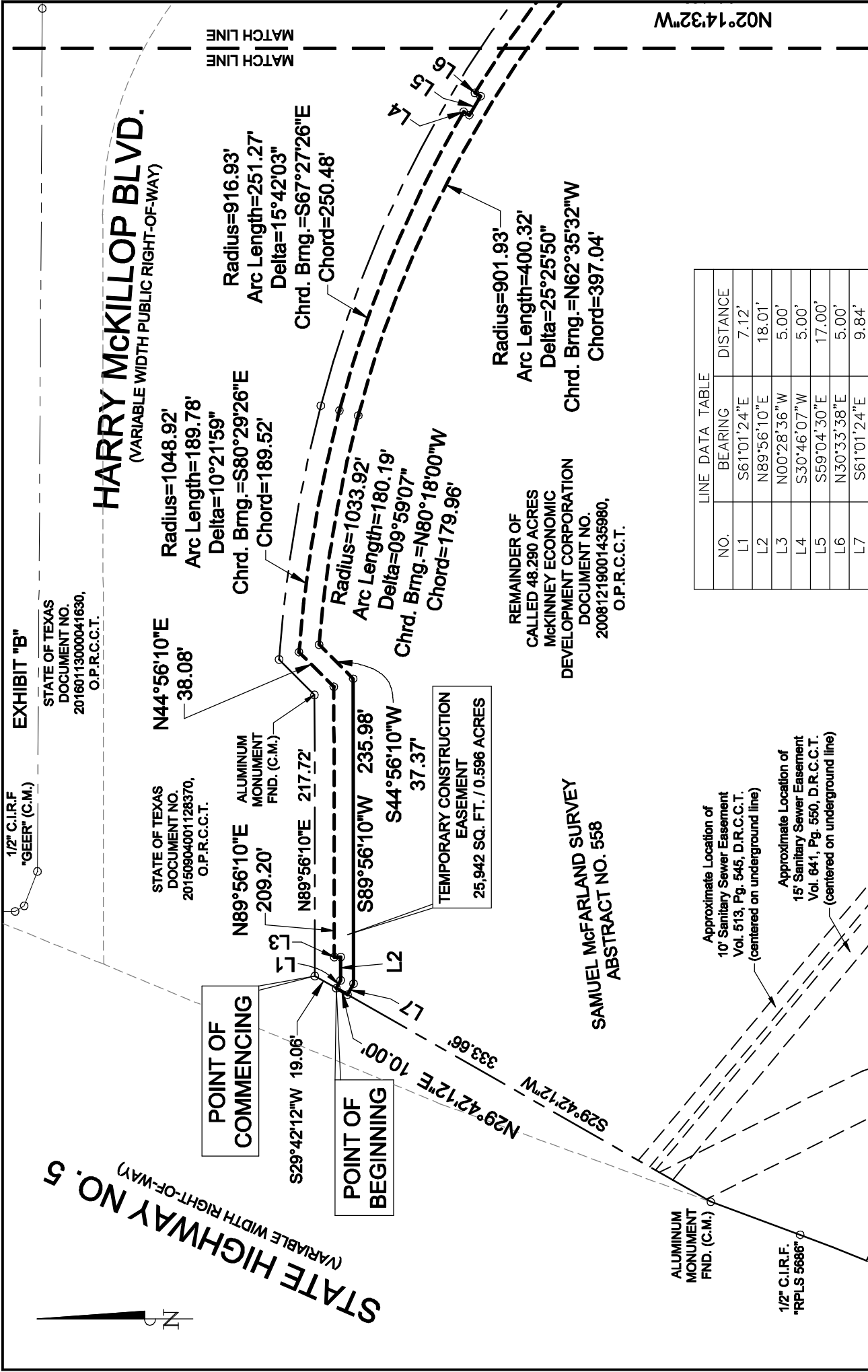


EXHIBIT "B"  
 STATE OF TEXAS  
 DOCUMENT NO.  
 20160113000041630,  
 O.P.R.C.C.T.

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

POINT OF  
 COMMENCING

POINT OF  
 BEGINNING

TEMPORARY CONSTRUCTION  
 EASEMENT  
 25,942 SQ. FT. / 0.596 ACRES

SAMUEL McFARLAND SURVEY  
 ABSTRACT NO. 558

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

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)

N02°14'32"W

LINE NO.	BEARING	DISTANCE
L1	S61°01'24"E	7.12'
L2	N89°56'10"E	18.01'
L3	N00°28'36"W	5.00'
L4	S30°46'07"W	5.00'
L5	S59°04'30"E	17.00'
L6	N30°33'38"E	5.00'
L7	S61°01'24"E	9.84'

DATE:	05/20/2021
SHEET NO.:	3 of 4
SCALE:	1" = 100'
CHK'D. BY:	M.B.A.
JOB NO.:	2019-0091

TEMPORARY CONSTRUCTION  
 EASEMENT  
 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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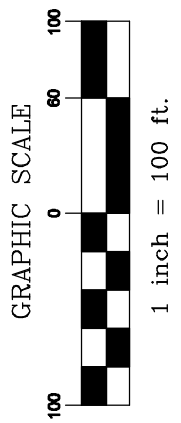




EXHIBIT "B"



Radius=916.93'  
Arc Length=145.37'  
Delta=09°05'02"  
Chrd. Brng.=S54°00'15"E  
Chord=145.22'

S02°14'32"E 41.48'

ALUMINUM MONUMENT FND. (C.M.)

ROSS CEMETERY VOL. 121, PG. 86, D.R.C.C.T.

STATE OF TEXAS DOCUMENT NO. 2016011300041630, O.P.R.C.C.T.

REMAINDER OF ROSS CEMETERY VOL. 89, PG. 27, D.R.C.C.T.

ALUMINUM MONUMENT FND. (C.M.)

Radius=886.93'  
Arc Length=148.86'  
Delta=09°37'00"  
Chrd. Brng.=S42°50'02"E  
Chord=148.69'

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

S40°24'46"E 384.58'

N40°24'46"W 391.11'

Radius=871.93'  
Arc Length=152.91'  
Delta=10°02'53"  
Chrd. Brng.=N43°01'45"W  
Chord=152.71'

DRAINAGE EASEMENT DOCUMENT NO. 20150904001128380, O.P.R.C.C.T.

S85°24'46"E 42.43'

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

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

N85°24'46"W 42.43'

TEMPORARY CONSTRUCTION EASEMENT 25,942 SQ. FT. / 0.596 ACRES

S40°24'46"E 174.53'

N40°24'46"W 289.84'

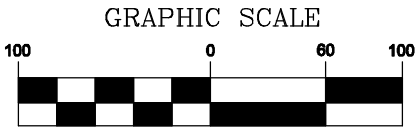
S49°22'45"W 5.00'

S40°24'46"E 121.30'

APPROXIMATE LOCATION OF 50' EASEMENT TO ENSERCH CORPORATION VOL. 3543, PG. 314, D.R.C.C.T.

**Dallas Area Rapid Transit**  
(200' RIGHT-OF-WAY)

MATCH LINE



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

**TEMPORARY CONSTRUCTION EASEMENT**  
**SAMUEL McFARLAND SURVEY**  
**ABSTRACT NO. 558**  
**CITY OF MCKINNEY,**  
**COLLIN COUNTY, TEXAS**



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