

RESOLUTION NO. 2020-12-____(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE SALE OF A PARCEL OF LAND TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT, WHICH PARCEL CONTAINS MORE OR LESS 8.577 ACRES OF LAND SITUATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, GENERALLY LOCATED AT THE NORTHEAST CORNER OF AIRPORT DRIVE AND GREENVILLE; AND AUTHORIZING THE CITY MANAGER TO EXECUTE DEEDS AND DOCUMENTS REGARDING THE SALE OF SAID CITY-OWNED PROPERTY TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney, Texas (“City”), owns an approximate 8.577 acre parcel of land (“Property”) located in the William Davis Survey, Abstract No. 248, depicted on the Location Map in Exhibit A and more fully described in Exhibit B attached hereto and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the North Texas Municipal Water District (“NTMWD”) has made a request to purchase the Property from the City; and

WHEREAS, City Council, has determined that the Property will be utilized by a governmental entity in carrying out a purpose that benefits the public interest; and

WHEREAS, Texas Local Government Code Section 272.001(b)(5) authorizes a city to convey property to a governmental entity having the power of eminent domain, such as NTMWD, for the fair market value of such property without complying with the notice and bidding procedures set forth in Texas Local Government Code Section 272.001; and

WHEREAS, City obtained an appraisal of the Property by a licensed real estate appraiser confirming the fair market value of the Property thereby meeting the requirements of Texas Local Government Code Section 272.001(b); and

WHEREAS, City Council, has determined that the Property is no longer necessary for municipal purposes; and

WHEREAS, City obtained an appraisal of the Property by a licensed real estate appraiser confirming that the NTMWD offered fair market value for the Property; and

WHEREAS, NTMWD has offered to pay the City the appraised fair market value of the Property; and

WHEREAS, City Council has determined that it would be in the best interest of the City to convey the Property to the NTMWD.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

- Section 1. All of the above premises are hereby found to be true and correct factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.
- Section 2. The Property should be sold to the NTMWD, for an amount, no less than, One Hundred Fifty-Four Thousand and 00/100 Dollars (\$154,000.00), the appraised fair market value of the Property.
- Section 3. The City Manager is hereby authorized to execute all documents necessary for the sale and conveyance of the Property, fully described on Exhibit B, attached hereto, to the NTMWD.
- Section 4. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 15th DAY OF DECEMBER 2020.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

ATTEST:

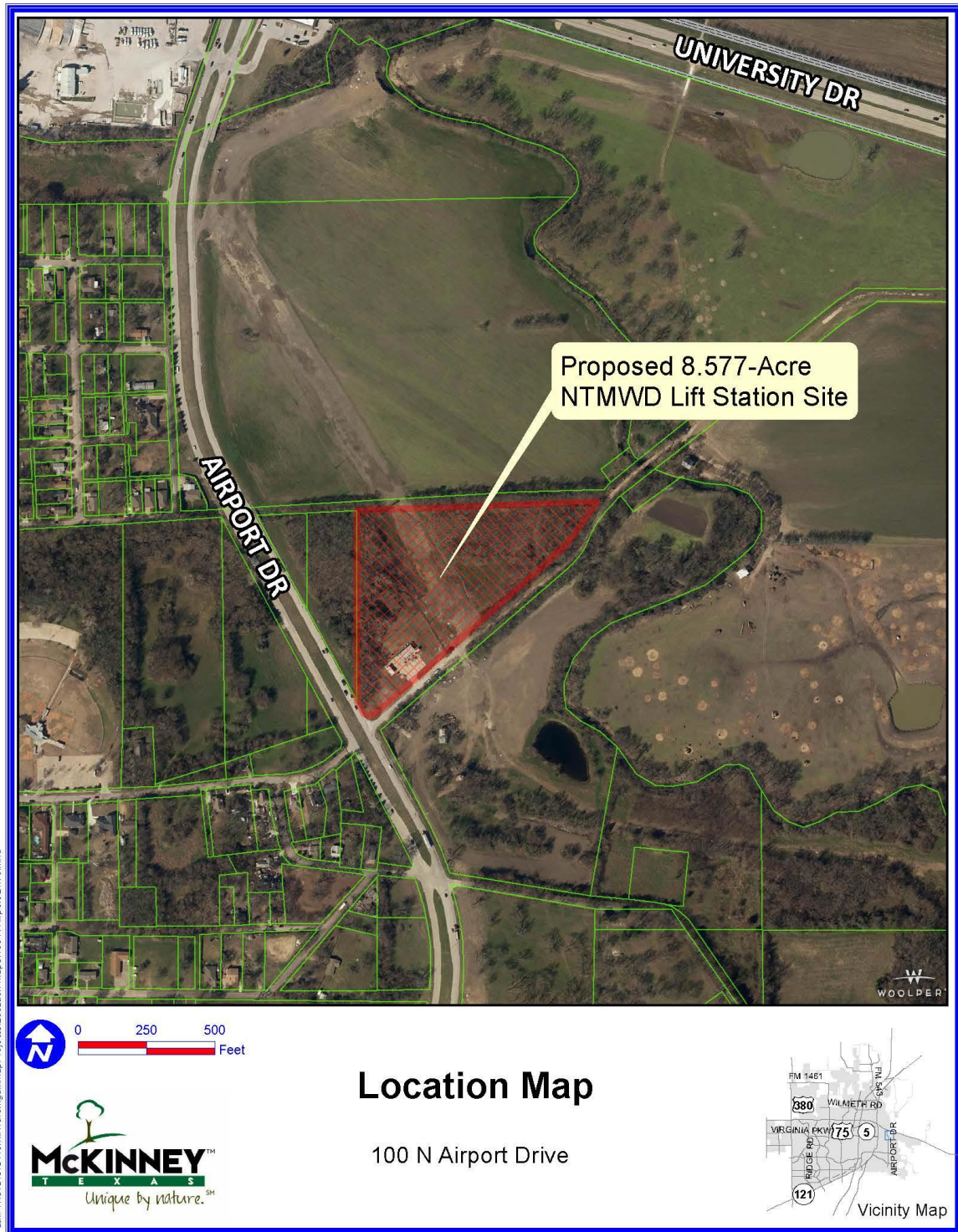
EMPRESS DRANE,
City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

EXHIBIT "A"

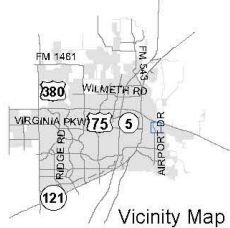
Location Map



Path: Y:\GIS\Work\AT\Turen\gull\Map\Projects\Location Maps\100 N Airport Drive.mxd

Location Map

100 N Airport Drive



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

EXHIBIT "B"

Legal Description of 8.577 Acre Parcel

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
NORTH MCKINNEY TRANSFER LIFT STATION
PROJECT NO. 501-0513-18

PARCEL NO. 1
OWNER: CITY OF MCKINNEY
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
COLLIN COUNTY, TEXAS

Being a 8.577 acre tract of land situated in the William Davis Survey, Abstract No. 248, Collin County, Texas, and being all of a called 8.274 acre tract of land conveyed to the City of McKinney as recorded in Volume 5905, Page 1997 of the Deed Records of Collin County, Texas, and all of a called 20,000 square foot tract of land conveyed to the City of McKinney as recorded in Volume 869, Page 161 of said Deed Records of Collin County, Texas, said 8.577 acre tract of land also being all of Lot 1, Block A of Wastewater Lift Station at Robert Johnson Park Addition, an addition to The City of McKinney, Collin County, Texas, as recorded in Instrument No. 20100601010000980 of the Official Public Records of Collin County, Texas, said 8.577 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an 8 inch wood post found (controlling monument) in the west line of said Lot 1 and in the east line of a called 2.92 acre tract of land conveyed to InterMcKinney, LLC as recorded in Instrument No. 20200723001159450 of said Official Public Records of Collin County, Texas, said 8 inch wood post being the northeast corner of a called 15.860 acre tract of land conveyed to Glenn D. Davis as recorded in Volume 1646, Page 107 of said Deed Records of Collin County, Texas, said 8 inch wood post being an exterior ell corner in the apparent southerly line of Virginia Street (a variable width right-of-way), said 8 inch wood post also having a grid coordinate of N=7,124,234.31 and E=2,550,324.78;

THENCE North 00 degrees 04 minutes 48 seconds East, with the west line of said Lot 1, with the east line of said Tract 2 and with the apparent southerly line of said Virginia Street, a distance of 17.44 feet to a 5/8 inch iron rod with cap stamped "Gorrondonga & Associates" set for the northwest corner of said Lot 1 and being an interior ell corner in the apparent southerly line of said Virginia Street;

THENCE North 88 degrees 00 minutes 37 seconds East, with the north line of said Lot 1 and with the apparent southerly line of said Virginia Street, a distance of 880.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondonga & Associates" set for the northeast corner of said Lot 1, said 5/8 inch iron rod with cap stamped "Gorrondonga & Associates" being the intersection of the apparent southerly line of said Virginia Street with the northwesterly line of Greenville Road (a variable width right-of-way), from which a 1/2 inch iron rod found for reference bears South 43 degrees 24 minutes 59 seconds East, a distance of 1.86 feet;

THENCE South 35 degrees 23 minutes 07 seconds West, with the southeasterly line of said Lot 1 and with the northwesterly line of said Greenville Road, a distance of 198.60 feet to a 5/8 inch iron rod with cap stamped "Gorrondonga & Associates" set for corner;

- THENCE** South 48 degrees 49 minutes 07 seconds West, with the southeasterly line of said Lot 1 and with the northwesterly line of said Greenville Road, a distance of 706.00 feet to a 5/8 inch iron rod with cap stamped "Gorronдона & Associates" set for corner;
- THENCE** South 48 degrees 49 minutes 12 seconds West, with the southeasterly line of said Lot 1 and with the northwesterly line of said Greenville Road, a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "Gorronдона & Associates" set for corner;
- THENCE** South 49 degrees 17 minutes 18 seconds West, with the southeasterly line of said Lot 1 and with the northwesterly line of said Greenville Road, a distance of 138.62 feet to a 5/8 inch iron rod with cap stamped "Gorronдона & Associates" set for the most easterly and southerly south corner of said Lot 1;
- THENCE** North 79 degrees 40 minutes 39 seconds West, with the south line of said Lot 1 and with the northwesterly line of said Greenville Road, a distance of 31.45 feet to a 1/2 inch iron rod with cap stamped "BH&C" found for the most southerly and westerly south corner of said Lot 1, said 1/2 inch iron rod with cap stamped "BH&C" being the intersection of the northwesterly line of said Greenville Road with the northeasterly line of Airport Drive (a 120' wide right-of-way) as recorded in Instrument No. 2003-0239880 of said Official Public Records of Collin County, Texas;
- THENCE** North 28 degrees 38 minutes 36 seconds West, with the west line of said Lot 1 and with the northeasterly line of said Airport Drive, a distance of 47.61 feet to a 1/2 inch iron rod with cap stamped "BH&C" found for the south corner of said Tract 2 and the most northerly and westerly south corner of said Lot 1, said point being in the east line of said called 15.860 acre tract of land;
- THENCE** North 00 degrees 04 minutes 48 seconds East, with the west line of said Lot 1, with the east line of said Tract 2 and with the east line of said called 15.860 acre tract of land, a distance of 687.62 feet to the **POINT OF BEGINNING**, and containing 373,613 square feet or 8.577 acres of land, more or less.

NOTES:

1. A plat of same date herewith accompanies this legal description.
2. All bearings and coordinates are based on the Texas State Plane Coordinate System, NAD-83 (2011), the North Central Zone (4202) and adjusted to surface values using a surface adjustment factor for Collin County, Texas of 1.0001527100. Distances and areas shown are surface values and in U.S. Survey Feet.
3. This survey was performed without the benefit of a title report, there may be easements and/or covenants affecting this property not shown hereon.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

September 10, 2020



By: _____

Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc
Texas Firm No. 10106900

EXHIBIT "A"

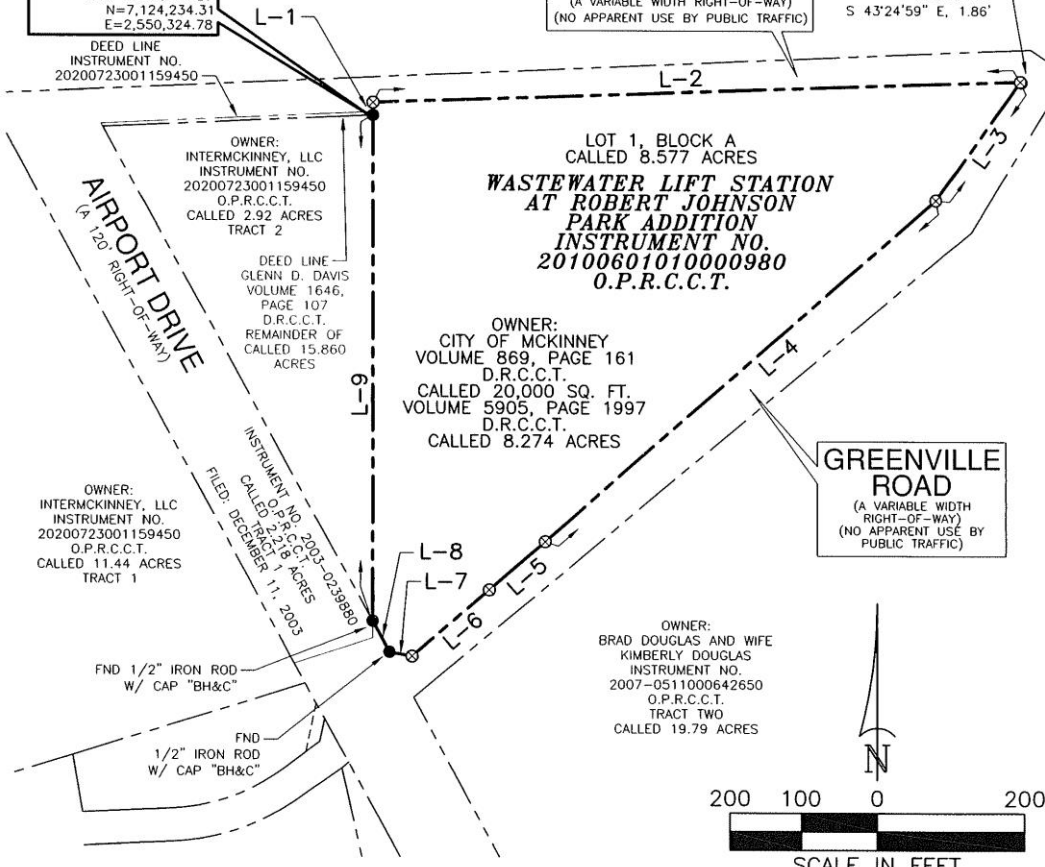
WILLIAM DAVIS SURVEY
ABSTRACT No. 248

OWNER:
THE CITY OF MCKINNEY
INSTRUMENT NO. 2004-0123128
O.P.R.C.C.T.
CALLED 51.039 ACRES

P.O.B.
FND 8" WOOD POST (CM)
GRID COORDINATES
N=7,124,234.31
E=2,550,324.78

VIRGINIA STREET
(A VARIABLE WIDTH RIGHT-OF-WAY)
(NO APPARENT USE BY PUBLIC TRAFFIC)

FND 1/2" IRON
ROD BEARS
S 43°24'59" E, 1.86'



NORTH TEXAS MUNICIPAL WATER DISTRICT
505 E. BROWN ST. P.O. BOX 2408 WYLIE, TEXAS 75098

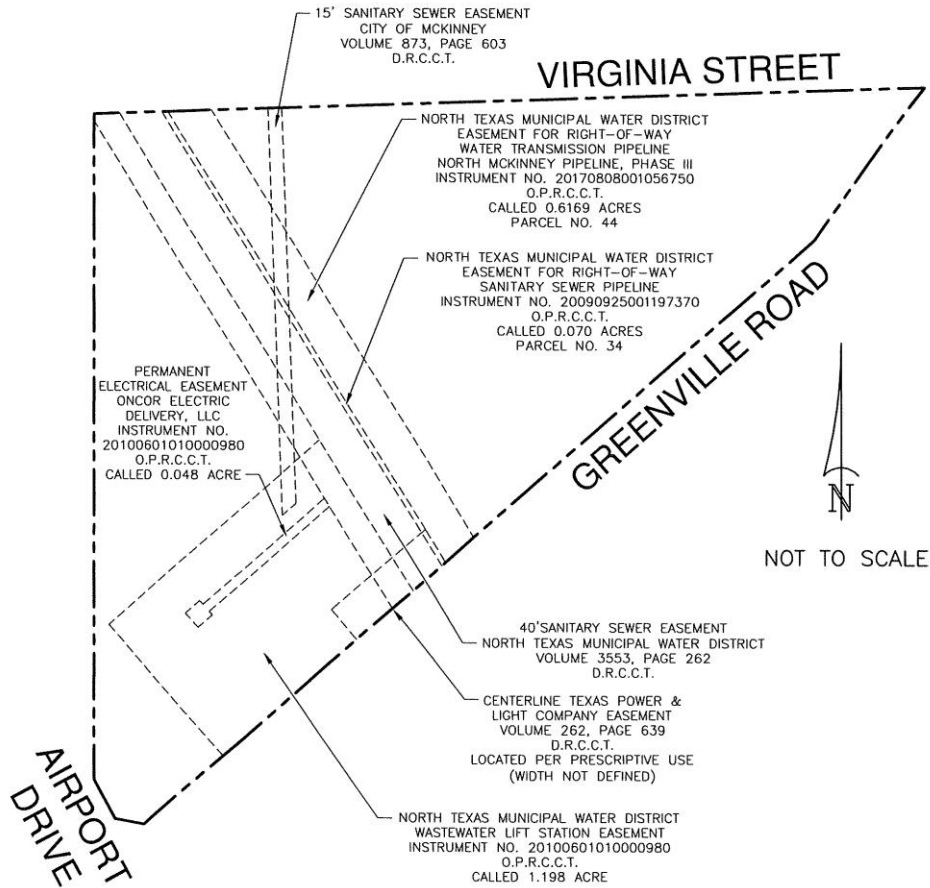
NORTH MCKINNEY TRANSFER LIFT STATION

PARCEL NO. 1	NTMWD PROJECT NO. 501-0513-18
OWNER: CITY OF MCKINNEY	
SURVEY: WILLIAM DAVIS SURVEY, ABSTRACT NO. 248	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL ACQUISITION AREA: 373,613 SQUARE FEET OR 8.577 ACRES	
SUBJECT TRACT ACREAGE: 8.577 ACRES (BY PLAT)	
JOB No. AECO_1901.00	DRAWN BY: CSR
DATE: SEPTEMBER 10, 2020	EXHIBIT A PAGE 4 OF 6
CAD FILE: CM PARCEL 01_R00.DWG	
SCALE: 1"=200'	



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "A"



NORTH TEXAS MUNICIPAL WATER DISTRICT
505 E. BROWN ST. P.O. BOX 2408 WYLIE, TEXAS 75098

NORTH MCKINNEY TRANSFER LIFT STATION

PARCEL NO. 1 | NTMWD PROJECT NO. 501-0513-18

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SURVEY: WILLIAM DAVIS SURVEY, ABSTRACT NO. 248

LOCATION: COLLIN COUNTY, TEXAS

TOTAL ACQUISITION AREA: 373,613 SQUARE FEET OR 8.577 ACRES

SUBJECT TRACT ACREAGE: 8.577 ACRES (BY PLAT)

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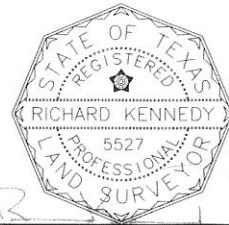
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DATE: SEPTEMBER 10, 2020

EXHIBIT A PAGE 5 OF 6

SCALE: 1"=200'

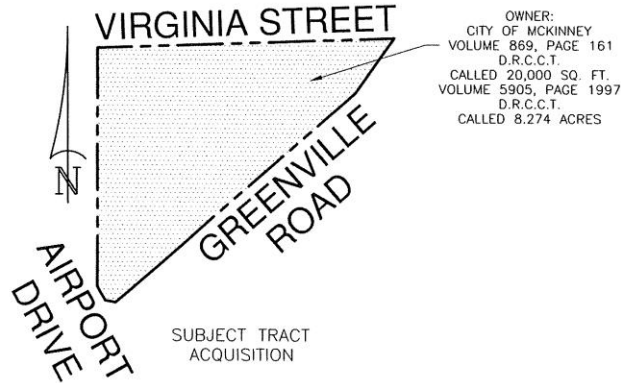


RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "A"

LEGEND	
●	IRON ROD SET/FOUND (AS NOTED)
⊗	5/8" IR SET W/CAP STAMPED "GORRONDONA & ASSOCIATES"
○	CALCULATED POINT
— — — — —	PROPERTY LINE (AS NOTED)
- - - - -	EXISTING EASEMENT LINE
— — — — —	EXISTING RIGHT-OF-WAY LINE
(CM)	CONTROLLING MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°04'48" E	17.44'
L-2	N 88°00'37" E	880.00'
L-3	S 35°23'07" W	198.60'
L-4	S 48°49'07" W	706.00'
L-5	S 48°49'12" W	100.00'
L-6	S 49°17'18" W	138.62'
L-7	N 79°40'39" W	31.45'
L-8	N 28°38'36" W	47.61'
L-9	N 00°04'48" E	687.62'



NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HEREWITH ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83 (2011), THE NORTH CENTRAL ZONE (4202) AND ADJUSTED TO SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY, TEXAS OF 1.0001527100. DISTANCES AND AREAS SHOWN ARE SURFACE VALUES AND IN U.S. SURVEY FEET.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

NORTH TEXAS MUNICIPAL WATER DISTRICT 505 E. BROWN ST. P.O. BOX 2408 WYLIE, TEXAS 75098		
NORTH MCKINNEY TRANSFER LIFT STATION		
PARCEL NO. 1	NTMWD PROJECT NO. 501-0513-18	
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DATE: SEPTEMBER 10, 2020	EXHIBIT A PAGE 6 OF 6	SCALE: 1"=200'
GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660, FORT WORTH, TX. 76118		RICHARD KENNEDY REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5527 TEXAS FIRM No. 10106900
817-496-1424 FAX 817-496-1768		