

PT #: _____
District: _____
WO #: 21532298
ER #: _____

EASEMENT AND RIGHT OF WAY

STATE OF TEXAS

COUNTY OF COLLIN

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That **MCKINNEY COMMUNITY DEVELOPMENT CORPORATION, a Texas Non-profit corporation**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee," has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances over, under, through, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" (ATTACHED)

Grantor recognizes that the general course of said lines, or the metes and bounds as described above, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns, and legal representatives; and Grantor hereby binds Grantor and Grantor's heirs, successors, assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2024.

McKinney Community Development Corporation, a Texas Non-profit corporation

By: _____

Printed Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of McKinney Community Development Corporation, a Texas Non-profit corporation, as the _____ thereof, for the purposes and consideration therein expressed, in the capacity therein stated and that he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 2024.

Notary Public in and for the State of Texas.

“EXHIBIT A”

Lying and situated in the City of McKinney, Collin County, Texas, the William Davis Survey, Abstract No. 248, and being a part of that certain tract of land described in a Warranty Deed to McKinney Community Development Corporation, a Texas Non-profit corporation recorded in Instrument No. 20110727000782500, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the south right of way line of Virginia Street for the northeast corner of the above mentioned tract, from which a 1/2" iron rod found for the northwest corner of Lot 3R, Block A of McKinney Flour Mill Addition, an addition to the City of McKinney, according to the map or plat thereof recorded in Instrument No. 20150107010000070, O.P.R.C.C.T. bears N 89° 03' 15" E, a distance of 9.97 feet; Thence S 89° 03' 15" W, along said right of way line, a distance of 100.00 feet to the intersection with the east right of way of a Dallas Area Rapid Transit (D.A.R.T.) Railway, and the northwest corner of said tract, and the POINT OF BEGINNING;

THENCE N 89° 03' 15" E, along said south right of way line, a distance of 23.01 feet;

THENCE S 00° 53' 58" W, departing said right of way line, a distance of 28.19 feet;

THENCE N 89° 06' 02" W, a distance of 23.00 feet to the east right of way line of said D.A.R.T. railway;

THENCE N 00° 53' 58" E, along said east right of way line, a distance of 27.71 feet to the POINT OF BEGINNING and containing 642.85 square feet of land more or less.

BEARING BASIS:
 THE TEXAS STATE PLANE COORDINATE SYSTEM,
 NAD 83, NORTH CENTRAL ZONE 4202, GRID.



SCALE: 1" = 40'

D.A.R.T. RAILWAY

VOL. 46, PG. 2
D.R.C.C.T.

POINT OF BEGINNING

POINT OF COMMENCING

VIRGINIA STREET

N 89°03'15" E 100.00'

9.97'



642.85 S.F.
EASEMENT AREA

1/2" IRON ROD
FOUND (CM)

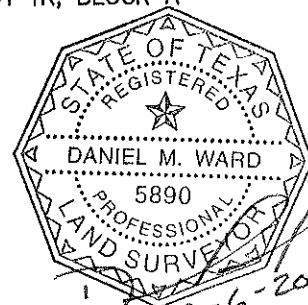
1/2" IRON ROD
FOUND (CM)

MCKINNEY COMMUNITY
DEVELOPMENT CORPORATION
INST. NO. 20110727000782500
O.P.R.C.C.T.

LOT 3R, BLOCK A
MCKINNEY FLOUR MILL ADDITION
INST. NO. 20150107010000070
O.P.R.C.C.T.

WILLIAM DAVIS SURVEY
ABSTRACT NO. 248

LOT 1R, BLOCK A



LOUISIANA STREET

EXHIBIT "A"
ONCOR ELECTRIC DELIVERY CO.
EASEMENT
IN THE CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

CM = CONTROLLING MONUMENT

TANGENT	BEARING	LENGTH
T1	N 89°03'15" E	23.01'
T2	S 00°53'58" W	28.19'
T3	N 89°06'02" W	23.00'
T4	N 00°53'58" E	27.71'

CORNERSTONE SURVEYING, INC

200 WEST MARSHALL

P.O BOX 699 , PALMER, TEXAS 75152

TEL. (972) 845-2505 ~ FAX. (972) 845-2455

FIRM NO. 100215-00