

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY VARIOUS SANITARY SEWER EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS TO, AND A TEMPORARY ACCESS AGREEMENT WITH, THE NORTH TEXAS MUNICIPAL WATER DISTRICT REGARDING THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER LINE AND RELATED IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Texas Municipal Water District (“the District”) has developed, constructed, and continues to develop and construct, a regional wastewater collection system throughout various counties within the north central Texas region including Collin County (“the Regional System”); and,

WHEREAS, in order to provide the most beneficial, cost-effective route for the Regional System which reduces the amount of conflict with public infrastructure and private property, the District has requested that it be permitted to construct a new 36-inch sanitary sewer gravity interceptor main (“the Project”) under various tracts of City-owned property subject to appropriate easements granted by the City; and,

WHEREAS, City Administration has advised that it finds that the requested location of most of the easements will pose no significant impact regarding City’s operations and City’s use of the property that will be impacted by the easements; and,

WHEREAS, City Administration has negotiated with the District regarding additional compensation to be paid relating to the disruption that will result in the operation of a City-owned park during the construction of the Project; and,

WHEREAS, the City Council of the City of Allen finds it to be in the public interest to grant the proposed easements to the District subject to an easement agreement negotiated by the City Manager and compensation paid to the City by the District for such easements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The City Manager is hereby authorized to negotiate and grant to the District on behalf of the City:

- A. A permanent sanitary sewer easement over and across City’s property described and depicted in Exhibits “A,” “B,” and “C” attached hereto and incorporated herein by reference;
- B. Temporary construction easements over and across City’s property described and depicted in Exhibit “A” and “B” attached hereto and incorporated herein by reference; and
- C. Such other rights of entry or temporary access as may be reasonable and necessary with respect to the Project that the City Manager determines to be in the best interest of the City.

SECTION 2. In consideration for the grants of the various easements and agreements authorized by Section 1, above, the City Manager shall require the District to pay to the City not less than the following for the identified parcels (including adjacent temporary construction easements):

- A. Parcel No. 1: \$12,597.00

B. Parcel No. 2: \$117,000.00

C. Parcel No. 6: \$6,795.00

D. Parcel No. 9: \$7,650.00

SECTION 3. This Resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 13TH DAY OF NOVEMBER 2018.

APPROVED:

Stephen Terrell, MAYOR

ATTEST:

Shelley B. George, CITY SECRETARY

(kbl:11/5/18:104066)

EXHIBIT "A"

**Description and Depiction of Sanitary Sewer Easements and
Temporary Construction Easements (Parcel Nos. 1 and 2)**

**PARCEL NO. 1
OWNER: CITY OF ALLEN
VARIABLE WIDTH PERMANENT SANITARY SEWER
AND TEMPORARY WORKSPACE EASEMENT
SITUATED IN THE JOSEPH H WILCOX SURVEY, ABSTRACT NO. 1017
CITY OF ALLEN, COLLIN COUNTY, TEXAS**

BEING A 0.193 ACRE TRACT OF LAND SITUATED IN THE JOSEPH H. WILCOX SURVEY, ABSTRACT NO. 1017, CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK A, A DEDICATION OF PARK & FLOOD PLAIN TO THE CITY OF ALLEN, AN ADDITION TO THE CITY OF ALLEN AS RECORDED IN CABINET J, PAGE 583, MAP RECORDS, COLLIN COUNTY, TEXAS, SAID 0.193 ACRE TRACT WITH REFERENCE BEARING OF BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AND ADJUSTED TO SURFACE VALUES USING THE TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY (1.000152710), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE NORTHERLY LINE OF SAID LOT 2, BLOCK A, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK A, BEARS SOUTH 68 DEGREES 58 MINUTES 37 SECONDS, A DISTANCE OF 276.53 FEET;

THENCE, NORTH 67 DEGREES 49 MINUTES 53 SECONDS WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 278.95 FEET TO THE **POINT OF BEGINNING**;

THENCE, OVER AND ACROSS SAID LOT 2, BLOCK A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 470.24 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 43 MINUTES 14 SECONDS EAST, A DISTANCE OF 116.27 FEET TO A POINT FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF ALMA DRIVE, A 55 FOOT RIGHT-OF-WAY AS RECORDED IN CABINET F, PAGE 603, MAP RECORDS, COLLIN COUNTY, TEXAS,

THENCE, SOUTH 25 DEGREES 38 MINUTES 30 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 46.19 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF A 50 FOOT WIDE EASEMENT CONVEYED TO THE CITY OF ALLEN, TEXAS, AS RECORDED IN VOLUME 2317, PAGE 408, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 42 DEGREES 47 MINUTES 48 SECONDS, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID 50 FOOT WIDE EASEMENT, A DISTANCE OF 598.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 46 DEGREES 58 MINUTES 11 SECONDS, DEPARTING SAID NORTH LINE OF A 50 FOOT WIDE EASEMENT, A DISTANCE OF 10.37 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 8,423 SQUARE FEET OR 0.193 ACRES OF LAND.

THE ABOVE VARIABLE WIDTH EASEMENT DESCRIPTION IS SUBJECT TO A 56 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT AS LOCATED AND SHOWN ON THE ACCOMPANYING SURVEY PLAT, SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS A CALCULATED AREA OF 37,931 SQUARE FEET OR 0.871 ACRES OF LAND. THE SAID 56 FOOT TEMPORARY CONSTRUCTION EASEMENT SHALL EXPIRE AS NOTED IN THE EASEMENT AGREEMENT.

EXHIBIT "A"

**Description and Depiction of Sanitary Sewer Easements and
Temporary Construction Easements (Parcel Nos. 1 and 2)**

PARCEL NO. 2

OWNER: CITY OF ALLEN

**VARIABLE WIDTH PERMANENT SANITARY SEWER
AND TEMPORARY WORKSPACE EASEMENT**

**SITUATED IN THE JOSEPH H WILCOX SURVEY, ABSTRACT NO. 1017
CITY OF ALLEN, COLLIN COUNTY, TEXAS**

BEING A 0.364 ACRE TRACT OF LAND SITUATED IN THE JOSEPH H WILCOX SURVEY, ABSTRACT NO. 1017, CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK B, A DEDICATION OF PARK & FLOOD PLAIN TO THE CITY OF ALLEN, AN ADDITION TO THE CITY OF ALLEN AS RECORDED IN CABINET J, PAGE 583, MAP RECORDS, COLLIN COUNTY, TEXAS. SAID 0.364 ACRE TRACT WITH REFERENCE BEARING OF BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AND ADJUSTED TO SURFACE VALUES USING THE TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY (1.000152710), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK B, AND THE SOUTHEAST CORNER OF A CALLED 4.265 ACRE TRACT CONVEYED TO THE CITY OF ALLEN, AS RECORDED IN VOLUME 5195, PAGE 1107, DEED RECORDS, COLLIN COUNTY, TEXAS, AND ALSO BEING ON THE WEST LINE OF EMERSON FARM COMPANY, LTD AS RECORDED IN DOCUMENT NO. 20160728000976480, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE NORTH LINE OF SAID LOT 1, BLOCK B BEARS, SOUTH 88 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 457.13 FEET;

THENCE, DEPARTING THE COMMON LINE OF SAID LOT 1, BLOCK B AND SAID CALLED 4.265 ACRE TRACT, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK B AND SAID EMERSON FARM COMPANY, LTD. TRACT, SOUTH 01 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 384.21 FEET TO THE **POINT OF BEGINNING**;

THENCE, SOUTH 01 DEGREES 38 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE OF LOT 1, BLOCK B, AND SAID EMERSON FARM COMPANY, LTD., A DISTANCE OF 21.29 FEET TO A POINT ON THE NORTH LINE OF A 50 FOOT WIDE EASEMENT CONVEYED TO THE CITY OF ALLEN, TEXAS, AS RECORDED IN VOLUME 2317, PAGE 408, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID LOT 1 BLOCK B, AND ALONG THE NORTH LINE OF SAID 50 FOOT WIDE EASEMENT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 75 DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF 30.99 FEET TO A POINT FOR CORNER;

NORTH 78 DEGREES 10 MINUTES 18 SECONDS WEST, A DISTANCE OF 707.79 FEET TO A POINT FOR CORNER ON THE EAST RIGHT OF WAY LINE OF ALMA DRIVE, A 55 FOOT RIGHT-OF-WAY AS RECORDED IN CABINET F, PAGE 505, MAP RECORDS, COLLIN COUNTY, TEXAS,

THENCE, NORTH 25 DEGREES 38 MINUTES 30 MINUTES EAST, DEPARTING SAID NORTH LINE OF A 50 FOOT WIDE EASEMENT, ALONG SAID EAST RIGHT OF WAY LINE OF ALMA DRIVE, A DISTANCE OF 49.01 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE OF ALMA DRIVE, AND OVER AND ACROSS SAID LOT 1 BLOCK B, THE FOLLOWING COURSES AND DISTANCES:

EXHIBIT "A"

**Description and Depiction of Sanitary Sewer Easements and
Temporary Construction Easements (Parcel Nos. 1 and 2)**

SOUTH 58 DEGREES 43 MINUTES 14 SECONDS EAST, A DISTANCE OF 82.87 TO A POINT FOR CORNER;

SOUTH 78 DEGREES 10 MINUTES 18 SECONDS EAST, A DISTANCE OF 633.18 FEET TO A POINT FOR CORNER;

SOUTH 75 DEGREES 10 MINUTES 15 SECONDS EAST, A DISTANCE OF 11.97 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 15,876 SQUARE FEET OR 0.364 ACRES OF LAND.



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Jacobs Engineering Group, Inc.
1999 Bryan Street, Suite 1200
Dallas, Texas 75201-3136
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TXBPLS Firm # 10152300

JULY 26, 2018



EXHIBIT "A"

Description and Depiction of Sanitary Sewer Easements and Temporary Construction Easements (Parcel Nos. 1 and 2)

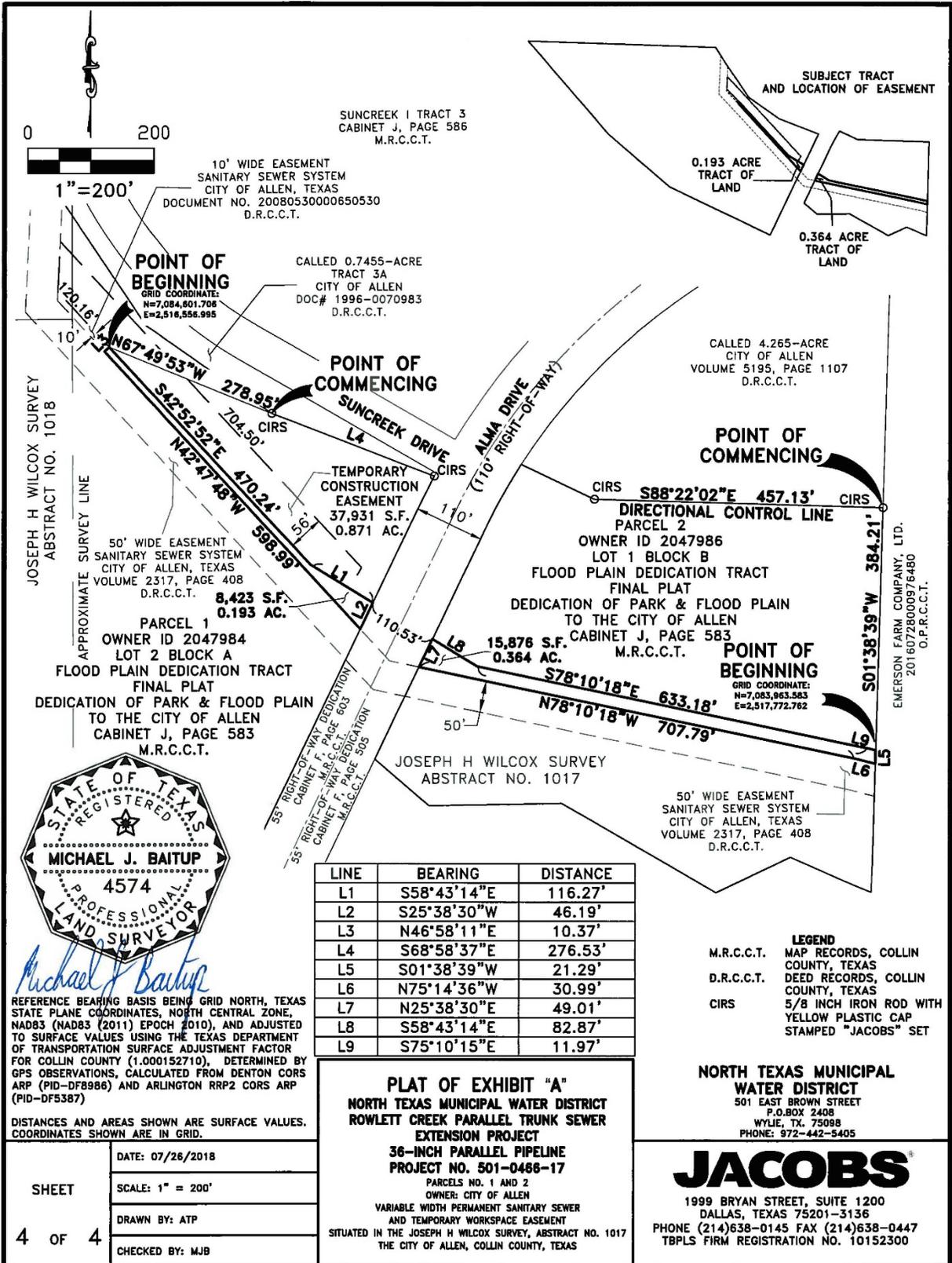


EXHIBIT "B"

**Description and Depiction of Sanitary Sewer Easements and
Temporary Construction Easements (Parcel No. 6)**

**PARCEL NO. 6
OWNER: CITY OF ALLEN
VARIABLE WIDTH PERMANENT SANITARY SEWER
AND TEMPORARY WORKSPACE EASEMENT
SITUATED IN THE THOMAS G KENNEDY SURVEY, ABSTRACT NO. 500
CITY OF ALLEN, COLLIN COUNTY, TEXAS**

BEING A 0.232 ACRE TRACT OF LAND SITUATED IN THE THOMAS G KENNEDY SURVEY, ABSTRACT NO. 500, CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK A, CHASE OAKS GOLF CLUB-ALLEN, AN ADDITION TO THE CITY OF ALLEN AS RECORDED IN CABINET F, PAGE 524, MAP RECORDS, COLLIN COUNTY, TEXAS. SAID 0.232 ACRE TRACT WITH REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AND ADJUSTED TO SURFACE VALUES USING THE TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY (1.000152710), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, AND THE NORTHEAST CORNER OF MONTGOMERY TREE FARMS OF TEXAS LTD, AS RECORDED IN DOCUMENT NO. 20160728000973450, DEED RECORDS, COLLIN COUNTY, TEXAS, AND ALSO BEING ON THE SOUTH LINE OF LOT 10, BLOCK X, MONTGOMERY RIDGE PHASE IIB, AN ADDITION TO THE CITY OF ALLEN, AS RECORDED IN DOCUMENT NO. 20180515010002250, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK A, AND SAID LOT 10, BLOCK X, SOUTH 46 DEGREES 44 MINUTES 30 SECONDS EAST, A DISTANCE OF 316.51 FEET TO A 5/8 INCH IRON ROD FOUND AT THE **POINT OF BEGINNING**, ALSO BEING THE NORTH LINE OF A 50 FOOT WIDE EASEMENT TO THE CITY OF ALLEN, TEXAS, AS RECORDED IN VOLUME 2317, PAGE 378, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID LOT 1, BLOCK A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 62 DEGREES 54 MINUTES 28 SECONDS WEST, ALONG SAID 50 FOOT WIDE EASEMENT LINE, A DISTANCE OF 310.10 FEET TO A POINT FOR CORNER;

SOUTH 61 DEGREES 17 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID EASEMENT LINE, A DISTANCE OF 31.43 FEET TO A POINT FOR CORNER;

NORTH 62 DEGREES 54 MINUTES 26 SECONDS WEST, DEPARTING SAID EASEMENT LINE, A DISTANCE OF 15.33 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID LOT 1, BLOCK A, AND AFORESAID MONTGOMERY TREE FARMS OF TEXAS LTD TRACT;

THENCE, NORTH 46 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 65.54 FEET TO A POINT FOR CORNER, FROM WHICH AFORESAID 5/8 INCH IRON ROD FOUND AT THE COMMENCING BEARS, NORTH 46 DEGREES 00 MINUTES 35 SECONDS EAST, A DISTANCE OF 55.10 FEET;

I:\SUR\WFX05400 NTMWD-36IN SS TRUNK LINE\600 DISCIPLINE\613 SURVEY\613.7 LEGAL DESCRIPTIONS\WFX05400EX04.DOCX

EXHIBIT "B"

**Description and Depiction of Sanitary Sewer Easements and
Temporary Construction Easements (Parcel No. 6)**

THENCE, SOUTH 62 DEGREES 54 MINUTES 26 SECONDS EAST, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID LOT 1, BLOCK A, A DISTANCE OF 197.67 FEET TO A POINT FOR CORNER ON AFORESAID COMMON LINE OF LOT 1, BLOCK A AND LOT 10, BLOCK X;

THENCE, SOUTH 46 DEGREES 44 MINUTES 30 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 129.30 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 10,086 SQUARE FEET OR 0.232 ACRES OF LAND.

THE ABOVE VARIABLE WIDTH EASEMENT DESCRIPTION IS SUBJECT TO A 36 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT AS LOCATED AND SHOWN ON THE ACCOMPANYING SURVEY PLAT, SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS A CALCULATED AREA OF 10,086 SQUARE FEET OR 0.232 ACRES OF LAND. THE SAID TEMPORARY CONSTRUCTION EASEMENT SHALL EXPIRE AS NOTED IN THE EASEMENT AGREEMENT.



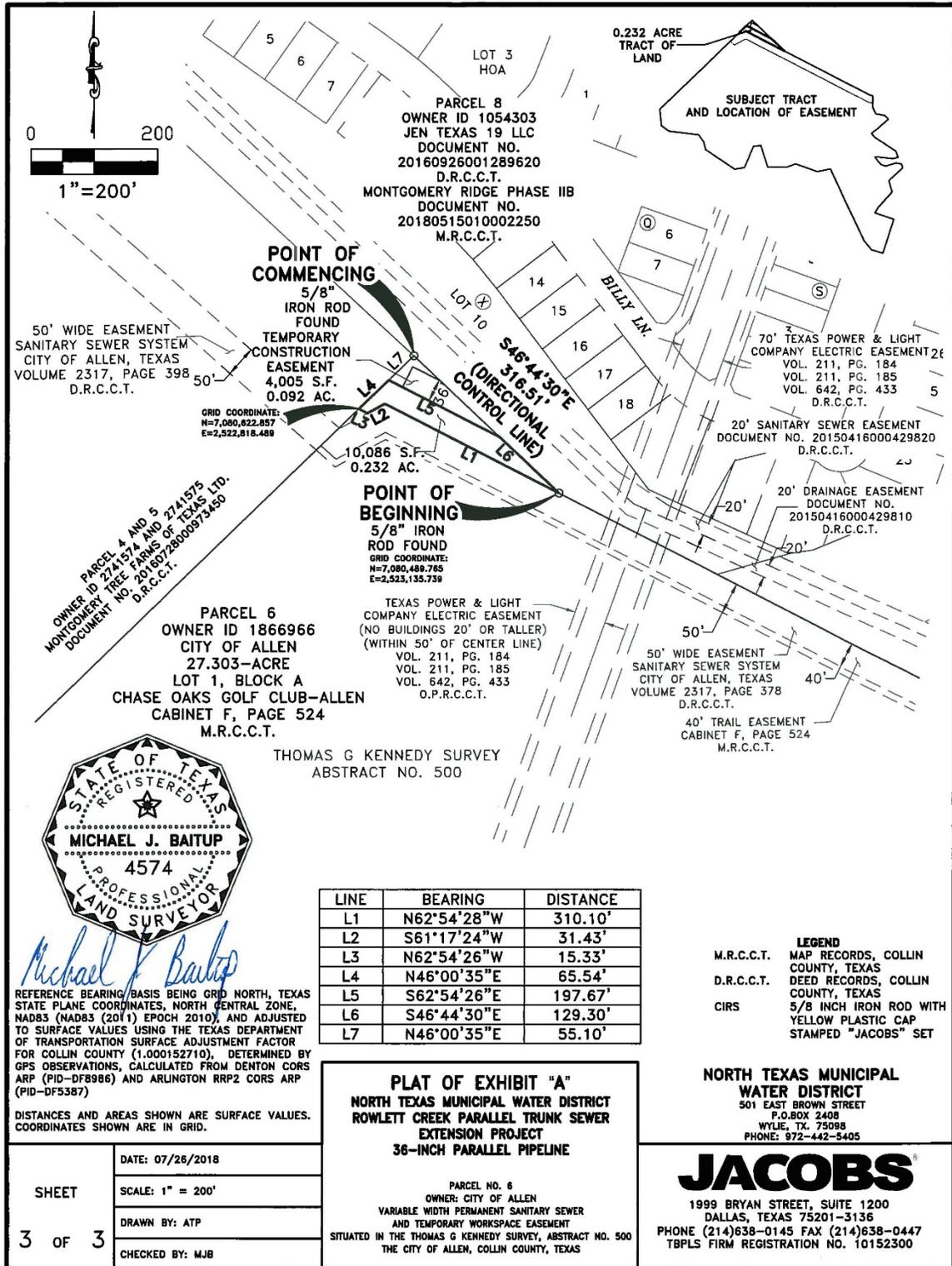
Michael J. Baitup, R.P.L.S.
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JULY 26, 2018



EXHIBIT "B"

Description and Depiction of Sanitary Sewer Easements and Temporary Construction Easements (Parcel No. 6)



Drawing: I:\SUR\WFK05400 NTKMWD-36IN SS Trunk Line 700 CAD.DWG 7/13 Survey\7/13 5 Easement\WFK05400EX04.dwg Saved By: Keratonic Save Time: 7/11/2018 2:39 PM



REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AND ADJUSTED TO SURFACE VALUES USING THE TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY (1.000152710), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387)

DISTANCES AND AREAS SHOWN ARE SURFACE VALUES. COORDINATES SHOWN ARE IN GRID.

| | |
|---------------------|------------------|
| SHEET 3 OF 3 | DATE: 07/26/2018 |
| | SCALE: 1" = 200' |
| | DRAWN BY: ATP |
| | CHECKED BY: MJB |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N62°54'28"W | 310.10' |
| L2 | S61°17'24"W | 31.43' |
| L3 | N62°54'26"W | 15.33' |
| L4 | N46°00'35"E | 65.54' |
| L5 | S62°54'26"E | 197.67' |
| L6 | S46°44'30"E | 129.30' |
| L7 | N46°00'35"E | 55.10' |

PLAT OF EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
ROWLETT CREEK PARALLEL TRUNK SEWER
EXTENSION PROJECT
36-INCH PARALLEL PIPELINE

PARCEL NO. 6
 OWNER: CITY OF ALLEN
 VARIABLE WIDTH PERMANENT SANITARY SEWER
 AND TEMPORARY WORKSPACE EASEMENT
 SITUATED IN THE THOMAS G KENNEDY SURVEY, ABSTRACT NO. 500
 THE CITY OF ALLEN, COLLIN COUNTY, TEXAS

LEGEND
 M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 CIRS 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET

NORTH TEXAS MUNICIPAL WATER DISTRICT
 501 EAST BROWN STREET
 P.O. BOX 2408
 WYLIE, TX. 75098
 PHONE: 972-442-3405

JACOBS
 1999 BRYAN STREET, SUITE 1200
 DALLAS, TEXAS 75201-3136
 PHONE (214)638-0145 FAX (214)638-0447
 TBPLS FIRM REGISTRATION NO. 10152300

EXHIBIT "C"

Description and Depiction of Sanitary Sewer Easements (Parcel No. 9)

**PARCEL NO. 9
OWNERS: CITY OF ALLEN
VARIABLE WIDTH PERMANENT SANITARY SEWER
SITUATED IN THE THOMAS G KENNEDY SURVEY, ABSTRACT NO. 500
THE CITY OF ALLEN, COLLIN COUNTY, TEXAS**

BEING A 0.153 ACRE TRACT OF LAND SITUATED IN THE THOMAS G KENNEDY SURVEY, ABSTRACT NO. 500, CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF LOTS 15, BLOCK X, MONTGOMERY RIDGE PHASE IIB, AN ADDITION TO THE CITY OF ALLEN AS RECORDED IN DOCUMENT NO. 20180515010002250, MAP RECORDS, COLLIN COUNTY, TEXAS, AND BEING CONVEYED TO CITY OF ALLEN, AS RECORDED IN DOCUMENT NO. 2018068000706900, DEED RECORDS, COLLIN COUNTY, TEXAS. SAID 0.153 ACRE TRACT WITH REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AND ADJUSTED TO SURFACE VALUES USING THE TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR FOR COLLIN COUNTY (1.000152710), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A WOODEN TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) MONUMENT FOUND FOR CORNER ON THE COMMON LINE OF SAID LOT 15, BLOCK X AND SAID CITY OF ALLEN TRACT, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75, A VARIABLE WIDTH RIGHT-OF-WAY AS CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME J, PAGE 352, DEED, RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG SAID COMMON LINE, SOUTH 17 DEGREES 47 MINUTES 57 SECONDS WEST, A DISTANCE OF 13.49 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 17 DEGREES 47 MINUTES 57 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 36.35 FEET TO A POINT FOR THE NORTHEAST CORNER OF A 50-FOOT-WIDE EASEMENT TO THE CITY OF ALLEN, TEXAS, AS RECORDED IN VOLUME 2317, PAGE 403, DEED RECORDS, COLLIN COUNTY, TEXAS;

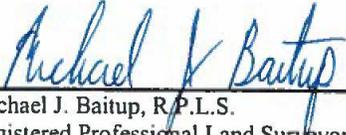
THENCE, NORTH 88 DEGREES 54 MINUTES 38 SECONDS WEST, DEPARTING SAID COMMON LINE, ALONG SAID 50 FOOT EASEMENT LINE, AND OVER AND ACROSS SAID LOT 15, BLOCK X AND SAID CITY OF ALLEN TRACT, A DISTANCE OF 170.71 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID CITY OF ALLEN TRACT, AND A TRACT OF LAND CONVEYED TO WRETCHED LAND, L.P., ETAL AS RECORDED IN DOCUMENT NO. 20170727000989490, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 40 DEGREES 12 MINUTES 26 SECONDS WEST, DEPARTING SAID 50 FOOT EASEMENT LINE, ALONG SAID COMMON LINE, A DISTANCE OF 46.33 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET BEARS, SOUTH 81 DEGREES 16 MINUTES 28 SECONDS WEST, A DISTANCE OF 229.18 FEET;

EXHIBIT "C"

Description and Depiction of Sanitary Sewer Easements (Parcel No. 9)

THENCE, SOUTH 88 DEGREES 54 MINUTES 40 SECONDS EAST, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID LOT 15, BLOCK X, AND SAID CITY OF ALLEN TRACT, A DISTANCE OF 211.74 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 6,656 SQUARE FEET OR 0.153 ACRES OF LAND.



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AUGUST 30, 2018



EXHIBIT "C"

Description and Depiction of Sanitary Sewer Easements (Parcel No. 9)

