



**NORTH TEXAS MUNICIPAL
WATER DISTRICT**

Regional Service Through Unity

September 30, 2019

Collin County Community College
Attn: Steve Bassett
3452 Spurr 399
McKinney, TX 75069

Re: Initial Offer to Purchase a Temporary Easement for the North System Air Valve
Improvements, Project No. 101-0442-16, Parcel No. 14c

Dear Mr. Bassett:

The North Texas Municipal Water District (NTMWD) is a governmental entity that provides potable water to many cities in the North Texas area, including the Cities of Wylie, Allen and McKinney. NTMWD plans to replace approximately 70 existing combination air valves and repairing/upsizing associated manholes, as needed. Air release valves serve a critical purpose in protecting a water transmission system, as they allow air to escape from and be admitted into a pipeline. Current Texas Commission on Environmental Quality (TCEQ) rules and regulations for design of water transmission systems include the venting of air release valves to a point above grade. While the current air valve installations provide the needed hydraulic protection for the piping systems, there is a need to upgrade installations to current TCEQ requirements.

The Easement requested across your property consists of a 0.1045 acre temporary easement needed to access our existing permanent easement and perform upgrades to our appurtenances. NTMWD offers to purchase the Easement across your property for the total amount of \$375. Enclosed is an Easement, including a survey of the easement area, along with the Texas Landowners Bill of Rights, and a W-9 for your consideration. If you are willing to grant the Easement for this compensation, please return the executed Easement to my attention, and I will then be able to provide you with a check for the Easement within 10 days. If the above offer is acceptable, please advise me at your earliest convenience, but no later than October 25, 2019.

If you have any questions, please contact NTMWD Land Agent, Douglas Lovern, directly at (469) 626-4705, or via email to DLovern@ntmwd.com. Your cooperation with this matter is greatly appreciated.

Respectfully,

GARRETT MURPHREE
Real Estate Manager

Enclosures: As Stated.
GM/DL/vm

**OWNER: CITY OF MCKINNEY, MCKINNEY ISD, COLLIN COUNTY, AND
COLLIN COUNTY COMMUNITY COLLEGE
PARCEL NO.: 14**

and that Grantor is the sole party entitled to receive the consideration being paid for the easement.

TO HAVE AND TO HOLD unto the said **NORTH TEXAS MUNICIPAL WATER DISTRICT**, its successors and assigns, the above described easement and right-of-way, and I do hereby bind myself, any heirs, executors, and administrators to warrant and forever defend all and singular the said premises to the **NORTH TEXAS MUNICIPAL WATER DISTRICT**, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof herein.

WITNESS OUR HANDS this _____ day of _____, 2019.

GRANTOR:

COLLIN COUNTY COMMUNITY COLLEGE

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, in his/her capacity as _____ for the **COLLIN COUNTY COMMUNITY COLLEGE**, 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 for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

My Commission Expires: _____

Notary Public in and for The State of Texas

**OWNER: CITY OF MCKINNEY, MCKINNEY ISD, COLLIN COUNTY, AND
COLLIN COUNTY COMMUNITY COLLEGE
PARCEL NO.: 14**

**TEMPORARY CONSTRUCTION EASEMENT FOR RIGHT-OF-WAY
REGIONAL WATER SYSTEM
NORTH SYSTEM AIR VALVE IMPROVEMENTS
PROJECT NO. 101-0442-17**

STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT the undersigned, **CITY OF MCKINNEY, MCKINNEY ISD, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE**, (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by the **NORTH TEXAS MUNICIPAL WATER DISTRICT** (hereinafter called "Grantee") the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed, and by these presents, does grant, sell and convey unto the Grantee a Temporary Construction Easement in and through those certain premises owned by Grantor to construct and test one pipeline, for the transportation of water, with all incidental equipment, and appurtenances under or through the following described lands situated in Collin County, Texas:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

The conveyance is only a Temporary Construction Easement for the purpose of construction and testing of pipeline improvements. The Temporary Construction Easement granted and described herein will terminate and cease upon completion of the construction and testing of the pipeline, provided that the Temporary Construction Easement automatically shall terminate and cease and be void and of no further force or effect, on and after the date that is one year after the date of this Easement, without the need for any further action by Grantor or Grantee or the need for any filing or recording of any termination of this Easement.

In addition to consideration above recited for the use of said easement, the Grantee will restore to a condition as good or better said property, including but not limited to fences, driveways, drainage channels, terraces, Grantee will pay for all crop damages they may occur during said construction of pipeline and other improvements damaged through the use of said easement.

By executing this Easement, the undersigned represents that he/she is duly authorized to execute this document; that Grantor is the owner of fee simple title to the property across which the easement is being granted; that the property is held by Grantor free and clear of any monetary liens or encumbrances

NORTH COLLIN COUNTY
HABITAT FOR HUMANITY
1007 HEALY ST.
McKINNEY, TX 75069

PINA IRMA
1009 HEALY ST.
McKINNEY, TX 75069

ON PROPERTY LINE
N=7120186
E=2548047

KAMY REAL
PROPERTY TRUST

ON PROPERTY LINE
N=7120136
E=2548051

TILE ORDONEZ
915 GERRISH ST.
McKINNEY, TX 75069

GERRISH ST

ON PROPERTY LINE
N=7120085
E=2548056

MCKINNEY, TX 75069
JOHNNIE WIGGINS

ON PROPERTY LINE
N=7120183
E=2548069

NORTH TEXAS
MUNICIPAL
WATER DISTRICT

ON PROPERTY LINE
N=7120183
E=2548093

ON PROPERTY LINE
N=7120183
E=2548098

MCKINNEY CITY OF &
COLLIN COUNTY &
COLLIN COUNTY CCD &
MCKINNEY ISD
DOC.# 20110718000743810
D.R.C.C.T.

ON PROPERTY LINE
N=7120085
E=2548097

ENCORE WIRE CORPORATION
DOC. No. 20100416000373460
D.R.C.C.T.

PROP TEMP
CONST ESMT
0.1045 ACRES
(4,552 SF)



NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF: MICHAEL R. HAGEN P.E.
TEXAS NO: 111955 ON DATE: 1/15/2019
IT IS NOT TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144



2711 North Haskell Ave. Suite 3300
Dallas, Texas 75204
Phone - (214) 217-2200
Web - www.freese.com

NORTH TEXAS MUNICIPAL WATER DISTRICT
NTMWD PROJECT 101-0442-17

PROP TEMP EASEMENTS FOR NTMWD ACQUISITION
RE: SHEET A-36 (VALVE H-2145)

F&N JOB NO.	NTD17692
DATE	JAN. 2019
SCALE	AS SHOWN A-36-TE
DESIGNED	MRH
DRAFTED	RGM
FILE	SHEET

ACAD Ref: 21.0s (LMS Tech)
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