



City of Celina • 142 N. Ohio Street • Celina, Texas 75009

April 18, 2018

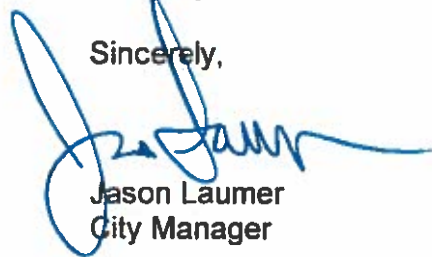
Mr. Mehrdad Moayedi, Agent
MM Chalk Hill, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234

Dear Mehrdad:

The City of Celina (City) has a relationship with Celina Independent School District (CISD) which includes a Memorandum of Understanding (MoU) to obtain water and sanitary sewer easements. The City supports MM Chalk Hill, LLC's request of the attached easement exhibit and has complete confidence that there are no challenges relating to obtaining CISD's procedural approval of the easement. It is planned to be on the CISD Board agenda for approval at the next scheduled meeting on May 21, 2018.

Should you need additional information, please feel free to contact me.

Sincerely,



Jason Laumer
City Manager

Attachment

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

**CITY OF CELINA
WASTEWATER TRANSMISSION PIPELINE EASEMENT**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

THAT Celina Independent School District hereinafter referred to as Grantor(s), whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to Grantor(s) in hand paid by the City of Celina, hereinafter referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, have this day Granted and Conveyed, and by these presents do Grant and Convey, unto the Grantee, a municipal corporation situated in Collin County, Texas, and Denton County, Texas, an exclusive easement to construct, reconstruct and perpetually maintain and operate a wastewater transmission pipeline and all related appurtenances in, upon and across the following described land, hereinafter the "Property", to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Collin, State of Texas, described and depicted on **EXHIBIT "A"** and **EXHIBIT "B"**, attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said "Property";

TO HAVE AND TO HOLD the same perpetually to the Grantee, together with the right and privilege at any and all times to enter said "Property", for the purpose of constructing, maintaining, and operating said wastewater transmission pipeline and all related appurtenances, and making connections therewith; all upon the condition that the Grantee will at all times, after doing any work in connection with the construction, repair, or operation of said wastewater transmission pipeline and all related appurtenances, restore said "Property", to the extent reasonably possible, to the condition in which same were found before such work was undertaken. Such exclusive easement shall not be used by any entity either in whole or in part. Grantee shall have the right to enter said "Property" at any time, in addition to the purposes stated above, for the purposes of removing and keeping removed any improvements, trees, vegetation, or other obstructions or possible obstructions as deemed necessary by the City Manager, City of Celina to protect the integrity of the wastewater transmission pipeline and all related appurtenances.

Reserving, however, to Grantor and Grantor's heirs, successors and assigns the right to use said "Property" for purposes of growing crops or other agricultural uses, landscaping,

access, paved parking lots, recreational uses, or other uses, provided that Grantor and Grantor's heirs, successors and assigns shall not make any use of the "Property" which limits, obstructs or impairs Grantee's use of this easement. This easement shall not prevent the crossing of the "Property" by either public right-of-way, public utility easement or public drainage easement so long as such crossing does not obstruct or impair Grantee's use of said "Property."

EXECUTED on the date(s) of acknowledgement indicated below.

Grantor:
Celina Independent School District

Print Name

Title

Date

Corporate Acknowledgment

State of Texas
County of _____

This instrument was acknowledged before me on _____ by _____
_____, _____, of the Celina
Independent School District.

Notary Public's Signature

Exhibit A

Exhibit B

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

**CITY OF CELINA
WASTEWATER TRANSMISSION PIPELINE EASEMENT**

THE STATE OF TEXAS

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TO HAVE AND TO HOLD the same perpetually to the Grantee, together with the right and privilege at any and all times to enter said "Property", for the purpose of constructing, maintaining, and operating said wastewater transmission pipeline and all related appurtenances, and making connections therewith; all upon the condition that the Grantee will at all times, after doing any work in connection with the construction, repair, or operation of said wastewater transmission pipeline and all related appurtenances, restore said "Property", to the extent reasonably possible, to the condition in which same were found before such work was undertaken. Such exclusive easement shall not be used by any entity either in whole or in part. Grantee shall have the right to enter said "Property" at any time, in addition to the purposes stated above, for the purposes of removing and keeping removed any improvements, trees, vegetation, or other obstructions or possible obstructions as deemed necessary by the City Manager, City of Celina to protect the integrity of the wastewater transmission pipeline and all related appurtenances.

Reserving, however, to Grantor and Grantor's heirs, successors and assigns the right to use said "Property" for purposes of growing crops or other agricultural uses, landscaping, access, paved parking lots, recreational uses, or other uses, provided that Grantor and Grantor's heirs,

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EXECUTED on the date(s) of acknowledgement indicated below.

Grantor:
Celina Independent School District

Print Name

Title

Date

Corporate Acknowledgment

State of Texas
County of _____

This instrument was acknowledged before me on _____ by
_____, _____, of the
Celina Independent School District.

Notary Public's Signature

EXHIBIT "A"
6,991 SQUARE FEET
SITUATED IN THE WADE H. RATTAN SURVEY,
ABSTRACT NO. 753
CITY OF CELINA, COLLIN COUNTY, TEXAS

BEING a 6,991 square foot tract of land situated in the Wade H. Rattan Survey, Abstract Number 753, City of Celina, Collin County, Texas, being a part of that same tract of land described to Celina Independent School District by deed recorded in Document No. 20070404000455450, O.P.R.C.C.T., and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000152710):

BEGINNING at a 1/2 inch rebar with a cap stamped "ASC" found for the Southwest corner of a tract of land described to Equity Trust Company, Custodian F/B/O Sherese Glendenning IRA by deed recorded in Document No. 20150305000240760, O.P.R.C.C.T., lying on the North line of said Celina Independent School District tract, and lying on the East right-of-way line of Preston Road (State Highway 289) (variable width right-of-way);

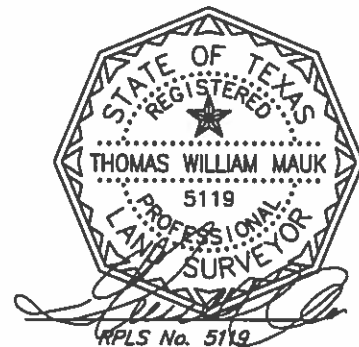
THENCE South 88 Degrees 04 Minutes 37 Seconds East, departing the East right-of-way line of said Preston Road, with the South line of said Equity Trust Company tract, and with the North line of said Celina Independent School District tract, a distance of 15.01 feet to a point for corner;

THENCE, in a southerly direction, departing the South line of said Equity Trust Company tract, over, across, and through said Celina Independent School District tract, the following courses and distances:

1. South 00 Degrees 46 Minutes 06 Seconds West, a distance of 28.90 feet to a point for corner;
2. South 46 Degrees 32 Minutes 45 Seconds West, a distance of 29.71 feet to a point for corner;
3. South 06 Degrees 39 Minutes 11 Seconds West, a distance of 408.11 feet to a point for the Southeast corner of the herein described tract;
4. North 83 Degrees 20 Minutes 49 Seconds West, a distance of 15.00 feet to a point for the Southwest corner of the herein described tract;

THENCE, in a northerly direction, continuing through said Celina Independent School District tract, the following courses and distances:

5. North 06 Degrees 39 Minutes 11 Seconds East, a distance of 413.56 feet to a point for corner;
6. North 46 Degrees 32 Minutes 45 Seconds East, a distance of 28.82 feet to a point for corner;
7. North 00 Degrees 46 Minutes 06 Seconds East, a distance of 22.87 feet to the **POINT OF BEGINNING** and containing 6,991 square feet or 0.160 acres of land, more or less.



220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

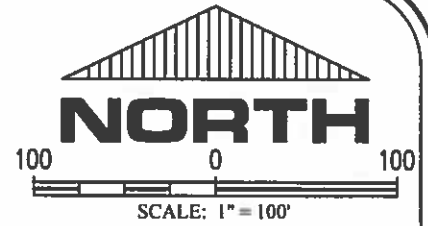


220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthursurveying.com Established 1986

DRAWN BY: E.R. CHECKED BY: T.M. DATE: 04/17/2018

EXHIBIT "B"

6,991 SQUARE FEET
 SITUATED IN THE WADE H. RATTAN SURVEY,
 ABSTRACT NO. 753
 CITY OF CELINA, COLLIN COUNTY, TEXAS



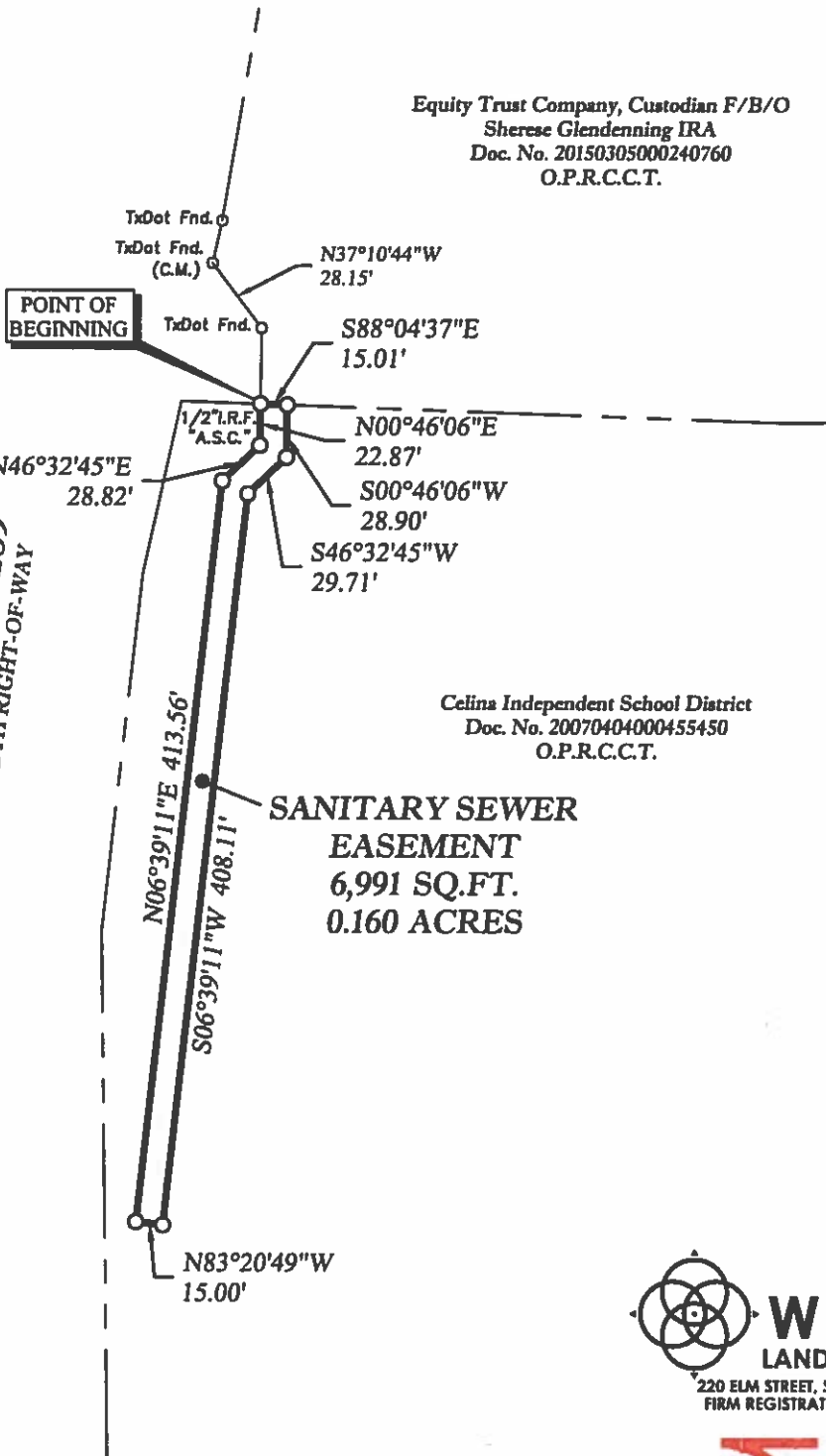
Equity Trust Company, Custodian F/B/O
 Sherese Glendenning IRA
 Doc. No. 20150305000240760
 O.P.R.C.C.T.

NOTE:

- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000152710.
- All improvements are not shown.

LEGEND:

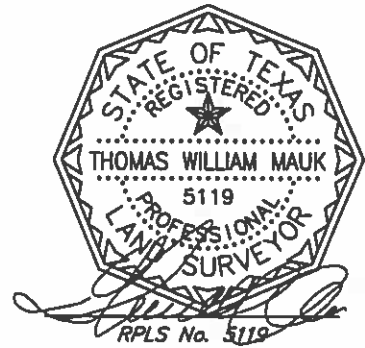
- IRF - IRON ROD FOUND
- CM - CONTROL MONUMENT
- O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



PRESTON ROAD
 STATE HIGHWAY 289
 VARIABLE WIDTH RIGHT-OF-WAY

Celina Independent School District
 Doc. No. 20070404000455450
 O.P.R.C.C.T.

**SANITARY SEWER
 EASEMENT
 6,991 SQ.FT.
 0.160 ACRES**



WINDROSE
 LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM



ARTHUR
 LAND SURVEYING

220 Elm St., # 200 - Lewisville, TX 75057
 Ph. 214.217.2544 - TFRN# 10063800
 arthursurveying.com Established 1986

DRAWN BY: E.R. CHECKED BY: T.M. DATE: 04/17/2018