

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WATER LINE EASEMENT

Grantor: Dublin Independent School District

Grantor's Mailing Address: 420 N. Post Oak
Dublin, Erath County, Texas 76446

Grantee: City of Dublin, Texas

Grantee's Mailing Address: 213 E. Blackjack Street
Dublin, Erath County, Texas 76446

Consideration: Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property: All that certain 0.64 acre water line easement in the William Thomas Survey, A-753, in Erath County, Texas, being a part of that certain 10.00 acre tract described in deed from Associated Milk Producers, Inc. to Dublin Independent School District, dated December 17, 1982, and recorded in Volume 7412, Page 784 of the Official Public Records of Tarrant County, Texas, and recorded in document number 2024-00998 of the Official Public Records of Erath County, Texas, and that certain 1.51 acre tract described in deed from the City of Dublin to Dublin ISD, dated February 19, 2025, and recorded in document number 2025-01544 of the Official Public Records of Erath County, Texas, and described as follows:

Beginning at a 2" pipe post in the East line of F.M. Highway No. 219, at the Northwest corner of the said 10.00 acre tract, the Southwest corner of a 22.40 acre tract described in deed from Casey L. McNeal to Chad Tanner Monk & Amber Kay Monk, dated April, 23, 2021, and recorded in document number 2021-03389 of the Official Public Records of Erath County, Texas, for the Northwest corner of this easement;

THENCE N 71°01'32" E, along the North line of the said 10.00 acre tract, 31.03' to the Northeast corner of this easement;

THENCE S 33°48'12" E, crossing the said 10.00 and 1.51 acre tract, 925.41' to the Southeast corner of this easement in the South line of the said 1.51 acre tract;

THENCE S 40°59'49" W, along the South line of the said 1.51 acre tract, 31.09' to the Southwest corner of the said 1.51 acre tract, for the Southwest corner of this tract, from which a 2" pipe post bears S 40°59'49" W, 3.51';

THENCE N 33°48'12" W, along the East line of F.M. Highway No. 219, 941.50' to the point of beginning and containing 0.64 acres of land for a water line easement.

Grantor for the consideration grants, sells and conveys to Grantee, its successors and assigns an water line easement for the purpose of installing, constructing, maintaining, operating, extending/repairing, removing, replacing and upgrading a water line and appurtenances (hereinafter called "Water Line"), at Grantee's sole cost, upon, over, under and across the Property, together with the right of ingress and egress over, along and across the Property for said purposes.

This Property is subject to all existing easements, rights-of-way, encumbrances and restrictions of record. The surface disturbed by Grantee will be restored to as near the original condition as is practical within thirty days.

Upon completion, the Water Line shall be the property of Grantee. Grantee shall have the right to inspect, rebuild, repair, improve, and make such changes, alterations, additions to or extensions of its Water Line within the boundaries of the Property as Grantee deems necessary. All construction, maintenance, equipment and facilities shall comply with all applicable laws, ordinances, codes and regulations.

Grantor, its successors and assigns, may use said Property for any purpose not inconsistent with the rights hereby granted, provided such use does not interfere with the safe and efficient construction, operation or maintenance of the Water Line and further provided that such use is not inconsistent with any laws, ordinances or codes pertaining to the construction, operation or maintenance of the Water Line and to which the Grantor is subject. Grantor will not erect or maintain any buildings or other structures or obstructions on or over the Property except by written permission from Grantee.

To Have and to Hold the above-described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever. Grantor does hereby bind itself and its successors and assigns to Warrant and Forever Defend all and singular the Property 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 _____, 2025.

Dublin Independent School District

By: _____
_____, President of the
Board of Trustees

STATE OF TEXAS

COUNTY OF ERATH

This instrument was acknowledged before me on the ____ day of _____, 2025,
by _____, President of the Board of Trustees of Dublin Independent
School District, on behalf of said district.

Notary Public, State of Texas

After Recording, Return To:
Dublin ISD
420 N. Post Oak
Dublin, TX 76446