

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.]

PUBLIC UTILITY & DRAINAGE EASEMENT

**THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §**

THAT Denton Independent School District (Grantor) in consideration of the sum of ONE DOLLAR and NO CENTS (\$1.00) and other good and valuable consideration in hand paid by the City of Denton, Texas, (Grantee), receipt of which is hereby acknowledged, does by these presents GRANT, GIVE, and CONVEY unto the City of Denton, Texas, the free and uninterrupted use, liberty and privilege of the passage in, along, upon and across the following described property, owned by Grantor and situated in Denton County, Texas, in the W. Smith Survey, Abstract No. 1182.

**PROPERTY AREA DESCRIBED IN EXHIBIT "A"
AND ILLUSTRATED IN EXHIBIT "B"
ALL ATTACHED HERETO AND MADE A PART HEREOF**

And it is further agreed that the Grantee in consideration of the benefits above set out, may remove from the property above described, such fences, buildings and other obstructions as may now be found upon said property.

For the purpose of constructing, reconstructing, installing, repairing, and perpetually maintaining public utilities and drainage in, along, upon and across said premises, with the right and privilege at all times of the Grantee herein, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to the said public utility and drainage facilities or any part thereof.

TO HAVE AND TO HOLD unto the said City of Denton, Texas (Grantee) as aforesaid for the purposes aforesaid the premises above described.

Witness its hand, this _____ day of _____, 20____.

By; Denton Independent School District

By: _____

Print Name: _____

Title: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____
_____,
of Denton Independent School District 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, in the capacity therein state and as the act and deed of said Denton Independent School District.

Given under my hand and seal of office on this _____ day of _____, 20____.

Notary Public in and for
_____ County, Texas

Accepted this _____ day of _____, 20____ for the City of Denton, Texas
(Resolution No. 91-073).

BY: _____
Paul Williamson
Real Estate & Capital Support Manager

AFTER RECORDING RETURN TO:

ENGINEERING SERVICES / REAL ESTATE
901-A Texas Street
Denton, Texas 76209
Attention: Paul Williamson

EXHIBIT A
0.017 OF ONE ACRE

BEING A 0.017 OF ONE ACRE TRACT OF LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT NO. 1182, CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND, CONVEYED TO DENTON I.S.D., AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-43036, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. SAID 0.017 OF ONE ACRE TRACT, WITH BEARING BASIS BEING THE WEST LINE OF TRACT 2 AS CONVEYED TO BLOOMFIELD HOMES, L.P., RECORDED IN COUNTY CLERK'S FILE NO. 2013-10870, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID DENTON I.S.D. TRACT, AND THE NORTHEAST CORNER OF LOT 1A, BLOCK T OF COUNTRY LAKES NORTH PHASE TWO, AN ADDITION TO THE CITY OF DENTON AS RECORDED IN CABINET W, PAGE 917, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF JOHN PAINE ROAD (A 73 FOOT RIGHT-OF-WAY AT THIS POINT) AS RECORDED IN SAID PLAT, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND BEARS NORTH 36 DEGREES 53 MINUTES 59 SECONDS EAST, A DISTANCE OF 1.00 FEET;

THENCE, ALONG THE COMMON LINE OF SAID DENTON I.S.D. TRACT AND AFORESAID TRACT 2 THE FOLLOWING COURSES AND DISTANCES;

NORTH 36 DEGREES 53 MINUTES 59 SECONDS EAST, A DISTANCE OF 418.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04 DEGREES 43 MINUTES 06 SECONDS, A RADIUS OF 1176.50 FEET, AND A LONG CHORD THAT BEARS NORTH 34 DEGREES 32 MINUTES 26 SECONDS EAST, A DISTANCE OF 96.86 FEET;

CONTINUING ALONG SAID COMMON LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 96.88 FEET TO THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID DENTON I.S.D. TRACT THE FOLLOWING COURSES AND DISTANCES;

NORTH 58 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 27.20 FEET TO A POINT FOR CORNER;

NORTH 31 DEGREES 48 MINUTES 58 SECONDS EAST, A DISTANCE OF 26.93 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 11 MINUTES 02 SECONDS EAST, A DISTANCE OF 27.06 FEET TO A POINT FOR CORNER, RETURNING TO SAID COMMON LINE, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 18 MINUTES 42 SECONDS, A RADIUS OF 1176.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 31 DEGREES 31 MINUTES 32 SECONDS WEST A DISTANCE OF 26.93 FEET;

THENCE, ALONG SAID COMMON LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 26.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.017 OF ONE ACRE OF LAND, MORE OR LESS.

A PARCEL PLAT OF EQUAL DATE HEREWITH ACCOMPANIES THIS PROPERTY DESCRIPTION.

Michael J. Baitup

Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
Jacobs Engineering Group, Inc.
1999 Bryan Street, Suite 1200
Dallas, Texas 75201
214-638-0145
TBPLS FIRM# 10152300

FEBRUARY 21, 2015

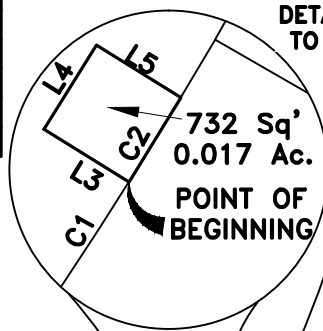
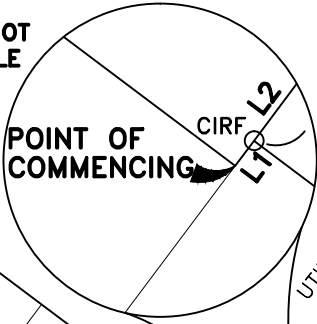


CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	04°43'06"	1176.50'	N34°32'26"E	96.86'	96.88'
C2	01°18'42"	1176.50'	S31°31'32"W	26.93'	26.93'

LINE	BEARING	DISTANCE
L1	N36°53'59"E	1.00'
L2	N36°53'59"E	418.95'
L3	N58°11'02"W	27.20'
L4	N31°48'58"E	26.93'
L5	S58°11'02"E	27.06'

14.420 ACRES
DENTON I.S.D.
C.C.# 2008-43036
R.P.R.D.C.T.

DETAIL NOT TO SCALE



SCALE: 1" = 200'

WILLIAM SMITH SURVEY
ABSTRACT NO. 1182

TRACT 1
208.261 ACRES
BLOOMFIELD HOMES, L.P.
C.C.#2013-108870
R.P.R.D.C.T.

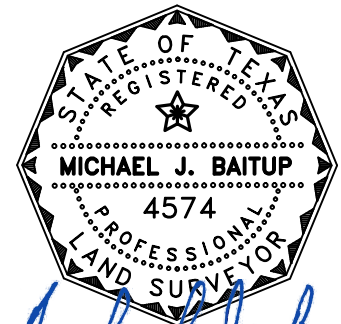
TRACT 2
208.261 ACRES
BLOOMFIELD HOMES, L.P.
C.C.#2013-108870
R.P.R.D.C.T.
(FUTURE)
COUNTRY LAKES NORTH
PHASE 3A-B

UTILITY &
DRAINAGE EASEMENT
C.C.#2005-85929
R.P.R.D.C.T.

UTILITY EASEMENT
C.C.#2005-85935
R.P.R.D.C.T.

COUNTRY LAKES NORTH
PHASE TWO
CAB. W, PG. 917
P.R.D.C.T.

MARY SMITH SURVEY
ABSTRACT NO. 1181



Michael J. Baitup

LEGEND

- CIRF 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

BEARING BASIS IS THE WEST LINE OF TRACT 2 AS CONVEYED TO BLOOMFIELD HOMES, L.P., RECORDED IN COUNTY CLERK'S FILE NO. 2013-10870, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

DATE: 02/21/15
SCALE: 1" = 200'
DRAWN BY: A.T.P.
CHECKED BY: M.J.B.

EXHIBIT B

OUT OF THE
WILLIAM SMITH SURVEY ABSTRACT NO. 1182
IN THE CITY OF DENTON, DENTON COUNTY, TEXAS

JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBPLS FIRM# 10152300