

SANITARY SEWER EASEMENT

THE STATE OF TEXAS
COUNTY OF DENTON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT Denton Independent School District, 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, bargain, sell 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 N. Wade Survey, Abstract 1407.

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 City of Denton, Texas in consideration of the benefits above set out, will 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 sanitary sewer utilities in, along, upon and across said premises, with the right and privilege at all times of the Grantee herein, his or 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 sanitary sewer facilities or any part thereof.

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

Witness his hand, this _____ day of _____, 2019.

By: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 20____ by _____

(Signature of Notary Public)

Printed name: _____

Notary Public, State of _____

My commission expires: _____

Accepted this _____ day of _____, 20____ for the City of Denton, Texas

BY: _____

Real Estate Manager

AFTER RECORDING RETURN TO:

Capital Projects – Real Estate
901-A Texas Street
Denton, Texas 76209

EXHIBIT 'A' – 15' Sanitary Sewer Easement
LEGAL DESCRIPTION – Sheet 1 of 2

BEING, a tract of land situated in the N. Wade Survey, Abstract No. 1407, being part of a 151.848 acre tract, as described in Doc. No. 2018-48651, in the Deed Records of Denton County, Texas, being more particularly described as follows:

COMMENCING, at a 5/8 inch iron rod found at the most southerly southeast corner of a 77.684 acre tract, as described in Doc. No. 2018-55905 in said Deed Records and being in the north line of said 151.848 acre tract;

THENCE, North 89°17'52" West, along the south line of said 77.684 acre tract being in the north line of said 151.848 acre tract, for a distance of 38.42feet, to the POINT OF BEGINNING;

THENCE, South 00°24'33" West, departing said north and south lines, for a distance of 143.27 feet, to a calculated point for corner;

THENCE, South 89°46'23" East, for a distance of 65.86 feet, to a calculated point in the east line of said 151.848 acre tract;

THENCE, South 00°24'57" West, along said east line, for a distance of 15.00 feet, to a calculated point for corner;

THENCE, North 89°46'23" West, departing said east line, for a distance of 80.86 feet, to a calculated point for corner;

THENCE, North 00°24'33" East, for a distance of 158.39 feet, to calculated point in the north line of said 151.848 acre tract and the south line of said 77.684 acre tract;

THENCE, South 89°17'52" East, along said north and south lines, for a distance of 15.00 feet, to the POINT OF BEGINNING and containing 0.077 acres of land.

Prepared by:
Corwin Engineering, Inc.
Firm No. 10031700
200 W. Belmont
Allen, Texas 75013



Warren L. Corwin
12-13-19

MM WESTGATE, LLC.
 77.684 ACRE TRACT
 DOC. NO. 2018-55905

DENTON ISD
 151,848 ACRE TRACT
 DOC. NO. 2018-48651

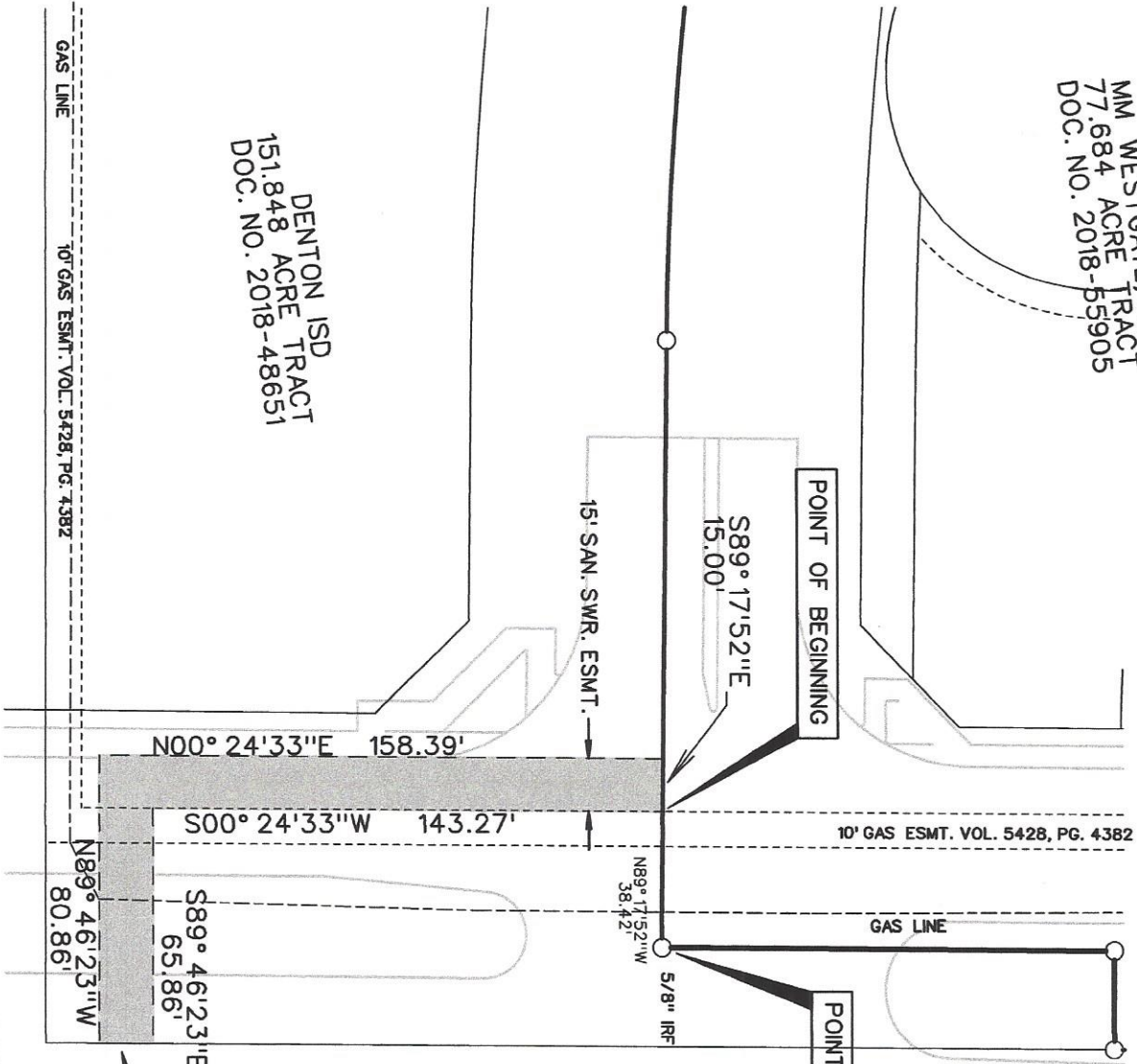
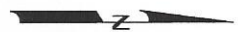
POINT OF BEGINNING

POINT OF COMMENCING

BONNIE BRAE

RINEY ROAD

SCALE 1" = 50'



Warren L. Corwin
 12-13-19

EXHIBIT 'A' - SHEET 2 OF 2
 15' SANITARY SEWER EASEMENT (0.077 ac.)

KINGS RIDGE PHASE 1

CITY OF DENTON
 N. WADE SURVEY, ABSTRACT NO. 1407
 DENTON COUNTY, TEXAS



CORWIN ENGINEERING, INC.

200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200
 TBPUS FIRM #10031700