

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.

**LAKE CITIES MUNICIPAL UTILITY AUTHORITY
PUBLIC WATER FACILITY EASEMENT**

**THE STATE OF TEXAS
COUNTY OF DENTON**

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That We, the Denton Independent School District ("Grantor"), for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, have granted, sold and conveyed, and by these presents do grant, sell and convey to the LAKE CITIES MUNICIPAL UTILITY AUTHORITY ("Grantee") of Denton County, Texas, a permanent and perpetual easement for the purpose of constructing, installing, repairing, maintaining, altering, replacing, improving, relocating, rebuilding, removing, and operating water facilities and all associated lines, pipes, conduits and other facilities, equipment, improvements, and appurtenances in, into, upon, over, across, under and through that land in Denton County, Texas, described as follows, to-wit:

An exclusive 20 foot wide permanent Public Water Facility Easement as more particularly described on Exhibit "A" attached hereto and depicted on Exhibit "B" attached hereto, together with the right of ingress, egress, and regress as necessary for such purposes.

Grantor, their heirs, successors and assigns, covenants and agrees that Grantee, its successors and assigns, shall have the right to construct, maintain, operate, repair, replace, change and/or remove any and all public water facilities, including incidental equipment, appurtenances and attachments, in, on, over, through, under and across that certain land as described on Exhibit "A" and depicted on Exhibit "B" attached hereto. Grantee also shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now or hereafter be found upon, under or across said permanent easement. Any and all necessary removal and/or replacement of

existing roads, alleys, parking lots, utility lines and fences within the easement shall be done at the expense and liability to Grantee

Grantor, their heirs, successors and assigns may fully use and enjoy said premises encumbered by said easement, except that such use and enjoyment shall not hinder, conflict or interfere with the exercise of the Grantee's rights hereunder and no building, public or private utility, structure or reservoir shall be constructed upon, under or across the easement herein granted, without Grantee's written consent, which shall not be unreasonably withheld; provided further, Grantor, their heirs, successors and assigns, may construct, dedicate and maintain across said easement such roads, alleys, parking lots, utility lines and fences as will not interfere with the use by the Grantee of said easement for the purposes aforesaid. Any and all necessary removal and/or replacement of roads, alleys, parking lots, utility lines and fences constructed with Grantee's written consent within the easement shall be done at no expense or liability to Grantee.

TO HAVE AND TO HOLD the above-described permanent easement forever and the above described temporary easement for the period stated above, together with all and singular, the rights and appurtenances thereto, anywise belonging unto Grantee, its successors and assigns; and We do hereby bind ourselves, our heirs and assigns, to warrant and to forever defend all and singular the premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

IN WITNESS WHEREOF the foregoing Public Water Facility Easement was offered for approval on motion made by _____, seconded by _____, and after discussion was adopted by the Board of Trustees of the Denton Independent School District at a regularly scheduled meeting called, posted, and held in Denton, Denton County, Texas, on May _____, 2013, at which _____ Trustees were present, by the following vote: ____ For, ____ Against, and ____ Abstaining.

DENTON INDEPENDENT SCHOOL DISTRICT

Mia Price, President
Board of Trustees

ATTEST:

Rudy Rodriguez, Ed.D. Secretary

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest and real property conveyed by this dedication instrument dated the ____ day of _____, 20____ to the Lake Cities Municipal Utility Authority (LCMUA), has been duly accepted by the LCMUA subject to all terms and conditions contained therein.

Mike Fairfield, General Manager, LCMUA

After recording, please return this instrument to:

General Manger
Lake Cities Municipal Utility Authority
501 N. Shady Shores Dr.
Lake Dallas, Texas 75065

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF DENTON §

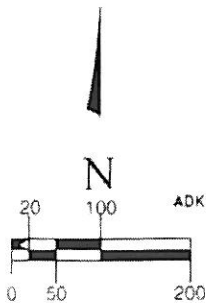
BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Mia Price, who, in her capacity as President of the Board of Trustees of the Denton Independent School District, acknowledged to me that she, on behalf of the Denton Independent School District and an authorized by the Board of Trustees, executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of May, 2013.

<Notary Seal>

Notary Public in and for the State of Texas

EXHIBIT "A"



BEARING BASIS:
SOUTH LINE OF
LOT 1, BLOCK A
ADKISSON RANCH SCHOOL
ADDITION

EASEMENT #1

- L1 = N43°18'39"W 29.56'
- L2 = N21°12'12"W 78.39'
- L3 = N01°17'49"E 40.78'
- L4 = N23°47'43"E 86.23'
- L5 = N49°47'33"E 4.54'
- L6 = S40°12'27"E 20.00'
- *L7 = N49°47'33"E 20.00*
- *L8 = S40°12'27"E 29.05*
- L9 = S01°17'48"W 82.55'
- L10 = S88°42'09"E 17.59'
- L11 = S01°32'34"W 20.00'
- L12 = N88°42'12"W 17.50'
- L13 = S01°17'48"W 37.71'
- L14 = S23°47'48"W 86.23'
- L15 = S01°17'49"W 32.82'
- L16 = S21°12'12"E 78.39'
- L17 = S01°17'49"W 85.65'
- L18 = S88°42'11"E 23.50'
- L19 = S01°17'48"W 30.00'
- L20 = N88°42'11"W 23.50'

- L21 = S01°17'49"W 144.31'
- L22 = S43°18'39"E 13.15'
- L23 = S87°55'06"E 49.80'
- L24 = N02°04'54"E 45.90'
- L25 = S87°55'06"E 20.00'
- L26 = S02°04'54"W 45.90'
- L27 = S87°55'06"E 18.95'
- L28 = N83°52'37"W 20.06'

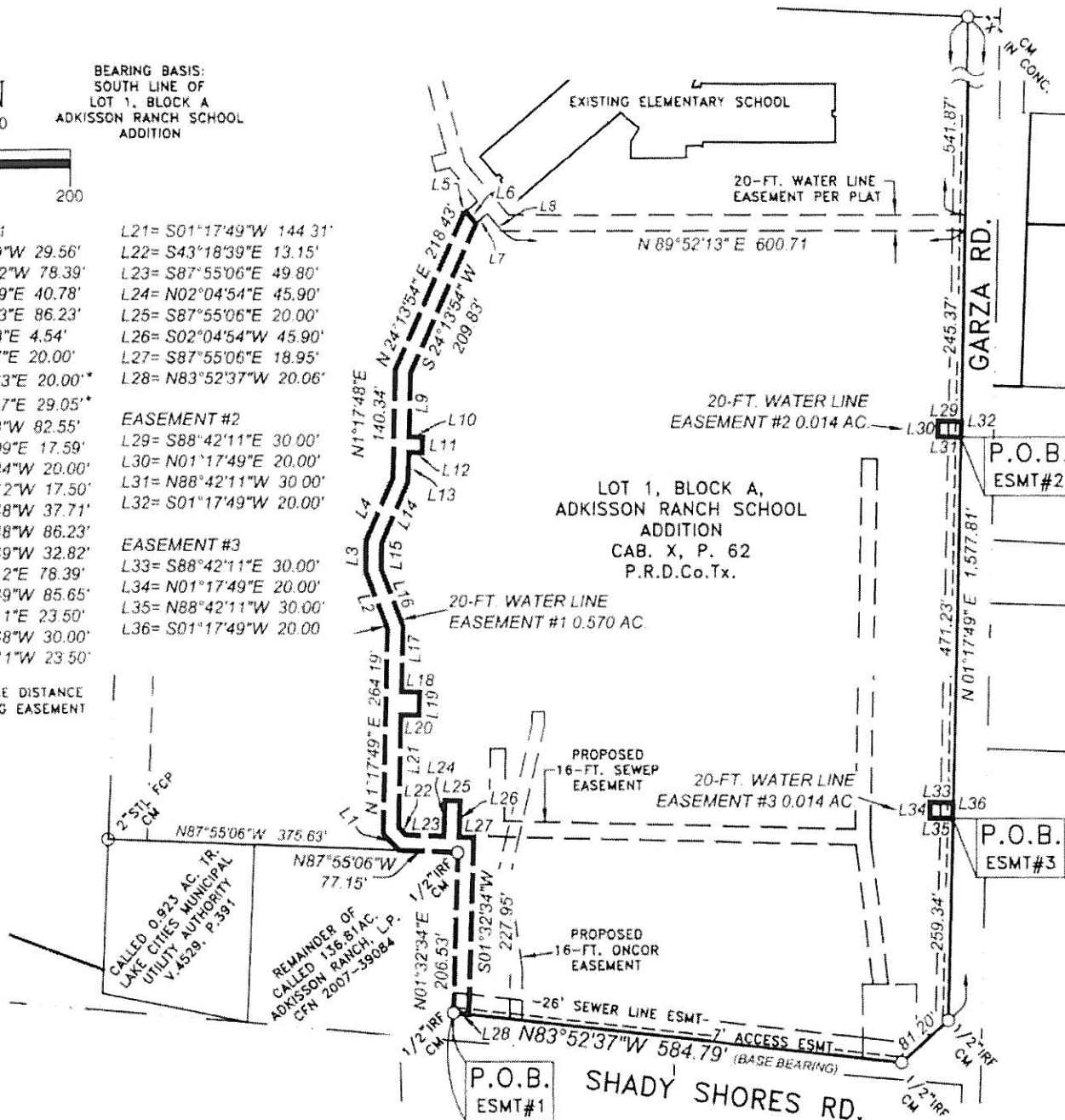
EASEMENT #2

- L29 = S88°42'11"E 30.00'
- L30 = N01°17'49"E 20.00'
- L31 = N88°42'11"W 30.00'
- L32 = S01°17'49"W 20.00'

EASEMENT #3

- L33 = S88°42'11"E 30.00'
- L34 = N01°17'49"E 20.00'
- L35 = N88°42'11"W 30.00'
- L36 = S01°17'49"W 20.00'

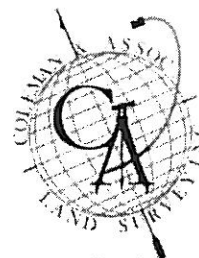
* INDICATES THE DISTANCE
ALONG EXISTING EASEMENT



LEGEND

- CM CONTROLLING MONUMENT
- ESMT EASEMENT
- IRF IRON ROD FOUND
- W/YELLOW PLASTIC CAP STAMPED
"COLEMAN RPLS 4001"
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- SSMH SANITARY SEWER MANHOLE

SEE ACCOMPANYING METES &
BOUNDS DESCRIPTIONS



Coleman & Associates Land Surveying

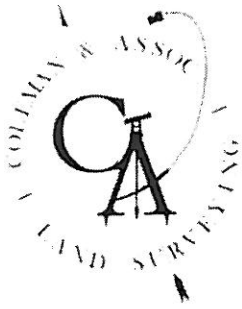
P. O. BOX 686 DENTON, TEXAS 76202
PH (940) 565-8215 FAX (940) 565-9800
WWW.COLEMANSURVEYING.COM

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EASEMENT EXHIBIT

SHOWING THREE 20-FT. WATERLINE EASEMENTS ACROSS
LOT 1, BLOCK A, ADKISSON RANCH SCHOOL ADDITION
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

DRAWN: JMM JOB #: 12-1798
CHECKED: MGD DATE: 19 JUL 12
REVISED: SCALE: 1"=200'



Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

20-Ft. Waterline Easement #1

0.570 of an acre of land

FIELD NOTES to all that certain tract of land situated in the W. D. Durham Survey Abstract Number 330, Town of Shady Shores, Denton County, Texas and being a part of Lot 1, Block A, Adkisson Ranch School Addition as shown by the plat thereof recorded in Cabinet Y, Page 18 and 19 of the Plat Records of Denton County, Texas; the subject easement being more particularly described as follows:

BEGINNING for the Southwest corner of the easement being described herein at a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Southwest corner of the said Lot 1, Block A on the dedicated North right-of-way line of Shady Shores Road;

THENCE North 01 Degrees 32 Minutes 34 Seconds East with the West line of the Lot 1, Block A, a distance of 206.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at a reentrant corner thereof;

THENCE North 87 Degrees 55 Minutes 06 Seconds West with the South line of Lot 1, Block A, a distance of 77.15 feet to an angle point in the South line of the herein described easement;

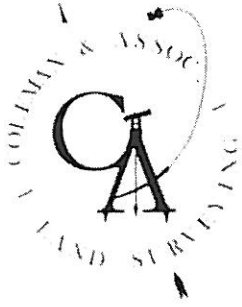
THENCE Northerly across the said Lot 1, Block A the following 8 calls:

1. North 43 Degrees 18 Minutes 39 Seconds West a distance of 29.56 feet;
2. North 01 Degrees 17 Minutes 49 Seconds East a distance of 264.19 feet;
3. North 21 Degrees 12 Minutes 12 Seconds West a distance of 78.39 feet;
4. North 01 Degrees 17 Minutes 49 Seconds East a distance of 40.78 feet;
5. North 23 Degrees 47 Minutes 43 Seconds East a distance of 86.23 feet;
6. North 01 Degrees 17 Minutes 48 Seconds East a distance of 140.34 feet;
7. North 24 Degrees 13 Minutes 54 Seconds East a distance of 218.43 feet;
8. North 49 Degrees 47 Minutes 33 Seconds East a distance of 4.54 feet to a corner of a 20-ft. Waterline Easement as shown on the said plat of the Lot 1, Block A, Adkisson Ranch School Addition;

THENCE South 40 Degrees 12 Minutes 27 Seconds East with the South line of the said Waterline Easement a distance of 20.00 feet to a Southerly corner thereof;

THENCE Southerly across the said Lot 1, Block A the following 21 calls:

1. South 24 Degrees 13 Minutes 54 Seconds West a distance of 209.83 feet;
2. South 01 Degrees 17 Minutes 48 Seconds West a distance of 82.55 feet;
3. South 88 Degrees 42 Minutes 09 Seconds East a distance of 17.59 feet;
4. South 01 Degrees 32 Minutes 34 Seconds West a distance of 20.00 feet;
5. North 88 Degrees 42 Minutes 12 Seconds West a distance of 17.50 feet;
6. South 01 Degrees 17 Minutes 48 Seconds West a distance of 37.71 feet;
7. South 23 Degrees 47 Minutes 48 Seconds West a distance of 86.23 feet;
8. South 01 Degrees 17 Minutes 49 Seconds West a distance of 32.82 feet;
9. South 21 Degrees 12 Minutes 12 Seconds East a distance of 78.39 feet;



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20-Ft. Waterline Easement #2

0.014 of an acre of land

FIELD NOTES to all that certain tract of land situated in the W. D. Durham Survey Abstract Number 330, Town of Shady Shores, Denton County, Texas and being a part of Lot 1, Block A, Adkisson Ranch School Addition as shown by the plat thereof recorded in Cabinet Y, Page 18 and 19 of the Plat Records of Denton County, Texas; the subject easement being more particularly described as follows:

BEGINNING for the Southeast corner of the easement being described herein on the dedicated West right-of-way line of Garza Road and the East line of the said Lot 1, Block A from which a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Southeast corner thereof bears South 01 Degrees 17 Minutes 49 Seconds West a distance of 696.57 feet;

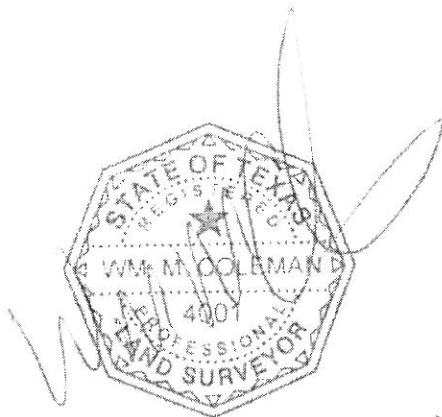
THENCE North 88 Degrees 42 Minutes 11 Seconds West across Lot 1, Block A, a distance of 30.00 feet to the Southwest corner of the herein described easement;

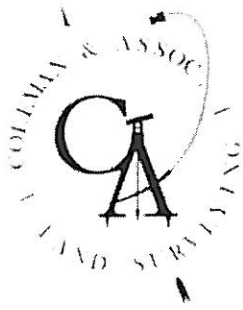
THENCE North 01 Degrees 17 Minutes 49 Seconds East continuing across Lot 1, Block A, 30.00 feet West of and parallel with the East line thereof, a distance of 20.00 feet to the Northwest corner of the herein described easement;

THENCE South 88 Degrees 42 Minutes 11 Seconds East continuing across Lot 1, Block A, a distance of 30.00 feet to the East line thereof and the said dedicated right-of-way line;

THENCE South 01 Degrees 17 Minutes 49 Seconds West with East line of Lot 1, Block A and the said dedicated right-of-way line a distance of 20.00 feet to the Place of Beginning and enclosing 0.014 of an acre of land

See accompanying Easement Exhibit





Coleman & Assoc. Land Surveying

P.O. Box 686
Denton, Texas 76202
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20-Ft. Waterline Easement #3 0.014 of an acre of land

FIELD NOTES to all that certain tract of land situated in the W. D. Durham Survey Abstract Number 330, Town of Shady Shores, Denton County, Texas and being a part of Lot 1, Block A, Adkisson Ranch School Addition as shown by the plat thereof recorded in Cabinet Y, Page 18 and 19 of the Plat Records of Denton County, Texas; the subject easement being more particularly described as follows:

BEGINNING for the Southeast corner of the easement being described herein on the dedicated West right-of-way line of Garza Road and the East line of the said Lot 1, Block A from which a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Southeast corner thereof bears South 01 Degrees 17 Minutes 49 Seconds West a distance of 259.34 feet;

THENCE North 88 Degrees 42 Minutes 11 Seconds West across Lot 1, Block A, a distance of 30.00 feet to the Southwest corner of the herein described easement;

THENCE North 01 Degrees 17 Minutes 49 Seconds East continuing across Lot 1, Block A, 30.00 feet West of and parallel with the East line thereof, a distance of 20.00 feet to the Northwest corner of the herein described easement;

THENCE South 88 Degrees 42 Minutes 11 Seconds East continuing across Lot 1, Block A, a distance of 30.00 feet to the East line thereof and the said dedicated right-of-way line;

THENCE South 01 Degrees 17 Minutes 49 Seconds West with East line of Lot 1, Block A and the said dedicated right-of-way line a distance of 20.00 feet to the Place of Beginning and enclosing 0.014 of an acre of land.

See accompanying Easement Exhibit

