

WATER EASEMENT

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

THAT, the Denton Independent School District of Denton County, Texas, Grantor, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the City of Denton, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the City of Denton, Denton County, Texas, Grantee, an easement for the purpose of placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating and perpetually maintaining one (1) underground water meter within the following described premises situated in Denton County, Texas, to-wit:

Being a 150 square foot tract of land situated in the R. Beaumont Survey, Abstract No. 31, Denton County, Texas and being a portion of Lot 1, block A of the Final Plat of Denton High School West as recorded in Cabinet K, Page 225 of the Plat Records of Denton County, Texas. Said 150.00 square foot tract being more particularly described in the attached Exhibit A and illustrated in Exhibit B which are attached hereto and incorporated herein by reference.

FURTHER, it is agreed by Grantor that Grantee shall have the right to remove from the premises described in Exhibit A all above ground improvements and obstructions to the construction and operation of the water meter. Further, Grantee, its agents, employees, workmen and representatives shall have the right of ingress, egress and regress in, along, and upon the easement for the purpose of placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating, and perpetually maintaining the one (1) water meter. However, it is also agreed the rights and privileges granted herein shall be no broader than reasonably necessary to placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating, and perpetually maintaining one (1) underground water meter within the premises.

GRANTOR RESERVES unto Grantor the right to use the surface of the premises to the exclusion of Grantee so long as such use does not interfere with the rights granted to Grantee herein. Grantor further reserves the right to construct a fence upon, over and across the easement granted herein along Grantor’s boundary, and if such fence is constructed Grantee shall have the obligation of repairing or replacing the fence if in the exercise of Grantee’s rights granted herein it becomes necessary for Grantee to temporarily remove the fence.

TO HAVE AND TO HOLD unto Grantee, the City of Denton, however Grantee acknowledges Grantor makes and gives no warranty of title to the premises described in Exhibit A.

The foregoing Water Easement was offered by _____, seconded by _____, and after discussion was adopted by the Board of Trustees

of the Denton Independent School District at a regular meeting duly called, posted, and held in Denton, Denton County, Texas, on July 15, 2008, at which _____ Trustees were present, by the following vote: _____ For, _____ Against, and _____ Abstaining.

DENTON INDEPENDENT SCHOOL DISTRICT

By: _____
Charles Stafford,
President of the Board of Trustees

ATTEST:

Mia Price,
Secretary of the Board of Trustees

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared, CHARLES STAFFORD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he, in his capacity as President of the Denton I.S.D. Board of Trustees, executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this ____ day of July, 2008.

Notary Public, State of Texas

Notary's Printed Name

My Commission Expires: _____

Accepted this _____ day of _____, 2008 for the City of Denton, Texas (Resolution No. 91-073).

By: _____
Paul Williamson
Real Estate and Capital Support Manager

AFTER RECORDING RETURN TO:
CITY OF DENTON
901A Texas Street
Denton, Texas 76209
ATTN: Paul Williamson

**LEGAL DESCRIPTION
10' X 15' WATER EASEMENT
EXHIBIT "A"**

BEING A 150 SQUARE FOOT TRACT OF LAND SITUATED IN THE R. BEAUMONT SURVEY, ABSTRACT NO. 31 IN DENTON COUNTY, TEXAS. AND BEING A PORTION OF LOT 1, BLOCK A OF THE FINAL PLAT OF DENTON HIGH SCHOOL WEST AS RECORDED IN CABINET K, PAGE 225 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.SAID 150.00 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING at a 5/8 inch capped iron rod found stamped "TNP" for the most easterly northeast corner of said of said Lot 1, also lying in the west right-of-way line of Fulton Street (variable width ROW);

THENCE South 00° 35' 57" West, along the east line of said Lot 1 and the west line of said Fulton Street a distance of 508.32 feet, to the **POINT OF BEGINNING** of the herein described tract;

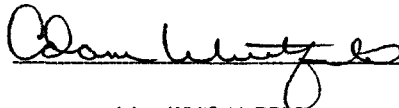
THENCE over and across said Lot 1 the following three(3) courses and distances:

North 89° 24' 03" West, a distance of 15.00 feet, to a point for the northwest corner hereof;

South 00° 35' 57" West, a distance of 10.00 feet, to a point for the southwest corner hereof;

South 89° 24' 03" East, a distance of 15.00 feet, to a point for the southeast corner hereof, lying in the west line of said Fulton Street and the east line of said Lot 1, from which a 5/8 inch capped iron rod found bears South 00° 35' 57" West, a distance of 23.35 feet, for the southeast corner of said Lot 1;

THENCE North 00° 35' 57" East, a distance of 10.00 feet, to the **POINT OF BEGINNING** and containing 150 square feet of land more or less.



Adam Whitfield, RPLS
Texas Registration Number 5786

07-09-08

Date: July 09, 2008

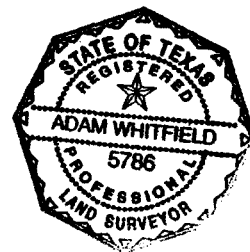
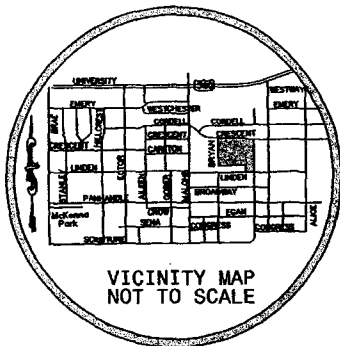
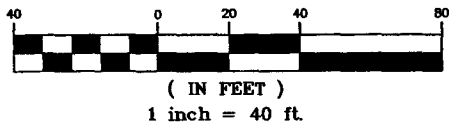


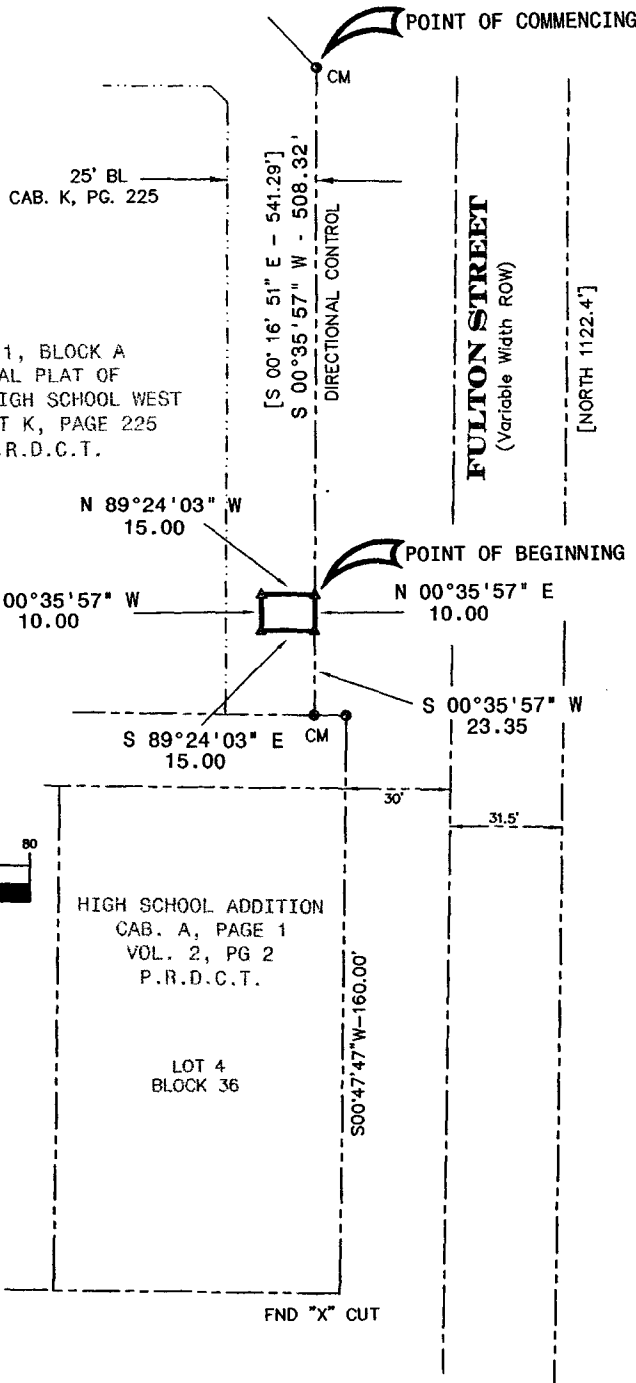
EXHIBIT B



LOT 1, BLOCK A
FINAL PLAT OF
DENTON HIGH SCHOOL WEST
CABINET K, PAGE 225
P.R.D.C.T.



| | |
|------|------------------------------------|
| ● | CAPPED IRON ROD FND STAMPED TWP |
| ▲ | CALCULATED POSITION |
| WE | WATER EASEMENT |
| BL | BUILDING LINE |
| CM | CONTROL MONUMENT |
| P.R. | PLAT RECORDS DENTON COUNTY |
| IRF | IRON ROD FOUND |



BEARINGS ARE BASED UPON G.P.S. METHODS, USING
NAD 83, TEXAS NORTH CENTRAL ZONE 4202 DATUM.

**10' X 15'
WATER EASEMENT**

WITHIN A PORTION OF
THE FINAL PLAT
LOT 1, BLOCK A
DENTON HIGH SCHOOL WEST
Sited in the
R. Beaumont Survey, Abst. No. 31
Located within the City of Denton
Denton County, Texas.

Adam Whitfield
Adam Whitfield, R.P.L.S.
07-09-08
Date: July 09, 2008



TEAGUE HALL AND PERKINS
ENGINEERS + SURVEYORS + CONSULTANTS
Responsive Service. Reliable Results.

205 W. Hickory Street, Suite 100
Denton, Texas 76201
Phone: (840) 380-4177 • Fax: (840) 380-8020
www.thp-online.com