

WATERLINE 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 pipeline within the following described premises situated in Denton County, Texas, to-wit:

Being A 0.670 Acre tract of land situated in the J. Brock Survey, Abstract No. 55, Denton County, Texas and 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 line. 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 pipeline. 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 pipeline 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 Waterline 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
EXHIBIT A**

BEING A 0.670 ACRE TRACT OF LAND SITUATED IN THE J. BROCK SURVEY, ABSTRACT NO. 55, DENTON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK A OF THE FINAL PLAT OF LAS FLORES ADDITION, AN ADDITION TO THE CITY OF DENTON AS RECORDED IN CABINET S, PAGE 81 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS. SAID 0.670 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2 inch iron rod found for an angle point in the north line of said Lot 1, also being the southwest corner of that called 1.87 acre tract of land described in deed to Lee Ann Breading as recorded in Document No. 1997-017027 of the Real Property Records of Denton County, Texas, from which a 1/2 inch capped iron found, stamped H & N number 1849 bears N 76° 29' 43" W, a distance of 285.33 feet;

THENCE S 89° 24' 52" E, along the north line of said Lot 1 a distance of 519.93 feet, to a point being the northeast corner of said Lot 1 and lying in the west right of way line of Audra lane (variable width R.O.W.);

THENCE S 20° 47' 48" W, along said west right of way line of Audra Lane and the east line of said Lot 1 a distance of 175.14 feet, to **the POINT OF BEGINNING** of the herein described tract;

THENCE OVER AND ACROSS SAID LOT 1 THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

S 20°47'48" W, continuing along said Audra Lane and said Lot 1, a distance of 112.59 feet, to a point for corner;

N 67°25'37" W, a distance of 62.37 feet, to a point for corner;

N 75°33'53" W, a distance of 416.37 feet, to a point for corner;

S 59°26'23" W, a distance of 48.67 feet, to a point for corner;

S 30°27'28" E, a distance of 15.00 feet, to a point for corner;

S 59°26'23" W, a distance of 16.00 feet, to a point for corner;

N 30°27'28" W, a distance of 15.00 feet, to a point for corner;

S 59°26'23" W, a distance of 147.56 feet, to a point for corner;

S14°25'04" W, a distance of 90.91 feet, to a point for corner;

S 08°04'13" E, a distance of 64.19 feet, to a point for corner;

N 82°13'54" E, a distance of 34.06 feet, to a point for corner;

S 08°04'13" E, a distance of 16.00 feet, to a point for corner;

S 82°13'54" W, a distance of 34.06 feet, to a point for corner;

S 08°04'13" E, a distance of 124.97 feet, to a point for corner;

S 84°35'05" E, a distance of 410.68 feet, to a point for corner;

N 05°33'36" E, a distance of 128.45 feet, to a point for corner;

S 84°26'24" E, a distance of 16.00 feet, to a point for corner;

S 05°33'36" W, a distance of 133.30 feet, to a point for corner;

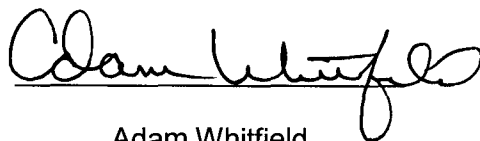
S 68°13'28" E, a distance of 86.80 feet, to a point for corner and lying in the west right of way line of said Audra Lane and the east line of said Lot 1;

THENCE S 20°47'48" W, along said Audra Lane and the east line of Lot 1, a distance of 16.00

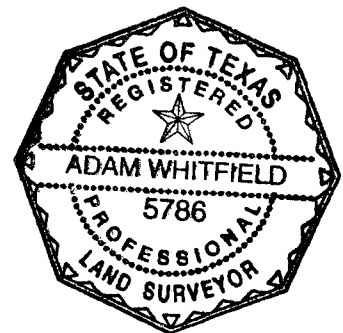
feet, to a point for corner;

THENCE OVER AND ACROSS SAID LOT 1 THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

N 68°13'28" W, a distance of 102.13 feet, to a point for corner;
N 84°35'05" W, a distance of 420.34 feet, to a point for corner;
N 08°04'13" W, a distance of 220.96 feet, to a point for corner;
N 14°25'04" E, a distance of 100.73 feet, to a point for corner;
N 59°26'23" E, a distance of 185.55 feet, to a point for corner;
N 30°33'37" W, a distance of 13.00 feet, to a point for corner;
N 59°26'23" E, a distance of 16.00 feet, to a point for corner;
S 30°33'37" E, a distance of 13.00 feet, to a point for corner;
N 59°26'23" E, a distance of 23.86 feet, to a point for corner;
S 75°33'53" E, a distance of 218.60 feet, to a point for corner;
N 14°48'18" E, a distance of 5.50 feet, to a point for corner;
S 75°33'53" E, a distance of 16.00 feet, to a point for corner;
S 14°48'18" W, a distance of 5.50 feet, to a point for corner;
S 75°33'53" E, a distance of 189.54 feet, to a point for corner;
S 67°25'37" E, a distance of 47.00 feet, to a point for corner;
N 20°47'48" E, a distance of 95.68 feet, to a point for corner;
S 70°38'24" E, a distance of 16.01 feet, to the **POINT OF BEGINNING**, and containing 0.670 acres of land more or less.

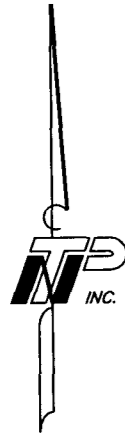


Adam Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

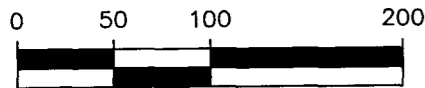


6-19-08

Date: June 19, 2008



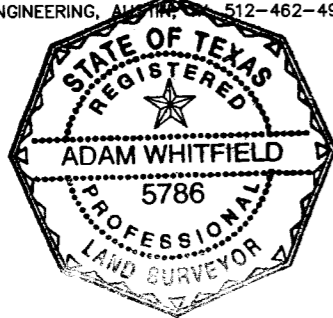
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S70°38'24"E	16.01'
L2	S14°48'18"W	5.50'
L3	S75°33'53"E	16.00'
L4	N14°48'18"E	5.50'
L5	N59°26'23"E	23.86'
L6	S30°33'37"E	13.00'
L7	N59°26'23"E	16.00'
L8	N30°33'37"W	13.00'
L9	S59°26'23"W	48.67'
L10	S30°27'28"E	15.00'
L11	S59°26'23"W	16.00'
L12	N30°27'28"W	15.00'
L13	S08°04'13"E	64.19'
L14	N82°13'54"E	34.06'
L15	S08°04'13"E	16.00'
L16	S82°13'54"W	34.06'
L17	S68°13'28"E	86.80'



SCALE: 1" = 100'

NOTE:

- 1). UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED BY TNP.
- 2). THE HORIZONTAL LOCATION OF THIS EASEMENT WAS DETERMINED BY THE LOCATION OF ABOVE GROUND VISIBLE WATER UTILITIES ALONG WITH INFORMATION FROM AS BUILT WATER AND SEWER PLANS DATED 02-10-00 BY BURKE ENGINEERING, AUSTIN, TEXAS 512-462-4948.

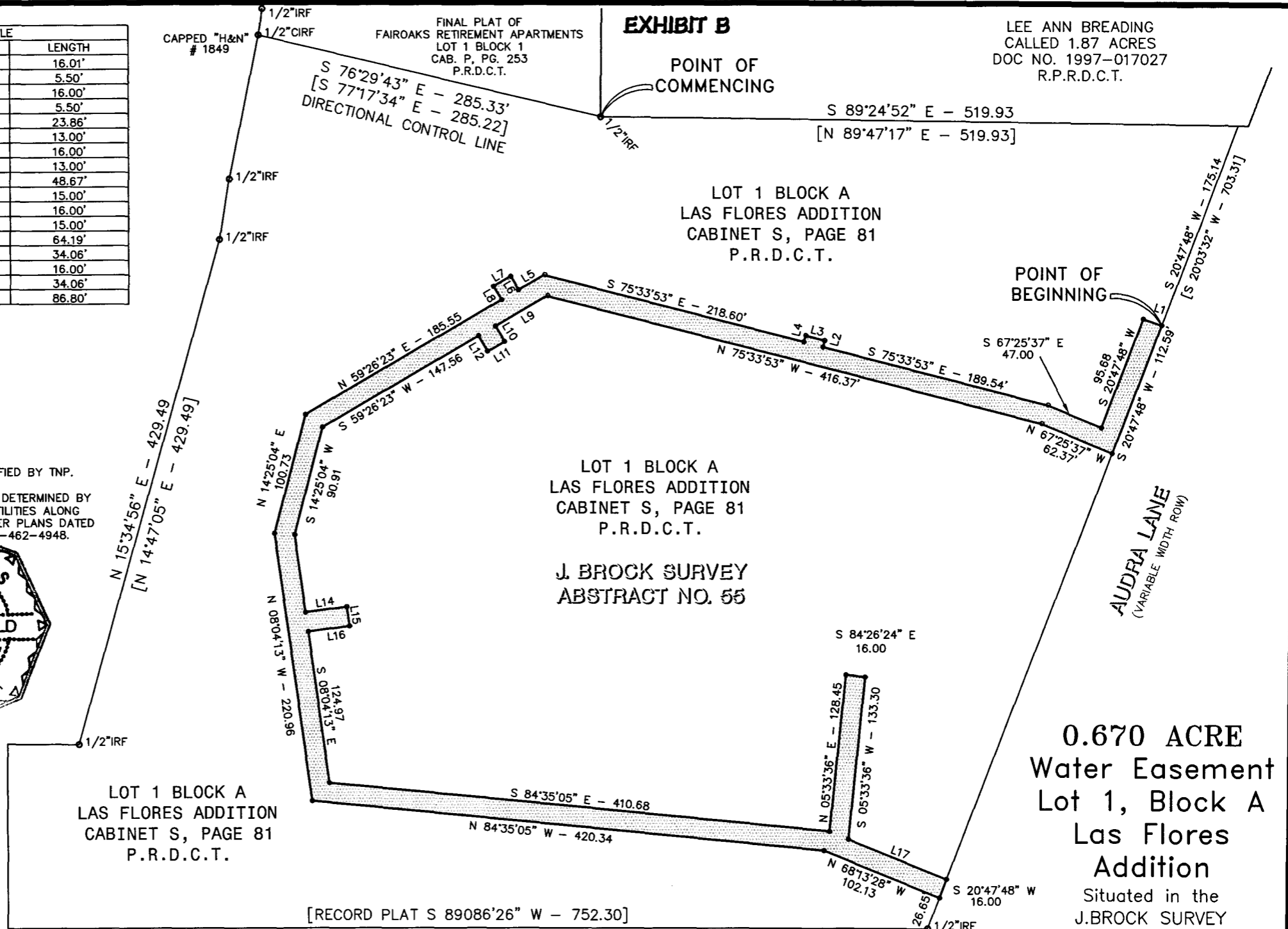


BASIS OF BEARINGS:

1. Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202 (NAD83).
2. Integral parts of this survey:
 - a. Legal Description
 - b. Sketch

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

TNP INC. www.tnp-online.com
 286 W. Hickory Street, Suite 100
 Denton, Texas 76201
 Phone: (646) 366-4177 • Fax: (646) 366-8888



0.670 ACRE
Water Easement
Lot 1, Block A
Las Flores
Addition
 Situated in the
 J.BROCK SURVEY
 ABSTRACT NO. 55
 Denton County, Texas