

After Recording Return To:
Trammell Crow Company No. 43, Ltd.
One Arts Plaza 1722 Routh Street #1313
Dallas, Texas 75201-2517

DRAINAGE EASEMENT

THE STATE OF TEXAS	§	
	§	KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF DALLAS	§	

That Coppell Independent School District (hereinafter called "Grantor") of the County of Dallas, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to Grantor in hand paid by Trammell Crow Company No. 43, Ltd., a Texas limited partnership, whose mailing address is One Arts Plaza 1722 Routh Street #1313, Dallas, Texas 75201-2517 (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto Grantee, its successors and assigns, an easement for the purpose of constructing, maintaining and using surface storm water drainage facilities in, on and under all that certain lot, tract or parcel of land described in Exhibit A, attached hereto and made a part hereof by reference for all purposes (the "Easement Property"). The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress to the Easement Property for the limited purpose of accessing the easement herein granted.

Grantee is acquiring this easement for the purpose of constructing, maintaining and using surface storm water drainage facilities. This easement shall be for as long as Grantee uses the Easement Property for this purpose. The easement, along with its rights and privileges shall terminate when the purpose of the easement, as described herein, ceases to exist, is abandoned by Grantee, or becomes impossible of performance.

TO HAVE AND TO HOLD the Easement Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, and Grantor binds Grantor and Grantor's successors and assigns, to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

The easement and rights granted herein are expressly made subject to any and all easements, conditions, restrictions, liens, encumbrances, and other matters of record affecting the Easement Property. The easement, rights, and privileged granted by this

conveyance are nonexclusive, and Grantor reserves and retains the right to convey similar rights and easements to such other persons as Grantor may deem proper.

GRANTEE SHALL HOLD HARMLESS, DEFEND AND INDEMNIFY GRANTOR AGAINST ANY SUITS, LIABILITIES, CLAIMS, DEMANDS, OR DAMAGES, INCLUDING BUT NOT LIMITED TO PERSONAL INJURIES AND ATTORNEYS' FEES, ARISING FROM GRANTEE'S EXERCISE OF EASEMENT RIGHTS GRANTED BY THIS INSTRUMENT.

Grantor retains, reserves, and shall continue to enjoy the use of the surface of the Easement Property for any and all purposes that do not interfere with and prevent Grantee's use of the easement. This includes, without limitation, the right to build and use the surface of the Easement Property for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, athletic fields, planting or parking areas, and other like uses and to dedicate all or any part of the Easement Property to any city for use as a public street, road or alley.

This document contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this document shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by both parties.

EXECUTED this _____ day of _____, 2013.

COPPELL INDEPENDENT SCHOOL DISTRICT

Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 2013 by _____, the _____ of Coppel Independent School District.

Notary Public, State of TEXAS

[SEAL]

EXHIBIT A

LEGAL DESCRIPTION 0.370 ACRES

BEING a tract of land situated in the John L. Whitman Survey, Abstract No. 1521, City of Dallas, Dallas County, Texas and being part of a tract of land described in Correction Deed to Coppell Independent School District, recorded in Instrument No. 20080370170, Official Public Records of Dallas County, Texas and being more fully described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found in the north right-of-way line of Ranch Trail (a variable width right-of-way) at the southwest corner of said Coppell Independent School District and the southeast corner of a tract of land described in Special Warranty Deed to Trammell Crow Company No. 43, Ltd., recorded in Instrument No. 20080370208, Official Public Records of Dallas County, Texas.

THENCE departing said north right-of-way line and with the east line of said Trammell Crow Company No. 43, Ltd., tract, North 0°41'28" East, a distance of 1613.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the southeast corner of a tract of land described in Special Warranty Deed to CW MF1 Land, Ltd., recorded in Instrument No. 201100289855, Official Public Records of Dallas County, Texas;

THENCE departing said east line, the following courses and distances:

South 58°18'21" East, a distance of 11.67 feet to a point for corner;
South 0°41'28" West, a distance of 1607.34 feet to a point in said north right-of-way line;

THENCE with said north right-of-way line, North 89°18'32" West, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 16,103 square feet or 0.370 acres of land.

Bearing system based on a bearing of North 89°18'32" West for the north right-of-way line of Ranch Trail based on GPS observations.

DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
dana.brown@kimley-horn.com



DRAINAGE EASEMENT
JOHN L. WHITMAN SURVEY,
ABSTRACT NO. 1521
CITY OF DALLAS
DALLAS COUNTY, TEXAS



**Kimley-Horn
and Associates, Inc.**

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Dallas, Texas 75251

Tel. No. (972) 770-1300
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DAB	DEC. 2012	063973002	1 OF 2

