

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.]

PUBLIC UTILITY & DRAINAGE EASEMENT

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

THAT Denton Independent School District (Grantor) 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, GIVE, 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 W. Smith Survey, Abstract No. 1182.

**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 Grantee in consideration of the benefits above set out, may 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 public utilities and drainage in, along, upon and across said premises, with the right and privilege at all times of the Grantee herein, 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 public utility and drainage facilities or any part thereof.

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

Witness its hand, this _____ day of _____, 20____.

By; Denton Independent School District

By: _____

Print Name: _____

Title: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____, _____ of Denton Independent School District known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein state and as the act and deed of said Denton Independent School District.

Given under my hand and seal of office on this _____ day of _____, 20____.

Notary Public in and for _____ County, Texas

Accepted this _____ day of _____, 20____ for the City of Denton, Texas (Resolution No. 91-073).

BY: _____
Paul Williamson
Real Estate & Capital Support Manager

AFTER RECORDING RETURN TO:

ENGINEERING SERVICES / REAL ESTATE
901-A Texas Street
Denton, Texas 76209
Attention: Paul Williamson

EXHIBIT A
0.017 OF ONE ACRE

BEING A 0.017 OF ONE ACRE TRACT OF LAND SITUATED IN THE MARY SMITH SURVEY, ABSTRACT NO. 1181 AND WILLIAM SMITH SURVEY, ABSTRACT NO. 1182, CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND, CONVEYED TO DENTON I.S.D., AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-43036, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING PART OF A UTILITY EASEMENT DESCRIBED IN COUNTY CLERK'S FILE NO. 2006-32474, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. SAID 0.017 OF ONE ACRE TRACT, WITH BEARING BASIS BEING THE WEST LINE OF TRACT 2 AS CONVEYED TO BLOOMFIELD HOMES, L.P., RECORDED IN COUNTY CLERK'S FILE NO. 2013-10870, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID DENTON I.S.D. TRACT, AND THE NORTHEAST CORNER OF LOT 1A, BLOCK T OF COUNTRY LAKES NORTH PHASE TWO, AN ADDITION TO THE CITY OF DENTON AS RECORDED IN CABINET W, PAGE 917, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF JOHN PAINE ROAD (A 73 FOOT RIGHT-OF-WAY AT THIS POINT) AS RECORDED IN SAID PLAT, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND, BEARS NORTH 36 DEGREES 53 MINUTES 59 SECONDS EAST, A DISTANCE OF 1.00 FEET;

THENCE, NORTH 53 DEGREES 06 MINUTES 01 SECONDS WEST, DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID DENTON I.S.D. TRACT AND SAID PLAT, A DISTANCE OF 24.33 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID DENTON I.S.D. TRACT THE FOLLOWING COURSES AND DISTANCES;

NORTH 36 DEGREES 53 MINUTES 59 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER;

SOUTH 53 DEGREES 06 MINUTES 01 SECONDS EAST, A DISTANCE OF 24.33 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID DENTON I.S.D. TRACT AND AFORESAID TRACT 2;

THENCE, SOUTH 36 DEGREES 53 MINUTES 59 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.017 OF ONE ACRE OF LAND, MORE OR LESS.

A PARCEL PLAT OF EQUAL DATE HEREWITH ACCOMPANIES THIS PROPERTY DESCRIPTION.

Michael J. Baitup

Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
Jacobs Engineering Group, Inc.
1999 Bryan Street, Suite 1200
Dallas, Texas 75201
214-638-0145
TBPLS FIRM# 10152300

FEBRUARY 21, 2015



LINE	BEARING	DISTANCE
L1	N36°53'59"E	1.00'
L2	N53°06'01"W	24.33'
L3	N36°53'59"E	30.00'
L4	S53°06'01"E	24.33'
L5	S36°53'59"W	30.00'



SCALE: 1' = 100'

14.420 ACRES
DENTON I.S.D.
C.C.# 2008-43036
R.P.R.D.C.T.

WILLIAM SMITH SURVEY
 ABSTRACT NO. 1182

UTILITY EASEMENT
 C.C.# 2006-32474
 R.P.R.D.C.T.

UTILITY &
 DRAINAGE EASEMENT
 C.C.# 2005-85929
 R.P.R.D.C.T.

730 Sq'
0.017 Ac.

DIRECTIONAL CONTROL LINE
 N36°53'59"E 477.95'
 JOHN PAINE ROAD
 (PROPOSED 73' RIGHT-OF-WAY)

TRACT 2
 208.261 ACRES
 BLOOMFIELD HOMES, L.P.
 C.C.#2013-108870
 R.P.R.D.C.T.
 (FUTURE)
 COUNTRY LAKES NORTH
 PHASE 3A-B

COUNTRY LAKES NORTH
 PHASE TWO
 CAB. W, PG. 917
 P.R.D.C.T.

APPROXIMATE
 SURVEY LINE

MARY SMITH SURVEY
 ABSTRACT NO. 1181

UTILITY EASEMENT
 C.C.# 2005-85935
 R.P.R.D.C.T.

POINT OF
 BEGINNING

DETAIL NOT
 TO SCALE



Michael J. Baitup

LEGEND

- CIRF 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

BEARING BASIS IS THE WEST LINE OF TRACT 2 AS CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2013-10870, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

DATE: 02/17/15
 SCALE: 1" = 100'
 DRAWN BY: A.T.P.
 CHECKED BY: M.J.B.

EXHIBIT B

OUT OF THE
 WILLIAM SMITH SURVEY ABSTRACT NO. 1182 &
 THE MARY SMITH SURVEY, ABSTRACT NO. 1181
 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS

JACOBS®

1999 BRYAN STREET, SUITE 1200
 DALLAS, TEXAS 75201-3136
 PHONE 214-638-0145 FAX 214-638-0447
 TBPLS FIRM# 10152300

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