

SANITARY SEWER EASEMENTS

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 Three Thousand One Hundred and no/100 Dollars (\$3,100.00), of which Two Thousand Six Hundred and no/100 Dollars (\$2,600.00) was paid by Grantee to Grantor in February 2007, 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 Easements for the purpose of placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating and perpetually maintaining one (1) underground sanitary sewer pipeline within the following described premises situated in Denton County, Texas, to-wit:

All that certain parcel of real property situated in the J. Brock Survey, Abstract Number 55 and the William Teague Survey, Abstract Number 1266 in the City of Denton, Denton County, Texas and being more particularly described in the attached Exhibits A-1, A-2 and A-3 and illustrated in Exhibits B-1, B-2 and B-3 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 Exhibits A1, A-2 and A-3 all above ground improvements and obstructions to the construction and operation of the sanitary sewer line. Further, Grantee, its agents, employees, workmen and representatives shall have the right of ingress, egress and regress in, along, and upon the Easements for the purpose of placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating, and perpetually maintaining the one (1) sanitary sewer 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 sanitary sewer 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 Easements 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 Exhibits A1, A-2 and A-3.

The foregoing Sanitary Sewer Easements 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 ____, 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 Vice 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 _____, 2007 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



Arthur Surveying Co., Inc.
Professional Land Surveyors

P.O. Box 54 ~ Lewisville, Texas 75067
Office: (972) 221-9439 ~ Fax: (972) 221-4675

EXHIBIT A-1
20' SANITARY SEWER EASEMENT
0.131 ACRES
CITY OF DENTON, DENTON COUNTY, TEXAS

BEING all that certain lot, tract or parcel of land situated in the J. Brock Survey, Abstract Number 55 and the William Teague Survey, Abstract Number 1266 in the City of Denton, Denton County, Texas, and being a 20 foot Sanitary Sewer Easement in Lot 2, Block A of Minter Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Slide 253 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the north line of Morse Street and the south line of said Lot 2, said point being North 65 degrees 59 minutes 33 seconds West at a distance of 64.11 feet from the most southeast corner thereof;

THENCE North 65 degrees 59 minutes 33 seconds West, along the north line of said Morse Street, a distance of 21.97 feet to a point for corner.

THENCE over, through and across said Lot 2, the following seven courses:

North 00 degrees 26 minutes 37 seconds West, a distance of 82.35 feet to a point for corner and being at the beginning of a curve to the right having a radius of 190.00 feet;

Continuing along said curve an arc length of 56.74 feet with a delta angle of 17 degrees 06 minutes 33 seconds whose chord bears North 08 degrees 06 minutes 40 seconds East at a distance of 56.53 feet to a point for corner;

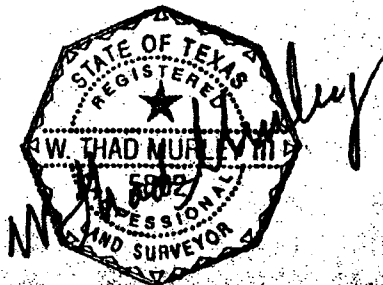
North 40 degrees 27 minutes 51 seconds East, a distance of 161.19 feet to a point for corner in the west line of a 16 foot Sanitary Sewer Easement as recorded in Volume 1547, Page 989 of the Deed Records of Denton County, Texas;

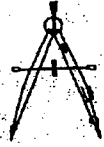
South 00 degrees 09 minutes 30 seconds East, along the west line of said 16 foot Sanitary Sewer Easement, a distance of 30.72 feet to a point for corner;

South 40 degrees 27 minutes 51 seconds West, a distance of 133.53 feet to a point for corner and being at the beginning of a non-tangent curve to the left having a radius of 170.00 feet;

Continuing along said curve and with the west line of a 60 foot Drainage Easement as recorded in Volume 604, Page 246 of the Deed Records of Denton County, Texas an arc length of 46.66 feet with a delta angle of 15 degrees 43 minutes 36 seconds whose chord bears South 07 degrees 25 minutes 11 seconds West at a distance of 46.52 feet to a point for corner;

South 00 degrees 26 minutes 37 seconds East, a distance of 91.45 feet to the **POINT OF BEGINNING**, and containing 0.131 acres of land, more or less.





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EXHIBIT A-2
0.0811 ACRES
CITY OF DENTON, DENTON COUNTY, TEXAS

BEING all that certain lot, tract or parcel of land situated in the J. Brock Survey, Abstract Number 55 in the City of Denton, Denton County, Texas, and being part of Lot 2, Block A of Minter Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 253 of the Plat Records of Denton County, Texas and being more particularly described as follows:

COMMENCING at an inner ell corner of said Lot 2 being the northwest corner of Lot 2, Block A of Woodrow Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet U, Page 198 of the Plat Records of Denton County, Texas;

THENCE South 00 degrees 08 minutes 51 seconds East, with the west line of said Lot 2 of said Woodrow Addition, a distance of 243.55 feet to a point being at the southeast corner of a 20 foot Sanitary Sewer Easement as shown in Minter Addition plat;

THENCE North 79 degrees 05 minutes 40 seconds West, over, through and across said Lot 2 of said Minter Addition, a distance of 17.16 feet to the **POINT OF BEGINNING**;

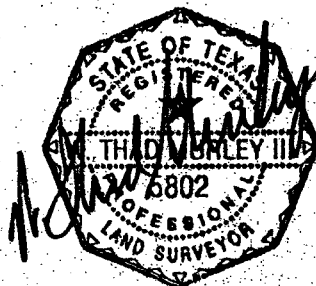
THENCE over, through and across said Lot 2 of said Minter Addition the following four (4) calls:

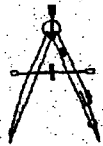
South 08 degrees 51 minutes 14 seconds West, a distance of 160.03 feet to a point for corner;

South 40 degrees 27 minutes 51 seconds West, a distance of 38.16 feet to a point for corner;

North 08 degrees 51 minutes 14 seconds East, a distance of 193.24 feet to a point in the south line of said 20 foot Sanitary Sewer Easement (I/253);

South 79 degrees 05 minutes 40 seconds East, with the south line of said Sanitary Sewer Easement (I/253), a distance of 20.01 feet to the **POINT OF BEGINNING**, and containing 0.081 acres of land, more or less.





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EXHIBIT A-3
0.014 ACRES
CITY OF DENTON
DENTON COUNTY, TEXAS

BEING all that certain lot, tract or parcel of land situated in the J. Brock Survey, Abstract Number 55, in the City of Denton, Denton County, Texas, and being a part of Lot 2, Block A of Minter Addition; an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 253 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a point for corner at a southeast corner of said Lot 2 and being an inner ell corner of Lot 2, Block a of Woodrow Addition an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet U, Page 198 of the Plat Records of Denton County, Texas;

THENCE South 89 degrees 32 minutes 59 seconds West, a distance of 15.00 feet to a point for corner;

THENCE North 00 degrees 08 minutes 50 seconds West, along the west line of a 16 foot Sanitary Sewer Easement recorded in Volume 1547, Page 989 of the Deed Records of Denton County, Texas, a distance of 91.93 feet to the **POINT OF BEGINNING**;

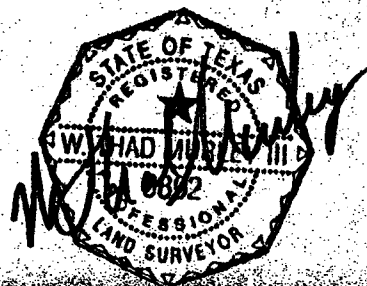
THENCE over, through and across said Lot 2 of said Minter Addition the following four (4) courses:

North 63 degrees 41 minutes 16 seconds West, a distance of 43.78 feet to a point for corner;

North 40 degrees 27 minutes 51 seconds East, a distance of 16.50 feet to a point for corner;

South 63 degrees 41 minutes 16 seconds East, a distance of 31.78 feet to a point for corner;

South 00 degrees 08 minutes 50 seconds East, a distance of 17.87 feet to the **POINT OF BEGINNING**, and containing 0.014 acres of land, more or less.



40 0 40 Feet



VARIABLE WIDTH DRAINAGE EASEMENT CABINET I, SLIDE 253

LOT 2, BLOCK A MINTER ADDITION CABINET I, SLIDE 253

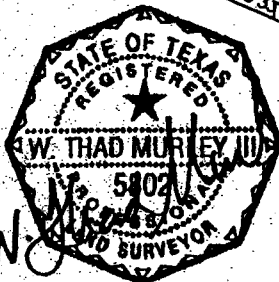
20' SANITARY SEWER ESMT. 0.131 ACRES

17°06'33" R=190.00 L=56.74' N08°06'40"E 56.53'

15°43'36" R=170.00 L=46.66' S07°25'11"W 46.52'

APPROXIMATE LOCATION OF SURVEY LINE

LOT 2, BLOCK A WOODROW ADDITION CABINET U, SLIDE 198



MORSE STREET VARIABLE WIDTH R.O.W.

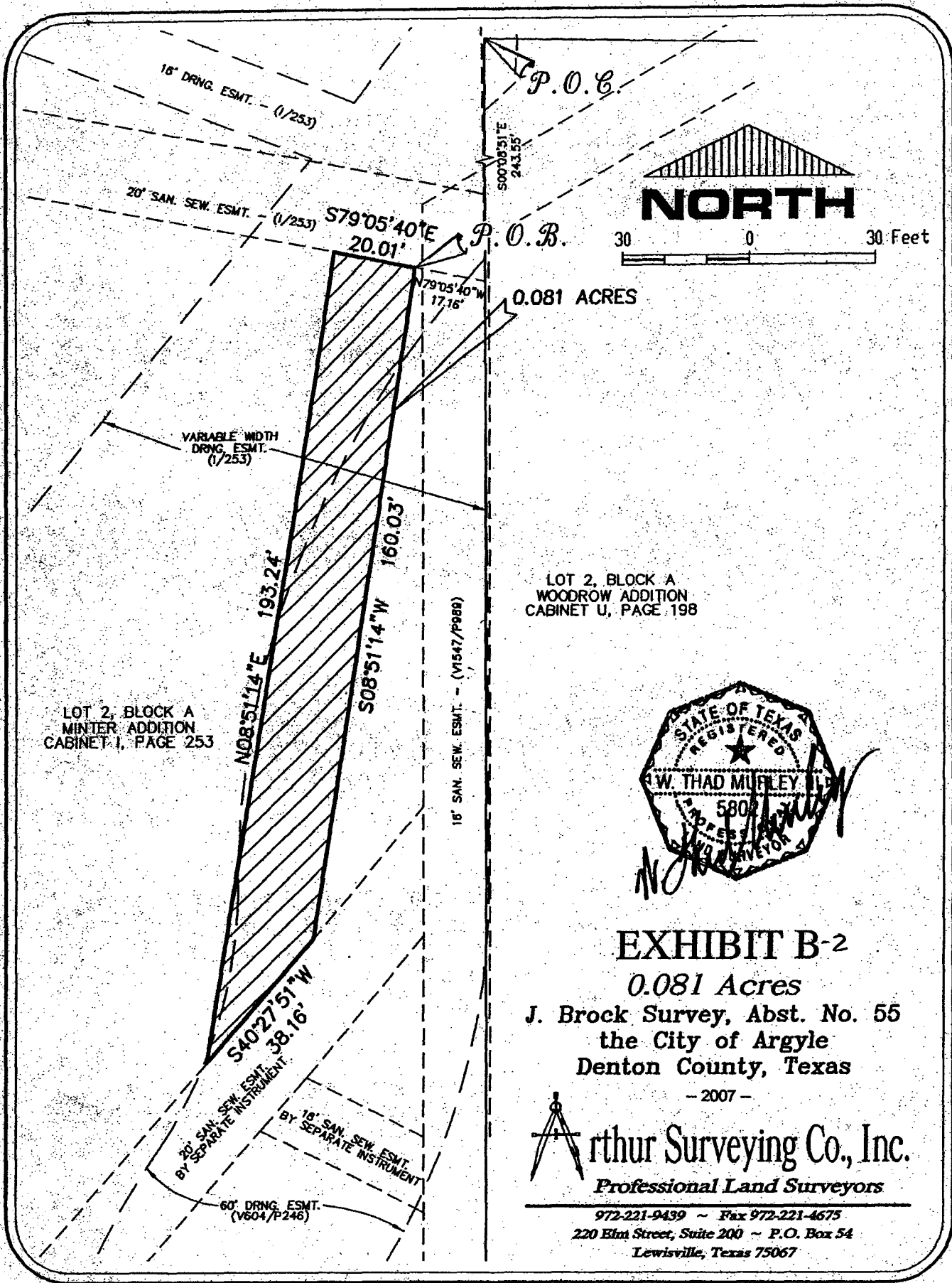
EXHIBIT B-1

20' Sanitary Sewer Easement 0.131 Acres in the J. Brock Survey, Abst. No. 55 Wm. Teague Survey, Abst. No. 1266 City of Denton Denton County, Texas



Arthur Surveying Co., Inc. Professional Land Surveyors

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LOT 2, BLOCK A
WOODROW ADDITION
CABINET U, PAGE 198

LOT 2, BLOCK A
MINTER ADDITION
CABINET I, PAGE 253



30 0 30 Feet

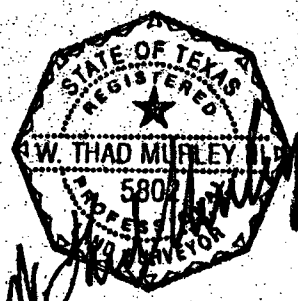


EXHIBIT B-2

0.081 Acres

J. Brock Survey, Abst. No. 55
the City of Argyle
Denton County, Texas

- 2007 -

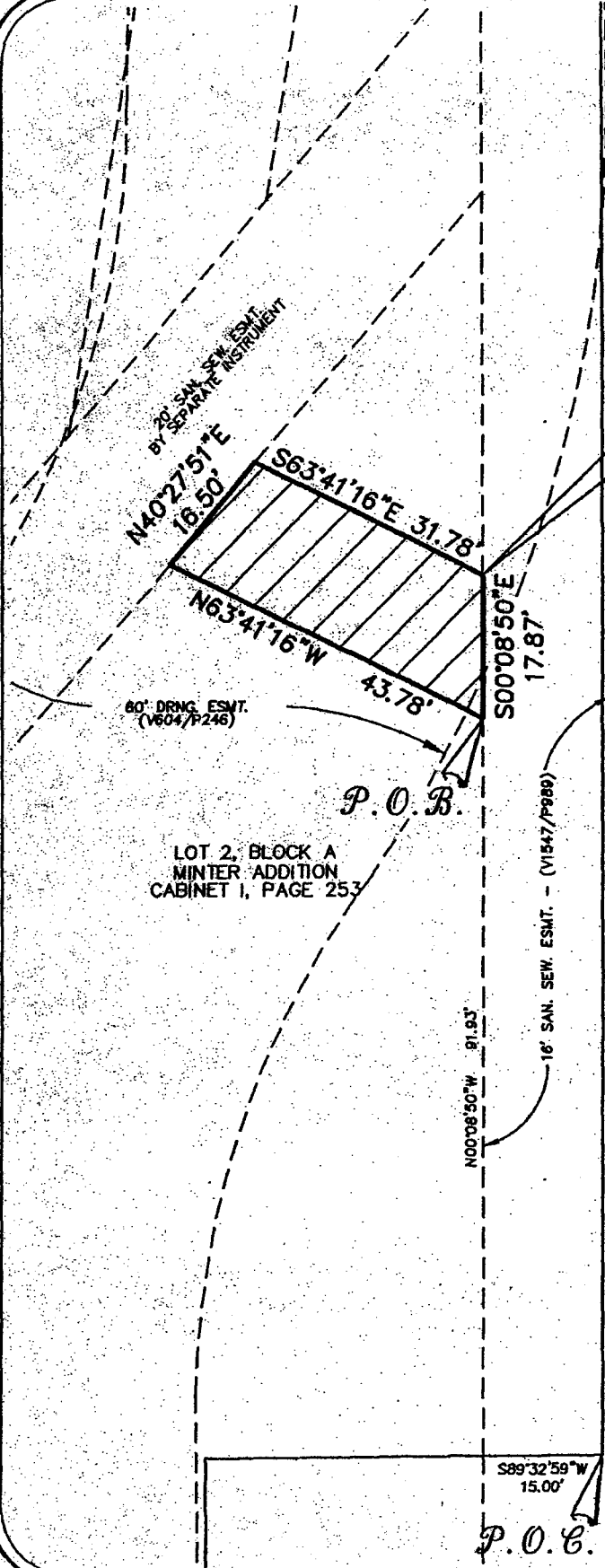


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20 0 20 Feet



0.014 ACRES

LOT 2, BLOCK A
WOODROW ADDITION
CABINET U, PAGE 198

LOT 2, BLOCK A
WINTER ADDITION
CABINET I, PAGE 253

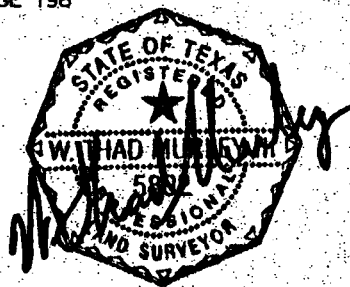


EXHIBIT B-3

0.014 Acres

J. Brock Survey, Abst. No. 55
the City of Argyle
Denton County, Texas

- 2007 -



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