

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.

Central Regional Wastewater System
Mountain Creek Relief Interceptor
Segments MC-7 and MC-8
Parcel No. 43

**TRINITY RIVER AUTHORITY OF TEXAS
SANITARY SEWER EASEMENT AND
TEMPORARY CONSTRUCTION EASEMENT**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF DALLAS

§

That **CITY OF GRAND PRAIRIE**, GRANTOR herein, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid by the **TRINITY RIVER AUTHORITY OF TEXAS**, a conservation and reclamation district created by and functioning under Chapter 518, Acts of the 54th Legislature of the State of Texas, Regular Session, 1955, as amended pursuant to Article XVI, Section 59 of the Texas Constitution, with its principal office at 5300 South Collins Street, Arlington, Tarrant County, Texas 76018, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby assign and convey to GRANTEE permanent and perpetual sanitary sewer easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating sanitary sewer facilities, and all necessary appurtenances including erosion control thereto, in, into, upon, over, across and under those lands in Dallas County, Texas, described in Exhibit A attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

And in addition thereto, exclusive temporary construction easement as described in Exhibit B, attached hereto and made a part hereof, over, under, across and through the lands of GRANTOR, lying and being situated in Dallas County, Texas, for the purpose of constructing such sewer system is hereby granted. GRANTEE may exercise its rights in and to said easements without disturbance or interference by the GRANTOR or other third-parties for reasons of safety and efficiency during construction. The construction easements thus granted shall terminate at such time as the construction of such sanitary sewer system is completed and the work is accepted by the GRANTEE.

GRANTOR covenants and agrees that GRANTEE shall have 1) the right to excavate and fill and to control the excavation and fill upon said permanent easements and to remove from said permanent easements any fences, buildings or other obstructions as may now be found upon said permanent easements together with the right of ingress and egress over GRANTOR'S adjacent lands to or from public right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said sanitary sewer facilities and appurtenances; 2) the right to prevent possible interference with the operation of said sanitary sewer system and to remove possible hazards thereto; and 3) the right to prevent the construction within the easements of any building, utilities, structure or other obstruction, including the planting of trees, which may

endanger or interfere with the efficiency, safety and convenient operation of said sanitary sewer system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS MY HAND this the _____ day of _____, 2017.

CITY OF GRAND PRAIRIE
a Texas municipal corporation

By: _____

Name Printed: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared

(Name and Title)

of the **CITY OF GRAND PRAIRIE**, a Texas municipal corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the
State of Texas

EXHIBIT "A"
CENTRAL REGIONAL WASTEWATER SYSTEM
MOUNTAIN CREEK RELIEF INTERCEPTOR
SEGMENTS MC-7 AND MC-8
PARCEL No. 43-PSSE

PERMANENT SANITARY SEWER EASEMENT
STEPHEN B McCOMMAS SURVEY, ABSTRACT NO. 887
STEPHEN B McCOMMAS SURVEY, ABSTRACT NO. 888
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

Being a permanent sanitary sewer easement situated in the Stephen B McCommas Survey, Abstract No. 887 and the Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of the remainder of a 5.5922 acre tract of land described in the deed to City of Grand Prairie as recorded in Volume 79112, Page 297 of the Deed Records of Dallas County, Texas, said permanent sanitary sewer easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the common northwest corner of said 5.5922 acre tract of land and most southerly southwest corner of Lot 71, Block B of Woodcrest Addition, Phase Two, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 80238, Page 872 of said Deed Records of Dallas County, Texas, said 5/8 inch iron rod also being in the northeasterly right-of-way line of Robinson Road (a variable width right-of-way); **THENCE** South 24 degrees 16 minutes 38 seconds East, with the southwesterly line of said 5.5922 acre tract of land and with the northeasterly right-of-way line of said Robinson Road, a distance of 184.54 feet to the **POINT OF BEGINNING** of the herein described permanent sanitary sewer easement, said point having a grid coordinate of N=6,932,650.16 and E=2,424,764.48;

THENCE South 83 degrees 53 minutes 51 seconds East, a distance of 50.15 feet to a point for corner;

THENCE South 27 degrees 19 minutes 17 seconds East, a distance of 237.50 feet to a point for corner;

THENCE South 88 degrees 07 minutes 07 seconds East, a distance of 642.14 feet to a point for corner;

THENCE South 35 degrees 29 minutes 51 seconds East, a distance of 37.75 feet to a point for corner in the common south line of said 5.5922 acre tract of land and north right-of-way line of Interstate Highway 20 (a variable width right-of-way), from which a 1/2 inch iron rod with cap stamped "KSG RPLS 4019" found for the common southeast corner of said 5.5922 acre tract of land and most southerly southwest corner of Lot 10, Block B of Woodcrest Addition, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 78200 Page 2982 of said Deed Records of Dallas County, Texas bears South 88 degrees 07 minutes 07 seconds East, a distance of 77.97 feet, said 1/2 inch iron rod with cap stamped "KSG RPLS 4019" being in the north right-of-way line of said Interstate Highway 20;

Exhibit "A" Page 1 of 4

THENCE North 88 degrees 07 minutes 07 seconds West, with the south line of said 5.5922 acre tract of land and with the north right-of-way line of said Interstate Highway 20, a distance of 690.30 feet to a TxDOT Type II monument (aluminum disk) found for the southwest corner of said 5.5922 acre tract of land, said TxDOT Type II monument being the intersection of the north right-of-way line of said Interstate Highway 20 with the northeasterly right-of-way line of said Robinson Road;

THENCE North 24 degrees 16 minutes 33 seconds West, with the southeasterly line of said 5.5922 acre tract of land and with the northeasterly line of said Robinson Road, a distance of 136.49 feet to a TxDOT Type II monument found for corner;

THENCE North 33 degrees 15 minutes 19 seconds West, with the northeasterly right-of-way line of said Robinson Road, a distance of 128.16 feet to a TxDOT Type II monument found for corner in the southwesterly line of said 5.5922 acre tract of land;

THENCE North 24 degrees 16 minutes 38 seconds West, with the southwesterly line of said 5.5922 acre tract of land and with the northeasterly right-of-way line of said Robinson Road, a distance of 15.25 feet to the **POINT OF BEGINNING** and containing 28,896 square feet or 0.663 acres of land, more or less.

NOTES:

1. A plat of even date accompanies this legal description.
2. All bearings are referenced to the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone (4202).

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **1519 Surveying, LLC**

By: Shaun Piepkorn

Surveyor's Name: Shaun Marvin Piepkorn
Registered Professional Land Surveyor
Texas No. 6432
Date of Survey: March 17, 2017
Texas Firm No. 10194283

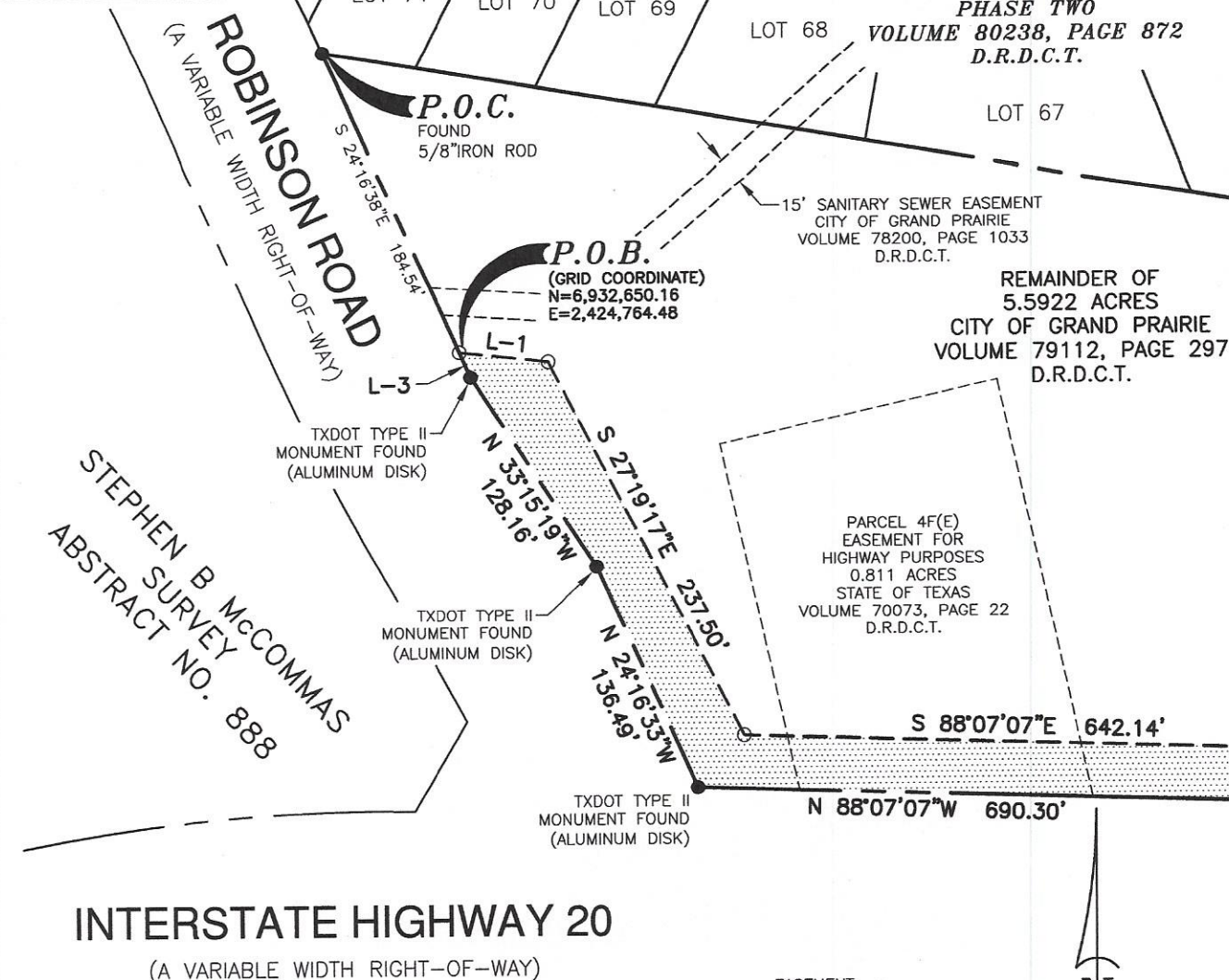


Exhibit "A" Page 2 of 4

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 83°53'51"E	50.15'
L-3	N 24°16'38"W	15.25'

PLAT OF EXHIBIT "A"

BLOCK B
WOODCREST ADDITION,
PHASE TWO
VOLUME 80238, PAGE 872
D.R.D.C.T.



MATCHLINE

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).



Trinity River Authority

5300 S. COLLINS STREET • ARLINGTON, TEXAS 76018

CENTRAL REGIONAL WASTEWATER SYSTEM MOUNTAIN CREEK RELIEF INTERCEPTOR SEGMENTS MC-7 AND MC-8

PARCEL NO. 43-PSSE PERMANENT SANITARY SEWER EASEMENT

OWNER: CITY OF GRAND PRAIRIE

SURVEY: STEPHEN B McCOMMAS SURVEY, ABSTRACT NOS. 887 & 888

LOCATION: CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

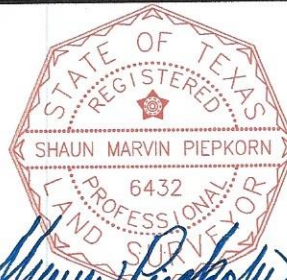
EASEMENT ACQUISITION AREA: 28,896 SQUARE FEET OR 0.663 ACRES

WHOLE PROPERTY ACREAGE: 5.576 ACRES (CALCULATED)

JOB No. 40843 DRAWN BY: SMP CAD FILE: PARCEL 43-PSSE.DWG

DATE: MARCH 17, 2017 PAGE 3 OF 4 SCALE: 1" = 100'

1519 SURVEYING, LLC • 11498 LUNA ROAD, SUITE 203 FARMERS BRANCH, TEXAS 75234 • 214-484-8586

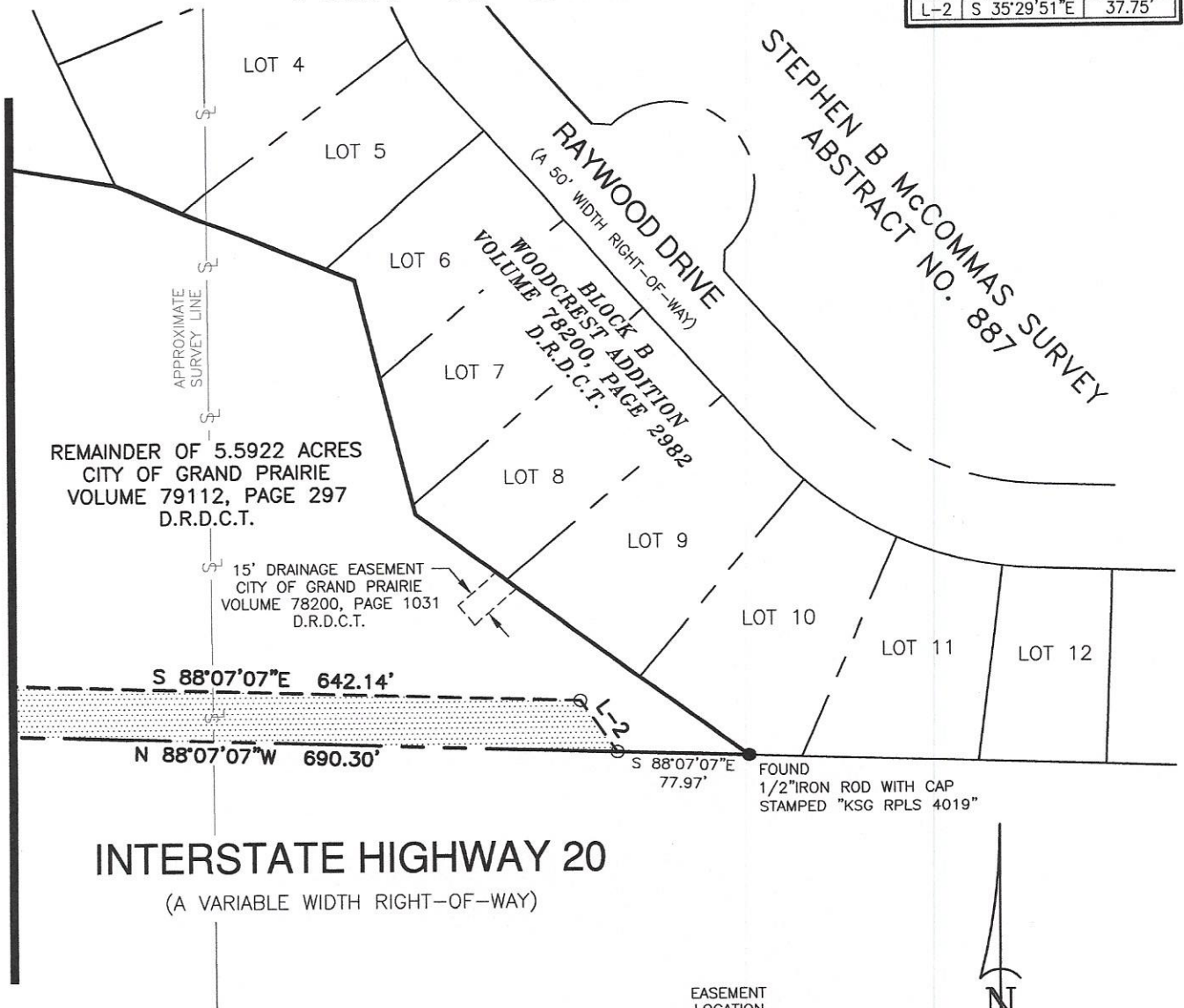


SHAUN MARVIN PIEPKORN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6432 TEXAS FIRM NO. 10194283

PLAT OF EXHIBIT "A"

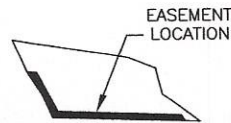
LINE TABLE		
LINE	BEARING	DISTANCE
L-2	S 35°29'51"E	37.75'

MATCHLINE

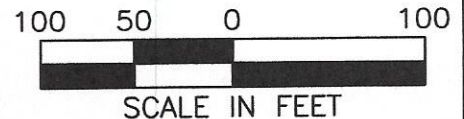


NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).



SUBJECT TRACT &
LOCATION OF EASEMENT

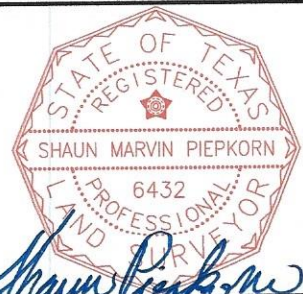


Trinity River Authority

5300 S. COLLINS STREET • ARLINGTON, TEXAS 76018

CENTRAL REGIONAL WASTEWATER SYSTEM MOUNTAIN CREEK RELIEF INTERCEPTOR SEGMENTS MC-7 AND MC-8

PARCEL NO. 43-PSSE	PERMANENT SANITARY SEWER EASEMENT
OWNER: CITY OF GRAND PRAIRIE	
SURVEY: STEPHEN B McCOMMAS SURVEY, ABSTRACT NOS. 887 & 888	
LOCATION: CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS	
EASEMENT ACQUISITION AREA: 28,896 SQUARE FEET OR 0.663 ACRES	
WHOLE PROPERTY ACREAGE: 5.576 ACRES (CALCULATED)	
JOB No. 40843	DRAWN BY: SMP
DATE: MARCH 17, 2017	PAGE 4 OF 4
CAD FILE: PARCEL 43-PSSE.DWG	SCALE: 1" = 100'



SHAUN MARVIN PIEPKORN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6432 TEXAS FIRM No. 10194283

43-PSSE Lot Report

43-PSSE

Bearing	Distance
S 83°53'51" E	50.15
S 27°19'17" E	237.50
S 88°07'07" E	642.14
S 35°29'51" E	37.75
N 88°07'07" W	690.30
N 24°16'33" W	136.49
N 33°15'19" W	128.16
N 24°16'38" W	15.25

Closure Error Distance> 0.0000

Total Distance> 1937.75

28896.4 Sq. Feet

0.663 Acres

EXHIBIT "B"
CENTRAL REGIONAL WASTEWATER SYSTEM
MOUNTAIN CREEK RELIEF INTERCEPTOR
SEGMENTS MC-7 AND MC-8
PARCEL No. 43-TCE

TEMPORARY CONSTRUCTION EASEMENT
STEPHEN B McCOMMAS SURVEY, ABSTRACT NO. 888
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

Being a temporary construction easement situated in the Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of the remainder of a 5.5922 acre tract of land described in the deed to City of Grand Prairie as recorded in Volume 79112, Page 297 of the Deed Records of Dallas County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the common northwest corner of said 5.5922 acre tract of land and most southerly southwest corner of Lot 71, Block B of Woodcrest Addition, Phase Two, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 80238, Page 872 of said Deed Records of Dallas County, Texas, said 5/8 inch iron rod also being in the northeasterly right-of-way line of Robinson Road (a variable width right-of-way); **THENCE** South 24 degrees 16 minutes 38 seconds East, with the southwesterly line of said 5.5922 acre tract of land and with the northeasterly right-of-way line of said Robinson Road, a distance of 126.58 feet to the **POINT OF BEGINNING** of the herein described permanent sanitary sewer easement, said point having a grid coordinate of N=6,932,702.99 and E=2,424,740.65;

THENCE South 83 degrees 53 minutes 51 seconds East, a distance of 106.37 feet to a point for corner;

THENCE South 27 degrees 19 minutes 17 seconds East, a distance of 292.36 feet to a point for corner;

THENCE North 88 degrees 07 minutes 07 seconds West, a distance of 57.28 feet to a point for corner;

THENCE North 27 degrees 19 minutes 17 seconds West, a distance of 237.50 feet to a point for corner;

THENCE North 83 degrees 53 minutes 51 seconds West, a distance of 50.15 feet to a point for corner in the common southwesterly line of said 5.5922 acre tract of land and northeasterly right-of-way line of said Robinson Road, from which a TxDOT Type II monument (aluminum disk) found for reference in the common southeasterly line of said 5.5922 acre tract of land and northeasterly right-of-way line of said Robinson Road bears South 24 degrees 16 minutes 38 seconds East, a distance of 15.25 feet;

THENCE North 24 degrees 16 minutes 38 seconds West, with the southwesterly line of said 5.5922 acre tract of land and with the northeasterly right-of-way line of said Robinson Road, a distance of 57.96 feet to the **POINT OF BEGINNING** and containing 17,159 square feet or 0.394 acres of land, more or less.

NOTES:

1. A plat of even date accompanies this legal description.
2. All bearings are referenced to the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone (4202).

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **1519 Surveying, LLC**

By: *Shaun Piepkorn*

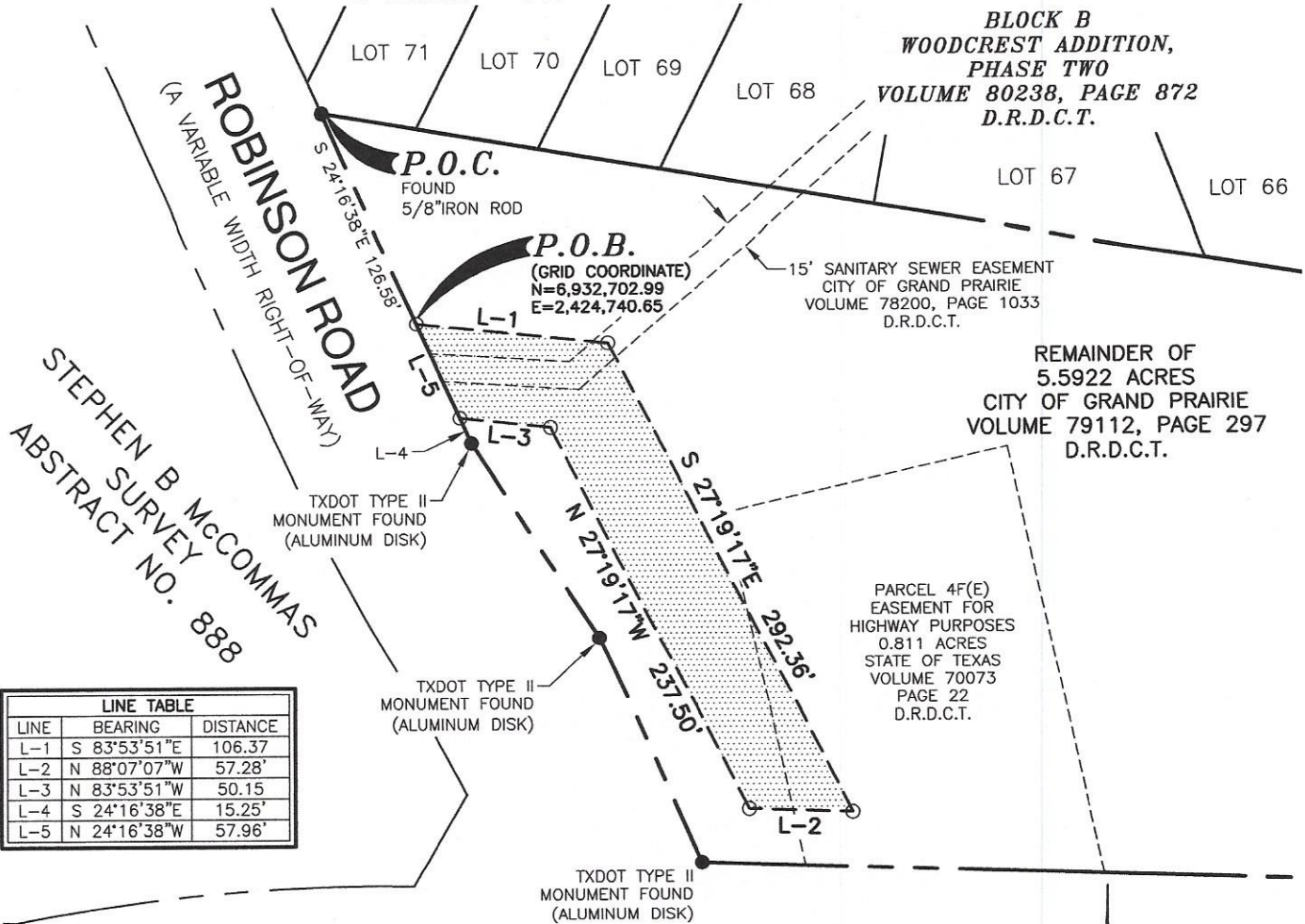
Surveyor's Name: Shaun Marvin Piepkorn
Registered Professional Land Surveyor
Texas No. 6432
Date of Survey: March 17, 2017
Texas Firm No. 10194283



Exhibit "B" Page 2 of 3

PLAT OF EXHIBIT "B"

BLOCK B
WOODCREST ADDITION,
PHASE TWO
VOLUME 80238, PAGE 872
D.R.D.C.T.



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 83°53'51"E	106.37
L-2	N 88°07'07"W	57.28'
L-3	N 83°53'51"W	50.15
L-4	S 24°16'38"E	15.25'
L-5	N 24°16'38"W	57.96'

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).



Trinity River Authority

5300 S. COLLINS STREET • ARLINGTON, TEXAS 76018

CENTRAL REGIONAL WASTEWATER SYSTEM MOUNTAIN CREEK RELIEF INTERCEPTOR SEGMENTS MC-7 AND MC-8

PARCEL NO. 43-TCE | TEMPORARY CONSTRUCTION EASEMENT

OWNER: CITY OF GRAND PRAIRIE

SURVEY: STEPHEN B McCOMMAS SURVEY, ABSTRACT NO. 888

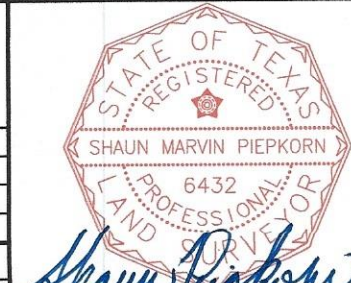
LOCATION: CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

EASEMENT ACQUISITION AREA: 17,159 SQUARE FEET OR 0.394 ACRES

WHOLE PROPERTY ACREAGE: 5.576 ACRES (CALCULATED)

JOB No. 40843 | DRAWN BY: SMP | CAD FILE: PARCEL 43-TCE.DWG

DATE: MARCH 17, 2017 | PAGE 3 OF 3 | SCALE: 1" = 100'



SHAUN MARVIN PIEPKORN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6432 TEXAS FIRM NO. 10194283

43-TCE Lot Report

43-TCE

	Bearing	Distance
S	83°53'51"	E 106.37
S	27°19'17"	E 292.36
N	88°07'07"	W 57.28
N	27°19'17"	W 237.50
N	83°53'51"	W 50.15
N	24°16'38"	W 57.96

Closure Error Distance> 0.0000

Total Distance> 801.63

17159.7 Sq. Feet

0.394 Acres