

**CITY OF GRAND PRAIRIE
SALES AGREEMENT**

MANSFIELD FRESH WATER LINE -----CITY W/O# 612.71

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF ELLIS

That **ELLIS JOINT VENTURE**, hereinafter referred to as "Seller", whether one or more, hereby agrees to sell to the City of Grand Prairie, Texas, 206 W. Church Street, Grand Prairie, Texas 75050, a municipal corporation, hereinafter referred to as "City", all that certain tracts being a permanent water main easement of 2.180 acres and a temporary construction easement of 3.581 acres, upon the following terms and conditions, to-wit:

1. The consideration to be paid by City to Seller is as follows:
EASEMENT PARCELS ACQUIRED: \$40,322.00

TOTAL CONSIDERATION/ALL CASH AT CLOSING: \$40,322.00
2. **Seller shall deliver good and indefeasible title.**
3. City, at City's expense, will obtain an Owner's Easement Title Insurance Policy from Allegiance Title Company, Grand Prairie, Texas. Any Seller requested exception to Titled Insurance must be approved by the City Attorney.
4. Consideration to be paid upon the proper execution and delivery of the Water Main Easement and Temporary Construction Easement, at closing of said purchase.

The foregoing consideration to be paid to Seller shall be considered full compensation for said property and for any damages that may be claimed or asserted by virtue of the establishment and construction of the improvements, which the City shall construct, establish or erect.

EXECUTED this 8TH day of APRIL, 2016.



SCOTT FARRAR, OWNER, ELLIS JOINT VENTURE

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT WATER LINE EASEMENT

BEING 2.180 acres of land located in the J. LAWRENCE SURVEY, Abstract No. 616, Grand Prairie, Ellis County, Texas, and being a portion of the tract of land conveyed to Ellis Joint Venture, by the deed recorded in Volume 2114, Page 1507, of the Deed Records of Ellis County, Texas. Said 2.180 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point at the South corner of aforesaid Ellis Joint Venture Tract lying in the Northeast right-of-way line of U.S. Highway No. 287, from which a $\frac{5}{8}$ " iron rod found bears N 71° W 3.84 feet;

THENCE N 55° 21' 45" W 50.07 feet, along the Southwest boundary line of said Ellis Joint Venture Tract and the Northeast right-of-way line of aforesaid U.S. Highway No. 287 to a point;

THENCE N 18° 33' 07" W 502.14 feet, to a point;

THENCE N 43° 44' 55" W 254.89 feet, to a point;

THENCE N 15° 34' 15" E 445.21 feet, to a point;

THENCE N 21° 55' 27" W 1952.09 feet, to a point in the North boundary line of aforesaid Ellis Joint Venture Tract being the South line of a tract of land conveyed to SW Lakeview Drive, L.P., by the deed recorded in Volume 2609, Page 152, of the Deed Records of Ellis County, Texas;

THENCE N 64° 23' 58" E 30.06 feet, along the North boundary line of said Ellis Joint Venture Tract and the South boundary line of said SW Lakeview Drive, L.P. Tract, to a point;

THENCE S 21° 55' 27" E 1964.20 feet, to a point;

THENCE S 15° 34' 15" W 443.29 feet, to a $\frac{5}{8}$ " iron rod found marked Trans Systems;

THENCE S 45° 34' 06" E 135.04 feet, to a point;

THENCE S 43° 44' 55" E 107.00 feet, to a point;

THENCE S 18° 33' 07" E at 85.39 feet, passing a Corp of Engineers Monument found and continuing all 548.93 feet, to the POINT OF BEGINNING containing 2.180 acres (94,954 square feet) of land.



Kristian Golebiewski

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PAGE 1

EXHIBIT "B"

ELLIS JOINT VENTURE
72.91 ACRES
VOL. 2114, PG. 1507
D.R.E.C.T.

J. LAWRENCE SURVEY
ABSTRACT No. 616

PERMANENT WATER LINE EASEMENT
2.180 ACRES (94,954 SQ.F.)

UNITED STATES OF AMERICA
123.60 ACRES
VOL. 676, PG. 506
D.R.E.C.T.

TERRY &
E. TERRY,
B. PG. 764
E.C.T.

JAMES B. ELDRIDGE &
WIFE M. ELDRIDGE
VOL. 1925, PG. 485
D.R.E.C.T.

ELLIS JOINT VENTURE
72.91 ACRES
VOL. 2114, PG. 1507
D.R.E.C.T.

U.S. HIGHWAY No. 287
VARIABLE WIDTH HWY R.O.W.

POINT OF
BEGINNING



SEPTEMBER 19, 2014

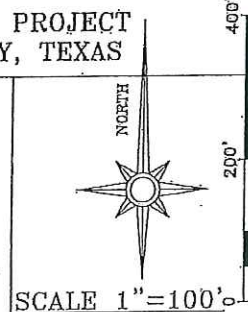
BEARING BASE:
NAD 83: TX83-NCF

GRAND PRAIRIE 360 WATER LINE PROJECT
GRAND PRAIRIE, ELLIS COUNTY, TEXAS



BRITAIN & CRAWFORD
LAND SURVEYING &
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(817) 925-0211 - METRO (817) 429-5112
FAX No. (817) 925-9347
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FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com

**PERMANENT
WATER LINE EASEMENT**
2.180 ACRES OF LAND
LOCATED IN THE
J. LAWRENCE SURVEY
ABSTRACT No. 616, GRAND PRAIRIE,
ELLIS COUNTY, TEXAS



SCALE 1"=100'

EXHIBIT "B"

SW LAKEVIEW DRIVE, L.P.
386.964 ACRES
VOL. 2609, PG. 152
D.R.E.C.T.

J. LAWRENCE SURVEY
ABSTRACT No. 616

ELLIS JOINT VENTURE
72.91 ACRES
VOL. 2114, PG. 1507
D.R.E.C.T.

PERMANENT WATER LINE EASEMENT
2.180 ACRES (94,954 SQ.F.)

WILLIAM TELFORD & WIFE
VOL. 138, PG. 371
D.R.E.C.T.

WILLIAM SCOTT FARRAR
2.0 ACRES
VOL. 2555, PG. 1584
D.R.E.C.T.

ELLIS JOINT VENTURE
72.91 ACRES
VOL. 2114, PG. 1507
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PAGE 2
PAGE 1

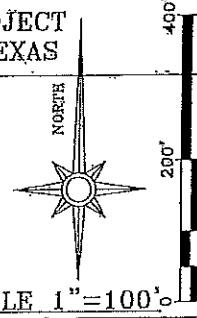
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WATER LINE EASEMENT**
2.180 ACRES OF LAND
LOCATED IN THE
J. LAWRENCE SURVEY
ABSTRACT No. 616, GRAND PRAIRIE,
ELLIS COUNTY, TEXAS



SCALE 1"=100'

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 50 foot wide strip of land located in the J. LAWRENCE SURVEY, Abstract No. 616, Grand Prairie, Ellis County, Texas, and being a portion of the tract of land conveyed to Ellis Joint Venture, by the deed recorded in Volume 2114, Page 1507, of the Deed Records of Ellis County, Texas. Said 50 foot wide strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the Southwest boundary line of aforesaid Ellis Joint Venture Tract and the Northeast right-of-way line of U.S. Highway No. 287, being located N 55° 21' 45" W 50.07 feet, from the South corner of said Ellis Joint Venture Tract;

THENCE N 55° 21' 45" W 83.45 feet, along the Southwest boundary line of said Ellis Joint Venture Tract and the Northeast right-of-way line of aforesaid U.S. Highway No. 287 to a point;

THENCE N 18° 33' 07" W 424.16 feet, to a point;

THENCE N 43° 44' 55" W 272.19 feet, to a point;

THENCE N 15° 34' 15" E 456.71 feet, to a point;

THENCE N 21° 55' 27" W 1931.91 feet, to a point lying in the North boundary line of aforesaid Ellis Joint Venture Tract;

THENCE N 64° 23' 58" E 50.10 feet, along the North boundary line of said Ellis Joint Venture Tract, to a point;

THENCE S 21° 55' 27" E 1952.09 feet, to a point;

THENCE S 15° 34' 15" W 445.21 feet, to a point;

THENCE S 43° 44' 55" E 254.89 feet, to a point;

THENCE S 18° 33' 07" E 502.14 feet, to the POINT OF BEGINNING containing 3.581 acres (155,981 square feet) of land.



Kristian Golebiewski

PAGE 2
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EXHIBIT "B"

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ABSTRACT No. 616

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E. TERRY
B, PG. 764
E.C.T.

JAMES B. ELDRIDGE &
WIFE M. ELDRIDGE
VOL. 1925, PG. 485
D.R.E.C.T.

TEMPORARY CONSTRUCTION
EASEMENT
3.581 ACRES (155,981 SQ.F.)

UNITED STATES OF AMERICA
123.60 ACRES
VOL. 676, PG. 506
D.R.E.C.T.

JOE &
JANSEN

ELLIS JOINT VENTURE
72.91 ACRES
VOL. 2114, PG. 1507
D.R.E.C.T.

U.S. HIGHWAY NO. 287
VARIABLE WIDTH HWY R.O.W.

POINT OF
BEGINNING



SEPTEMBER 19, 2014

5/8" IRF BEARS:
N71°W 3.84'

THE SOUTH
CORNER OF ELLIS
J.V. TRACT

N 55°21'45"W
50.07'

N 55°21'45"W
50.07'

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**TEMPORARY
CONSTRUCTION
EASEMENT**
3.581 ACRES OF LAND, LOCATED IN
THE J. LAWRENCE SURVEY
ABSTRACT No. 616, GRAND PRAIRIE,
ELLIS COUNTY, TEXAS

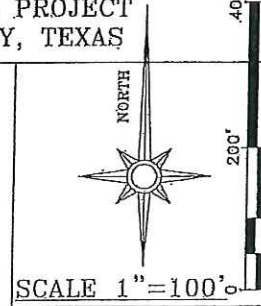


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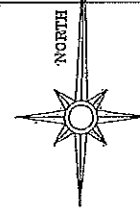
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