

**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.**

**WARRANTY DEED**

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

That Pacific & Pinson - Forney 76 LP, a Texas limited partnership, successor by conversion from Pacific & Pinson - Forney 76 LLLP., a Texas limited liability limited partnership, acting by and through its general partner, Foney 76 - GP, LLC., a Texas limited liability corporation (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of FIVE THOUSAND FIVE HUNDRED FORTY EIGHT AND 00/100 DOLLARS (\$5,548.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: NONE

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Pacific & Pinson – Forney 76 LP., a Texas limited partnership successor by conversion from Pacific & Pinson – Forney 76 LLLP., a Texas limited liability limited partnership, acting by and through its general partner, Forney 76 – GP, LLC, a Texas limited liability corporation.

BY: Forney 76 - GP, LLC., a Texas limited liability company, its general partner.

BY: \_\_\_\_\_  
Ronald McCrae, Manager

\* \* \* \* \*

STATE OF TEXAS            '  
COUNTY OF KAUFMAN    '

This instrument was acknowledged before me on \_\_\_\_\_  
by Ronald McCrae, Manager of Forney 76 – GP LLC, a Texas limited liability corporation, on its behalf, as general partner of Pacific & Pinson - Forney 76 LP, a Texas limited partnership, on its behalf, successor by conversion from Pacific & Pinson - Forney 76 LLLP., a Texas limited liability limited partnership.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

After recording return to:  
City of Dallas  
Department of Sustainable Development and Construction  
Real Estate Division  
320 East Jefferson Boulevard, Room 203  
Dallas, Texas 75203  
attn: Christian Roman

Warranty Deed Log No. 40393

**FIELD NOTES  
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION  
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER  
TRANSMISSION MAIN  
KAUFMAN COUNTY, TEXAS**

**Parcel: 70**

BEING a 0.3170 acre tract of land in the Juan Lopez Survey, Abstract No. 286, in Kaufman County, Texas, being part of a called 78.306 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Leslie D. Ware, dated February 1, 2005, as recorded in Volume 2584, Page 616, of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found at the northernmost northeast corner of said Ware tract, being an ell corner of a called 91.305 acre tract of land described as Tract 4 in a Special Warranty Deed to Pamela Samantha Keats, dated January 27, 1998, as recorded in Volume 1288, Page 364, D.R.K.C.T.;

THENCE South 45 degrees 48 minutes 43 seconds East, with the northeast line of said Ware tract and the southwest line of said Tract 4, a distance of 132.53 feet to a 1/2-inch iron with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set;

THENCE South 76 degrees 38 minutes 35 seconds West, departing the northeast line of said Ware tract and the southwest line of said Tract 4, a distance of 246.96 feet to a 1/2-inch iron rod with cap set in the northwest line of said Ware tract and the southeast line of said Tract 4;

THENCE North 44 degrees 11 minutes 17 seconds East, with the northwest line of said Ware tract and the southeast line of said Tract 4, a distance of 208.39 feet to the POINT OF BEGINNING and containing 13,809 square feet or 0.3170 acres of land, more or less.

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

FIELD NOTES APPROVED:  
*Pat J. Baldasaro*  
11/24/14

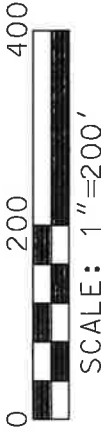
A plat of even survey date herewith accompanies this legal description.

Company Name: DAL-TECH Engineering, Inc.  
TBPLS Firm No. 10123500

By: *Patrick J. Baldasaro* Date: 11.24.14

Surveyor's Name: Patrick J. Baldasaro  
Registered Professional Land Surveyor  
Texas No. 5504





**POINT OF BEGINNING**

OWNER:  
PAMELA SAMANTHA KEATS  
TRACT 2  
(VOL. 1288, PG. 364)  
D.R.K.C.T.

CITY OF DALLAS WATER  
LINE RIGHT-OF-WAY  
(VOL. 445, PG. 20)  
D.R.K.C.T.

CITY OF DALLAS WATER  
LINE RIGHT-OF-WAY  
(VOL. 442, PG. 260)  
D.R.K.C.T.

OWNER:  
PAMELA SAMANTHA KEATS  
TRACT 4  
(VOL. 1288, PG. 364)  
D.R.K.C.T.

OWNER:  
PAMELA SAMANTHA KEATS  
TRACT 4  
(VOL. 1288, PG. 364)  
D.R.K.C.T.

OWNER:  
LESLIE D. WARE  
(VOL. 2584, PG. 616)  
D.R.K.C.T.

**PARCEL 70**  
**13,809 S.F.**  
**0.3170 AC.**

JUAN LOPEZ SURVEY  
ABSTRACT NO. 286

130.00'

S45° 48' 43" E  
132.53'

1/2" SIR  
W/CAP

S76° 38' 35" W  
246.96'

1/2" SIR  
W/CAP

N44° 11' 17" E  
208.39'

N45° 48' 43" W  
1041.74'

140.00'

3/4" FIR  
(C.M.)



**LEGEND:**

S.F.	SQUARE FEET
C.M.	CONTROL MONUMENT
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
1/2" SIR	1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
W/CAP	W/ CAP
SX	SET "X" CUT IN CONCRETE
FPK	FOUND PK. NAIL
SPK	SET PK. NAIL

NOTE: THIS SURVEY WAS PERFORMED BASE UPON RECORD DATA PROVIDED UNDER TIGOR TITLE INSURANCE COMPANY COMMITMENT G.F. NUMBER 20835-KF06, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2006.

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

**Exhibit A**  
OF A  
**RIGHT-OF-WAY ACQUISITION**  
SITUATED IN THE  
JUAN LOPEZ SURVEY, ABSTRACT NO. 286  
KAUFMAN COUNTY, TEXAS  
FOR THE  
**CITY OF DALLAS**  
BY  
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY., SUITE 110  
DALLAS, TEXAS 75287, TEL (972)250-2727, FAX (972)250-4774