

WASTEWATER EASEMENT

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

That Daniel C. Marriott and Cara E. Craft Marriott, Co-Trustees of the Marriott Family Trust (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 TEN DOLLARS AND 00/100 DOLLARS (\$10.00) 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, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, an easement for the purpose of laying, constructing, maintaining, repairing and replacing a City wastewater main or mains and appurtenances and such additional main or mains and appurtenances as are needed in the future in, under, through, across and along all that certain lot, tract or parcel of land described in Exhibit A, attached hereto and made a part hereof by reference for all purposes.

The City is acquiring this property for the purpose of laying, constructing, maintaining, repairing and replacing a City wastewater main or mains and appurtenances, and such additional main or mains and appurtenances as are needed in the future, according to such plans and specifications as will, in City's opinion, best serve the public purpose. The payment of the purchase price shall be considered full and adequate compensation for the easement rights herein granted.

Should one or more of the Grantors herein be natural persons and not joined by their respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s). Should one or more of the Grantors herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

The City shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the right of ingress and egress over and across said property to and from said easement for the purpose of constructing, reconstructing, maintaining, inspecting or repairing said main or mains and appurtenances.

The City shall have the right to remove and keep removed from the permanent easement herein granted any and all structures, fences, trees, shrubs, growths or other obstructions which may endanger or interfere with the construction, reconstruction, maintenance, repair or operation of the said main or mains. (Grantor, its successors or assigns, shall not place or store any material upon, or cover, bury, pave over or otherwise obstruct any cleanout, valve, meter or manhole located within the herein described permanent easement.)

Grantor, its successors or assigns, shall not be permitted to plant trees or shrubs of any kind within the boundaries of the herein described permanent easement.




All expenses in the construction and maintenance of said main or mains and appurtenances shall be borne by the City. In the construction of said main or mains and appurtenances, should the City find it necessary to remove any improvements now on the above-described property, all of those expenses shall also be borne by the City. Upon completion of construction, all surplus excavation, debris, trash or litter resulting from construction shall be cleaned up and hauled off the premises, and the easement property, including any fences disturbed, shall be restored to its original contour and condition.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.


SPECIAL PROVISIONS: NONE

TO HAVE AND TO HOLD the above described easement, 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 easement unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this 10th day of October, 2023


Daniel C. Marriott, Co-Trustee of Marriott Family Trust

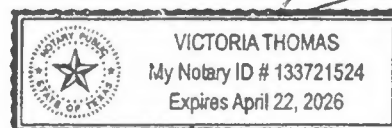
APPROVED AS TO FORM:


TAMMY L. PALOMINO, Interim City Attorney
By: 
Assistant City Attorney

* * * * *
STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on October 10, 2023
by Daniel C. Marriott, Co-Trustee of Marriott Family Trust.


Notary Public, State of TEXAS





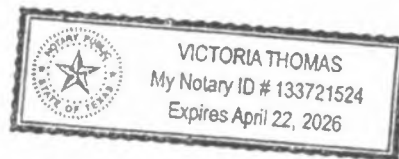
Cara E. Craft Marriott, Co-Trustee of Marriott Family Trust


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STATE OF TEXAS
COUNTY OF DALLAS

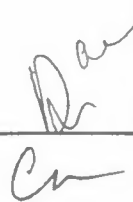
This instrument was acknowledged before me on October 10, 2023
by Cara E. Craft Marriott, Co-Trustee of Marriott Family Trust.



Notary Public, State of TEXAS



APPROVED AS TO FORM:
TAMMY L. PALOMINO, Interim City Attorney
By: _____
Assistant City Attorney 



* * * * *

After recording return to:
City of Dallas
Department of Public Works
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
Attn: Marriah Franklin

Wastewater Easement Log No. 53000

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de

WASTEWATER EASEMENT**Exhibit A**

Dentwood Addition No. 2
 Part of Lot 2, Block 5588
 James L. Farquhar Survey, Abstract No. 455
 City of Dallas, Dallas County, Texas

DESCRIPTION, of a 1,760 Square Foot (0.040) acre tract of land situated in the James L. Farquhar Survey, Abstract No. 455, City of Dallas, Dallas County, Texas; said tract being part of Lot 2, Block 5588 of Dentwood Addition No. 2 according to the plat recorded in Volume 15 Page 215 of the Map Records of Dallas County, Texas and part of that certain tract of land described in General Warranty Deed to Daniel C. Marriott and Cara E. Craft Marriott recorded in Instrument Number 202000360433 of the Official Records of Dallas County, Texas; said 1,760 square foot (0.040) acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found in the southeast right-of-way line of South Dentwood Drive (a variable width right-of-way) recorded in Volume 15, Page 215 of the said Map Records; said point being the north corner of said Lot 2 and the northwest corner of that certain tract of land described in Special Warranty Deed to Successor Trustee of The Dentwood Trust recorded in Instrument Number 201500309105 of the Official Public Records of Dallas County, Texas; from said point a 1/2-inch iron rod with "RPLS 5310" cap found bears in a northeasterly direction along a curve to the right, having a central angle of 64 degrees, 31 minutes, 18 seconds, a radius of 128.50 feet, a chord bearing and distance of North 64 degrees, 47 minutes, 30 seconds East, 137.18 feet, an arc distance of 144.71 feet, point being the end of said curve;

THENCE, departing the said southeast line of South Dentwood Drive and along the east line of said Lot 2 and the west line of said Dentwood Trust tract, the following two (2) calls:

South 21 degrees, 07 minutes, 40 seconds East, a distance of 177.67 feet to a point for corner;

South 13 degrees, 42 minutes, 09 seconds East, a distance of 108.97 feet to a point for corner;

THENCE, South 81 degrees, 45 minutes, 47 seconds West, departing the said east line of Lot 2; the said west line of the Dentwood Trust tract, into, over and across said Lot 2, and along the south line of a Sanitary Sewer Easement recorded in Volume 3315, Page 555 of the Deed Records of Dallas County, Texas, a distance of 87.67 feet to the **POINT OF BEGINNING**;
 (N: 7,002,734.70, E: 2,485,353.05)

THENCE, South 41 degrees, 32 minutes, 24 seconds West, departing the said south line of the Sanitary Sewer Easement and continuing into and across said Lot 2, a distance of 123.42 feet, to a point for corner on the southeast line of said Sanitary Sewer Easement;
 (N: 7,002,642.33, E: 2,485,271.21)

THENCE, North 18 degrees, 52 minutes, 02 seconds East, along the said southeast line of the Sanitary Sewer Easement, a distance of 51.88 feet, to a point for corner;
 (N: 7,002,691.63, E: 2,485,288.06)

THENCE, North 41 degrees, 32 minutes, 24 seconds East, departing the east line of said Sanitary Sewer Easement, a distance of 53.06 feet to a point for corner in the said south line of Sanitary Sewer Easement;
 (N: 7,002,731.13, E: 2,485,323.17)

(For SPRG use only)	
Reviewed By:	<u>JD</u>
Date:	<u>8/24/2023</u>
SPRG NO:	<u>6388</u>

[Handwritten signatures and initials]

WASTEWATER EASEMENT

Exhibit A

Dentwood Addition No. 2
Part of Lot 2, Block 5588
James L. Farquhar Survey, Abstract No. 455
City of Dallas, Dallas County, Texas

THENCE, along the said south line of the Sanitary Sewer Easement the following two (2) calls:

North 84 degrees, 07 minutes, 38 seconds East, along the said south line of the Sanitary Sewer Easement, a distance of 18.10 feet to a point for corner;
(N: 7,002,732.98, E: 2485341.17)

North 81 degrees, 45 minutes, 47 seconds East, a distance of 12.00 feet, to the **POINT OF BEGINNING**;

CONTAINING, 1,760 square feet or 0.040 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.


Kyle Coleman Harris
Registered Professional Land Surveyor No. 6266
Pacheco Koch, a Westwood Company
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

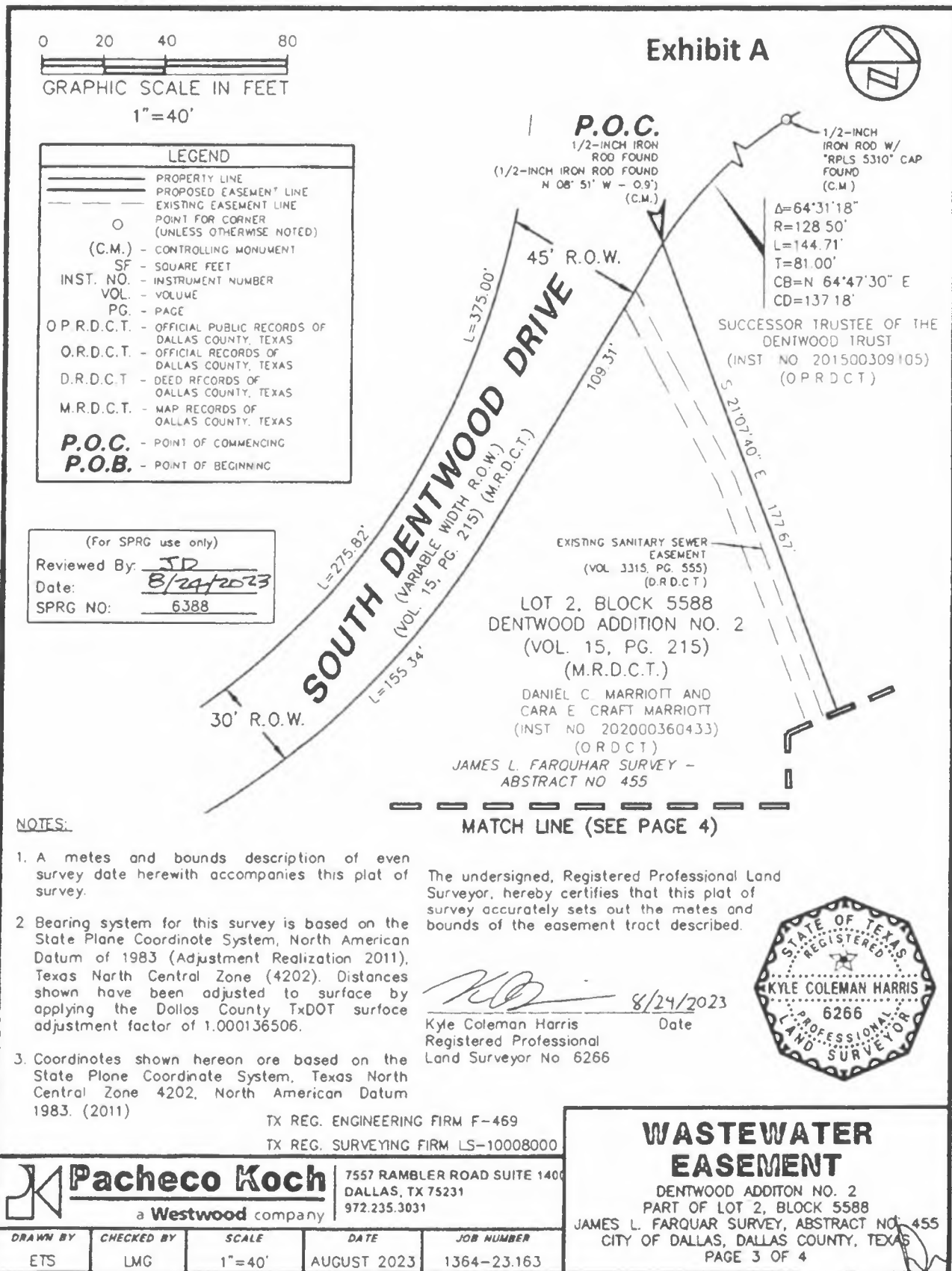
8/24/2023
Date

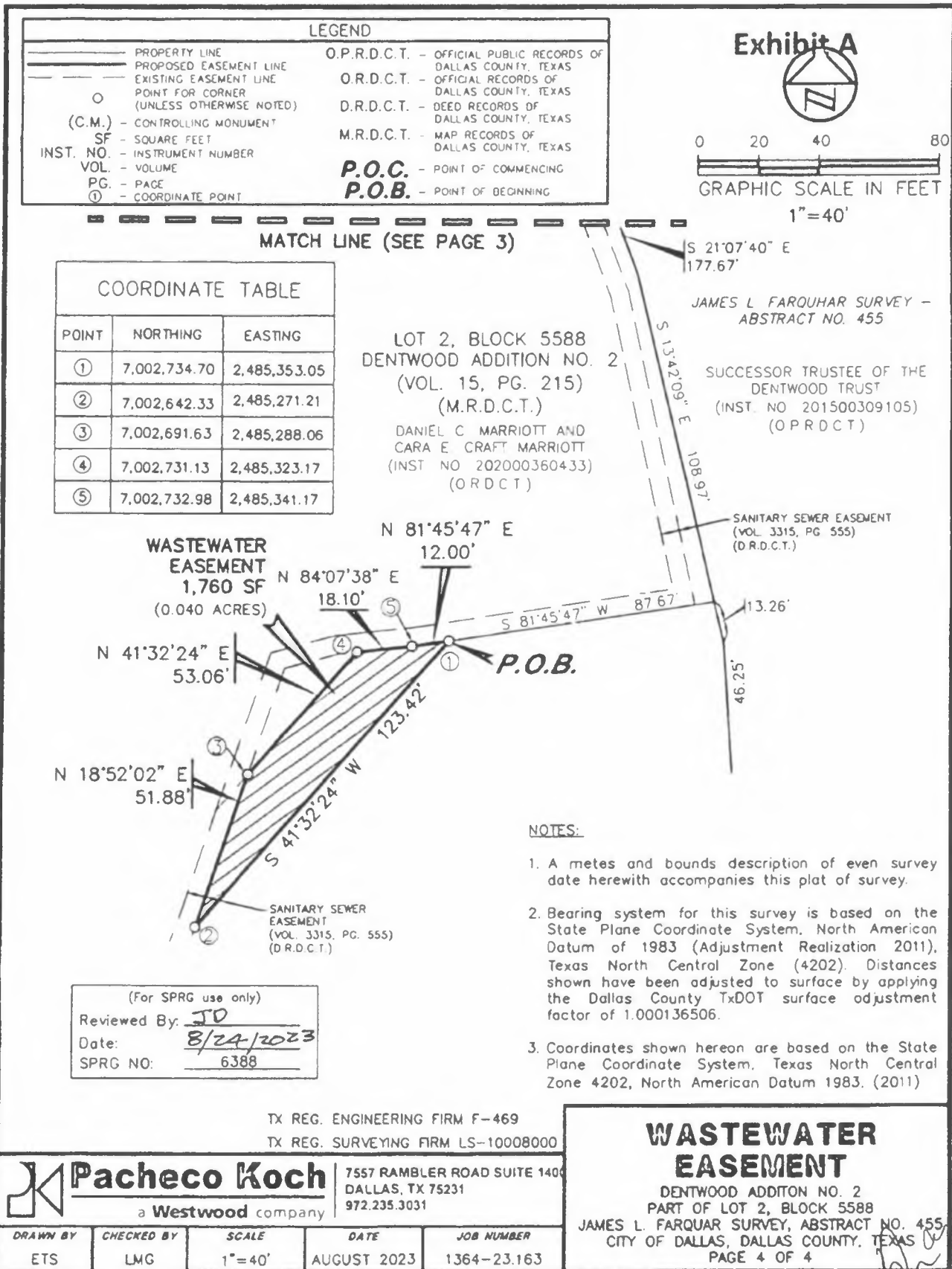


1364-23.163_EX1 doc ETS
1364-23.163_EX1 dwg ETS

(For SPRG use only)	
Reviewed By:	<u>JD</u>
Date:	<u>8/24/2023</u>
SPRG NO:	<u>6388</u>









VG-364-2023-202300209993

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202300209993

Real Property Recordings

Recorded On: October 13, 2023 01:11 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$54.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202300209993
Receipt Number: 20231013000607
Recorded Date/Time: October 13, 2023 01:11 PM
User: Kathleen M
Station: Cc140

Record and Return To:

City of Dallas
320 E. Jefferson

Dallas TX 75202



STATE OF TEXAS
Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX