DRAINAGE EASEMENT

THE STATE OF TEXAS §

COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

That Johnie Wilson and wife Mary B. Wilson, a married couple (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 FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$4,500.00) 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 constructing, maintaining and using storm water drainage facilities in, under, over, 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 constructing, maintaining and using storm water drainage improvements including the right to make the improvements on such grade and according to such plans and specifications as will, in its opinion, best serve the public purpose. The payment of the purchase price for the property herein conveyed shall be considered full compensation for same and for any diminution in value that may result to remaining property by virtue of project proximity thereto, grade alignment, utility installation, or the alteration of drainage patterns and facilities.

Should one or more of the Grantor(s) 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 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 or proper function of said stormwater drainage facilities.

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 t	this	day of _		1			
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GRANTORS:			
Johnie Wilson			
and			
Mary B. Wilson			
* * * *	* * * * * * * *		
STATE OF TEXAS	§		
COUNTY OF DALLAS	§		
This instrument was acknow by Johnie Wilson.	ledged before me on this	day of	, 2024
	4-4		
	Notary	y Public, State of Texas	

Exhib	oit B	
* * * * * * * * * * * *	* * * * * * *	
STATE OF TEXAS COUNTY OF DALLAS	§ §	
This instrument was acknowledged before me oby Mary B. Wilson.	on thisday of	_, 2024
	Notary Public, State of Texas	

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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 Maria Lopez

Drainage Easement Log No DWU829

Exhibit A

FIELD NOTES DESCRIBING 865 SQUARE FOOT (0.020 ACRE)
DRAINAGE EASEMENT IN CITY BLOCK 23/3703
CITY OF DALLAS. DALLAS COUNTY, TEXAS

BEING a 865 square foot (0.020 acre) tract of land out of the John McDowell Survey, Abstract No. 869, City of Dallas, Dallas County, Texas, lying in Lot B, Block 23/3703, Teames Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 20, Page 11, Map Records, Dallas County, Texas (M.R.D.C.T.) and also being out of a tract of land conveyed to Johnie Wilson and wife, Mary B. Wilson, by Special Warranty Deed recorded in Volume 73092, Page 1449, Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northwesterly corner of said Lot B, said iron rod also being the intersection of the southerly right-of-way line of Louisiana Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.) and the easterly line of a 15-foot alley (Volume 1, Page 483, M.R.D.C.T.), from which a ½-inch iron rod found (Controlling Monument) at the intersection of the easterly right-of-way line of Fernwood Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.) and the northerly right-of-way line of said Louisiana Avenue bears North 55°28'57" East, a distance of 88.79 feet, and also from which a ¾-inch iron pipe found (Controlling Monument) at the intersection of the westerly right-of-way line of Harlandale Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.) and the northerly right-of-way line of said Louisiana Avenue bears North 77°04'01" West, a distance of 220.80 feet;

THENCE North 89°50'41" East, along the northerly line of said Lot B and the southerly right-of-way line of said Louisiana Avenue, a distance of 9.58 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northeasterly corner of said Lot B, said point also being the intersection of the southerly right-of-way line of said Louisiana Avenue and the southwesterly right-of-way line of Fernwood Avenue (a 50' right-of-way) (Volume 1, Page 483, M.R.D.C.T.);

THENCE South 46°03'19" East, along the northeasterly line of said Lot B and the southwesterly right-of-way line of said Fernwood Avenue, a distance of 8.31 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point also being the beginning of a circular curve to the right having a radius of 472.34 feet and a chord that bears South 44°53'49" East, a distance of 17.82 feet;

THENCE Southeasterly, continuing along the northeasterly line of said Lot B and the southwesterly right-of-way line of said Fernwood Avenue, along said curve to the right, through a central angle of 02°09'41", an arc distance of 17.82 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 51°39'55" West, departing the northeasterly line of said Lot B and the southwesterly right-of-way line of said Fernwood Avenue, over and across said Lot B, a distance of 21.03 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner:

Exhibit A

FIELD NOTES DESCRIBING 865 SQUARE FOOT (0.020 ACRE)
DRAINAGE EASEMENT IN CITY BLOCK 23/3703
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 09°25'36" West, continuing over and across said Lot B, a distance of 28.61 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 87°40'54" West, continuing over and across said Lot B, a distance of 6.72 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the westerly line of said Lot B, said point also being in the easterly line of said 15-foot alley;

THENCE North 00°13'32" West, along the westerly line of said Lot B and the easterly line of said 15-foot alley, a distance of 59.91 feet to the **POINT OF BEGINNING**, containing 865 square feet or 0.020 acres, more or less.

BASIS OF BEARING: Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983.

DANIEL S. LIM

DANIEL S. LIM

08-30-7022

