

WASTEWATER EASEMENT

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

That Alice Wynn, also known as Alice Elson Wynn, a widow (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 TWENTY FIVE THOUSAND TWO HUNDRED FIFTY-FOUR AND NO/100 DOLLARS (\$25,254.00) 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.

Exhibit B

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 _____ day of _____, _____.

Alice Wynn

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Alice Wynn, also known as Alice Elson Wynn.

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: Lisa Junge

Wastewater Easement Log No. 49806

**FIELD NOTES DESCRIBING A 2,196 SQUARE FOOT (0.050 ACRE)
WASTEWATER EASEMENT
TO BE ACQUIRED BY THE CITY OF DALLAS
IN LOT 17, BLOCK A/7399 OF THE PEAVY FOREST ADDITION
JACOB HART SURVEY, ABSTRACT NO. 577
DALLAS COUNTY, TEXAS
FROM FRED WYNN AND WIFE, ALICE WYNN**

BEING, a 2,196 square foot (0.050 acre) tract of land situated in the Jacob Hart Survey, Abstract No. 577, Dallas County, Texas; said tract being part of Lot 17, Block A/7399 of the Peavy Forest Addition, an addition to the City of Dallas recorded in Volume 44, Page 171 of the Map Records of Dallas County, Texas; said tract also being that certain tract of land described in Warranty Deed to Fred Wynn and Wife, Alice Wynn recorded in Volume 72203, Page 1941 of the Deed Records of Dallas County, Texas; said 2,196 square foot tract of land being more particularly described as follows:

COMMENCING, at a point for corner in the west line of Peavy Road, a 60-foot right-of-way, and the south line of a 15-foot wide alley as shown on Lake Park Estates No. 6, an addition to the City of Dallas recorded in Volume 30, Page 103 of said Map Records; said point being the northeast corner of said Lot 17;

THENCE, South 00 degrees, 57 minutes, 39 seconds West, along the said west line of Peavy Road and the east line of said Lot 17, a distance of 52.52 feet to a 5/8-inch iron rod with "PACHECO KOCH EASEMENT" cap set for **POINT OF BEGINNING**;

THENCE, South 00 degrees, 57 minutes, 39 seconds West, continuing along the said west line of Peavy Road and the said east line of Lot 17, a distance of 43.18 feet to a 5/8-inch iron rod with "PACHECO KOCH EASEMENT" cap set for the northeast corner an existing 10-foot Sanitary Sewer Easement recorded in Volume 3902, Page 402 of said Deed Records;

THENCE, along the north line of the said 10-foot Sanitary Sewer Easement, the following two (2) calls:

South 52 degrees, 23 minutes, 11 seconds West, a distance of 42.52 feet to a MAG-nail with washer set for corner;

South 85 degrees, 15 minutes, 11 seconds West, a distance of 44.76 feet to a MAG-nail with washer set for corner;

DHC 6/24/19

Exhibit A

**FIELD NOTES DESCRIBING A 2,196 SQUARE FOOT (0.050 ACRE)
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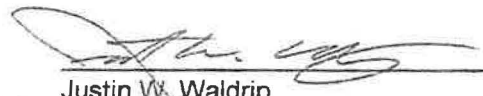
THENCE, North 47 degrees 19 minutes, 59 seconds East, a distance of 107.46 feet to the **POINT OF BEGINNING**;

CONTAINING, 2,196 square feet or 0.050 acre of land, more or less.

Basis of bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983.

(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.

 4/12/19
Justin W. Waldrup Date
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas, Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

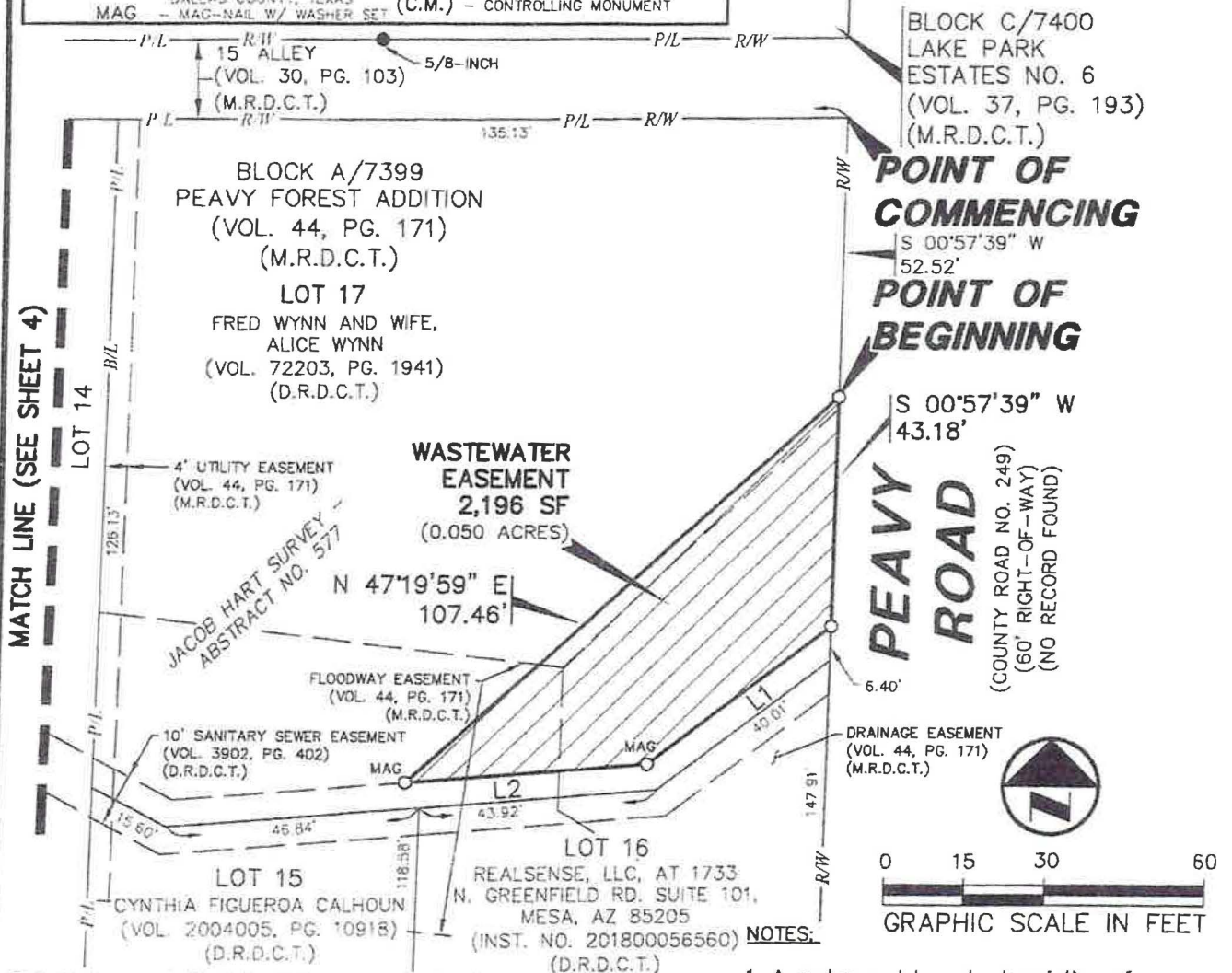


3505-14.013EX.doc
3505-14.013EX.dwg JAN/MWH

Exhibit A

LEGEND	
PROPERTY LINE	○ 5/8-INCH IRON ROD W/ "PACHECO
PROPOSED EASEMENT LINE	KOCH EASEMENT" CAP SET
EXISTING EASEMENT LINE	(UNLESS OTHERWISE NOTED)
B/L - BLOCK LINE	● IRON ROD FOUND
R/W - RIGHT OF WAY LINE	⊙ IRON ROD FOUND
P/L - PROPERTY LINE	W/ CAP
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS	VOL. - VOLUME
OF DALLAS COUNTY, TEXAS	PG. - PAGE
D.R.D.C.T. - DEED RECORDS OF DALLAS	INST. - INSTRUMENT
COUNTY, TEXAS	NO. - NUMBER
M.R.D.C.T. - MAP RECORDS OF DALLAS	(C.M.) - CONTROLLING MONUMENT
DALLAS COUNTY, TEXAS	
MAG - MAG-NAIL W/ WASHER SET	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 52°23'11" W	42.52'
L2	S 85°15'11" W	44.76'



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

Justin W. Waldrup
Registered Professional
Land Surveyor No. 6179



- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on a the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.

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FROM FRED WYNN AND WIFE, ALICE WYNN
SHEET 3 OF 4

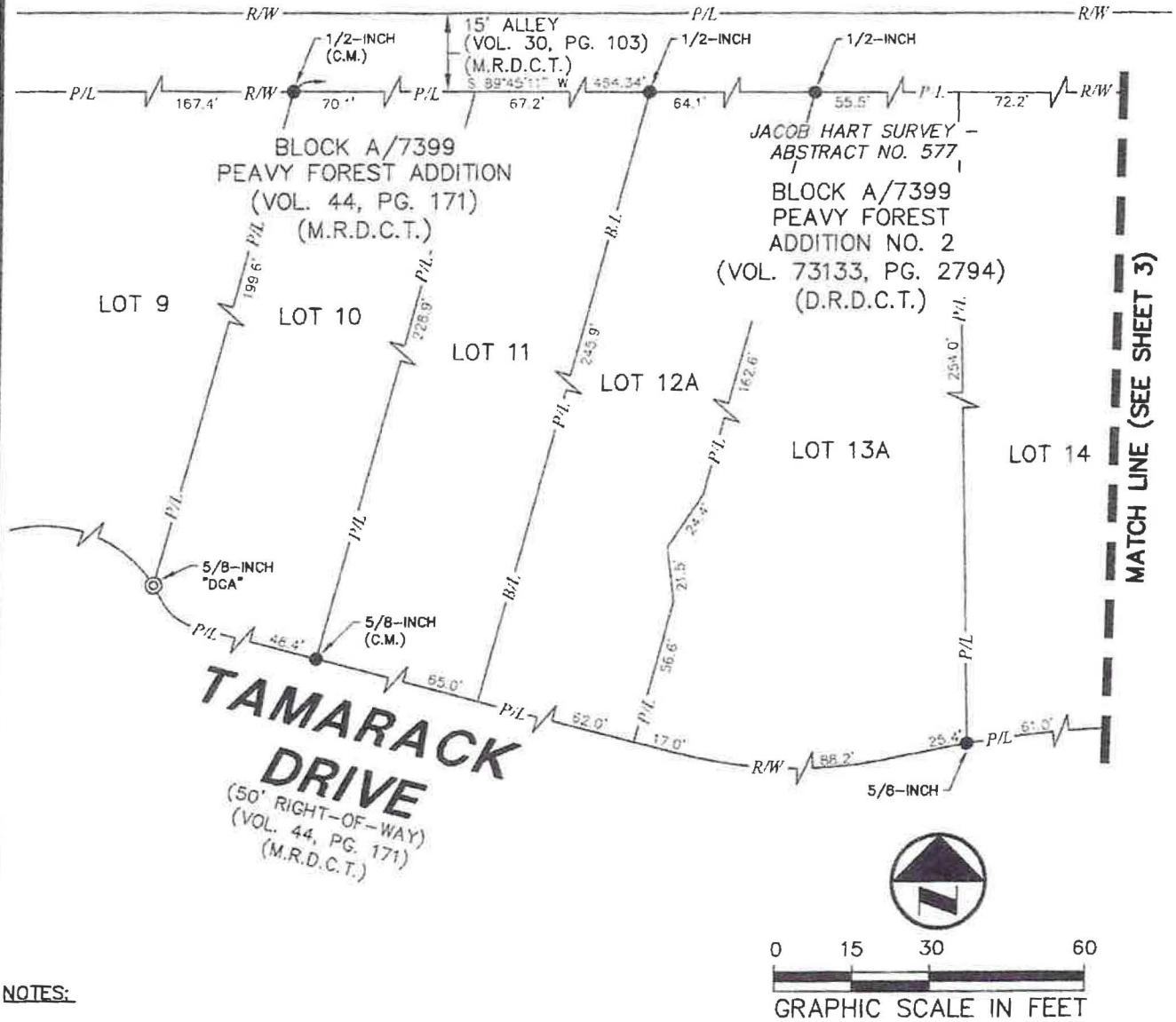
Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN/MWH	JWW	1"=30'	APRIL 2019	3505-14.013

LEGEND	
PROPERTY LINE	○ 5/8-INCH IRON ROD W/ "PACHECO KOCH EASEMENT" CAP SET (UNLESS OTHERWISE NOTED)
PROPOSED EASEMENT LINE	● IRON ROD FOUND
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PFC - POINT FOR CORNER	

BLOCK C/7400
LAKE PARK ESTATES NO. 6
(VOL. 37, PG. 193)
(M.R.D.C.T.)



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
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