

DRAINAGE EASEMENT

A

1149

2

11.00 DEED
2 06/22/90

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, for and in consideration of the sum Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to MARY CONSTANCE BECK and FRANK WILLIAM TILLEY ("Grantors") in hand paid by the TOWN OF ADDISON ("Grantee"), the receipt of which is hereby acknowledged, and confessed, Grantors have GRANTED, SOLD and CONVEYED, and by these presents do hereby GRANT, SELL and CONVEY, unto Grantee, its successors and assigns, an easement and right in, over, under, through, across and along that certain parcel of land situated in Dallas County, Texas, and described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference (the "Easement Tract") for drainage purposes (which purposes shall include without limitation, the construction, maintenance, repair, operation and modification of an open waterway) together with all necessary appurtenances thereto, and with the right and privilege at any and all times to enter the Easement Tract, or any part thereof, as is necessary for the proper use of any right granted herein.

TO HAVE AND TO HOLD, the same perpetually, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee its successors and assigns, forever, and Grantors are hereby bound, together with their successors assigns, to WARRANT and FOREVER DEFEND, all and singular the said easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

The easement granted hereby shall be non-exclusive and Grantors retain and reserve the right to use the Easement Tract for any purpose which does not interfere unreasonably with the use of the Easement Tract for the purposes contemplated hereby.

It is expressly understood and agreed that the parties hereto do not intend that there be, and there shall in no event be, a merger of the dominate and servient tenements by virtue of the ownership of any of said tenements being vested in the same person or entity, but do intend that the easement servitudes shall not be extinguished thereby and that the

said dominant and servient tenements be kept separate.

EXECUTED as of this 19th day of June, 1990.

GRANTORS:

Mary Constance Beck
MARY CONSTANCE BECK
Frank William Tilley
FRANK WILLIAM TILLEY

Grantee's Address:

Town of Addison
P. O. Box 144
Addison, Texas 75001

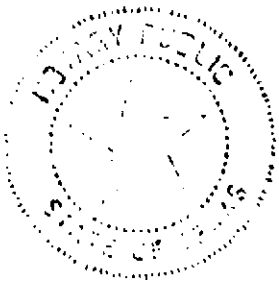
ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared

known to me to be Mary Constance Beck whose name subscribed to the foregoing instrument, and acknowledged to the that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 19th day of June, A.D. 1990



Lydia Allshouse
Notary Public in and for Dallas County, Texas.

My commission expires Oct 8, 1990

Lydia Allshouse
(Printed or stamped name of notary)

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared

known to me to be Frank William Tilley whose name subscribed to the foregoing instrument, and acknowledged to the that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 19th day of June, A.D. 1990



Notary Public in and for Dallas County, Texas.

My commission expires _____, 19____

(Printed or stamped name of notary)

REV 6-13-90
GW

EXHIBIT A
PARCEL 1

BEING A PARCEL OF LAND BEING PART OF THE NAN'S LITTLE ACRE ADDITION, AS RECORDED IN VOLUME 69229, PAGE 32, DALLAS COUNTY PLAT RECORDS (DCPR), BEING IN THE D. ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1/4-inch iron rod, being the southwest corner of said Nan's Little Acre Addition, same being the northwest corner of the Charles E. Painter Addition, as recorded in Volume 78162, Page 3337, DCPR, also being in the East line of Bellbrook Addition, as recorded in Volume 78162, Page 3337, DCPR;

THENCE N 00° 48' 33" E, with the line common to said Nan's Little Acre Addition and said Bellbrook Addition, a distance of 10.11 feet;

THENCE N 82° 24' 30" E, departing said common line and crossing said Nan's Little Acre Addition, a distance of 34.46 feet to the point of curvature of a curve to the right having a radius of 205.00 feet;

THENCE with said curve, through a delta angle of 04° 06' 10", an arc distance of 14.68 feet to the point of tangency;

THENCE N 86° 30' 40" E, a distance of 75.34 feet to a point of curvature of a curve to the right having a radius of 115.00 feet;

THENCE with said curve, through a delta angle of 06° 48' 31", an arc distance of 13.67 feet to a point of reverse curve to the left having a radius of 65.00 feet;

THENCE with said curve, through a delta angle of 14° 27' 48", an arc distance of 16.41 feet to a point of tangency;

THENCE N 78° 51' 24" E, a distance of 6.85 feet to a point of curvature of a curve to the right having a radius of 135.00 feet;

THENCE with said curve, through a delta angle of 11° 44' 42", an arc distance of 27.67 feet to a point on the West line of a 60-foot right-of-way for Winnwood Drive;

THENCE S 00° 32' 04" W, with the line common to said Winnwood Drive and said Nan's Little Acre Addition, a distance of 0.56 feet to the southeast corner of said Nan's Little Acre Addition, being the northeast corner of said Painter Addition;

THENCE S 82° 24' 30" W, with the line common to said Painter Addition and said Nan's Little Acre Addition, a distance of 189.99 feet to the POINT OF BEGINNING, and containing 1,123 square feet.

John W. Wade

6-13-90

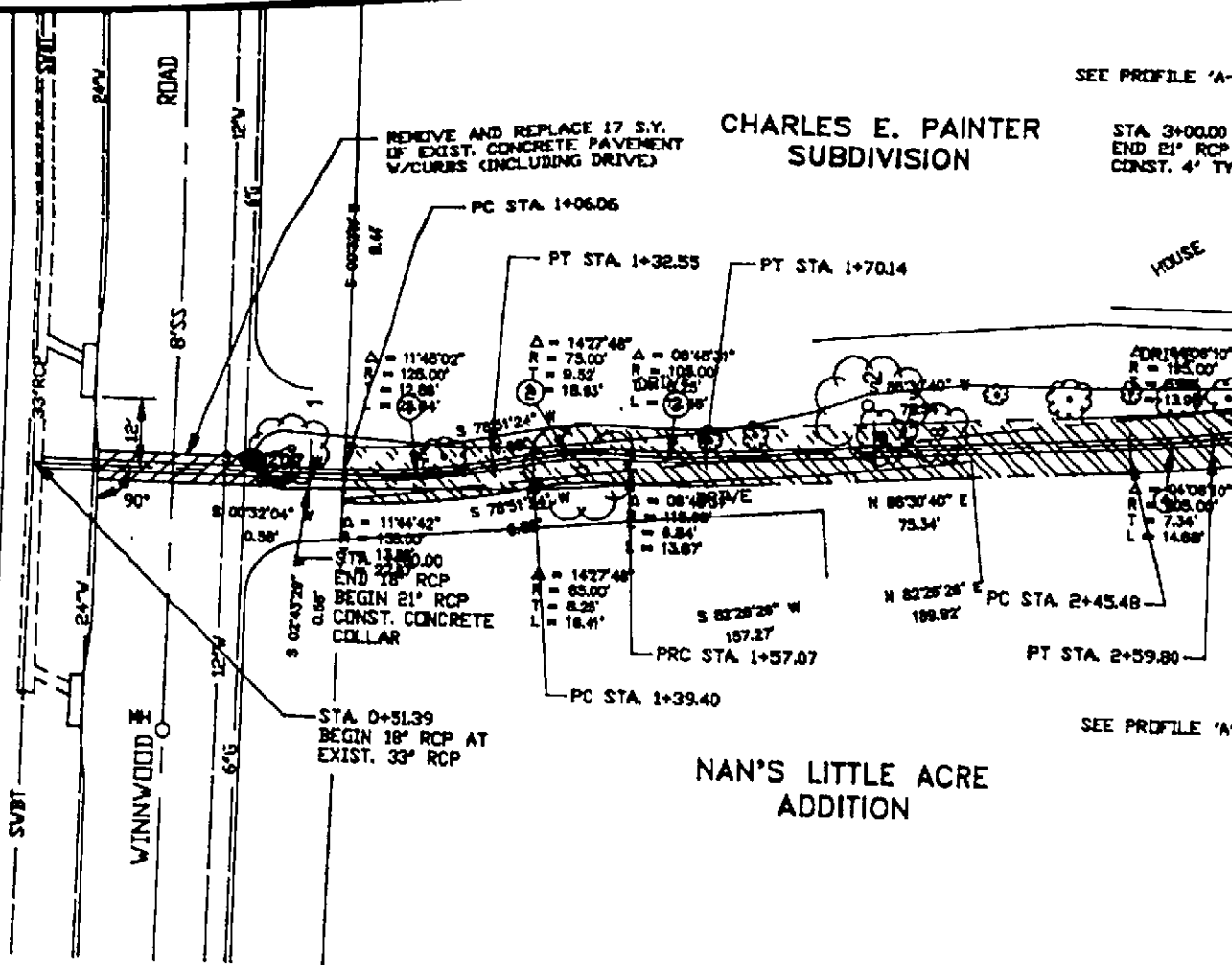
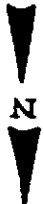


M. C. S. T.

SEE PROFILE 'A'

CHARLES E. PAINTER SUBDIVISION

STA 3+00.00
END 21" RCP
CONST. 4' W



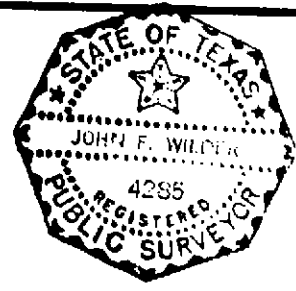
SEE PROFILE 'A'

NAN'S LITTLE ACRE ADDITION

PLAT OF EXHIBIT "A"

ESPEY, HUSTON & ASSOCIATES, INC.
 Engineering & Environmental Consultants
 17811 Waterview Parkway Dallas, Texas 75252
 (214) 669-9600

John F. Wilder
 JOHN F. WILDER R.P.S. NO. 4285



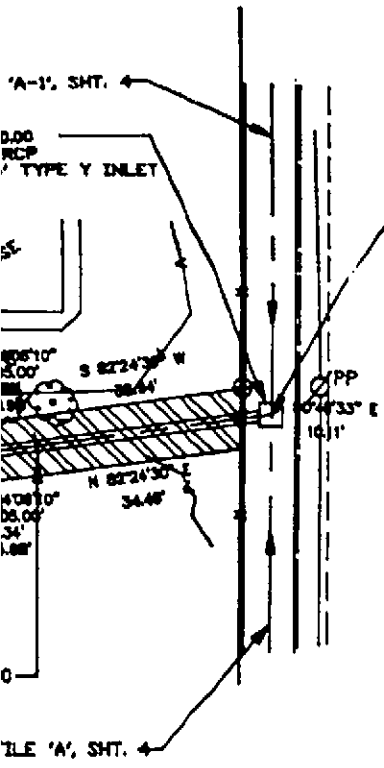
PREPARED BY GP
 CHECKED BY JW
 DATE 6/7/90
Rev 6-13-89

SCALE: 1" = 30'



30122 4407

11/26/88
SUT

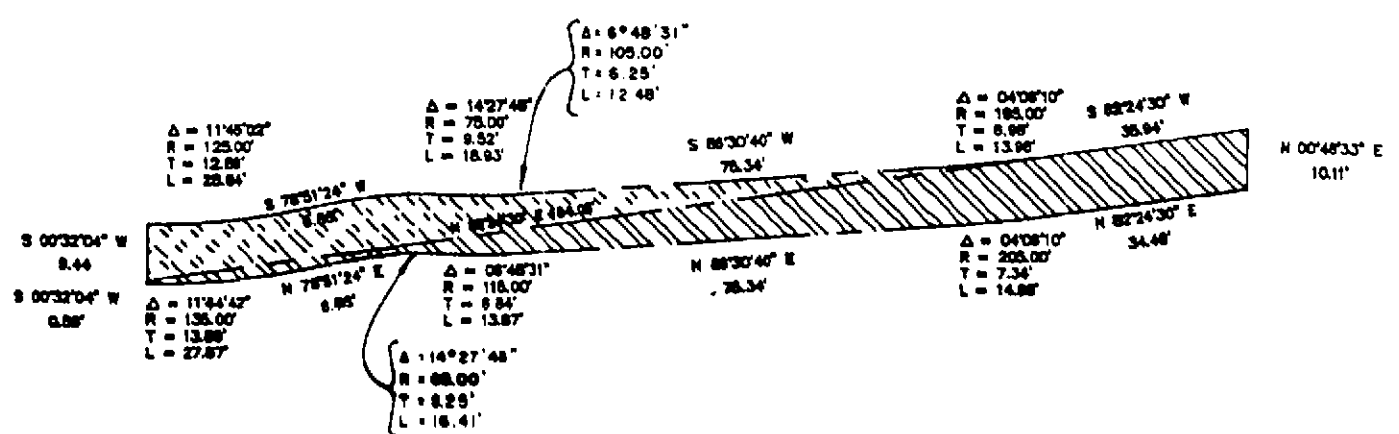


EQUATION 1

(SEE SHEET 4)

9

INSTALL 10 S.Y. OF
4" THICK CONCRETE
RIP-RAV



SURVEY:	A. BLEDSOE SURVEY A-157
LOCATION:	TOWN OF ADDISON, DALLAS COUNTY, TEXAS
EASEMENT ACQUISITION:	

PROPOSED
DRAINAGE EASEMENTS
FOR
THE TOWN OF ADDISON

90122 4488

COUNTY CLERK, DALLAS COUNTY, TEXAS
 JUN 22 1990
 Mr. Guy B. Smith
 The following report, with reference to the above captioned matter, was filed in the County Clerk's office on the date of the filing of the instrument and is hereby recorded as a part of the public records of Dallas County, Texas, in compliance with the provisions of Article XVI, Section 50, of the Constitution of the State of Texas.
 STATE OF TEXAS
 COUNTY OF DALLAS



90 JUN 22 PM 4: 07

COUNTY CLERK
 DALLAS COUNTY
 Guy B. Smith

6644 22:06

FILED