

DRAINAGE EASEMENT

A

1150

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 William E. Robbins & Mary Ann Robbins ("Grantor") in hand paid by the TOWN OF ADDISON ("Grantee"), the receipt of which is hereby acknowledged, and confessed, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does 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 Grantor is hereby bound, together with its successors and 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 Grantor retains and reserves 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.** Notwithstanding the foregoing, Grantor shall not install or

construct or permit to be installed or constructed any vertical improvement or structure above the surface of the Easement Tract.

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 dominant 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 15 day of June, 1990.

GRANTOR:

[Signature]

William E. Robbins

Grantee's Address:

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

[Signature]

Mary Ann Robbins

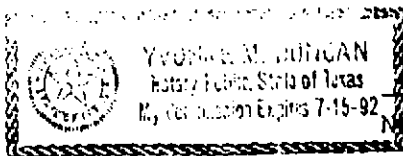
ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF

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

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

Given under my hand and seal of office on this the 15<sup>th</sup> day of June, A.D. 1990



[Signature]  
Notary Public in and for Dallas County, Texas.

My commission expires 7-15, 1992

Yvonne M. Duncan  
(Printed or stamped name of notary)

*Rev 6-13-90*  
*QAM*

EXHIBIT A

PARCEL 2

BEING A PARCEL OF LAND BEING PART OF THE CHARLES E. PAINTER ADDITION, AS RECORDED IN VOLUME 78162, PAGE 3337, 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:

COMMENCING for reference at a found 1/4-inch iron rod, marking the northwest corner of said Painter Addition, same being the southwest corner of the Nan's Little Acre Addition, as recorded in Volume 59229, Page 32, DCPR, said point also being in the East line of Bellbrook Estates Addition, as recorded in Volume 86024, Page 4884, DCPR;

THENCE N 82° 24' 30" E, with the line common to said Painter Addition and said Nan's Little Acre Addition, a distance of 35.94 feet to the POINT OF BEGINNING;

THENCE continuing with said common line, a distance of 154.05 feet to a point being the northeast corner of said Painter Addition and the southeast corner of said Nan's Little Acre Addition, being on the West line of the 60-foot right-of-way for Winnwood Drive;

THENCE S 00° 32' 04" W, with the line common to the right-of-way for said Winnwood Drive and said Painter Addition, a distance of 9.44 feet to a non-tangent curve to the left having a radius of 125.00 feet;

THENCE with said curve, having a delta angle of 11° 45' 02", an arc distance of 25.64 feet to a point of tangency;

THENCE S 78° 51' 24" W, a distance of 6.85 feet to a point of curvature on a curve to the right having a radius of 75.00 feet;

THENCE with said curve, having a delta angle of 14° 27' 48", an arc distance of 18.93 feet to a point of reverse curve to the left having a radius of 105.00 feet;

THENCE with said curve, having a delta angle of 06° 48' 31", an arc distance of 12.48 feet to a point of tangency;

THENCE S 86° 30' 40" W, a distance of 75.34 feet to a point of curvature on a curve to the left having a radius of 195.00 feet;

THENCE with said curve, through a delta angle of 04° 06' 10", an arc distance of 13.96 feet to the POINT OF BEGINNING, and containing 761 square feet of area.

*John Wild*

*6-13-90*







County Clerk Dallas County, Texas  
Gay Burk  
JUN 22 1990



Notarized and signed before me on this day of June, 1990, by Gay Burk, County Clerk of Dallas County, Texas as shown by the record of the County Clerk's Office. My commission expires on June 30, 1991.

90 JUN 22 PM 4:07

County Clerk  
Dallas County  
Gay Burk

FILED 5054 22-06