

DRAINAGE EASEMENT

A

1152

2

29.00 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 ~~Sharif-Munir-Davidson Development~~ ("Grantor") in hand paid by the TOWN OF ADDISON ("Grantee"), ^{Corporation} 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:

Ramsey Munir

Ramsey Munir, President

Grantee's Address:

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

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF

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

Ramsey Munir

known to me to be the person.....whose name...is...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
day of , A.D. 19



Gretchen S. Acevedo
Notary Public in and for Tarrant County, Texas.

My commission expires September 26, 1990

GRETCHEN S. ACEVEDO
(Printed or stamped name of notary)

EXHIBIT A-1

A 10-FOOT WIDE STRIP OF LAND FOR A DRAINAGE EASEMENT, BEING A PART OF LOT 9, BLOCK 1, BELLBROOK ESTATES, AS RECORDED IN VOLUME 86024, PAGE 4884, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (PRDCT), BEING OUT OF THE A. BLEDSOE SURVEY, ABSTRACT NO. 157, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found marking the northwest corner of the Charles E. Painter Subdivision, as recorded in Volume 78162, Page 3337, PRDCT, said point being in the East line of Lot 9;

THENCE S 00° 32' 04" W, with the line common to Lot 9 and said Charles E. Painter Subdivision, a distance of 72.60 feet to the southeast corner of said Lot 9, being the northeast corner of Lot 8, Block 1 of Bellbrook Estates;

THENCE N 89° 27' 56" W, with the line common to said Lot 9 and said Lot 8, a distance of 10.00 feet;

THENCE N 00° 32' 04" E, leaving said common line, a distance of 72.60 feet;

THENCE N 00° 30' 12" E, a distance of 56.90 feet to a point in the North line of said Lot 9, being the South line of Lot 10;

THENCE S 89° 29' 48" E, with the line common to said Lot 9 and said Lot 10, a distance of 10.00 feet to the northeast corner of said Lot 9, being the southeast corner of said Lot 10, same being on the West line of Nan's Little Acre Addition, as recorded in Volume 69229, Page 32, PRDCT;

THENCE S 00° 30' 12" W, with the line common to said Lot 9 and said Nan's Little Acre Addition, a distance of 56.90 feet to the POINT OF BEGINNING, and containing 1,295 square feet.

It is the intention of this description to describe a 10-foot wide drainage easement out of Lot 9, being bounded on the North by said Lot 10, being bounded on the East by said Charles E. Painter Subdivision and by Nan's Little Acre Addition, and being bounded on the South by said Lot 8.

[Handwritten signature]
5/14/90



A. BLEDSOE SURVEY A-157
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 EASEMENT ACQUISITION: 1295 SQ. FT.

PROPOSED
 DRAINAGE EASEMENTS
 FOR
 THE TOWN OF ADDISON

PLAT OF EXHIBIT "A"



NORTH

15' T. P. & L.
 & S. W. BELL
 ESMT

10

NAN'S LITTLE
 ACRE ADD'N
 VOL. 69229 PG. 32

BELLBROOK ESTATES

VOL. 86024 PG. 4884
 SHARIF-MUNIR-DAVIDSON
 DEVELOPMENT CORPORATION
 OWNERS

9

BLOCK 1

10' T.P. & L.
 ESMT

EXHIBIT "A"
 PROPOSED 10' WIDE
 DRAINAGE ESMT

POB "A"
 FND. 1/2" IR

CHARLES E. PAINTER
 SUBDIVISION
 VOL. 78162 PG. 3337

15' SANITARY
 SEWER ESMT

8

TANGENT	BEARING	LENGTH
T1	S 00°32'04" W	72.60'
T2	N 89°27'56" W	10.00'
T3	N 00°32'04" E	72.60'
T4	N 00°30'12" E	56.90'
T5	S 89°28'48" E	10.00'
T6	S 00°30'12" W	56.90'

ESPEY, HUSTON & ASSOCIATES, INC.
 Engineering & Environmental Consultants
 17601 Waterway Parkway Dallas, Texas 75242
 (214) 669-9600

PREPARED BY GC
 CHECKED BY JW
 DATE 5/11/90

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

SCALE: 1" = 30'

0 15 30 60



30122 4514

EXHIBIT A-2

A 10-FOOT WIDE STRIP OF LAND FOR A DRAINAGE EASEMENT, BEING A PART OF LOT 8, BLOCK 1, BELLBROOK ESTATES, AS RECORDED IN VOLUME 86024, PAGE 4884, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (PRDCT), BEING OUT OF THE A. BLEDSOE SURVEY, ABSTRACT NO. 157, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch Iron rod found marking the northeast corner of said Lot 8, being the southeast corner of Lot 9, Block 1 of Bellbrook Estates, same being in the West line of the Charles E. Painter Subdivision, as recorded in Volume 78162, Page 3337, PRDCT;

THENCE S 00° 32' 04" W, with the line common to Lot 8 and said Charles E. Painter Subdivision, a distance of 89.36 feet to the southwest corner of said Painter Subdivision;

THENCE S 82° 26' 23" W, leaving said common line and crossing said Lot 8, a distance of 10.10 feet;

THENCE N 00° 32' 04" E, a distance of 90.78 feet to a point on the North line of said Lot 8, being the South line of said Lot 9;

THENCE S 89° 27' 56" E, with the line common to said Lot 8 and said Lot 9, a distance of 10.00 feet to the POINT OF BEGINNING, and containing 900 square feet.

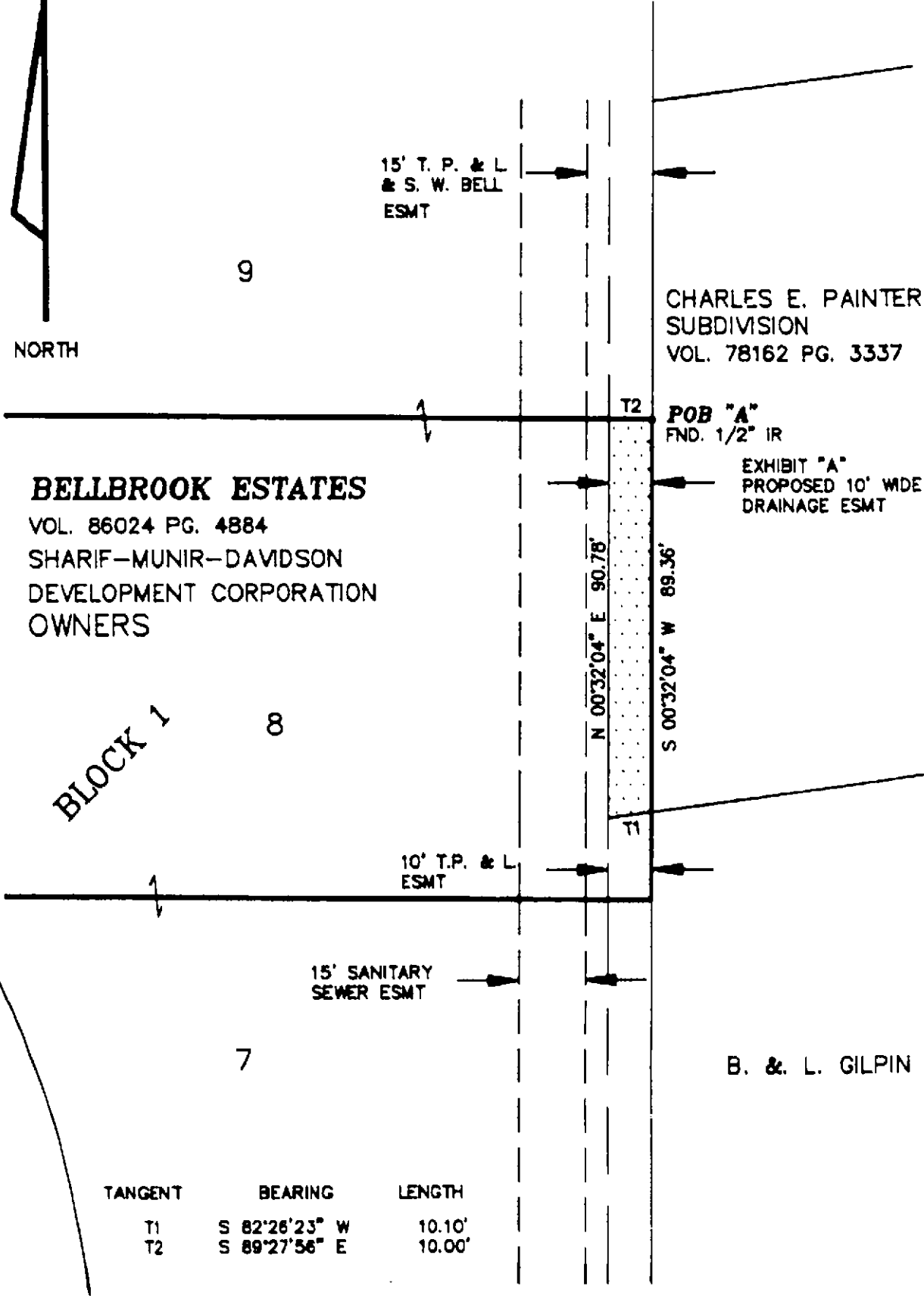
It is the intention of this description to describe a 10-foot wide drainage easement out of Lot 8, being bounded on the North by said Lot 9 and being bounded on the East by said Charles E. Painter Subdivision.



KEY: A. BLEDSOE SURVEY A-157
 LOCATION: TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 EASEMENT ACQUISITION: 900 SQ. FT.

PROPOSED
 DRAINAGE EASEMENTS
 FOR
 THE TOWN OF ADDISON

PLAT OF EXHIBIT "A"

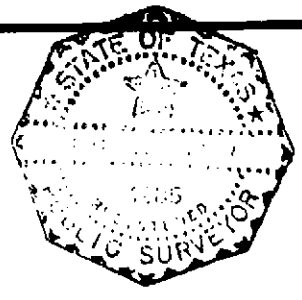
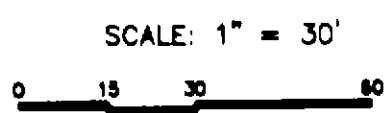


TANGENT	BEARING	LENGTH
T1	S 82°26'23" W	10.10'
T2	S 89°27'56" E	10.00'

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

PREPARED BY GC
 CHECKED BY JW
 DATE 5/11/90

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



30122 4516

EXHIBIT A-3

A 10-FOOT WIDE STRIP OF LAND FOR A DRAINAGE EASEMENT, BEING A PART OF LOT 11, BLOCK 1, BELLBROOK ESTATES, AS RECORDED IN VOLUME 86024, PAGE 4884, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (PRDCT), BEING OUT OF THE A. BLEDSOE SURVEY, ABSTRACT NO. 157, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/4-inch iron pipe found marking the northeast corner of said Lot 11, being the northwest corner of the Wismer Estate Addition, as recorded in Volume 69195, Page 1908, PRDCT, same being in the South line of the T. J. Elliott Estate, as recorded in Volume 79137, Page 3147, PRDCT;

THENCE S 04° 11' 14" W, with the line common to said Lot 11 and said Wismer Estate Addition, a distance of 110.24 feet to the southeast corner of said Lot 11, being the northeast corner of Lot 10 in said Bellbrook Estates;

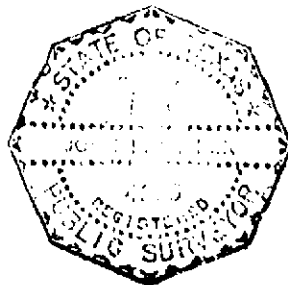
THENCE N 85° 48' 46" W, with the line common to said Lot 11 and said Lot 10, a distance of 10.00 feet;

THENCE N 04° 11' 14" E, a distance of 108.15 feet to an ell corner of said Lot 11, being the southwest corner of said T. J. Elliott Estate;

THENCE N 82° 21' 24" E, with the line common to said Lot 11 and said T. J. Elliott Estate, a distance of 10.21 feet to the POINT OF BEGINNING, and containing 1,092 square feet.

It is the intention of this description to describe a 10-foot wide drainage easement out of Lot 11, being bounded on the North by said T. J. Elliott Estate, being bounded on the East by said Wismer Estate Addition and being bounded on the South by said Lot 10.

*at 10:00 AM
5-14-90*



A. BLEDSOE SURVEY A-157

TOWN: TOWN OF ADDISON, DALLAS COUNTY, TEXAS

EASEMENT ACQUISITION: 1092 SQ. FT

PROPOSED
DRAINAGE EASEMENTS
FOR
THE TOWN OF ADDISON

PLAT OF EXHIBIT "A"



TANGENT	BEARING	LENGTH
T1	N 85°48'46" W	10.00'
T2	N 82°21'24" E	10.21'

15' T. P. & L.
& S. W. BELL
ESMT

10' T.P. & L.
ESMT

T. J. ELLIOTT
ESTATE
VOL. 79137 PG. 3147

BELLBROOK ESTATES

VOL. 86024 PG. 4884
SHARIF-MUNIR-DAVIDSON
DEVELOPMENT CORPORATION
OWNERS

FND 3/4" IP

T2 POB "A"
FND 3/4" IP

10' T.P. & L.
ESMT

EXHIBIT "A"
PROPOSED 10' WDE
DRAINAGE ESMT

BLOCK 1

108.15'
N 04°11'14" E

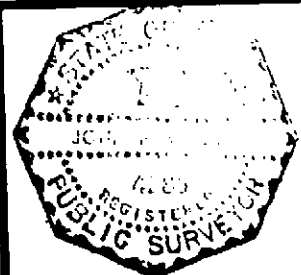
110.24'
S 04°11'14" W

WSMER ESTATE
ADDITION
VOL. 69195 PG. 1908

15' SANITARY
SEWER ESMT

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

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



PREPARED BY GC
CHECKED BY JW
DATE 5/11/90

SCALE: 1" = 30'



30122 4518

EXHIBIT A-4

A 10-FOOT WIDE STRIP OF LAND FOR A DRAINAGE EASEMENT, BEING A PART OF LOT 2, BLOCK 2, BELLBROOK ESTATES, AS RECORDED IN VOLUME 86024, PAGE 4884, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (PRDCT), BEING OUT OF THE A. BLEDSOE SURVEY, ABSTRACT NO. 157, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southwest corner of said Lot 2, being the northeast corner of Lot 1, Block 2 of Bellbrook Estates, same being in the West line of the G. W. Johnson Subdivision, as recorded in Volume 76061, Page 1014, PRDCT;

THENCE N 88° 00' 59" W, with the line common to said Lot 2 and said Lot 1, a distance of 10.01 feet;

THENCE N 03° 59' 56" E, leaving said common line and crossing said Lot 2, a distance of 62.99 feet to a North line of Lot 2, being the South line of the Stewart H. Beatty tract;

THENCE S 88° 29' 26" E, a distance of 10.01 feet to a northeast corner of said Lot 2, being the northwest corner of said G. W. Johnson Subdivision;

THENCE S 03° 59' 56" W, with the line common to said Lot 2 and said G. W. Johnson Subdivision, a distance of 63.43 feet to the POINT OF BEGINNING, and containing 634 square feet.

It is the intention of this description to describe a 10-foot wide drainage easement out of said Lot 2, being bounded on the North by the Stewart H. Beatty tract, being bounded on the East by the G. W. Johnson Subdivision, and being bounded on the South by said Lot 1.



SURVEY: A. BLEDSOE SURVEY A-157
 LOCATION: TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 EASEMENT ACQUISITION: 834 SQ. FT.

PROPOSED
 DRAINAGE EASEMENTS
 FOR
 THE TOWN OF ADDISON

PLAT OF EXHIBIT "A"



NORTH

BELLBROOK ESTATES

VOL. 86024 PG. 4884
 SHARIF-MUNIR-DAVIDSON
 DEVELOPMENT CORPORATION
 OWNERS

10' T.P. & L ESMT

15' T.P. & L & S.W. BELL ESMT

STEWART H. BEATTY

CHAIN LINK FNC

WOOD FNC

FIND 5/8" IR S 8°21'20" E 2.23'

EXHIBIT "A" PROPOSED 10' WIDE DRAINAGE ESMT

POB "A"

G. W. JOHNSON
 SUBDIVISION
 VOL. 76061 PG. 1014

TANGENT	BEARING	LENGTH
T1	N 88°00'59" W	10.01'
T2	N 03°59'56" E	62.99'
T3	N 88°29'26" W	5.38'
T4	S 88°29'26" E	10.01'
T5	S 03°59'56" W	63.43'

BELLBROOK WAY

VARIABLE WIDTH

50'

ESPEY, HUSTON & ASSOCIATES, INC.
 Engineering & Environmental Consultants
 17811 Victory Parkway Dallas, Texas 75252
 (214) 659-9600

PREPARED BY GC
 CHECKED BY JW
 DATE 5/14/90

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

SCALE: 1" = 30'

0 15 30 60



30122 4520

EXHIBIT A-5

A 10-FOOT WIDE STRIP OF LAND FOR A DRAINAGE EASEMENT, BEING A PART OF LOT 1, BLOCK 2, BELLBROOK ESTATES, AS RECORDED IN VOLUME 86024, PAGE 4884, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (PRDCT), BEING OUT OF THE A. BLEDSOE SURVEY, ABSTRACT NO. 157, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the northeast corner of Lot 1, being the southeast corner of Lot 2, Block 2 of Bellbrook Estates, same being in the West line of the G. W. Johnson Subdivision, as recorded in Volume 76061, Page 1014, PRDCT;

THENCE S 03° 59' 56" W, with the line common to said Lot 1 and said G. W. Johnson Subdivision, a distance of 96.74 feet to the southeast corner of said Lot 1, being the southwest corner of said G. W. Johnson Subdivision, and being in the North line of Bellbrook Way (variable-width right-of-way);

THENCE S 79° 49' 01" W, with the line common to said Lot 1 and said Bellbrook Way, a distance of 5.77 feet to a tangent curve to the right having a radius of 275.00 feet;

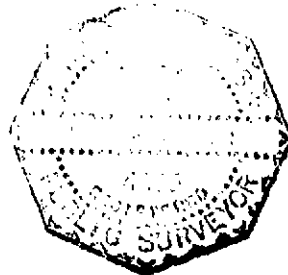
THENCE with said curve to the right, through a delta of 00° 56' 12", an arc distance of 4.50 feet, having a chord which bears S 82° 49' 28" W, a distance of 4.50 feet;

THENCE N 03° 59' 56" E, crossing said Lot 1, a distance of 98.67 feet to a point in the North line of said Lot 1, being the South line of said Lot 2;

THENCE S 88° 00' 59" E, with the line common to said Lot 1 and said Lot 2, a distance of 10.01 feet to the POINT OF BEGINNING, and containing 978 square feet.

It is the intention of this description to describe a 10-foot wide drainage easement out of Lot 1, being bounded on the North by said Lot 2, being bounded on the East by said G. W. Johnson Subdivision, and being bounded on the South by said Bellbrook Way.

[Handwritten signature]
5/15/90



A. BLEDSOE SURVEY A-157

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

ACQUISITION: 978 SQ. FT.

PROPOSED
DRAINAGE EASEMENTS
FOR
THE TOWN OF ADDISON

PLAT OF EXHIBIT "A"

TANGENT	BEARING	LENGTH
T1	S 79°49'01" W	5.77'
T2	S 88°00'59" E	10.01'

CRV NO	RADIUS	DELTA	TANGENT LENGTH	CHORD	BEARING
C-1	275.00	00°56'12"	2.25'	4.50'	S 82°49'28" W

NORTH

BLOCK 2

2

G. W. JOHNSON
SUBDIVISION
VOL. 76061 PG. 1014

POB "A"

10' T.P. & L.
ESMT

BELLBROOK ESTATES
VOL. 86024 PG. 4884
SHARIF-MUNIR-DAVIDSON
DEVELOPMENT CORPORATION
OWNERS

EXHIBIT "A"
PROPOSED 10' WDE
DRAINAGE ESMT

15' T. P. & L.
& S. W. BELL
ESMT

N 03°59'56" E 98.67'

WOOD PNC
S 03°59'56" W

FND 3/4" IP
S 44°52'25" W
0.43'

FND 3/4" IP
S 10°45'22" E
0.70'

BELLBROOK

WAY

VARIABLE WIDTH

50'

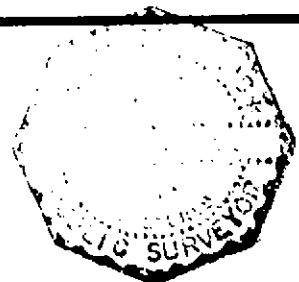
ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
17211 Veterans Parkway Dallas, Texas 75252
(214) 649-9600

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

PREPARED BY GC
CHECKED BY JW
DATE 5/14/90

SCALE: 1" = 30'

0 15 30 60



30122 4522

EXHIBIT A-6

A 10-FOOT WIDE STRIP OF LAND FOR A DRAINAGE EASEMENT, BEING A PART OF LOT 10, BLOCK 1, BELLBROOK ESTATES, AS RECORDED IN VOLUME 86024, PAGE 4884, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (PRDCT), BEING OUT OF THE A. BLEDSOE SURVEY, ABSTRACT NO. 157, IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch Iron pipe found marking the northwest corner of Nan's Little Acre Addition, recorded in Volume 69229, Page 32, PRDCT;

THENCE S 00° 30' 12" W, with the line common to Lot 10 and said Nan's Little Acre Addition, a distance of 105.00 feet to the southeast corner of said Lot 10, being the northeast corner of Lot 9;

THENCE S 89° 29' 47" W, with the line common to said Lot 10 and said Lot 9, a distance of 10.00 feet;

THENCE N 00° 30' 12" E, leaving said common line and crossing said Lot 10, a distance of 105.32 feet;

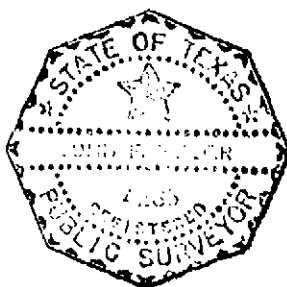
THENCE N 04° 11' 14" E, a distance of 51.65 feet to a point on the North line of said Lot 10, being the South line of said Lot 11;

THENCE S 85° 48' 46" E, with the line common to said Lot 10 and said Lot 11, a distance of 10.00 feet to the northeast corner of said Lot 10, being the southeast corner of said Lot 11, same being in the West line of Wismer Estate Addition, as recorded in Volume 69195, Page 1908, PRDCT;

THENCE S 04° 11' 14" W, with the line common to said Lot 10 and said Wismer Estate Addition, a distance of 51.33 feet to the POINT OF BEGINNING, and containing 1,567 square feet.

It is the intention of this description to describe a 10-foot wide drainage easement out of Lot 10, being bounded on the North by said Lot 11, being bounded on the East by said Nan's Little Acre Addition and said Wismer Estate Addition, and being bounded on the South by said Lot 9.

Handwritten signature and date



A. BLEDSOE SURVEY A-157

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

ACQUISITION: 1567 SQ. FT.

PROPOSED
DRAINAGE EASEMENTS
FOR
THE TOWN OF ADDISON

PLAT OF EXHIBIT "A"

11

15' T. P. & L.
& S. W. BELL
ESMT

NORTH

10

BELLBROOK ESTATES

VOL. 86024 PG. 4884

SHARIF-MUNIR-DAVIDSON
DEVELOPMENT CORPORATION
OWNERS

BLOCK 1

9

15' SANITARY
SEWER ESMT

10' T.P. & L.
ESMT

WISMER ESTATE
ADDITION
VOL. 69195 PG. 1908

POB "A"
FND. 1/2" IP

EXHIBIT "A"
PROPOSED 10' WIDE
DRAINAGE ESMT

NAN'S LITTLE
ACRE ADD'N
VOL. 69229 PG. 32

TANGENT BEARING LENGTH

T1	N 89°28'47" W	10.00'
T2	N 04°11'14" E	51.65'
T3	S 85°48'46" E	10.00'
T4	S 04°11'14" W	51.33'

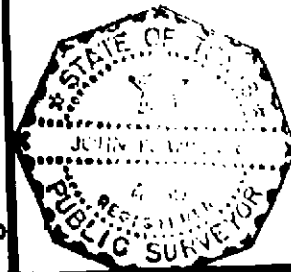
CHARLES E. PAINTER
SUBDIVISION
VOL. 78162 PG. 3337

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
17821 Veterans Parkway Dallas, Texas 75238
(214) 669-9600

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

SCALE: 1" = 30'

0 15 30 60



PREPARED BY GC
CHECKED BY JW
DATE 5/11/90

30122 4524

COUNTY CLERK, DALLAS COUNTY, TEXAS
Gay Burt
JUN 22 1990



any person, herein which reflects the same, shall be void of the
mentioned and original, because of the fact that the same
was recorded under Federal law.
I hereby certify this instrument was filed on this day of the
month of June, 1990, at the County Clerk's Office, Dallas
County, Texas, and the same is a true and correct copy of the
original as the same is on file in the office of the
County Clerk, Dallas County, Texas, as required
by law.

FILED
Gay Burt
COUNTY CLERK
DALLAS COUNTY, TEXAS
90 JUN 22 PM 4:07

30122 4525