



VG-364-2024-202400049565

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202400049565

Real Property Recordings

Recorded On: March 12, 2024 11:14 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$49.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202400049565
Receipt Number: 20240312000402
Recorded Date/Time: March 12, 2024 11:14 AM
User: Kathleen M
Station: Cc140

Record and Return To:

ZACHARY STINSON
3027 LORETTA
GRAND PRAIRIE TX 75054



STATE OF TEXAS
Dallas County

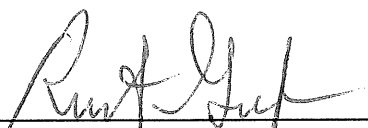
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

EXECUTED on the dates indicated below and EFFECTIVE as of March 12, 2024
(the "Effective Date").

GRANTOR:


Frost Bank,
a Texas state bank

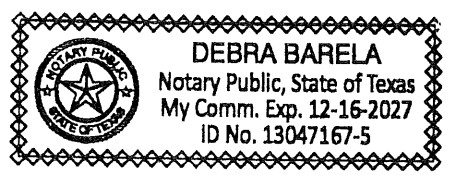
By: 
Robert Goudge, Executive Vice President

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared Robert Goudge, 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 act and deed of **Frost Bank, a Texas state bank**, as the Executive Vice President thereof, for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of MARCH, 2024.


Notary Public in and for the State of Texas

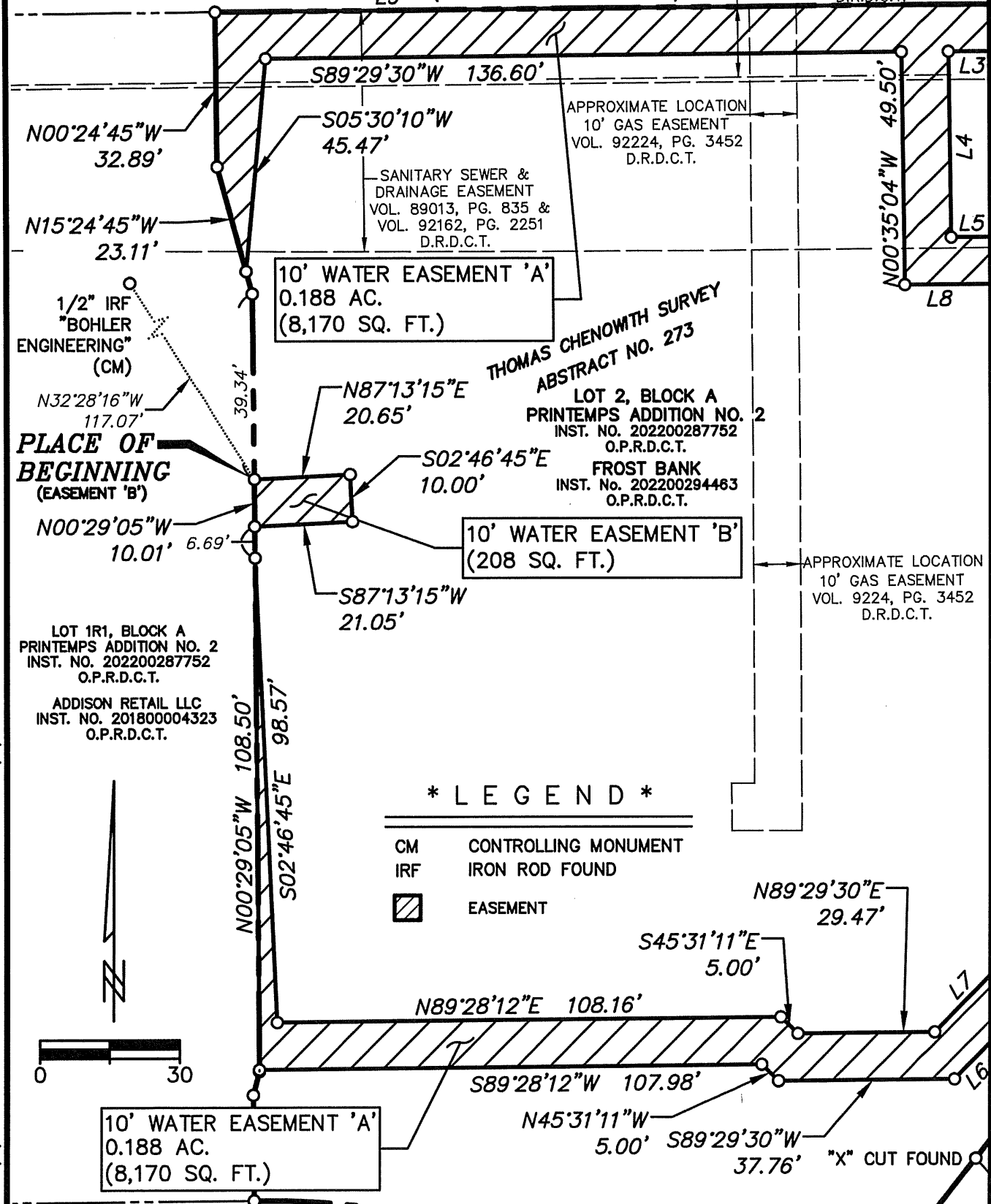


BELT LINE ROAD

L9 (VARIABLE WIDTH RIGHT-OF-WAY)

15' T. U. ELECTRIC EASEMENT
VOL. 92162, PG. 827,
D.R.D.C.T.

WA# 22051 PRINTED: 3/5/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 3/5/2024 11:06 AM SAVED BY: HAYDEN FILE: WATER-ESMT-22051.DWG



MATCH LINE - SEE SHEET 2

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

WIA WIER & ASSOCIATES, INC.
SURVEYOR PREPARING THIS EXHIBIT:
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

10' WIDE WATER EASEMENT
ADDISON, DALLAS COUNTY, TEXAS

DRAWN BY: HAF
APPROVED: GAM

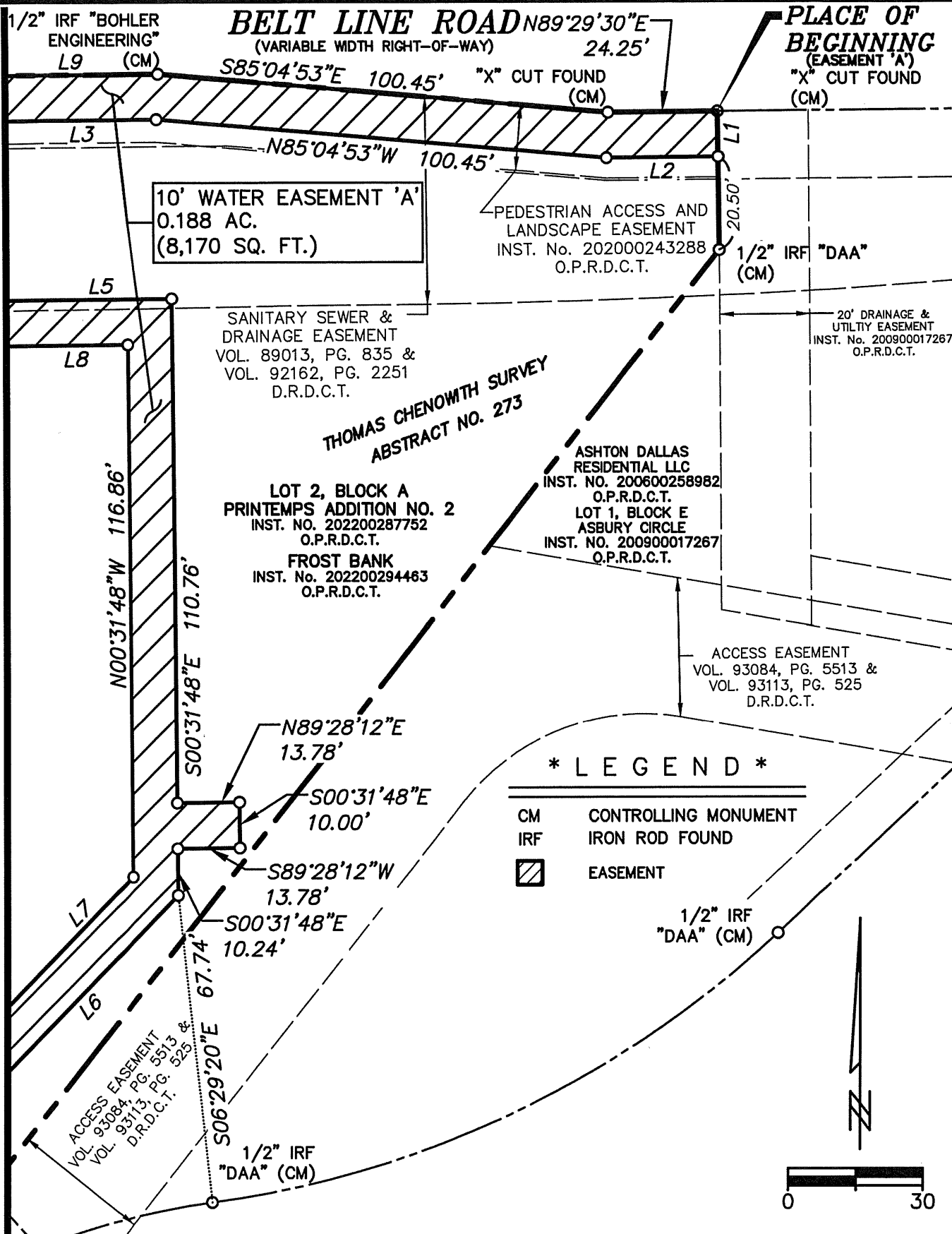
SHEET NO. 1 OF 5

REV.

EXHIBIT "A"

WA# 22051 PRINTED: 3/5/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 3/5/2024 11:06 AM SAVED BY: HAYDEN FILE: WATER-ESMT-22051.DWG

MATCH LINE - SEE SHEET 1



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 Texas Board of Professional Land Surveying Registration No. 10033900

10' WIDE WATER EASEMENT
ADDISON, DALLAS COUNTY, TEXAS

DRAWN BY: HAF	SHEET NO. 2 OF 5	REV.
APPROVED: GAM		

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	S00°30'30"E	10.00'
L2	S89°29'30"W	24.73'
L3	S89°29'30"W	43.73'
L4	S00°35'04"E	39.49'
L5	N89°28'12"E	46.51'
L6	S44°28'12"W	67.21'
L7	N44°28'12"E	58.92'
L8	S89°28'12"W	46.51'
L9	N89°29'30"E	201.46'

FIELD NOTES – DESCRIPTION
WATER EASEMENT 'A'

BEING A TRACT OF LAND LOCATED IN THE THOMAS CHENOWITH SURVEY, ABSTRACT No. 273, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK A, PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CC# 202200287752 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND, BEING THE NORTHEAST CORNER OF SAID LOT 2, THE NORTHWEST CORNER OF LOT 1, BLOCK E, ASBURY CIRCLE ADDITION, AN ADDITION TO THE TOWN OF ADDISON DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INST. NO. 200900017267 AND IN THE SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 00°30'30" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID BELT LINE ROAD AND ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 89°29'30" W, DEPARTING THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 24.73 FEET TO A POINT;

THENCE N 85°04'53" W, 100.45 FEET TO A POINT;

THENCE S 89°29'30" W, 43.73 FEET TO A POINT;

THENCE S 00°35'04" E, 39.49 FEET TO A POINT;

THENCE N 89°28'12" E, 46.51 FEET TO A POINT;

THENCE S 00°31'48" E, 110.76 FEET TO A POINT;

THENCE N 89°28'12" E, 13.78 FEET TO A POINT;

THENCE S 00°31'48" E, 10.00 FEET TO A POINT;

THENCE S 89°28'12" W, 13.78 FEET TO A POINT;

THENCE S 00°31'48" E, 10.24 FEET TO A POINT;

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10' WIDE WATER EASEMENT ADDISON, DALLAS COUNTY, TEXAS	
DRAWN BY: HAF	SHEET NO. 3 OF 5
APPROVED: GAM	
REV.	

EXHIBIT "A"

FIELD NOTES – DESCRIPTION
WATER EASEMENT 'A'

THENCE S 44°28'12" W, 67.21 FEET TO A POINT;

THENCE S 89°29'30" W, 37.76 FEET TO A POINT;

THENCE N 45°31'11" W, 5.00 FEET TO A POINT;

THENCE S 89°28'12" W, 107.98 FEET TO A POINT IN THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF LOT 1R1, BLOCK A OF SAID PRINTEMPS ADDITION NO. 2;

THENCE N 00°29'05" W, ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1R1, A DISTANCE OF 108.50 FEET TO A POINT;

THENCE S 02°46'45" E, DEPARTING THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1R1, A DISTANCE OF 98.57 FEET TO A POINT;

THENCE N 89°28'12" E, 108.16 FEET TO A POINT;

THENCE S 45°31'11" E, 5.00 FEET TO A POINT;

THENCE N 89°29'30" E, 29.47 FEET TO A POINT;

THENCE N 44°28'12" E, 58.92 FEET TO A POINT;

THENCE N 00°31'48" W, 116.86 FEET TO A POINT;

THENCE S 89°28'12" W, 46.51 FEET TO A POINT;

THENCE N 00°35'04" W, 49.50 FEET TO A POINT;

THENCE S 89°29'30" W, 136.60 FEET TO A POINT;

THENCE S 05°30'10" W, 45.47 FEET TO A POINT IN THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1R1;

THENCE ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1R1 AS FOLLOWS:

- 1) N 15°24'45" W, 23.11 FEET TO A POINT;
- 2) N 00°24'45" W, 32.89 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID LOT 2, THE NORTHEAST CORNER OF SAID LOT 1R1 AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID BELT LINE ROAD;

THENCE ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BELT LINE ROAD AS FOLLOWS:

- 1) N 89°29'30" E, 201.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BOHLER ENGINEERING";
- 2) S 85°04'53" E, 100.45 FEET TO AN "X" CUT FOUND;
- 3) N 89°29'30" E, 24.25 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.188 ACRES (8,170 SQUARE FEET) OF LAND, MORE OR LESS.

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10' WIDE WATER EASEMENT
ADDISON, DALLAS COUNTY, TEXAS

DRAWN BY: HAF
APPROVED: GAM

SHEET NO. 4 OF 5

REV.

FIELD NOTES – DESCRIPTION
WATER EASEMENT 'B'

BEING A TRACT OF LAND LOCATED IN THE THOMAS CHENOWITH SURVEY, ABSTRACT No. 273, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK A, PRINTEMPS ADDITION NO. 2, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CC# 202200287752 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 2, THE EAST LINE OF LOT 1R1 OF SAID BLOCK A AND FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BOHLER ENGINEERING" BEARS N 32°28'16" W, A DISTANCE OF 117.07 FEET, SAID IRON ROD BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1R1;

THENCE N 87°13'15" E, DEPARTING THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1R1, A DISTANCE OF 20.65 FEET TO A POINT;

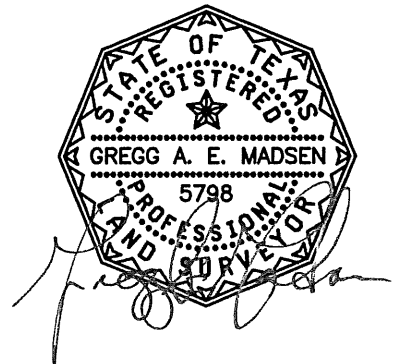
THENCE S 02°46'45" E, 10.00 FEET TO A POINT;

THENCE S 87°13'15" W, 21.05 FEET TO A POINT IN THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1R1;

THENCE N 00°29'05" W, ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1R1, A DISTANCE OF 10.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 208 SQUARE FEET OF LAND, MORE OR LESS.

NOTES:

- (1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTH OF MAY, 2023 UNDER THE DIRECT SUPERVISION OF GREGG A.E. MADSEN , R.P.L.S. NO. 5798.



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10' WIDE WATER EASEMENT ADDISON, DALLAS COUNTY, TEXAS		SHEET NO. 5 OF 5	REV.
DRAWN BY: HAF	APPROVED: GAM		