

028847

15' Sanitary Sewer Easement  
(5,494 Square Feet)

01716

**THE STATE OF TEXAS  
COUNTY OF ROCKWALL**



KNOW ALL MEN BY THESE PRESENTS

00219

THAT James W. Reese, Jr. (Grantor) of Rockwall County, TX, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by City of Rockwall (Grantee) receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto to Grantee, the free and uninterrupted use, liberty and privilege of the passage in, along, upon and across the following described property, see Exhibit "A" attached for description, owned by Grantor, Situated in Rockwall County, Texas, in the E.P.G. Chisum Survey, Abstract No. 64.

**MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED**

**HERETO AND MADE A PART HEREOF.**

And it is further agreed that the said Grantee, in consideration of the benefits above set out, will remove from the property above described, such fences, buildings and other obstructions as may now be found upon said property. For the purpose of sanitary sewer facilities in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, workmen and representatives having ingress, egress, and regress in, along upon and across said premises for the purpose of making additions to, improvements on and repairs to the said sanitary sewer facilities or any part thereof.

**TO HAVE AND TO HOLD** unto the said Grantee as aforesaid for the purposes aforesaid the premises above described.

Witness hand , this the 16<sup>th</sup> day of Sept., A.D. 1999.

*James W. Reese, Jr.*  
James W. Reese, Jr.


01716

ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF Rockwall

BEFORE ME, the undersigned authority,  
on this day personally appeared JAMES W. REESE, JR

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, This 16 day of September, A.D. 1999  
(L.S.)  
  
Lisa C. Coppler  
Notary Public, in and for the State of Texas.  
My Commission Expires 10-02-2002

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, This... day of... A.D. 19...  
(L.S.)

Notary Public, in and for the State of Texas.  
My Commission Expires

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned authority,  
on this day personally appeared

whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This... day of... A.D. 19...  
(L.S.)

Notary Public, in and for the State of Texas.  
My Commission Expires

CLERK'S CERTIFICATE

THE STATE OF TEXAS,  
COUNTY OF

Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the... day of... A. D. 19... with its Certificate of Authentication, was filed for record in my office on the... day of... A. D. 19... at... o'clock... M., and duly recorded this... day of... A. D. 19... at... o'clock... M., in the

Records of said County, in Volume... on pages...  
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, at office in... the day and year last above written.

(L. S.)  
County Clerk... County, Texas.  
By... Deputy.

FILED FOR RECORD  
this day of A. D. 19... at... o'clock... M.  
County Clerk... Deputy.  
By... Deputy.  
Recording Fee \$...  
This instrument should be filed immediately with the County Clerk for record.  
MARTIN STAMMEY CO., DALLAS

EXHIBIT "A"  
 METES AND BOUNDS DESCRIPTION  
 FOR A

15 FOOT WIDE SANITARY SEWER EASEMENT

BEING a tract of land situated in the City of Rockwall, Rockwall County, Texas, part of the E.P.G. Chisum Survey, Abstract No. 64 and being a portion of that certain tract of land conveyed to James W. Reese, Jr. by deed recorded in Volume 53, Page 373 of the Deed Records, Rockwall County, Texas, and being further described by metes and bounds as follows:

COMMENCING at a point in the northwesterly right of way line of F.M. 740 (80 foot right of way) and the beginning of a non-tangent curve to the right, said point being the easterly southeast corner of that certain tract of land conveyed to Lake Pointe Health Science Center, LTD., a Texas limited Partnership recorded in Volume 946, Page 276, Deed Records, Rockwall County, Texas, from which a found 5/8 inch iron rod bears South 15°30'40" West, 1.2 feet;

THENCE, along said northwesterly right of way line of F.M. 740 the following two (2) courses:

Northeasterly, along the arc of said non-tangent curve having a radius of 2917.93 feet, an arc length of 218.54 feet, a central angle of 04°17'29", whose chord bears North 41°25'22" East, 218.49 feet to a point for corner;

North 43°34'06" East, 415.23 feet to a point for the POINT OF BEGINNING;

THENCE, North 44°17'50" West, parallel with and southwesterly 15 feet perpendicular to the southeasterly right of way line of Turtle Cove (60 foot right of way), 366.56 feet to a point for corner;

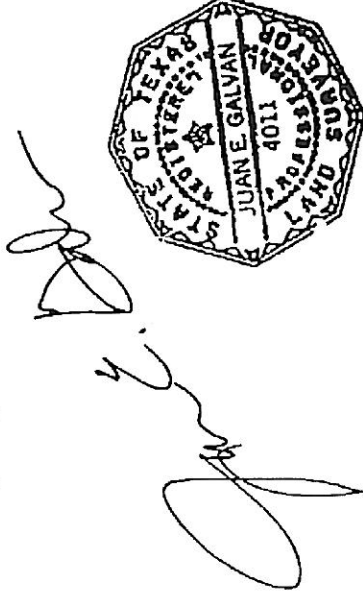
THENCE, North 45°42'10" East, 15.00 feet to a point in said southeasterly right of way line of Turtle Cove;

THENCE, South 44°17'50" East, along said southeasterly right of way line of Turtle Cove, 366.00 feet to a point for the intersection of said southeasterly line of Turtle Cove with the aforesaid northwesterly line of F.M. 740;

THENCE, South 43°34'06" West, along said northwesterly right of way line of F.M. 740, 15.01 feet to the point of beginning and containing a computed area of 5,494 square feet.

Compiled by:  
 SURVCON INC.  
 From Records  
 August 1999

Job No.: 617392



0208047

M.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS  
 D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
 P.O.C. POINT OF COMMENCING  
 P.O.B. POINT OF BEGINNING

01716 00220

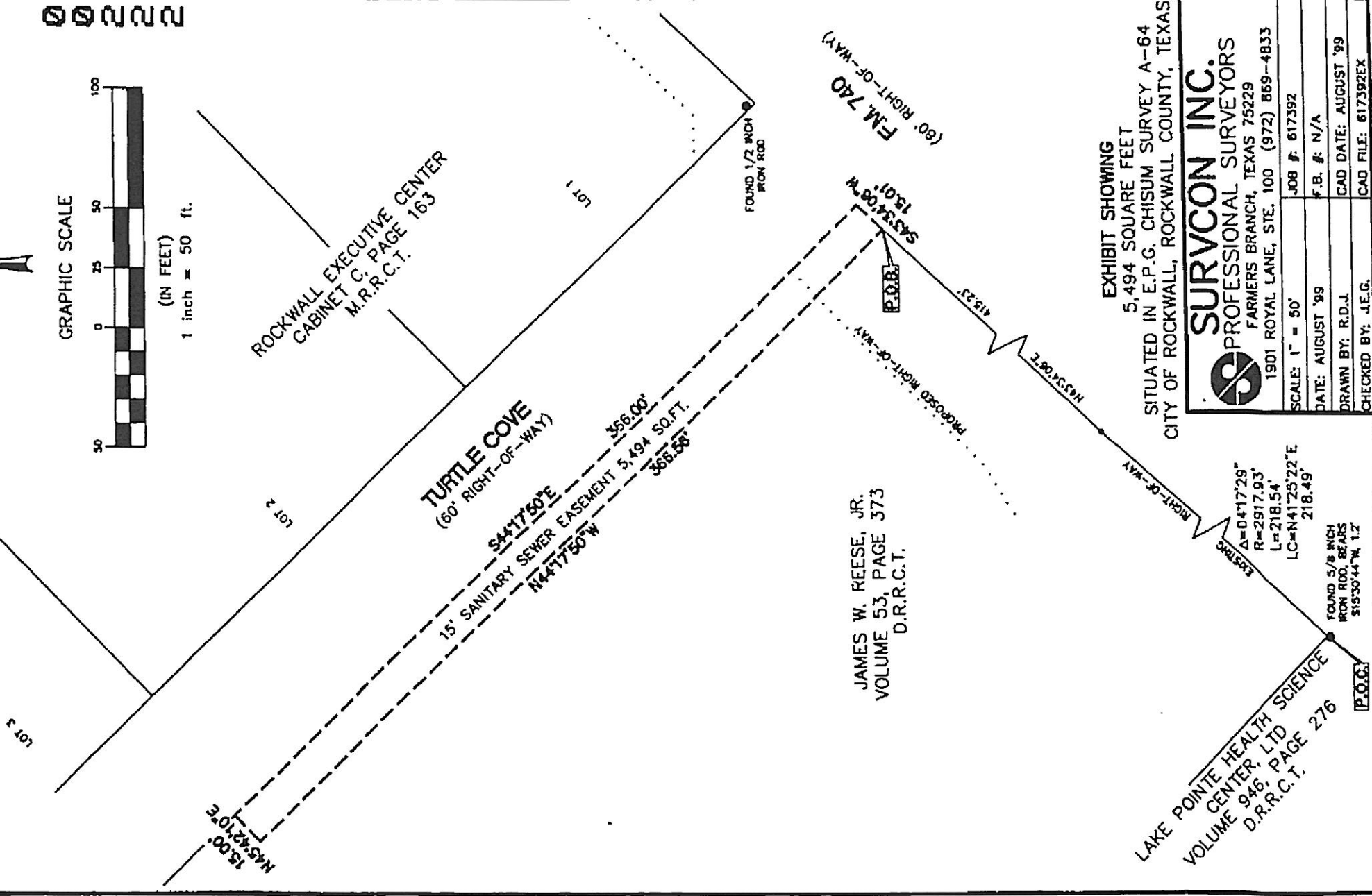
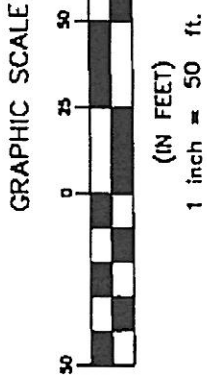


EXHIBIT SHOWING  
 5,494 SQUARE FEET  
 SITUATED IN E.P.G. CHISUM SURVEY A-64  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**SURVCON INC.**  
 PROFESSIONAL SURVEYORS  
 FARMERS BRANCH, TEXAS 75229  
 1901 ROYAL LANE, STE. 100 (972) 869-4833

SCALE: 1" = 50'  
 DATE: AUGUST '99  
 DRAWN BY: R.D.J.  
 CHECKED BY: J.E.G.

JOB #: 617392  
 F.B. #: N/A  
 CAD DATE: AUGUST '99  
 CAD FILE: 617392EX

617292EX.DWG 8-24-99 3:57:00 PM CST

0208047

OR

01716

00223

Filed for Record in:  
Rockwall County

On: Sep 17, 1999 at 01:38PM

As a  
Recordings

Document Numbers      0208047

Amount                    17.00

Receipt Number -- 36517  
By:  
Francine

STATE OF TEXAS

COUNTY OF ROCKWALL

I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the said records of:  
Rockwall County

as stamped hereon by me.

Sep 17, 1999

Honorable Paulitta Parks, County Clerk  
Rockwall County

This document has been received by this Office for  
Recording into the Official Public Records. We do  
hereby sever that we do not discriminate due to  
Race, Creed, Color, Sex or National Origin.