

Utility Easements

Signal Ridge No. 4, Tracts 5A and 5B
(0.0043 Acres and 0.0144 Acres)

0227397

THE STATE OF TEXAS
COUNTY OF ROCKWALL

KNOW ALL MEN BY THESE PRESENTS:

02003 00291

THAT Signal Ridge No. 4 (Grantor), 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 Exhibits attached for description, owned by Grantor, Situated in Rockwall County, Texas, in the Edward Teal Survey, Abstract No. 207.

MORE PARTICULARLY DESCRIBED IN EXHIBITS 5A AND
5B 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 8 day of November, A.D. 2000.


Signal Ridge No. 4

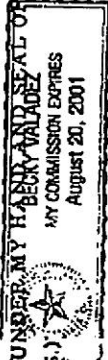
02227397

ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF Harris

on this day personally appeared Jorge L. Malvar, President & Authorized Agent of Malvar & Partner Development II, Ltd. Co., a Texas limited liability company, General Partner of The Kallanail Special Bay LP, a Texas limited liability company 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, This 8 day of November, A.D. 2000



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

THE STATE OF TEXAS,
COUNTY OF

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

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

on this day personally appeared _____ BEFORE ME, the undersigned authority,
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said 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

I, _____, County 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 _____, the day and year last above written.

(L. S.)

County Clerk _____ County, Texas.
By _____, Deputy.

EASEMENT

FROM

TO

FILED FOR RECORD

this _____ day of _____, A. D. 19____ at _____ o'clock _____ M.

County Clerk _____ Co., Texas

By _____, Deputy.

RECORDED

A. D. 19____

In _____ County Records,

Page _____

County Clerk _____

Deputy _____

Recording Fee \$ _____

This instrument should be filed immediately with the County Clerk for record.

MARTIN Stationery Co., Dallas

Diana Snyder
108 E. Washington St.

02227397

UTILITY EASEMENT
TRACT 5A
LAND DESCRIPTION

BEING a tract of land situated in the EDWARD TEAL SURVEY, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being a portion of Signal Ridge No. 4, an addition to the City of Rockwall as recorded in Cabinet B, Pages 91 and 92 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found for the northwest corner of said Signal Ridge No. 4, said point being common with the southwest corner of a 6.7891 acre tract of land described in instrument to Kirby Albright as recorded in Volume 1067, Page 062 of the Deed Records of Rockwall County, Texas, and being on the easterly line of a 20.59 acre tract of land described in instrument to the City of Dallas, Texas as recorded in Volume 68, Page 467 of the Deed Records of Rockwall County, Texas;

THENCE South 81 degrees 17 minutes 54 seconds East along the platted northerly line of said Signal Ridge No. 4 and southerly line of said 6.7891 acre tract a distance of 107.84 feet to a point from which a one-half inch iron rod found for the common northerly corner of said Signal Ridge No. 4 and Signal Ridge No. 3, an addition to the City of Rockwall, Texas as recorded in Cabinet B, Pages 89 and 90 of the Plat Records of Rockwall County, Texas, bears South 81 degrees 17 minutes 54 seconds East at a distance of 199.74 feet;

THENCE South 08 degrees 42 minutes 06 seconds West departing said platted northerly line of Signal Ridge No. 4 a distance of 24.74 feet to a point of intersection of two platted 15 foot wide Utility Easements as established by plat of Signal Ridge No. 4 for the POINT OF BEGINNING, said point being on the southeasterly line of the westerly Utility Easement and the westerly line of the easterly Utility Easement, said point being the beginning of a non-tangent curve the right having a central angle of 9 degrees 14 minutes 18 seconds, a radius of 142.50 feet and being subtended by a 22.95 foot chord bearing South 06 degrees 15 minutes 48 seconds East;

THENCE southerly along said curve to the right and westerly line of said easterly 15 foot wide Utility Easement an arc distance of 22.98 feet to a point for a corner;

THENCE North 66 degrees 53 minutes 07 seconds West a distance of 17.41 feet to a point for a corner on the southeasterly line of said westerly 15 foot wide Utility Easement, said point being the beginning of a non-tangent curve to the right having a central angle of 8 degrees 25 minutes 14 seconds, a radius of 142.50 feet and being subtended by a 20.92 foot chord bearing North 40 degrees 12 minutes 09 seconds East;

THENCE northeasterly along said curve to the right and southeasterly line of said 15 foot wide Utility Easement an arc distance of 20.94 feet to the POINT OF BEGINNING and containing 0.0043 of an acre of land, more or less.

The bearings used for the basis of this description were derived from the City of Rockwall, Texas Control Monuments R014 and Reset#1 as published in May, 1999.

02003

00294

UTILITY EASEMENT
TRACT 5B
LAND DESCRIPTION

BEING a tract of land situated in the EDWARD TEAL SURVEY, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being a portion of Signal Ridge No. 4, an addition to the City of Rockwall as recorded in Cabinet B, Pages 91 and 92 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found for the northwest corner of said Signal Ridge No. 4, said point being common with the southwest corner of a 6.7891 acre tract of land described in instrument to Kirby Albright as recorded in Volume 1067, Page 062 of the Deed Records of Rockwall County, Texas, and being on the easterly line of a 20.59 acre tract of land described in instrument to the City of Dallas, Texas as recorded in Volume 68, Page 467 of the Deed Records of Rockwall County, Texas;

THENCE South 81 degrees 17 minutes 54 seconds East along the platted northerly line of said Signal Ridge No. 4 and southerly line of said 6.7891 acre tract a distance of 120.20 feet to a point from which a one-half inch iron rod found for the common northerly corner of said Signal Ridge No. 4 and Signal Ridge No. 3, an addition to the City of Rockwall, Texas as recorded in Cabinet B, Pages 89 and 90 of the Plat Records of Rockwall County, Texas, bears South 81 degrees 17 minutes 54 seconds East at a distance of 187.38 feet;

THENCE South 08 degrees 42 minutes 06 seconds West departing said platted northerly line of Signal Ridge No. 4 a distance of 15.00 feet to a point of intersection of two platted 15 foot wide Utility Easements as established by plat of Signal Ridge No. 4 for the POINT OF BEGINNING, said point being on the southwesterly line of a Utility Easement running parallel with said platted northerly line of Signal Ridge No. 4 and the easterly line of a curved Utility Easement running generally in a north-south direction;

THENCE South 81 degrees 17 minutes 54 seconds East along the said southwesterly line of the 15 foot wide Utility Easement a distance of 25.62 feet to a point of intersection with the platted northwesterly line of a 15 foot wide Utility Easement generally running southwesterly;

THENCE South 23 degrees 06 minutes 53 seconds West along the said platted northwesterly line of the 15 foot wide Utility Easement a distance of 59.20 feet to the point of intersection with the easterly platted line of said curved 15 foot wide Utility Easement, said point being the beginning of a non-tangent curve the left having a central angle of 21 degrees 21 minutes 08 seconds, a radius of 157.50 feet and being subtended by a 58.36 foot chord bearing North 02 degrees 02 minutes 39 seconds West;

THENCE northerly along said curve to the left and easterly line of said 15 foot wide Utility Easement an arc distance of 58.70 feet to the POINT OF BEGINNING and containing 0.0144 of an acre of land, more or less.

The bearings used for the basis of this description were derived from the City of Rockwall, Texas Control Monuments R014 and Reset#1 as published in May, 1999.



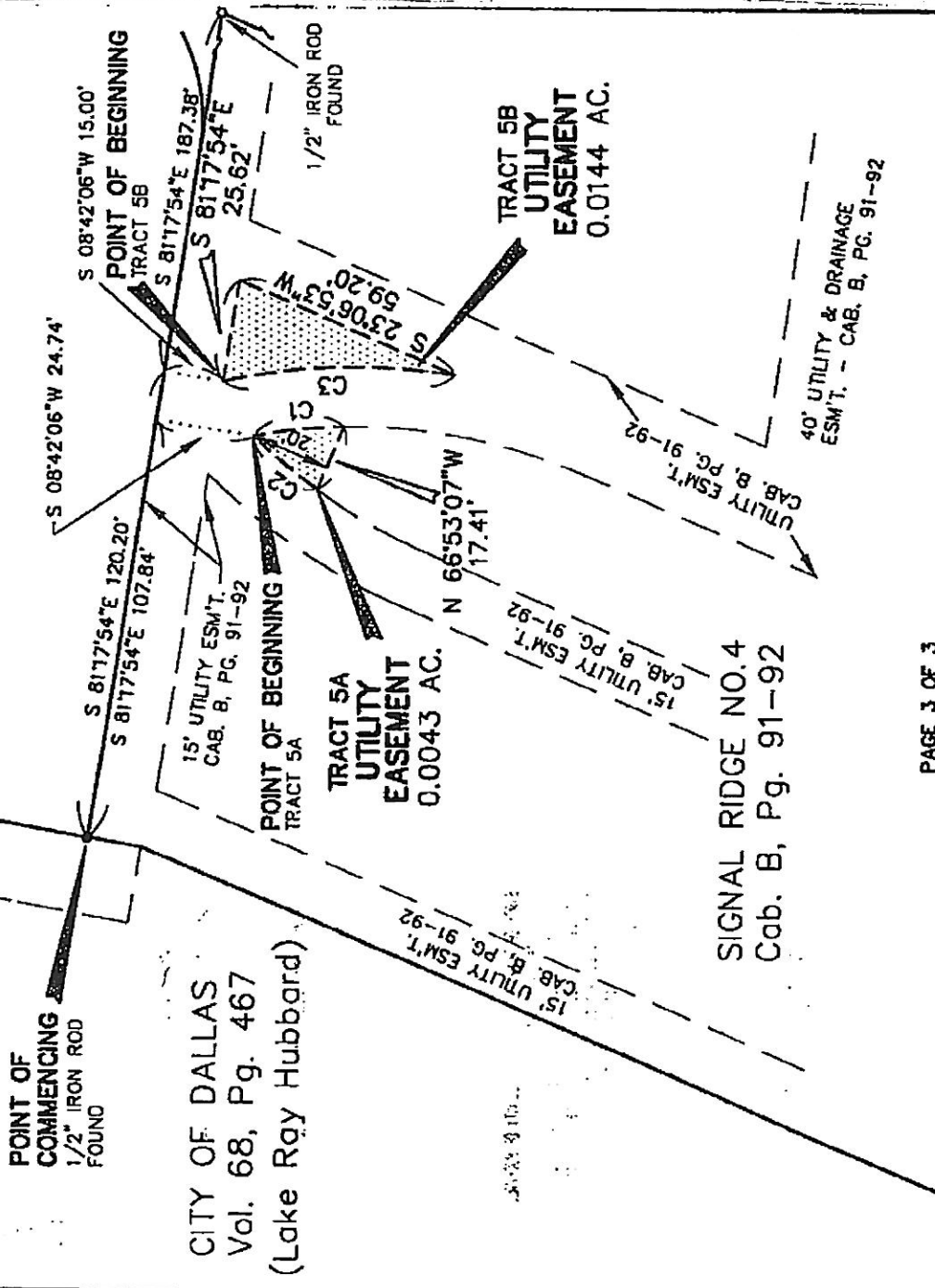
BASIS OF BEARINGS:
CITY OF ROCKWALL, TEXAS
CONTROL MONUMENTS R014 AND
RESET#1 AS PUBLISHED IN MAY,
1999.

0227397

CURVE	RADIUS	LENGTH	CURVE DATA DELTA	CHORD	CH.BEARING
C1	142.50'	22.98'	9° 14' 18"	22.95'	S 06° 15' 08" E
C2	142.50'	20.94'	8° 25' 14"	20.92'	N 40° 12' 09" E
C3	157.50'	58.70'	21° 21' 08"	58.36'	N 02° 02' 59" W

SURV
2017
TEAL COUNTY
EDWARD ST.
ROCKWALL
KIRBY ALBRIGHT
Vol. 1067, Pg. 625

SANITARY SEWER ESM'T.
TO CITY OF ROCKWALL
VOL. 448, PG. 161



CITY OF DALLAS
Vol. 68, Pg. 467
(Lake Ray Hubbard)

SIGNAL RIDGE NO. 4
Cab. B, Pg. 91-92

PAGE 3 OF 3

HUITT-ZOLLARS
Huitt-Zollars, Inc.
Engineering / Architecture
3131 McKinney Ave., Ste. 600 Dallas, Texas 75204
Phone (214) 871-3311 Fax (214) 871-0767

UTILITY
EASEMENT EXHIBIT
TRACT 5A & 5B
ROCKWALL, TEXAS

FOR HUITT-ZOLLARS, INC.
[Signature]
ERIC J. YAHOUDY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 4862
DATE: 6.14.99

0227397

OR 02003 00296

Filed for Record in:
Rockwell County

On: Nov 13, 2000 at 11:23AM

As a
Recording

Document Number 0227397

Amount 19.00

Receipt Number - 49253
By,
Francine

STATE OF TEXAS

COUNTY OF ROCKWELL
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the nearest records of:
Rockwell County

as stamped herein by us.

Nov 13, 2000

Honorable Paulette Roberts, County Clerk
Rockwell County

This document has been received by this Office for
recording into the Official Public Records. We do
not warrant that it is a true and correct copy of the
original document, nor do we warrant its origin.