

00330948

04067

00197

DRAINAGE EASEMENT
Summer Lee Drive Improvements
(2000 square feet)

STATE OF TEXAS
COUNTY OF ROCKWALL

That WILLIAMDALE DOUGLASS ("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, does by these presents grant, bargain, sell and convey unto the Grantee, its successors and assigns, the right for surface water to have the free and uninterrupted use, liberty and privilege of the passage in, along, upon, over and across the following described property owned by Grantor, situated in the City of Rockwall, Rockwall County, Texas, in the Isaac Brown Addition:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "E" AND "E-1" ATTACHED HERETO AND MADE A PART HEREOF.

And it is further agreed that the said Grantee, in consideration of the benefits above set out, shall have the right, from time to time, to remove from the property above described, such fences, buildings and other obstructions as may be found upon said property. For the purpose of drainage 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 drainage facilities or any part thereof.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the exercise of the rights set forth herein. This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns. The Grantor covenants that he is the owner of the above described lands and that said lands are free and clear of all encumbrances and liens except easements of record and apparent easements.

This instrument shall be binding upon the successors and assigns of the parties hereto.

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

WITNESS my hand, this the 7 day of June, 2005.

William Dale Douglass
WILLIAM DALE DOUGLASS

CITY OF ROCKWALL

BY: Julie Coch
NAME: Julie Coch
TITLE: City Manager

STATE OF TEXAS §

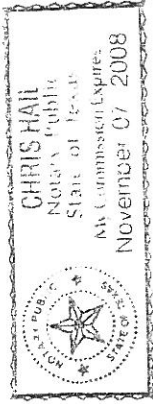
§

COUNTY OF ROCKWALL §

BEFORE ME, the undersigned, personally appeared WILLIAM DALE DOUGLAS, 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 the 7 day of June, 2005.

Chris Hail
Notary Public, State of Texas



STATE OF TEXAS §

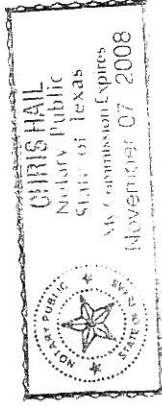
§

COUNTY OF ROCKWALL §

BEFORE ME, the undersigned, personally appeared Julie Coch as City Manager of CITY OF ROCKWALL, 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 the 10 day of June, 2005.

Chris Hail
Notary Public, State of Texas



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EXHIBIT "E"
DRAINAGE EASEMENT
LEGAL DESCRIPTION
A PORTION OF LOT 2 "A"
ISAAC BROWN ADDITION

BEING A TRACT OF LAND LOCATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS AND BEING A PORTION OF LOT 2 "A", ISAAC BROWN ADDITION, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 57 PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.C.T.), AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM D. DOUGLAS, RECORDED IN VOLUME 1618, PAGE 308, D.R.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." BEING THE NORTH WESTERLY CORNER OF SAID LOT 2 "A" AND BEING IN THE SOUTHEASTERLY LINE OF THE PLAT OF GEORGE MOTON ESTATE AS SHOWN BY THE PLAT RECORDED IN CABINET A, SLIDE 47-B, P.R.R.C.T.;

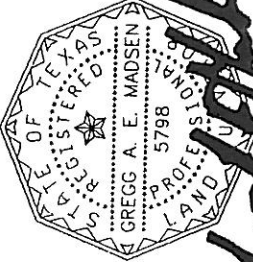
THENCE SOUTH 46 DEGREES 04 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 "A", A DISTANCE OF 80.00 FEET TO A POINT FOR A CORNER, BEING THE PLACE OF BEGINNING;

THENCE NORTH 43 DEGREES 53 MINUTES 20 SECONDS EAST, A DISTANCE OF 50.00 FEET TO POINT FOR A CORNER;

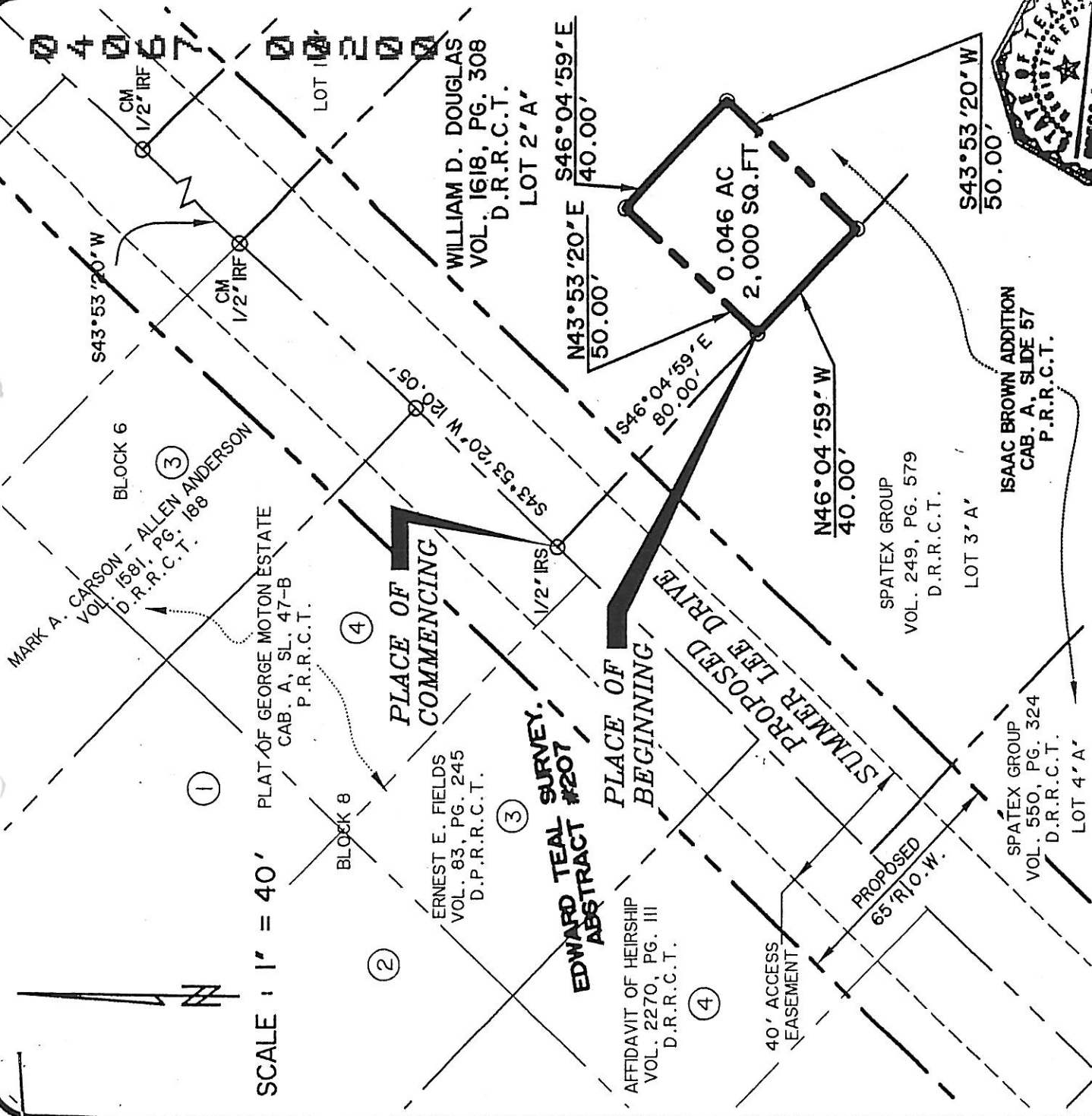
THENCE SOUTH 46 DEGREES 04 MINUTES 59 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 43 DEGREES 53 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER IN THE SOUTHWESTERLY LINE OF SAID LOT 2 "A";

THENCE NORTH 46 DEGREES 04 MINUTES 59 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 "A", TO THE PLACE OF BEGINNING AND CONTAINING 0.046 ACRES (2,000 SQUARE FEET) OF LAND.


Gregg A. E. Madsen
7/1/02

00330948



SCALE : 1" = 40'

PLAT OF GEORGE MOTON ESTATE
CAB. A, SL. 47-B
P.R.R.C.T.

PLACE OF COMMENCING

EDWARD TEAL SURVEY,
ABSTRACT #207

PLACE OF BEGINNING

PROPOSED
SUMMER LEE DRIVE

40' ACCESS
EASEMENT

PROPOSED
65'-R/O-W.

0.046 AC
2,000 SQ.FT.

S43°53'20" W
50.00'

LOT 3 'A'

LOT 4 'A'

ISAAC BROWN ADDITION
CAB. A, SLIDE 57
P.R.R.C.T.

SPATEX GROUP
VOL. 249, PG. 579
D.R.R.C.T.

SPATEX GROUP
VOL. 550, PG. 324
D.R.R.C.T.

- LEGEND
- IRS IRON ROD SET
 - IRF IRON ROD FOUND
 - CM CONTROLLING MONUMENT
 - ③ LOT NUMBER

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE CITY OF ROCKWALL MONUMENTS RESET #6-1 AND RESET #1 BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83.

WA#03049
DR-EASE-03049-E.dwg
07-01-2004
13:53



EXHIBIT "E"-1
DRAINAGE EASEMENT
**BEING 2,000 SQUARE FEET OF LAND,
AND A PART OF LOT 2 "A"**
**ISAAC BROWN ADDITION,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

VIA WIER & ASSOCIATES, INC.

10.5.50948

OR

04067

00201

Filed for Record in:
Rockwall County

On: Jun 22, 2005 at 10:24A

As a
Recordings

Document Number: 00330948

Amount 22.00

Receipt Number - 140018

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 named records of:
Rockwall County
as stamped hereon by me.

Jun 22, 2005

Honorable Paulette Burks, County Clerk
Rockwall County

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