

CITY OF NORTH RICHLAND HILLS, TEXAS

WATER LINE EASEMENT

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TARRANT §

That I/we, Birdville ISD, as Seller(s), for and in consideration of the agreed purchase price of ten Dollar(s) (\$10.00) and upon all of the terms and conditions hereof hereby grant, sell and convey to the City of North Richland Hills, a municipal corporation of Tarrant County, Texas, as Buyer, a perpetual easement for the purpose of constructing, using and maintaining public water line facilities including underground conduits, said perpetual easement being described by metes and bounds on Exhibit "A" and shown by plat on Exhibit "B". Both Exhibit "A" and Exhibit "B" are attached hereto and made a part thereof.

The agreed purchase price includes full accord, satisfaction and compensation for all demands of the Seller, subject also to the following special conditions, if any: None

To have and hold the same perpetually to the City of North Richland Hills and its successors and assigns forever.

Executed this the 18 day of May, A.D., 2008.2016

[Signature]
Birdville ISD
SELLER(S)

ADDRESS OF GRANTEE:
City of North Richland Hills
7301 N.E. Loop 820
North Richland Hills, Texas 76180

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 18 day of May, A.D., 2008.2016

[Signature]
Notary Public, State of Texas

Commission Expires:

May 9, 2018

Notary's Printed Name:

Patrice R Morrison

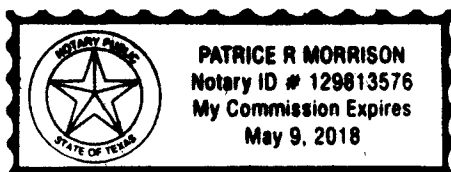


EXHIBIT "A"

BLOCK 4
GLENANN ADDITION
VOL. 388-77, PG. 47
P.R.T.C.T.

MAIN STREET
(60' RIGHT-OF-WAY)

PLACE OF BEGINNING

15'X20' WATERLINE
EASEMENT
BY SEPARATE
INSTRUMENT

1/2" IRF

N75°54'16"E
256.62'

S89°25'33"W 715.71'

1/2" IRF
(CM)

AMUNDSON ROAD
(80' RIGHT-OF-WAY)

S01°18'50"E 758.60'

TANDY K. MARTIN SURVEY
ABSTRACT NO. 1055

6.35.70'

N89°25'33"E
450.76'

BLOCK 1
SUNNYBROOK SCHOOL ADDITION
VOL. 388-95, PG. 43
P.R.T.C.T.

15' WIDE WATERLINE
EASEMENT
0.042 ACRES
(1,825 SQ. FT.)

LOT 1, BLOCK 7
GLENANN ADDITION
VOL. 388-82, PG. 42
P.R.T.C.T.

L3
S40°01'55"W
868.13'

5/8" IRF
(CM)

EASEMENT LINE TABLE

LINE	BEARING	DIST
L1	N89°25'33"E	19.27'
L2	S38°17'34"W	127.72'
L3	N51°42'26"W	15.00'
L4	N38°17'34"E	115.63'

* LEGEND *

CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
EASEMENT

0 40

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 ADMINISTERED BY WESTERN DATA SYSTEMS.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND FEBRUARY 15, 2016 UNDER THE DIRECT SUPERVISION OF AARON STRINGFELLOW, R.P.L.S. NO. 6373.
- (4) REFER TO THE ACCOMPANYING FIELD NOTES ATTACHED HERETO AND MADE A PART THEREOF.

NORTH RICHLAND HILLS

BIRDVILLE ISD
15' WIDE WATERLINE EASEMENT
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

REV. DATE BY DESCRIPTION CHK.

WIER & ASSOCIATES, INC.

2201 LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Land Surveying Registration No. 10033900

DRAWN BY: JLV

DATE: 05-12-2016

DWG. NO.

REV.

CHECKED BY: JB

DATE: 05-12-2016

SCALE: 1"=40'

APP.: JLV

1 OF 2

EXHIBIT "A"

FIELD NOTES — DESCRIPTION
15' WIDE WATERLINE EASEMENT

BEING A TRACT OF LAND LOCATED IN THE TANDY K. MARTIN SURVEY, ABSTRACT No. 1055, TARRANT COUNTY, TEXAS, BEING A PORTION OF BLOCK 1, SUNNYBROOK SCHOOL ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-95, PAGE 43, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID BLOCK 1 AND THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET (A 60' RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 89°25'33" WEST, A DISTANCE OF 715.71 FEET, SAID IRON ROD BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF AMUNDSON ROAD (AN 80' RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MAIN STREET;

THENCE NORTH 89°25'33" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 19.27 FEET TO A POINT, FROM WHICH A 1/2" INCH IRON ROD FOUND BEARS NORTH 75°54'16" EAST, A DISTANCE OF 256.62 FEET, SAID IRON ROD BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN STREET WITH THE WEST RIGHT-OF-WAY LINE OF SHERRI LANE (A 50' RIGHT-OF-WAY);

THENCE SOUTH 38°17'34" WEST, DEPARTING THE NORTH LINE OF SAID BLOCK 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 127.72 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 40°01'55" WEST, A DISTANCE OF 868.13 FEET, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID BLOCK 1;

THENCE NORTH 51°42'26" WEST, A DISTANCE OF 15.00 FEET TO A POINT;

THENCE NORTH 38°17'34" EAST, A DISTANCE OF 115.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.042 ACRES (1,825 SQUARE FEET) OF LAND, MORE OR LESS.



THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373, FEBRUARY 15, 2016. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983. REFER TO THE ACCOMPANYING EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

REV.	DATE	BY	DESCRIPTION	CHK.

NORTH RICHLAND HILLS

WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.

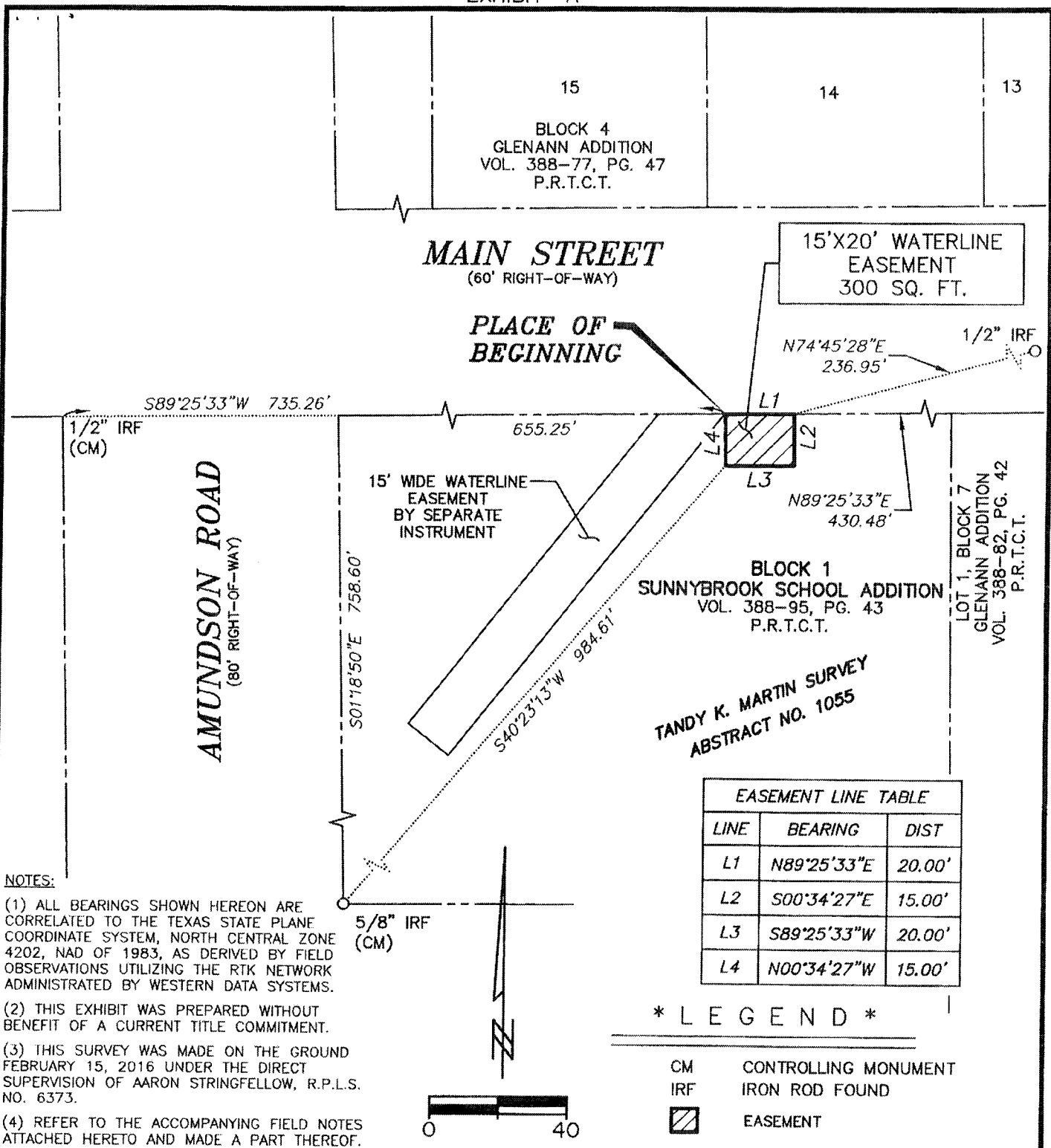
2201 LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
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BIRDVILLE ISD
15' WIDE WATERLINE EASEMENT
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

DRAWN BY: JLV	DATE: 05-12-2016	DWG. NO.	REV.
CHECKED BY: JS	DATE: 05-12-2016	2 OF 2	
SCALE: N/A	APP: JS		

EXHIBIT "A"

WA#15092 PRINTED: 05-12-2016 LAST SAVED: 05-12-2016 1:45 PM SAVED BY: JAMESV FILE: ESMT-WATERLINE-15092.DWG



REV.	DATE	BY	DESCRIPTION	CHK.
1	5/12	JLV	ENLARGED EASEMENT AREA	
SURVEYOR PREPARING THIS EXHIBIT:				
WIER & ASSOCIATES, INC.				
2201 LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700				
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Texas Board of Land Surveying Registration No. 10033900				

NORTH RICHLAND HILLS			
BIRDVILLE ISD			
15X20' WATERLINE EASEMENT			
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS			
DRAWN BY: JLV	DATE: 05-12-2016	DWG. NO.	REV.
CHECKED BY: <i>[Signature]</i>	DATE: 05-12-2016	1 OF 2	1
SCALE: 1"=40'	APP: <i>[Signature]</i>		

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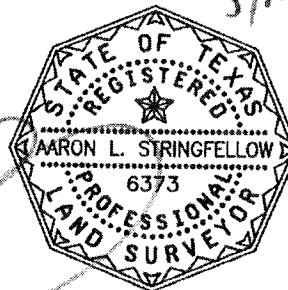
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THENCE NORTH 89°25'33" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 20.00 FEET TO A POINT, FROM WHICH A 1/2" INCH IRON ROD FOUND BEARS NORTH 74°45'28" EAST, A DISTANCE OF 236.95 FEET, SAID IRON ROD BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN STREET WITH THE WEST RIGHT-OF-WAY LINE OF SHERRI LANE (A 50' RIGHT-OF-WAY);

THENCE SOUTH 00°34'27" EAST, DEPARTING THE NORTH LINE OF SAID BLOCK 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 15.00 FEET TO A POINT;

THENCE SOUTH 89°25'33" WEST, A DISTANCE OF 20.00 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 40°23'13" WEST, A DISTANCE OF 984.61 FEET, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID BLOCK 1;

THENCE NORTH 00°34'27" WEST, A DISTANCE OF 15.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 300 SQUARE FEET OF LAND, MORE OR LESS.



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NORTH RICHLAND HILLS

BIRDVILLE ISD
15'X20' WATERLINE EASEMENT
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

DRAWN BY: JLV	DATE: 05-12-2016	DWG. NO.	REV.
CHECKED BY: <i>[Signature]</i>	DATE: 05-12-2016	2 OF 2	1
SCALE: N/A	APP: <i>[Signature]</i>		

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CITY OF NORTH RICHLAND HILLS
MARIA LINDSEY
4301 CENTER POINT DRIVE
NORTH RICHLAND HILLS, TX 76180

Submitter: CITY OF NORTH RICHLAND
HILLS PUBLIC WORKS ADMIN

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 7/15/2016 12:35 PM

Instrument #: D216158176

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PGS

\$32.00

By: _____

Mary Louise Garcia

D216158176

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.