

City of Midlothian
ATTN: Engineering Department
104 W. Avenue E.
Midlothian, Texas 76065

SANITARY SEWER EASEMENT

TO HAVE AND TO HOLD the above described parcel of land, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor is hereby bound, together with all heirs, executors, administrators, successors, and assigns to Warrant and Forever Defend all and singular the said easement unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof by through or under Grantor, but no otherwise.

(“Grantor’s Name”)

By: ECOM REAL ESTATE MANAGEMENT, INC.
Name: _____
Title: _____

THE STATE OF TEXAS

§
§
§

COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 20____,
by _____,
on behalf of _____ (“Grantor’s Name”).

NOTARY PUBLIC, State of Texas

My Commission Expires: _____

EXHIBIT "A"
PROPERTY DESCRIPTION

0.568 ACRES (15' SANITARY SEWER EASEMENT
W. WILKINS SURVEY, A-1162
ELLIS COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. WILKINS SURVEY, ABSTRACT NO. 1162, ELLIS COUNTY, TEXAS, BEING A 15' SANITARY SEWER EASEMENT (0.568 ACRES) OUT OF THE REMAINDER OF THAT CERTAIN CALLED 814.01 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE IN DEED TO ECOM REAL ESTATE MANAGEMENT, INC., TRUSTEE, RECORDED IN VOLUME 1792, PAGE 136, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EASEMENT BEING DESCRIBED HEREIN AT A POINT IN THE NORTH LINE OF THAT CERTAIN CALLED 11.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO MIDWAY BUSINESS PARK, LLC, RECORDED IN INSTRUMENT NO. 1725670, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 02 MINUTES 48 SECONDS WEST, WITH THE NORTH LINE OF SAID 11.000 ACRE TRACT OF LAND, A NORTH LINE OF THAT CERTAIN CALLED 98.951 ACRE TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO ALMA ANN SEALE AND HUSBAND, FRANK B. SEALE, RECORDED IN VOLUME 2465, PAGE 23, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND THE SOUTH LINE OF SAID 814.01 ACRE TRACT OF LAND, PASSING AT 15.07 FEET A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 11.000 ACRE TRACT OF LAND AND CONTINUING ON SAID COURSE FOR A TOTAL DISTANCE OF 468.22 FEET TO A POINT FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID EASEMENT HEREIN DESCRIBED, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 814.01 ACRE TRACT OF LAND AND AN ELL CORNER OF SAID 98.951 ACRE TRACT OF LAND BEARS SOUTH 89 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 179.15 FEET;

THENCE NORTH 44 DEGREES 26 MINUTES 06 SECONDS WEST, A DISTANCE OF 259.52 FEET TO A POINT IN A WEST LINE OF SAID 814.01 ACRE TRACT OF LAND AND AN EAST LINE OF SAID 98.951 ACRE TRACT OF LAND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 46 MINUTES 48 SECONDS WEST, WITH A WEST LINE OF SAID 814.01 ACRE TRACT OF LAND AND AN EAST LINE OF SAID 98.951 ACRE TRACT OF LAND, A DISTANCE OF 602.30 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT;

THENCE NORTH 11 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 331.21 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID EASEMENT HEREIN DESCRIBED, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 98.951 ACRE TRACT OF LAND AND AN ELL CORNER OF SAID 814.01 ACRE TRACT OF LAND BEARS SOUTH 71 DEGREES 45 MINUTES 40 SECONDS WEST, A DISTANCE OF 88.97 FEET;

THENCE NORTH 78 DEGREES 37 MINUTES 40 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID EASEMENT HEREIN DESCRIBED;

THENCE SOUTH 11 DEGREES 22 MINUTES 20 SECONDS EAST, A DISTANCE OF 332.60 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 46 MINUTES 48 SECONDS EAST, A DISTANCE OF 597.69 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44 DEGREES 26 MINUTES 06 SECONDS EAST, A DISTANCE OF 247.07 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 461.77 FEET TO A POINT FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID EASEMENT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.568 ACRES OF LAND, MORE OR LESS, TOGETHER WITH A 50' TEMPORARY CONSTRUCTION EASEMENT NORTH AND EAST OF AND PARALLEL TO THE ABOVE DESCRIBED 15' SANITARY SEWER EASEMENT.



CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 10/30/2017 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J.E. Thompson

J.E. THOMPSON II R.P.L.S. No 4857

**15' SANITARY SEWER EASEMENT
0.568 ACRES
IN THE W. WILKINS SURVEY
ABSTRACT NO. 1162
ELLIS COUNTY, TEXAS**

		111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106 TBPLS FIRM NO. 10048000		
DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
CJ	02/20/2018	170393-2	1" = 200'	2 OF 2

EXHIBIT "B" PROPERTY DEPICTION

