



#15,125

FILED FOR RECORD  
at 1:50 o'clock P M

JUN 12 2018

JENNIFER LINDENZWEIG  
Clerk, Hunt County, TX  
By: *Jennifer Lindenzweig*

Public Works Department

(903) 457-3135

May 14, 2018

The Honorable Judge John Horn  
Hunt County Courthouse  
2507 Lee Street, 2<sup>nd</sup> Floor  
Greenville, TX 75401

**RE: L-3 Water Extension**

Dear Judge Horn:

In the next several months, the City of Greenville is planning to construct a new 12" water transmission main to serve L-3 and provide for development in this area and to the south. In order to achieve this goal, the city must secure the necessary utility easements and right-of-ways from Jack Finney to F.M. Highway 2101. Please refer to Exhibit A for the particulars.

The city wishes for you to submit this letter and attached Exhibit A for consideration by the Hunt County Commissioner Court

We appreciate any help you may be able to offer.

Sincerely,

*John D. Wright* 5/14/2018

John D. Wright, PE  
Director of Public Works  
City of Greenville, Texas

JDW:lr

EXHIBIT "A"

WATERLINE EASEMENT  
ACROSS  
LOT 1, BLOCK 2  
MAJORS FIELD ADDITION

All that certain lot, tract or parcel of land situated in the J. Odell Survey, Abstract No. 808 and the C.B. McDonald Survey, Abstract No. 692, City of Greenville, Hunt County, Texas, and being a strip of land across Lot 1, Block 1 of the Majors Field Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 1269 of the Plat Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at the South corner of a flare in the South line of Jack Finney Boulevard at the West corner of the above cited Lot 1, Block 2, said point also being in a Northeast line of that tract of land described in a Lease between Hunt County, Texas and Oak Creek Country Club as recorded in Document No. 2009-5856 of the Real Records of Hunt County, Texas (hereinafter called Oak Creek Country Club Tract), said point also being in the Southwest line of Andonian Drive;

THENCE N. 46 deg. 37 min. 59 sec. E. with the Southeast line of said flare a distance of 14.12 feet to a point for corner;

THENCE S. 43 deg. 19 min. 52 sec. E. a distance of 333.77 feet to a point for corner;

THENCE N. 46 deg. 58 min. 00 sec. E. a distance of 65.58 feet to a point for corner;

THENCE S. 43 deg. 02 min. 00 sec. E. a distance of 489.17 feet to a point for corner;

THENCE N. 85 deg. 23 min. 47 sec. E. a distance of 256.30 feet to a point for corner in the West line of F.M. Highway No. 2101 at the beginning of a non-tangent curve to the right;

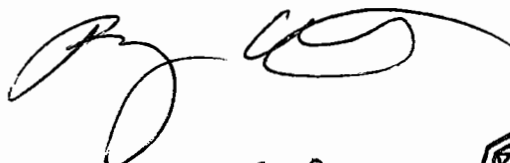
THENCE in a Southeasterly direction with the West line of F.M. Highway No. 2101 and with said non-tangent curve to the right having a central angle of 00 deg. 04 min. 31 sec., a radius of 11409.16 feet, a chord bearing of S. 05 deg. 14 min. 52 sec. E., a chord distance of 15.00 feet and an arc length of 15.00 feet to a point for corner;

THENCE S. 85 deg. 23 min. 47 sec. W. a distance of 263.71 feet to a point for corner;

THENCE N. 43 deg. 02 min. 00 sec. W. a distance of 481.42 feet to a point for corner;

THENCE S. 46 deg. 58 min. 00 sec. W. a distance of 60.47 feet to a point for corner in the Southwest line of Lot 1, Block 2, said point also being in a Northeast line of said Oak Creek Country Club Tract, said point also being in the Southwest line of Andonian Drive;

THENCE N. 44 deg. 00 min. 42 sec. W. along the Southwest line of Andonian Drive and with the Southwest line of Lot 1, Block 2 and a Northeast line of said Oak Creek Country Club Tract a distance of 348.73 feet to the POINT OF BEGINNING and containing 0.373 acres of land.

  
4-25-18



JACK FINNEY BOULEVARD  
F.M. HIGHWAY NO. 1570

Curve	Arc Length	Radius	Delta Angle	Chord Bearing
C 1	15.00'	11,409.16'	0°04'31"	N 05°14'52" W

Course	Bearing	Dist
L 1	N 46°37'59" E	14
L 2	N 46°58'00" E	65
L 3	S 46°58'00" W	60

POINT OF BEGINNING



LOT 1  
BLOCK 2

MAJORS FIELD ADDITION  
VOL. 400, PG. 1269  
P.R.H.C.T.

NOTES

- 1) BEARINGS BASED ON THE TEXAS STATE PLAIN COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD-83.
- 2) "C.M." = CONTROL MONUMENT

EXHIBIT "A"

WATERLINE EASEMENT  
ACROSS  
LOT 1, BLOCK 2  
MAJORS FIELD ADDITION  
HUNT COUNTY, TEXAS

77.972 ACRES  
LEASE  
BETWEEN  
HUNT COUNTY, TEXAS  
AND  
OAK CREEK COUNTRY CLUB  
DOC. NO. 2009-5856  
R.R.H.C.T.

15' WATERLINE EASEMENT  
0.373 ACRES

STOVALL & ASSOCIATES SURVEYORS  
FIRM LICENSE NO. 10079000

LEGEND					
● GAS METER	○ I.R.F. IRON ROD FOUND	✕✕ FENCE	▬ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE
▼ ELEC. METER	● I.R.S. IRON ROD SET	— ELEC. SERVICE	▬ CROSS TIE WALL	▬ ROCK WALL	▬ ASPHALT

SCALE: 1" = 100' DATE: APRIL 25, 2018  
JOB NO. 170373-ESMT2  
I.N.T. W.G.K. B.W.S.

**WATER LINE EASEMENT**

FILED FOR RECORD  
at 2:30 P M  
OCT 10 2018  
By JENNIFER LINDENZWEIL  
Clerk, Hunt County, TX

THE STATE OF TEXAS:

#15,125

COUNTY OF HUNT:

KNOW ALL MEN BY THESE PRESENTS

THAT Hunt County, of the County of HUNT and State of TEXAS, hereinafter called "Grantors", whether one or more, for and in consideration of the sum of \$10 and no/100 Dollars (\$10.00), and other good and valuable consideration to said Grantors in hand paid by the City of Greenville, Texas, a Municipal Corporation, duly organized and existing under and by virtue of the laws of the State of Texas, hereinafter called "Grantee", the receipt of which is hereby acknowledged and confessed and for which no lien is retained either expressed or implied, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey, unto said Grantee an Easement for public water line facilities, for the purposes of laying out, opening, constructing, operating, maintaining and reconstructing public water line facilities, together with necessary and customary incidentals, appurtenances and uses attendant thereto, in, along, upon, over, under and across all that certain tract and parcel of land situated in the County of Hunt and State of Texas and more particularly described as follows, to-wit:

**(SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND SURVEY DRAWING)**

It is hereby understood, agreed and recognized that said Grantors retain title to all of the oil, gas, sulphur and other minerals in and under said above-described tract and parcel of land, but waive any and all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside of said tract and parcel of land, and upon the condition that none of such operations shall be conducted so near the surface of said tract and parcel of land as to interfere with the intended uses thereof or in any way interfere with, jeopardize or endanger any of the facilities hereinabove described or create a hazard to the public users thereof; it being intended, however, that nothing herein shall affect the rights of said Grantee to take and use without additional compensation any water, stone, earth, gravel, caliche, iron ore gravel or any other road building materials upon, in or under said tract and parcel of land for the construction or maintenance of any of said facilities.

It is further understood, agreed and recognized that the laying out, opening, constructing, operating, maintaining and reconstructing of any of said facilities may be performed, conducted and accomplished in accordance with such designs, plans and specifications as will in the opinion of said Grantee best serve the public purpose and that the payment of the above-mentioned purchase price shall be considered full compensation for the rights and interests granted, sold and conveyed herein and hereby, and for any damages that may be claimed or asserted by virtue of the establishment and construction of any of such facilities.

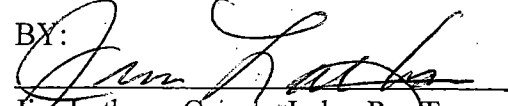
It is further understood, agreed and recognized that the grant, sale and conveyance of said easements will not serve to reduce those taxes already assessed or due to be assessed for the current year.

It is further understood, agreed and recognized the fee title to the above-described tract and parcel of land is reserved to said Grantor and the heirs and assigns thereof subject, however, to said easements, rights and interest granted, sold and conveyed herein and hereby.

TO HAVE AND TO HOLD SAID public water line easement together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said City of Greenville, Texas, forever.

IN WITNESS WHEREOF, said Grantors have caused this instrument to be executed on this 9<sup>th</sup> day of October, A.D. 2018.

BY:

  
Jim Latham, County Judge Pro Tem  
Hunt County, Texas


### ACKNOWLEDGMENT

THE STATE OF TEXAS:

COUNTY OF HUNT:

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jim Latham, County Judge Pro Tem known to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said partnership, and that he executed the same as the act of such partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9<sup>th</sup> DAY OF October, A.D. 2018.

  
Notary Public in and for Hunt County, Texas

Commission Expiration Date: August 31, 2021

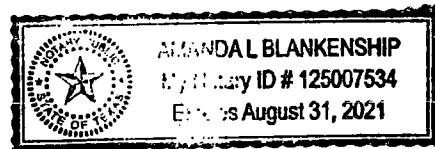


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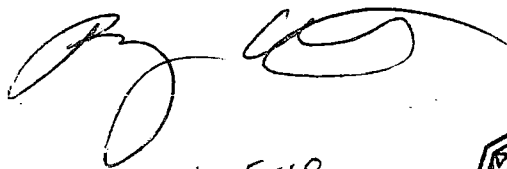
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