



FIRE LANE, MUTUAL ACCESS, AND
WATER EASEMENT

THE STATE OF TEXAS } KNOW ALL PERSONS
COUNTY OF DALLAS } BY THESE PRESENTS:
CITY OF FARMERS BRANCH }

THAT, ART Two Hickory Corporation, hereinafter referred to as Grantor, whether one or more for and in consideration of the sum of ONE DOLLAR (\$1.00) to Grantor in hand paid by the City of Farmers Branch, Dallas County, Texas, the receipt of which is hereby acknowledged, have this day granted, sold, and conveyed, and by these presents does hereby grant, sell, and convey unto the City of Farmers Branch, Texas, a municipal corporation situated in Dallas County, Texas, an easement for fire lanes and mutual access and to construct, reconstruct and perpetually maintain a water main or mains and appurtenances in, upon and across the following described land, to-wit:

All that certain parcel of land, lying and being situated in the County of Dallas, State of Texas, more particularly described in EXHIBIT "A" and shown in EXHIBIT "B" attached hereto and made a part hereof for all purposes to which reference is here made for a more particular description of said property:

TO HAVE AND TO HOLD the above described parcel perpetually, to the City of Farmers Branch, Texas, its successors and assigns, together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing and maintaining said water main, or mains and appurtenances and making connections therewith; all upon the condition that the City of Farmers Branch will at all times, after doing any work in connection with the construction or repair of said water main or mains and appurtenances, restore said premises to the condition in which same were found before such work was undertaken and to provide for fire lanes and mutual access upon and across said easement.

SIGNED AND EXECUTED this the 17 day of APRIL A.D., 2008.

GRANTOR

ART Two Hickory Corporation

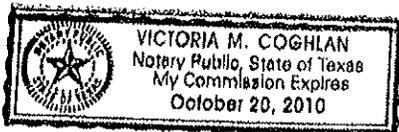
By: Steven A. Shelley
Its: Vice President

GRANTOR ACKNOWLEDGEMENT

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared **Steven A. Shelley**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed and that he has the authority and power to enter into the foregoing instrument on behalf of **ART Two Hickory Corporation**.

ACKNOWLEDGED BEFORE ME on this 17th day of April, A.D., 2008.



Victoria M. Coghlan
Notary Public in and for the
State of Texas
My Commission Expires: 10-20-10

GRANTEE ACCEPTANCE

ACCEPTED AND APPROVED by the City of Farmers Branch, Texas as Grantee, this 21st day of April, A.D., 2008.

BY: [Signature]
Greg Vitek, Assistant City Manager

ATTEST TO
Cindee Peters
Cindee Peters, City Secretary

APPROVED AS TO FORM:
[Signature]
City Attorney

EXHIBIT "A"

FIRE LANE, MUTUAL ACCESS, AND WATER EASEMENT

BEING a 0.0069 acre tract of land situated in the Francis Miller Survey Abstract No. 926, City of Farmers Branch, Dallas County Texas, and being a part of Lot 1, Block B, Mercer Crossing Addition I, an addition to the City of Farmers Branch, as recorded in Volume 2003184, Page 0061, Deed Records, Dallas County Texas (D.R.D.C.T.), also being part of a tract of land described in deed to Art Two Hickory Corporation, as recorded in Volume 99195, Page 4680 (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a ½-inch found iron rod with a yellow plastic cap stamped "Half Assoc. Inc." (hereinafter referred to as "with cap") for a corner in the south right-of-way line of Valley View Lane (variable width right-of-way), said point being the northwest corner of said Lot 1, Block B;

THENCE South 31 degrees 11 minutes 20 seconds East, departing said south right-of-way line and along the west line of said Lot 1, Block B, a distance of 250.90 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 45 degrees 00 minutes 26 seconds East, continuing along said west line, a distance of 50.54 feet to a 1/2-inch found iron rod with cap for corner on the west line of said Art II Hickory Corporation Tract;

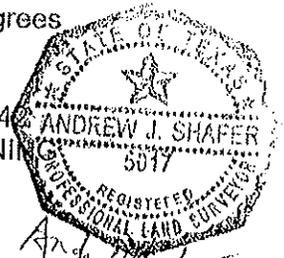
THENCE North 02 degrees 22 minutes 37 seconds West, departing the west line of Lot 1, Block B and along the west line of said Art II Hickory Corporation Tract, a distance of 18.93 feet to the POINT OF BEGINNING;

THENCE North 02 degrees 22 minutes 37 seconds West, continuing along said west line, a distance of 60.44 feet to a point on a non-tangent curve to the left with a radius of 90.00 feet and a chord bearing North 10 degrees 55 minutes 10 seconds East, a distance of 18.44 feet;

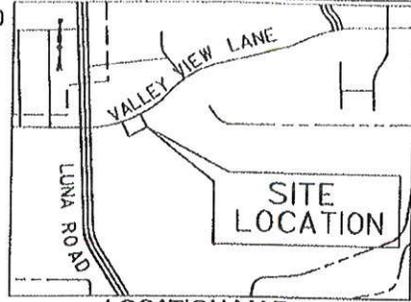
THENCE Northerly, departing said west line and along said curve, through a central angle of 11 degrees 45 minutes 42 seconds, an arc distance of 18.48 feet to a point on a non-tangent curve to the left with a radius of 212.00 feet and a chord bearing South 07 degrees 25 minutes 48 seconds East, a distance of 91.54 feet;

THENCE Southerly, along said curve, through a central angle of 24 degrees 56 minutes 15 seconds, an arc distance of 92.27 feet to a point on a non-tangent curve to the left with a radius of 20.00 feet and a chord bearing North 46 degrees 14 minutes 57 seconds West, a distance of 17.75 feet;

THENCE Westerly, along said curve, through a central angle of 52 degrees 42 minutes 03 seconds, an arc distance of 18.40 feet to the POINT OF BEGINNING AND CONTAINING 301 square feet or 0.0069 acres of land, more or less.



Andrew Shafer
April 2, 2008



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N02°22'37"W	18.93'
L2	N02°22'37"W	60.44'

VALLEY VIEW LANE

1/2" FIR W/CAP (C.M.)

POINT OF COMMENCING

15' UTILITY ESMT.

LOT 1 BLOCK B
MERCER CROSSING ADDITION I
(VOL. 2003184, PG. 61)

OWNER:
INCOME OPPORTUNITY
REALTY INVESTORS, INC.
(VOL. 2000249, PG. 5755)
VACANT

OWNER:
INCOME OPPORTUNITY
REALTY INVESTORS, INC.

BLOCK C
WESTSIDE ADDITION
SECTION 1
(DOC. NO. 200600172708)

$\Delta = 11^\circ 45' 42''$
 $R = 90.00'$
 $T = 9.27'$
 $L = 18.48'$
 $CL = 18.44'$
 $CB = N10^\circ 55' 10'' E$

10' UTILITY ESMT.

OWNER:
ART TWO HICKORY CORPORATION
(VOL. 99195, PG. 4680)
LOT 1 BLOCK B
MERCER CROSSING ADDITION I
(VOL. 2003184, PG. 61)

LEGEND:

1/2" FIR 1/2" FOUND IRON ROD
W/CAP W/YELLOW CAP STAMPED
"HALFF ASSOC. INC."
(C.M.) CONTROL MONUMENT

$\Delta = 24^\circ 56' 15''$
 $R = 212.00'$
 $T = 46.88'$
 $L = 92.27'$
 $CL = 91.54'$
 $CB = S07^\circ 25' 48'' E$

FIRE LANE, MUTUAL ACCESS
& WATER EASEMENT
301 SF OR 0.0069 AC

$\Delta = 52^\circ 42' 03''$
 $R = 20.00'$
 $T = 9.91'$
 $L = 18.40'$
 $CL = 17.75'$
 $CB = N46^\circ 14' 57'' W$

EXHIBIT "B"



POINT OF BEGINNING

Signed on this 2nd day of April, 2008.

Andrew J. Shafer
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5017

1/2" FIR W/CAP (C.M.)

FIRE LANE, MUTUAL ACCESS
& WATER EASEMENT
EXHIBIT

MERCER CROSSING ADDITION I

DATE: 03/31/2008 AVO: 25060



PAGE 2 OF 2

BASIS OF BEARING IS EAST LINE OF BLOCK C OF WESTSIDE ADDITION, SECTION 1, AN ADDITION TO THE CITY OF FARMERS BRANCH AS RECORDED IN DOC.# 200600172708, D.R.D.C.T.