

After Recording, Return to:  
Kevin B. Laughlin  
Nichols, Jackson, Dillard, Hager & Smith, LLP  
1800 Lincoln Plaza  
500 N. Akard  
Dallas, Texas 75201

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**WATER LINE EASEMENT**

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF DALLAS       §**                   **KNOW ALL PERSONS BY THESE PRESENTS:**

That (“*Grantors*”), **MERCER CROSSING LAND, LTD.**, a Texas limited partnership, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the **CITY OF FARMERS BRANCH, TEXAS**, (“*Grantee*”), a Texas home rule municipality, whose mailing address is 13000 William Dodson Parkway, Farmers Branch, Dallas County, Texas 75234, the receipt and sufficiency of which is hereby acknowledged, has **DEDICATED, GRANTED, SOLD AND CONVEYED**, and by these presents does **DEDICATE, GRANT, SELL AND CONVEY** unto Grantee, water line easement over, along, across and under the property located in Dallas County, Texas, and being more particularly described on Exhibit “A” and Exhibit “B” attached hereto and incorporated herein by reference, including the right of ingress, egress, and regress therein, to erect, construct, reconstruct, install, replace, repair, operate, use, inspect, modify, remove and maintain certain water lines and appurtenances, together with all lines, pipes, conduits and other facilities, equipment, improvements, hydrants, and appurtenances used in connection with said water lines as deemed necessary thereto by said Grantee, over, along, across, under, into and through the Property.

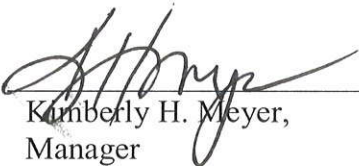
TO HAVE AND TO HOLD the above described property for Grantee’s purposes as deemed necessary by the Grantee, with the right of ingress, egress, and regress therein, together with all and singular the usual rights thereto in anywise belonging, unto the said Grantee, its successors and assigns, forever, and Grantors do hereby bind themselves, their heirs, successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNED this 11<sup>th</sup> day of August, 2014.

**GRANTOR:**

**MERCER CROSSING LAND, LTD.**  
a Texas limited partnership

By: AR1 Land GP, LLC,  
a Texas limited liability company,  
Its general partner

By:   
\_\_\_\_\_  
Kimberly H. Meyer,  
Manager

**GRANTOR'S ACKNOWLEDGMENTS**

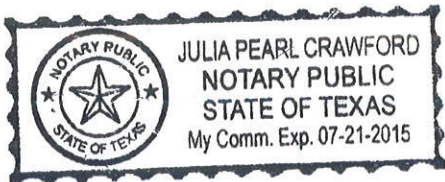
STATE OF TEXAS                   §  
  §  
COUNTY OF DALLAS           §

This instrument was acknowledged before me, the undersigned authority, on the 11<sup>th</sup> day of August, 2014, by Kimberly H. Meyer, Manager for AR1 Land GP, LLC, a Texas limited liability company, as general partner of MERCER CROSSING LAND, LTD., a Texas limited partnership, for and on behalf of said limited liability company and limited partnership.



\_\_\_\_\_  
Notary Public, State of Texas

My Commission expires: \_\_\_\_\_



**EXHIBIT "A"**  
**15' WATER LINE EASEMENT**  
**MERCER CROSSING LAND, LTD.**  
**CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS**

**PARCEL A**

A tract or parcel of land situated in the Francis Miller Survey, Abstract No. 926, in the City of Farmers Branch, Dallas County, Texas, and being part of the called 106.4 acres tract described in the deed to MERCER CROSSING LAND, LTD. recorded in Instrument No. 201400014671 in the Deed Records of Dallas County, Texas (DRDCT), and being part of BLOCK D, WESTSIDE ADDITION SECTION 1, an addition to the City of Farmers Branch recorded in Instrument No. 200600172708 in the Plat Records of Dallas County, Texas (PRDCT), and being more particularly described by metes and bounds as follows:

COMMENCING at the found 5/8 inch iron rod at the most easterly southeast corner of the called 16.319 acres tract described in the deed to MCO1 LAND, LTD. recorded in Document No. 201400066041 in the DRDCT;

THENCE North 36°29'16" West 35.50 feet along the east side of said MCO1LAND, LTD. tract to a set 5/8 inch iron rod with Baseline Corp cap for the **POINT OF BEGINNING**;

THENCE North 36°29'16" West 15.00 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 53°30'44" East 60.42 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE Easterly an arc distance of 65.98 feet along a tangent curve to the right having a radius of 207.50 feet, a central angle of 18°13'10", and the chord bears North 62°37'18" East 65.70 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 71°43'53" East 40.54 feet to a set 5/8 inch iron rod with Baseline Corp cap on the west right-of-way line of Senlac Drive (64' wide right-of-way) as dedicated in said WESTSIDE ADDITION, SECTION 1;

THENCE Southerly an arc distance of 15.08 feet along the west line of Senlac Drive and along a nontangent curve to the left having a radius of 932.00 feet, a central angle of 00°55'38", and the chord bears South 12°17'30" East 15.08 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 71°43'53" West 38.97 feet not tangent to the previous curve and departing the west line of Senlac Drive to a set 5/8 inch iron rod with Baseline Corp cap;

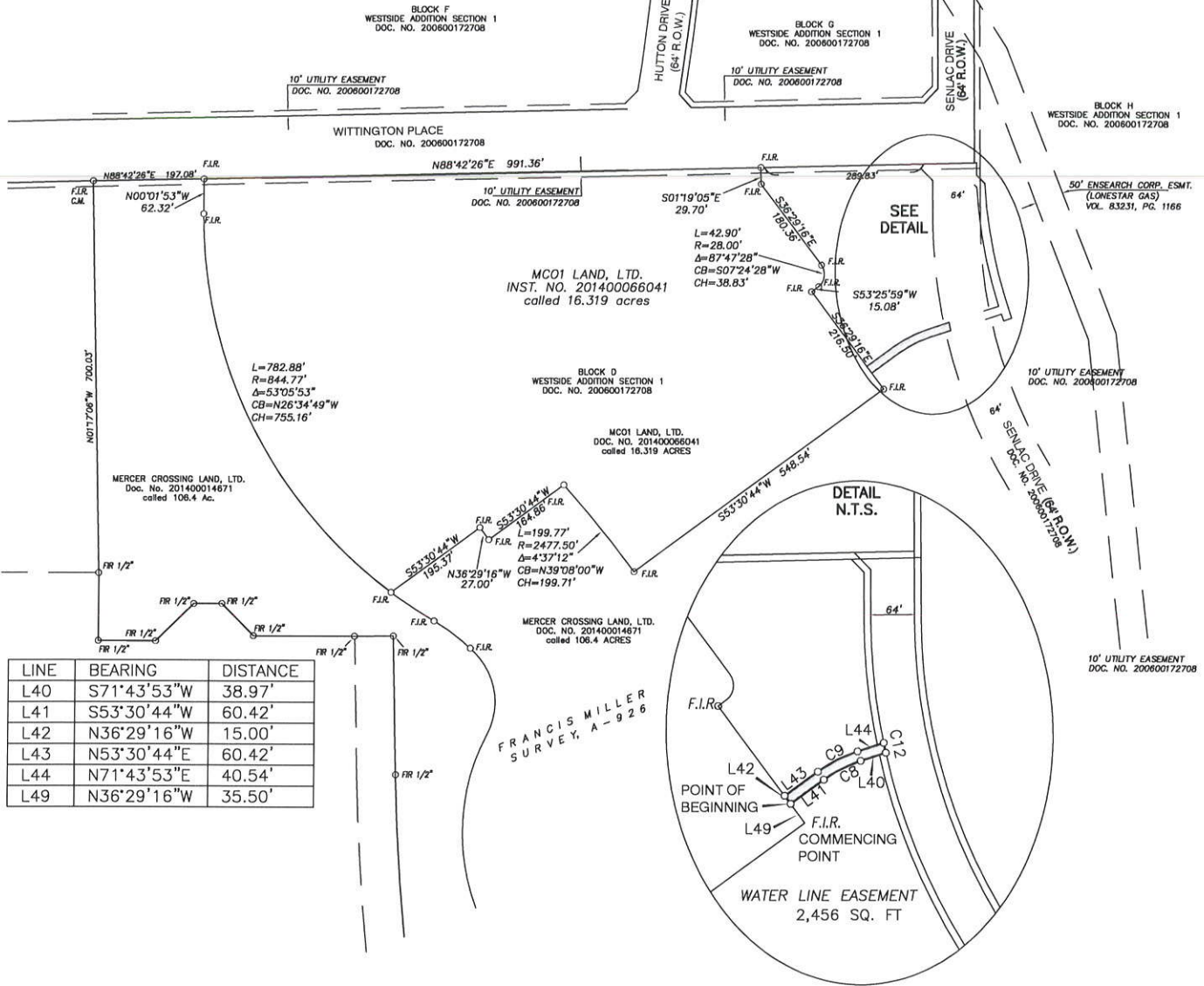
THENCE Southerly an arc distance of 61.21 feet along a tangent curve to the left having a radius of 192.50 feet, a central angle of 18°13'10", and the chord bears South 62°37'18" West 60.95 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 53°30'44" West 60.42 feet tangent to the previous curve to the Point of Beginning and Containing 2,456 square feet of land more or less.

# EXHIBIT "A"

## 15' WATER LINE EASEMENT PARCEL A

### MERCER CROSSING LAND, LTD. CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS



LINE	BEARING	DISTANCE
L40	S71°43'53"W	38.97'
L41	S53°30'44"W	60.42'
L42	N36°29'16"W	15.00'
L43	N53°30'44"E	60.42'
L44	N71°43'53"E	40.54'
L49	N36°29'16"W	35.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C8	192.50'	61.21'	60.95'	S62°37'18"W	18°13'10"
C9	207.50'	65.98'	65.70'	N62°37'18"E	18°13'10"
C12	932.00'	15.08'	15.08'	S12°17'30"E	0°55'38"

ALL CORNERS ARE SET 5/8 INCH IRON RODS WITH BASELINE CORP. CAP UNLESS OTHERWISE NOTED.



Scale: 1" = 300'

BASIS OF BEARING:  
DEED TO: MERCER CROSSING LAND, LTD.  
DOC. NO. 201400014671

1801 Gateway Blvd.  
Suite 103  
Richardson, Texas 75080

972.535.6325  
972.535.6326  
www.baselinesurveyors.net  
TBPLS Firm No. 10193933

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Job No.:	B13X524	Dwg. File:	Util Esmt Parcel A

**EXHIBIT "B"**  
**15' WATER LINE EASEMENT**  
**MERCER CROSSING LAND, LTD.**  
**CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS**

**PARCEL B**

A tract or parcel of land situated in the Francis Miller Survey, Abstract No. 926, in the City of Farmers Branch, Dallas County, Texas, and being part of the called 106.4 acres tract described in the deed to MERCER CROSSING LAND, LTD. recorded in Instrument No. 201400014671 in the Deed Records of Dallas County, Texas (DRDCT), and being part of BLOCK H, WESTSIDE ADDITION SECTION 1, an addition to the City of Farmers Branch recorded in Instrument No. 200600172708 in the Plat Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8 inch iron rod with Baseline Corp cap at the intersection of the east right-of-way line of Senlac Drive (64' wide right-of-way) and the extended south right-of-way line of Wittington Place (110' wide right-of-way), both street right-of-way dedicated in said WESTSIDE ADDITION, SECTION 1;

THENCE North 88°42'26" East 4.22 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 00°23'21" East 22.51 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 45°23'21" East 20.75 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE Southerly an arc distance of 246.29 feet along a nontangent curve to the left having a radius of 850.00 feet, a central angle of 16°36'06", and the chord bears South 11°18'29" East 245.43 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 70°23'28" West 15.00 feet not tangent to the previous curve to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 19°11'14" West 12.73 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 71°43'53" West 29.50 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE Northerly an arc distance of 15.09 feet along the said east line of Senlac and along a nontangent curve to the right having a radius of 868.00 feet, a central angle of 00°59'47", and the chord bears North 11°50'57" West 15.09 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 71°43'53" East 27.81 feet to a set 5/8 inch iron rod with Baseline Corp cap;

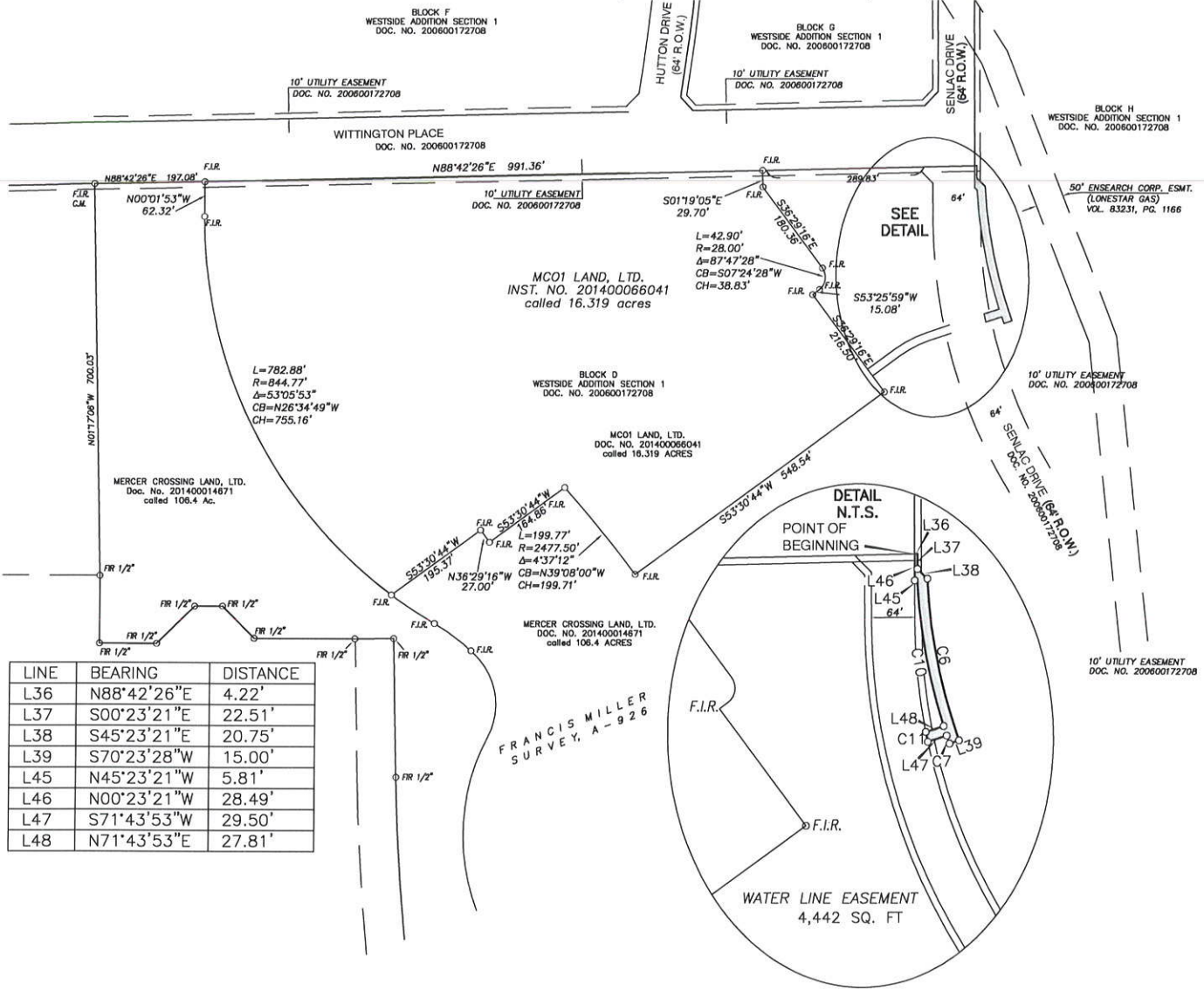
THENCE Northerly an arc distance of 217.06 feet along a nontangent curve to the right having a radius of 865.00 feet, a central angle of 14°22'40", and the chord bears North 10°34'58" West 216.50 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 45°23'21" West 5.81 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 00°30'08" West 39.52 feet along said east line of Senlac Drive to the Point of Beginning and Containing 4,442 square feet of land more or less.;



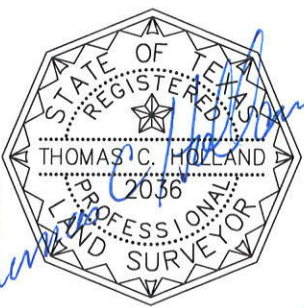
**EXHIBIT "B"**  
**15' WATER LINE EASEMENT**  
**PARCEL B**  
**MERCER CROSSING LAND, LTD.**  
**CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS**



LINE	BEARING	DISTANCE
L36	N88°42'26"E	4.22'
L37	S00°23'21"E	22.51'
L38	S45°23'21"E	20.75'
L39	S70°23'28"W	15.00'
L45	N45°23'21"W	5.81'
L46	N00°23'21"W	28.49'
L47	S71°43'53"W	29.50'
L48	N71°43'53"E	27.81'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	850.00'	246.29'	245.43'	S11°18'29"E	16°36'06"
C7	865.00'	12.73'	12.73'	N19°11'14"W	0°50'37"
C10	865.00'	217.06'	216.50'	N10°34'58"W	14°22'40"
C11	868.00'	15.09'	15.09'	N11°50'57"W	0°59'47"

ALL CORNERS ARE SET 5/8 INCH IRON RODS WITH BASELINE CORP. CAP UNLESS OTHERWISE NOTED.



Scale: 1" = 300'

BASIS OF BEARING:  
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