

DRAINAGE EASEMENT

DEED RECORD

The State of Texas,

COUNTY OF DALLAS

Know All Men by These Presents:

That we Ernest W. Hodges, Edna Wegner Frazer, Co-Owners and Bruce M. Frazer and Edgar L. Frazer, Co-Trustees for the Estate of Walter M. Frazer

(whether one or more natural persons or legal entities), of the County of Dallas State of Texas, for and in consideration of the sum of NINE HUNDRED FIFTY FIVE AND NO/100----- (\$ 955.00) DOLLARS to the undersigned in hand paid by the City of Dallas, Texas, a municipal corporation, the receipt of which is hereby acknowledged and confessed, and the further benefits to be derived by remaining property as a result of projected public improvements, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said City of Dallas, of the County of Dallas, State of Texas, an easement for the purpose of constructing and maintaining storm water drainage facilities in, under, through, across and along all that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas, and described as follows, to-wit:

BEING a part of the Levi Dixon Survey, Abstract No. 380, Dallas County, Texas and being part of that certain "16 acre" tract of land that was conveyed as the "second tract" to Walter M. Frazer and Ernest W. Hodges by deed dated March 14, 1956, recorded in Volume 4457, page 347, Deed Records of Dallas County, Texas, the land herein conveyed being in Block 8256, official City number, and more particularly described as follows;

BEGINNING at the most northerly corner of said "16 acre" tract, said corner also being the most southerly, east corner of that certain "23.345 acre" tract of land designated as "Tract No. 2" in deed recorded in Volume 335, pages 1114-1118 of said deed records;

THENCE South 59°53'15" West along the most southeasterly line of the said "23.345 acre" tract, and along the northwesterly line of the said "16 acre" Frazer and Hodges tract, a distance of 164.01 feet to an intersection with the proposed southerly line of a right-of-way for a drainage channel;

THENCE South 85°38'05" East along the said proposed southerly line, a distance of 197.09 feet to an intersection with the northeasterly line of the said "16 acre" tract;

THENCE North 29°19'17" West along the said line of said tract, a distance of 111.58 feet to the place of beginning, containing approximately 9,149 square feet of land, or 0.2100 Acre. G.A.R.

GAR/bm
10-17-79

DIRECTOR OF PUBLIC WORKS
ASST. DIRECTOR OF PUBLIC WORKS

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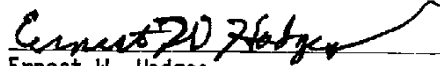
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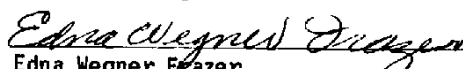
The City is purchasing this property for the purpose of constructing and maintaining storm water drainage improvements, and it reserves the right to make the improvements on such grade and according to such plans and specifications as will, in its opinion, best serve the public purpose. The payment of the purchase price for the property herein conveyed shall be considered full compensation for same, and for any diminution in value that may result to remaining property by virtue of project proximity thereto, grade alignment, utility installation, or the alteration of drainage patterns and facilities.

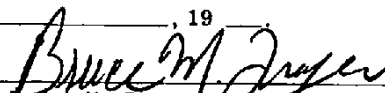
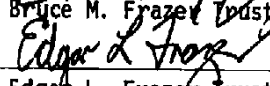
Should one or more of the Grantors herein be natural persons and not joined by the respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s). Should one or more of the Grantors herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

TO HAVE AND TO HOLD the same, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of Dallas, its successors and assigns forever, and Grantor(s) is (are) hereby bound, together with all heirs, executors, administrators, or successors, to Warrant and Forever Defend, all and singular the said easement unto the said City of Dallas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED this _____ day of _____, 19____


Ernest W. Hodges


Edna Wegner Frazer


Bruce M. Frazer Trustee

Edgar L. Frazer Trustee

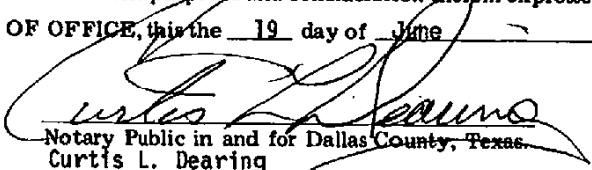
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THE STATE OF TEXAS,
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, on this day personally appeared Ernest W. Hodges and Edna Wegner Frazer
known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and
acknowledged to me that they executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19 day of June,
A. D. 1981.

(Notary must also PRINT
name and AFFIX SEAL)


Notary Public in and for Dallas County, Texas.
Curtis L. Dearing
My Commission Expires
12-11-84

THE STATE OF TEXAS,
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, on this day personally appeared _____
known to me to be ther person(s) whose name(s) _____ subscribed to the foregoing instrument, and
acknowledged to me that _____ he _____ executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____,
A. D. 19 ____.

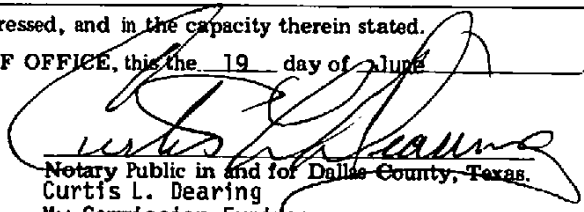
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name, and AFFIX SEAL)

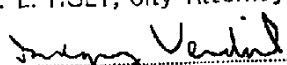
Notary Public in and for Dallas County, Texas.

THE STATE OF TEXAS,
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, on this day personally appeared Bruce M. Frazer and Edgar L. Frazer, Trustees for the Estate of Walter M. Frazer
known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and
acknowledged to me that they executed the same as the act and deed of The Walter M. Frazer Estate
for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19 day of June,
A. D. 19 81.

(Notary must also PRINT
name, and AFFIX SEAL)


Notary Public in and for Dallas County, Texas.
Curtis L. Dearing
My Commission Expires
12-11-84

Approved as to form:
LEE E. HOLT, City Attorney
By 
Assistant City Attorney

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DRAINAGE EASEMENT

FILED
L.E. Mardock
COUNTY CLERK
DALLAS COUNTY

From

1981 AUG 5 PM 2:51

To

THE CITY OF DALLAS, TEXAS

NO. 81-2031
RETURN TO CITY SECRETARY
5FS CITY HALL-1500 MARILLA

Return To:
City Secretary
City Hall
Dallas, Texas 75201

Resolution No.

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
6th day of August 1981 at 2:51 PM and was duly re-
corded in the eighth and page of the named records
of Dallas County, Texas as stamped herein in ink.

AUG 6 1981



L.E. Mardock
COUNTY CLERK, Dallas County, Texas

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