

**OWNER: W.T. ALEXANDER, TRUSTEE OF THE ALEXANDER LIVING TRUST UNDER
AN INSTRUMENT DATED SEPTEMBER 11, 1998, AND ANY AMENDMENT THERETO
PARCEL NO: 07**

Pg: 1/20

EASEMENT

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**EASEMENT FOR RIGHT-OF-WAY
LAKE TAWAKONI WATER TRANSMISSION PIPELINES
WCF 05-10
RELOCATION PROJECT NO. 101-067D-22**



STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF ROCKWALL §

THAT the undersigned, **W.T. ALEXANDER, TRUSTEE OF THE ALEXANDER LIVING TRUST UNDER AN INSTRUMENT DATED SEPTEMBER 11, 1998, AND ANY AMENDMENT THERETO**, (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid by the **NORTH TEXAS MUNICIPAL WATER DISTRICT** (hereinafter called "Grantee") the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed, and by these presents, does grant, sell and convey unto the Grantee a Permanent Easement and right-of-way in, along with a temporary construction easement (the "Temporary Construction Easement"), over, across and through those certain premises owned by Grantor to construct, operate, reconstruct, replace, perpetually maintain and remove two pipelines, for the transportation of water, with all incidental equipment including communications equipment, cathodic protection devices, valves and associated appurtenances under, over or through the following described lands situated in Rockwall County, Texas:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

The Grantee shall utilize the easement for two underground pipelines and appurtenances, including communication facilities, and above grade appurtenances consisting of air valves, blow off valves, pipelines markers and cathodic protection equipment (referred to herein collectively as "Grantee's Pipelines" or the pipelines) as may be required for its operation of the pipelines. The blow off valves shall be located so as to discharge any water from the pipelines into natural drainage areas currently existing on the Property.

The Temporary Construction Easement granted and described herein will terminate and cease upon completion of the construction and testing of the pipelines. Said Temporary Construction Easement is described in Exhibit "A".

Grantee, and Grantee's successors and assigns, shall have the continued and unobstructed right of ingress and egress over the permanent easement granted for the installation, operation, repair, inspection, maintenance and replacement of Grantee's facilities.

Grantee, and Grantee's successors and assigns, agrees to bury said pipelines to a depth of at least 48" from the top of the pipelines to existing ground surface. Grantee will, insofar as practicable, restore the ground disturbed by the laying, constructing, repairing, maintaining, replacing or removing of said pipelines, and will take such steps as may be reasonably required to prevent damage to the property of Grantor from soil erosion resulting from operations of Grantee hereunder. Grantee shall leave the surface as nearly as reasonably possible as it was prior to the construction of the pipelines and will restore all improvements, including fences, driveways, bridges, drainage channels, and other

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improvements damaged through the use of said easement to substantially the same condition as they were prior to the construction of the pipelines. Grantee agrees to re-seed the grass areas of the easement after construction of said pipelines.

Grantee has the right to trim or cut down or eliminate trees or shrubbery to the extent, in the reasonable judgment of Grantee, its successors and assigns, as may be necessary to prevent possible interference with the installation and operation of said pipelines and to remove possible hazards thereto, and the right to remove or prevent the construction of any and all improvements, buildings, reservoirs or other obstructions on said permanent easement, except as are specifically allowed under the terms hereof. Grantor shall not construct or permit to be constructed, any house, building, reservoir, or other prohibited improvement on or within the permanent easement or remove soil which would impair the lateral support for Grantee's pipelines or leave it with insufficient cover for the safe operation of said pipelines. However, Grantor retains the right, to cross the permanent easement area with fences, streets, roads, and utilities ("facilities") at angles not less than 45 degrees provided that said facilities do not endanger or interfere with Grantee's pipelines and provided that Grantee is provided with a copy of the construction plans and drawings not less than 30 days before the beginning of construction of said facilities. Grantor shall not grant any other easements within the permanent easement which would (1) endanger or interfere with the safe and efficient operation of Grantee's pipelines, or (2) cross Grantee's easement at less than a 45 degree angle. Grantee may not fence or enclose the easement but may install gates in any fence along or crossing the easement for access.

If Grantee should abandon the rights granted herein for said pipelines and appurtenances constructed upon said land and, if such abandonment should continue for a continuous period of as long as thirty-six (36) months, all rights of Grantee herein shall terminate and revert to Grantor, their heirs, legal representatives, successors and assigns. Grantee shall have the right for one year following any termination of this easement to remove its pipe, valves and all other property. Following the expiration of such period, any such property remaining on said land shall be and become the property of Grantor.

The above described easements and rights shall inure unto the said Grantee, and Grantee's successors and assigns, and the covenants and agreements contained herein shall constitute covenants running with the land, binding upon Grantor, its legal representatives, successors and assigns, for the benefit of Grantee, and Grantee's successors and assigns. Grantee shall have the right to assign the easement in whole or in part to one or more assignees.

This Agreement is intended to encompass the complete and entire Agreement of the parties. Neither party has made or relied on any representations, stipulations, or agreements other than those expressly contained in this Agreement. No agent, officer, employee, or other representative of either party has the right or the authority to alter any of the terms of this Agreement.

By executing this Easement, the undersigned represents that they are duly authorized to execute this document; that Grantor is the owner of fee simple title to the property across which the easement is being granted; that the property is held by Grantor free and clear of any liens or encumbrances and that Grantor is the sole party entitled to receive the consideration being paid for the easement.

TO HAVE AND TO HOLD unto the said **NORTH TEXAS MUNICIPAL WATER DISTRICT**, its successors and assigns, the above described easement and right-of-way, and I do

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hereby bind myself, any heirs, executors, and administrators to warrant and forever defend all and singular the said premises to the **NORTH TEXAS MUNICIPAL WATER DISTRICT**, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof herein.

WITNESS OUR HANDS this 20 day of FEBRUARY, 2024

GRANTOR:
W.T ALEXANDER, TRUSTEE

[Signature]
Signature

W.T. ALEXANDER
Printed Name

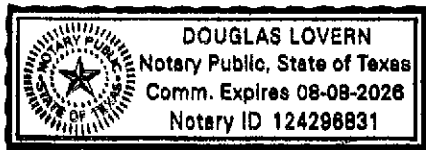
TRUSTEE
Title

ACKNOWLEDGMENT

THE STATE OF TX §
 §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared W. T. ALEXANDER, in his/her capacity as TRUSTEE of **W.T ALEXANDER, TRUSTEE, OF THE ALEXANDER LIVING TRUST UNDER AN INSTRUMENT DATED SEPTEMBER 11, 1998, AND ANY AMENDMENT THERETO**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of FEB, 2024



[Signature]
Notary Public in and for The State of TX

My Commission Expires: 08-08-2026

EXHIBIT "A"

NORTH TEXAS MUNICIPAL WATER DISTRICT

Waterline Relocations along State Highways in Dallas, Rockwall, and Kaufman Counties

NTMWD Project No. 101-0607D-22

Part 1, Permanent Easement

BEING a 2.374-acre (103,399 square foot) North Texas Municipal Water District Permanent Easement situated in the J.W. Gardner Survey, Abstract Number 91 and the Samuel McFadgin Survey, Abstract Number 142, Rockwall County, Texas being a portion of a 222.95-acre tract described in General Warranty Deed to W.T. Alexander Trustee of the Alexander Living Trust, recorded in Volume 6602, Page 142, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap stamped "TNP INC ESMT" at the Northwest corner of Permanent Easement, on the South line of a 40-foot North Texas Municipal Water District Easement, recorded in Volume 4785, Page 140, Deed Records, Rockwall County, Texas; on the West line of said W.T. Alexander tract, and the East line of a called 15.00-acre tract of land to Paul B. Alexander and Dorothy Alexander, Co-Trustees of the Alexander Revocable Trust, recorded in Document Number 20170000001699, Official Public Records, Rockwall County, Texas, referenced by a found 5/8-inch iron rod with cap stamped "TxDOT ROW Monument", which bears North 46 Degrees 05 Minutes 19 Seconds West, 34.90 feet. (Texas State Plane Grid Coordinates, Northing 7,017,049.912, Easting 2,634,625.150):

THENCE North 88 Degrees 49 Minutes 52 Seconds East, along the North line of Permanent Easement, and the South line of said 40-foot easement, a distance of 787.54 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT" at a point on the State of Texas Right-of-Way, recorded in Document Number 20210000010229, Official Public Records, Rockwall County, Texas;

THENCE South 55 Degrees 00 Minutes 06 Seconds East, along North Line of Permanent Easement and the South line of State of Texas Right-of-Way, a distance of 3.16 feet to a found 5/8-inch iron rod with cap stamped "TxDOT ROW Monument";

THENCE North 88 Degrees 50 Minutes 38 Seconds East, along the North Line of Permanent Easement and the South line of State of Texas Right-of-Way, a distance of 633.27 feet to a found 5/8-inch iron rod with cap stamped "TxDOT ROW Monument";

THENCE North 54 Degrees 59 Minutes 54 Seconds East, along the North Line of Permanent Easement and the South line of State of Texas Right-of-Way, a distance of 3.61 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 88 Degrees 49 Minutes 52 Seconds East, along the North line of Permanent Easement, and the South line of said 40-foot easement, a distance of 761.99 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT" at the beginning of a curve to the Left;



THENCE along the North line of Permanent Easement, the South line of said 40-foot easement and curve to the Left, having a delta of 6 Degrees 18 Minutes 00 Seconds, a radius of 5,829.58 feet, a length of 641.00 feet, with a chord bearing North 85 Degrees 40 Minutes 52 Seconds East, and a chord distance of 640.67 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 82 Degrees 31 Minutes 52 Seconds East, along the North line of Permanent Easement, and the South line of said 40-foot easement, a distance of 266.99 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT" at a point on the South line of said State of Texas Right-of-Way;

THENCE South 65 Degrees 00 Minutes 06 Seconds East, along North Line of Permanent Easement and the South line of said State of Texas Right-of-Way, a distance of 6.75 feet to a found 5/8-inch iron rod with cap stamped "TxDOT ROW Monument";

THENCE North 82 Degrees 32 Minutes 40 Seconds East, along the North Line of Permanent Easement and the South line of State of Texas Right-of-Way, a distance of 30.00 feet to a found 5/8-inch iron rod with cap stamped "TxDOT ROW Monument";

THENCE North 44 Degrees 59 Minutes 54 Seconds East, along the North Line of Permanent Easement and the South line of State of Texas Right-of-Way, a distance of 5.96 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 82 Degrees 31 Minutes 52 Seconds East, along the North line of Permanent Easement, and the South line of said 40-foot easement, a distance of 761.75 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT" on the South line of said State of Texas Right-of-Way;

THENCE South 45 Degrees 00 Minutes 06 Seconds East, along North Line of Permanent Easement and the South line of said State of Texas Right-of-Way, a distance of 4.81 feet to a found 5/8-inch iron rod with cap stamped "TxDOT ROW Monument";

THENCE North 82 Degrees 32 Minutes 40 Seconds East, along the North Line of Permanent Easement and the South line of State of Texas Right-of-Way, a distance of 30.00 feet to a found 5/8-inch iron rod with cap stamped "TxDOT ROW Monument";

THENCE North 44 Degrees 59 Minutes 54 Seconds East, along the North Line of Permanent Easement and the South line of State of Texas Right-of-Way, a distance of 6.27 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT" at the beginning of a curve to the Right;

THENCE North 82 Degrees 31 Minutes 52 Seconds East, along the North line of Permanent Easement, and the South line of said 40-foot easement, a distance of 681.68 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT" on the South Line of 40-foot North Texas Municipal Water District Easement and at the beginning of a curve to the right;

THENCE along the North line of Permanent Easement, the South line of said 40-foot easement and curve to the Right, having a delta of 16 Degrees 27 Minutes 03 Seconds, a radius of 2,764.79 feet, a length of 793.84 feet, with a chord bearing South 89 Degrees 14 Minutes 36 Seconds East, and a chord distance of 791.11 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT" at the Southeast corner of said 40-foot easement and the North corner of a 25-Foot Easement to Cash Special Utility District, recorded in Document Number 20200000029992, Official Public Records, Rockwall County, Texas;



THENCE South 9 Degrees 33 Minutes 16 Seconds West, along the North line of Permanent Easement, and the West line of said 25-foot Easement, a distance of 24.35 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 80 Degrees 19 Minutes 46 Seconds East, along the North line of Permanent Easement, and the South line of said 25-foot Easement, a distance of 212.53 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 70 Degrees 27 Minutes 11 Seconds East, along the North line of Permanent Easement, and the South line of said 25-foot Easement, a distance of 42.47 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 43 Degrees 00 Minutes 15 Seconds East, along the North line of Permanent Easement, and the Southeast line of said 25-foot Easement, a distance of 3.46 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 45 Degrees 00 Minutes 06 Seconds East, along the North line of Permanent Easement, a distance of 26.05 feet to a found PK Nail in the center of Streetman Road, a variable with Right-of-Way, no recording information found and the East line of said Alexander tract;

THENCE South 43 Degrees 49 Minutes 41 Seconds West, along the center of Streetman Road and the East line of Alexander tract, a distance of 13.14 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT" for the South line of Permanent Easement;

THENCE North 70 Degrees 27 Minutes 11 Seconds West, along the South Line of Permanent Easement, a distance of 60.20 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 80 Degrees 19 Minutes 40 Seconds West, along the South Line of Permanent Easement, a distance of 241.76 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 40 Degrees 52 Minutes 38 Seconds West, along the South Line of Permanent Easement, a distance of 53.29 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 84 Degrees 37 Minutes 39 Seconds West, along the South Line of Permanent Easement, a distance of 194.58 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 88 Degrees 43 Minutes 58 Seconds West, along the South Line of Permanent Easement, a distance of 197.13 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 87 Degrees 09 Minutes 44 Seconds West, along the South Line of Permanent Easement, a distance of 197.24 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 83 Degrees 21 Minutes 03 Seconds West, along the South Line of Permanent Easement, a distance of 193.31 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 68 Degrees 05 Minutes 00 Seconds West, along the South Line of Permanent Easement, a distance of 28.79 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";



THENCE South 82 Degrees 32 Minutes 02 Seconds West, along the South Line of Permanent Easement, a distance of 547.23 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 44 Degrees 59 Minutes 54 Seconds West, along the South Line of Permanent Easement, a distance of 43.60 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 82 Degrees 32 Minutes 40 Seconds West, along the South Line of Permanent Easement, a distance of 63.30 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 45 Degrees 00 Minutes 06 Seconds West, along the South Line of Permanent Easement, a distance of 33.49 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 82 Degrees 32 Minutes 02 Seconds West, along the South Line of Permanent Easement, a distance of 492.17 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 89 Degrees 59 Minutes 45 Seconds West, along the South Line of Permanent Easement, a distance of 44.31 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 82 Degrees 33 Minutes 27 Seconds West, along the South Line of Permanent Easement, a distance of 137.65 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 44 Degrees 59 Minutes 54 Seconds West, along the South Line of Permanent Easement, a distance of 52.90 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 82 Degrees 32 Minutes 40 Seconds West, along the South Line of Permanent Easement, a distance of 55.24 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 65 Degrees 00 Minutes 06 Seconds West, along the South Line of Permanent Easement, a distance of 60.14 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 82 Degrees 41 Minutes 46 Seconds West, along the South Line of Permanent Easement, a distance of 174.10 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 82 Degrees 47 Minutes 53 Seconds West, along the South Line of Permanent Easement, a distance of 100.32 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 84 Degrees 26 Minutes 43 Seconds West, along the South Line of Permanent Easement, a distance of 201.21 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 86 Degrees 14 Minutes 09 Seconds West, along the South Line of Permanent Easement, a distance of 201.25 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 87 Degrees 57 Minutes 43 Seconds West, along the South Line of Permanent Easement, a distance of 100.43 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE South 88 Degrees 00 Minutes 20 Seconds West, along the South Line of Permanent Easement, a distance of 100.31 feet to a set 1/2-inch capped iron rod stamped "TNP INC ESMT";

THENCE North 46 Degrees 05 Minutes 19 Seconds West, along the West line of said W.T. Alexander tract and the East line of said Paul B. Alexander tract, a distance of 21.60 feet to the Point of Beginning, containing 2.374-acre (103,399 square feet) of land.

1. Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone (4202), NAD 83, (2011) Epoch 2010. All distances shown hereon are surface values displayed in US Survey Feet.
2. Point of Beginning is tied to Texas State Plane Coordinate System NAD 83 (Grid), using a Grid Factor of 0.999853886 to scale surface coordinates to grid.
3. This legal description is accompanied by a survey plat of even date.


Timothy A. Frost, R.P.L.S.
Texas Registration No. 5316
TBPELS Firm Number 10011600
Date: 7/21/2023
Surveyed on the ground June 2023



EXHIBIT "A"

NORTH TEXAS MUNICIPAL WATER DISTRICT

Waterline Relocations along State Highways in Dallas, Rockwall, and Kaufman Counties

NTMWD Project No. 101-0607D-22

Part 2-1 Temporary Construction Easement

BEING a 0.364-acre (15,842 square foot) North Texas Municipal Water District Temporary Construction Easement, situated in the J.W. Gardner Survey, Abstract Number 91 and the Samuel McFadgin Survey, Abstract Number 142, Rockwall County, Texas being a portion of a 222.95-acre tract described in General Warranty Deed to W.T. Alexander Trustee of the Alexander Living Trust, recorded in Volume 6602, Page 142, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap stamped "TNP INC ESMT" at the Northwest corner of said Temporary Construction Easement, and along the South line of Permanent Easement. (Texas State Plane Grid Coordinates, Northing 7,017,048.879, Easting 2,635,332.230):

THENCE North 88 Degrees 50 Minutes 41 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 33.90 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE South 55 Degrees 00 Minutes 06 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 44.73 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE North 88 Degrees 50 Minutes 38 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 658.50 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE North 54 Degrees 59 Minutes 54 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 47.64 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE North 88 Degrees 49 Minutes 55 Seconds East, along the North line of said Temporary Construction Easement and South line of Permanent Easement, a distance of 35.92 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE South 54 Degrees 59 Minutes 54 Seconds West, along the South line of said Temporary Construction Easement, a distance of 83.57 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE South 88 Degrees 50 Minutes 38 Seconds West, along the South line of said Temporary Construction Easement, a distance of 671.11 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE North 55 Degrees 00 Minutes 06 Seconds West, along the South line of said Temporary Construction Easement, a distance of 78.63 feet to the Point of Beginning, containing 0.364 acres (15,842 square feet) of land.

EXHIBIT "A"

NORTH TEXAS MUNICIPAL WATER DISTRICT

Waterline Relocations along State Highways in Dallas, Rockwall, and Kaufman Counties

NTMWD Project No. 101-0607D-22

Part 2-2

Temporary Construction Easement

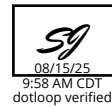
BEING a 0.096-acre (4,193 square foot) North Texas Municipal Water District Temporary Construction Easement, situated in the Samuel McFadgin Survey, Abstract Number 142, Rockwall County, Texas being a portion of a 222.95-acre tract described in General Warranty Deed to W.T. Alexander Trustee of the Alexander Living Trust, recorded in Volume 6602, Page 142, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap stamped "TNP INC ESMT" at the Northwest corner of said Temporary Construction Easement, and along the South line of Permanent Easement. (Texas State Plane Grid Coordinates, Northing 7,017,154.054, Easting 2,637,624.473):

THENCE North 82 Degrees 33 Minutes 27 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 37.28 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE South 65 Degrees 00 Minutes 06 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 60.14 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE North 82 Degrees 32 Minutes 40 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 55.24 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";



THENCE North 44 Degrees 59 Minutes 54 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 52.90 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE North 82 Degrees 33 Minutes 27 Seconds East, along the North line of said Temporary Construction Easement and South line of Permanent Easement, a distance of 32.81 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE South 44 Degrees 59 Minutes 54 Seconds West, along the South line of said Temporary Construction Easement, a distance of 85.71 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE South 82 Degrees 32 Minutes 40 Seconds West, along the South line of said Temporary Construction Easement, a distance of 67.86 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE North 65 Degrees 00 Minutes 06 Seconds West, along the South line of said Temporary Construction Easement, a distance of 97.43 feet to the Point of Beginning, containing 0.096 acres (4,193 square feet) of land.

EXHIBIT "A"

NORTH TEXAS MUNICIPAL WATER DISTRICT

Waterline Relocations along State Highways in Dallas, Rockwall, and Kaufman Counties

NTMWD Project No. 101-0607D-22

Part 2-3 Temporary Construction Easement

BEING a 0.082-acre (3,555 square foot) North Texas Municipal Water District Temporary Construction Easement, situated in the Samuel McFadgin Survey, Abstract Number 142, Rockwall County, Texas being a portion of a 222.95-acre tract described in General Warranty Deed to W.T. Alexander Trustee of the Alexander Living Trust, recorded in Volume 6602, Page 142, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap stamped "TNP INC ESMT" at the Northwest corner of said Temporary Construction Easement, and along the South line of Permanent Easement. (Texas State Plane Grid Coordinates, Northing 7,017,256.529, Easting 2,638,451.797):



THENCE North 82 Degrees 32 Minutes 02 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 25.22 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE South 45 Degrees 00 Minutes 06 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 33.49 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE North 82 Degrees 32 Minutes 40 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 63.30 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE North 44 Degrees 59 Minutes 54 Seconds East, along the North line of Temporary Construction Easement and South line of Permanent Easement, a distance of 43.60 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE North 82 Degrees 32 Minutes 02 Seconds East, along the North line of said Temporary Construction Easement and South line of Permanent Easement, a distance of 32.83 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

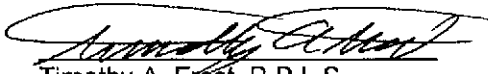
THENCE South 44 Degrees 59 Minutes 54 Seconds West, along the South line of said Temporary Construction Easement, a distance of 76.43 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

THENCE South 82 Degrees 32 Minutes 40 Seconds West, along the South line of said Temporary Construction Easement, a distance of 79.95 feet to a set 1/2-inch iron rod with cap stamped "TNP INC ESMT";

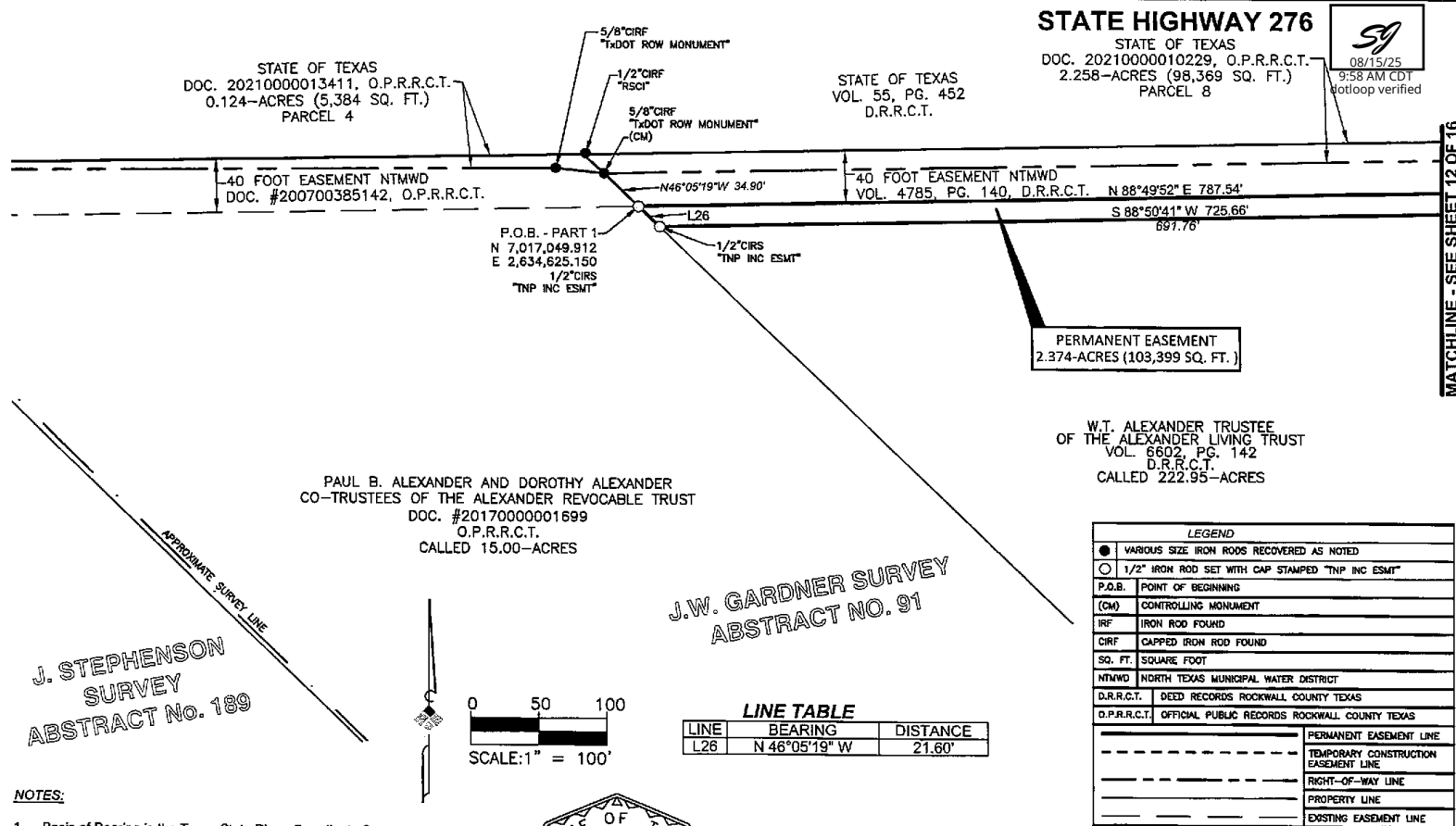
THENCE North 45 Degrees 00 Minutes 06 Seconds West, along the South line of said Temporary Construction Easement, a distance of 58.70 feet to the Point of Beginning, containing 0.082 acres (3,555 square feet) of land.

Notes:

1. Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone (4202), NAD 83, (2011) Epoch 2010. All distances shown hereon are surface values displayed in US Survey Feet.
2. Point of Beginning is tied to Texas State Plane Coordinate System NAD 83 (Grid), using a Grid Factor of 0.999853886 to scale surface coordinates to grid.
3. This legal description is accompanied by a survey plat of even date.


Timothy A. Frost, R.P.L.S.
Texas Registration No. 5316
TBPELS Firm Number 10011600
Date: 7/21/2023
Surveyed on the ground June 2023





teague nall and perkins
5237 Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph / www.tnppinc.com
TBPELS Registration No. 100116-00

TIMOTHY A. FROST, RPLS NO. 5316 DATE

SITUATED IN THE J.W. GARDNER SURVEY, ABSTRACT NO. 91
AND THE SAMUEL McFADGIN SURVEY, ABSTRACT NO. 142
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NTW22112

SHEET 11 OF 16

MATCHLINE - SEE SHEET 12 OF 16

08/15/25
9:58 AM CDT
dotloop verified

STATE HIGHWAY 276

STATE OF TEXAS
DOC. 20210000010229, O.P.R.R.C.T.
2.258-ACRES (98,369 SQ. FT.)
PARCEL 8

STATE OF TEXAS
DRAINAGE EASEMENT
VOL. 55, PG. 454
D.R.R.C.T.

STATE OF TEXAS
DRAINAGE EASEMENT
VOL. 55, PG. 440
D.R.R.C.T.

40 FT EASEMENT NTMWD
VOL. 4785, PG. 140
D.R.R.C.T.

5/8" CIRF
TxDOT ROW MONUMENT*
(CM)

1/2" CIRF
TNP INC ESMT*

1/2" CIRF
TNP INC ESMT*

5/8" CIRF
TxDOT ROW MONUMENT*
(CM)

P.O.B.

PART 2-T.C.E. NO. 1
N 7,017,048.879
E 2,635,332.230
1/2" CIRF
TNP INC ESMT*

TEMPORARY EASEMENT NO. 1
0.364-ACRES (15,842 SQ. FT.)

PERMANENT EASEMENT
2.374-ACRES (103,399 SQ. FT.)

W.T. ALEXANDER TRUSTEE
OF THE ALEXANDER LIVING TRUST
VOL. 6602, PG. 142
D.R.R.C.T.
CALLED 222.95-ACRES

J.W. GARDNER SURVEY
ABSTRACT NO. 91

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°00'06" E	3.16'
L2	N 54°59'54" E	3.61'
L24	S 54°59'54" W	47.64'
L25	N 55°00'06" W	44.73'
L27	N 88°50'41" E	33.90'
L28	N 88°49'55" E	35.92'
L29	S 54°59'54" W	83.57'
L30	N 55°00'06" W	78.63'

SAMUEL McFADGIN SURVEY
ABSTRACT NO. 142

APPROXIMATE SURVEY LINE

0 50 100
SCALE: 1" = 100'

LEGEND	
●	VARIOUS SIZE IRON RODS RECOVERED AS NOTED
○	1/2" IRON ROD SET WITH CAP STAMPED "TNP INC ESMT"
P.O.B.	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
SQ. FT.	SQUARE FOOT
NTMWD	NORTH TEXAS MUNICIPAL WATER DISTRICT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
---	PERMANENT EASEMENT LINE
---	TEMPORARY CONSTRUCTION EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	EXISTING EASEMENT LINE

NOTES:

1. Basis of Bearing is the Texas State Plane Coordinate System (TSPC), North Central Zone (4202). NAD83 (2011) Epoch 2010). All distances shown hereon are surface values displayed in U.S. Survey Feet.
2. Point of Beginning is tied to Texas State Plane Coordinate System (TSPC). NAD 83 (Grid), using a Grid factor of 0.999853886 to scale surface coordinates to grid.
3. This survey plat is accompanied by a separate legal description of even date.



NORTH TEXAS MUNICIPAL WATER DISTRICT

PROJECT NO. 101-0607D-22

PART 1, PERMANENT EASEMENT-BEING 2.374-ACS. (103,399 SQ. FT.)

PART 2, TEMPORARY CONSTRUCTION EASEMENT NO. 1-BEING 0.364-ACS. (15,842 SQ. FT.)

PART 2, TEMPORARY CONSTRUCTION EASEMENT NO. 2-BEING 0.096-ACS. (4,193 SQ. FT.)

PART 2, TEMPORARY CONSTRUCTION EASEMENT NO. 3-BEING 0.082-ACS. (3,555 SQ. FT.)

SITUATED IN THE J.W. GARDNER SURVEY, ABSTRACT NO. 91
AND THE SAMUEL McFADGIN SURVEY, ABSTRACT NO. 142
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NTW22112

SHEET 12 OF 16

teague nall and perkins

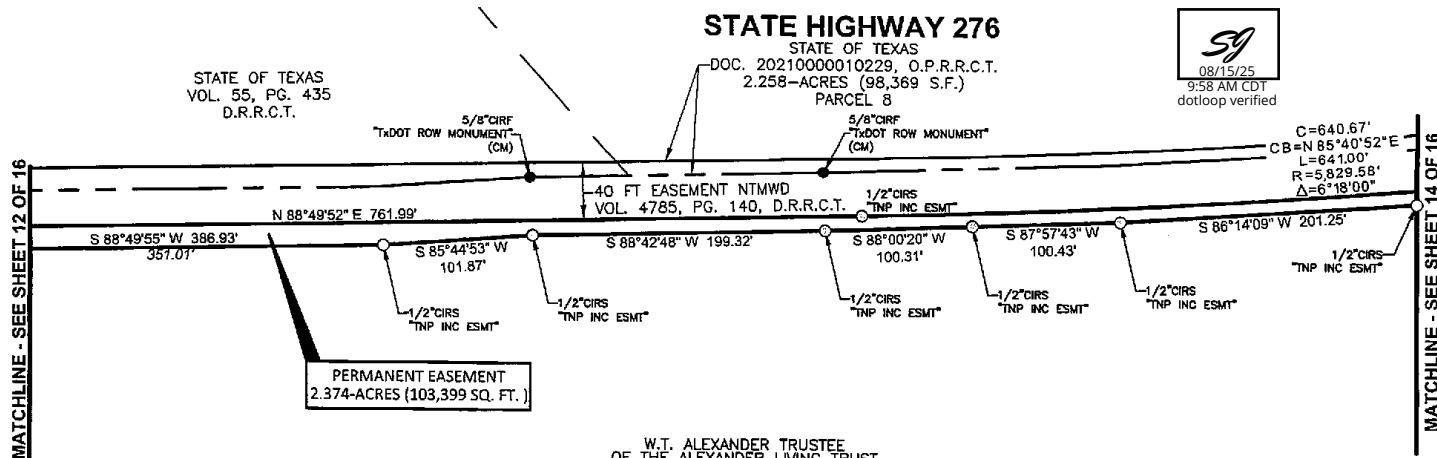
5237 Riverside Drive, Suite 100
Fort Worth, Texas 76137

817.336.5773 ph / www.tnppinc.com
TSPELS Registration No. 100116-00

TIMOTHY A. FROST, RPLS NO. 5316

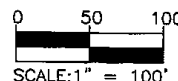
DATE





SAMUEL McFADGIN SURVEY
ABSTRACT NO. 142

LEGEND	
●	VARIOUS SIZE IRON RODS RECOVERED AS NOTED
○	1/2" IRON ROD SET WITH CAP STAMPED "TNP INC ESMT"
P.O.B.	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
SQ. FT.	SQUARE FOOT
NTMWD	NORTH TEXAS MUNICIPAL WATER DISTRICT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
---	PERMANENT EASEMENT LINE
---	TEMPORARY CONSTRUCTION EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	EXISTING EASEMENT LINE



NOTES:

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DATE

NORTH TEXAS MUNICIPAL WATER DISTRICT

PROJECT NO. 101-0607D-22

PART 1, PERMANENT EASEMENT-BEING 2.374-ACS. (103,399 SQ. FT.)

PART 2, TEMPORARY CONSTRUCTION EASEMENT NO. 1-BEING 0.364-ACS. (15,842 SQ. FT.)

PART 2, TEMPORARY CONSTRUCTION EASEMENT NO. 2-BEING 0.096-ACS. (4,193 SQ. FT.)

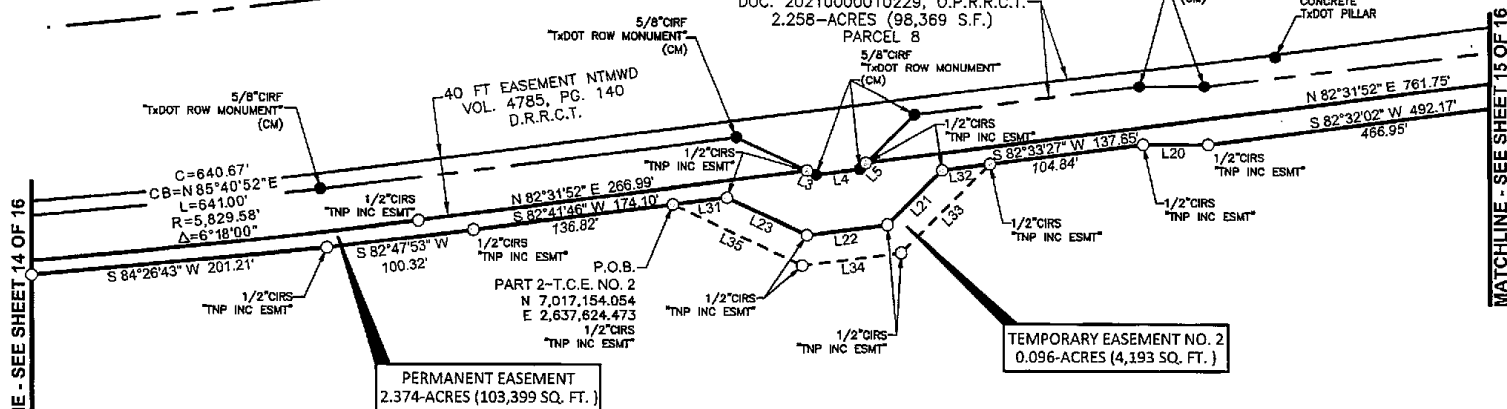
PART 2, TEMPORARY CONSTRUCTION EASEMENT NO. 3-BEING 0.082-ACS. (3,555 SQ. FT.)

SITUATED IN THE J.W. GARDNER SURVEY, ABSTRACT NO. 91
AND THE SAMUEL McFADGIN SURVEY, ABSTRACT NO. 142
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NTW22112

SHEET 13 OF 16




08/15/25
9:58 AM CDT
dotloop verified**NOTES:**

1. Basis of Bearing is the Texas State Plane Coordinate System (TSPC), North Central Zone (4202). NAD83 (2011) Epoch 2010). All distances shown hereon are surface values displayed in U.S. Survey Feet.
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**NORTH TEXAS MUNICIPAL WATER DISTRICT****PROJECT NO. 101-0607D-22****PART 1, PERMANENT EASEMENT-BEING 2.374-ACS. (103,399 SQ. FT.)****PART 2, TEMPORARY CONSTRUCTION EASEMENT NO. 1-BEING 0.364-ACS. (15,842 SQ. FT.)****PART 2, TEMPORARY CONSTRUCTION EASEMENT NO. 2-BEING 0.096-ACS. (4,193 SQ. FT.)****PART 2, TEMPORARY CONSTRUCTION EASEMENT NO. 3-BEING 0.082-ACS. (3,555 SQ. FT.)**SITUATED IN THE J.W. GARDNER SURVEY, ABSTRACT NO. 91
AND THE SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NTW22112

SHEET 14 OF 16

**teague nall and perkins**5237 Riverside Drive, Suite 100
Fort Worth, Texas 76137817.336.5773 ph / www.tnppinc.com
TSPELS Registration No. 100116-00

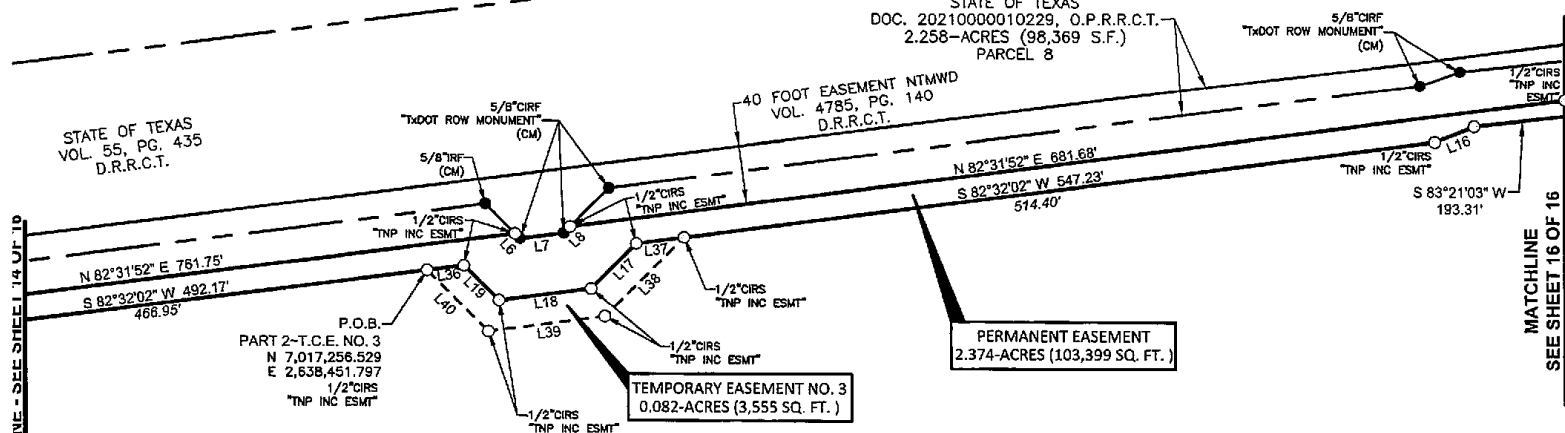
TIMOTHY A. FROST, RPLS NO. 5316

DATE

08/15/25
9:58 AM CDT
dotloop verified

STATE HIGHWAY 276

STATE OF TEXAS
DOC. 20210000010229, O.P.R.R.C.T.
2.258-ACRES (98,369 S.F.)
PARCEL 8



LINE TABLE

LINE	BEARING	DISTANCE
L6	S 45°00'06\" E	4.81'
L7	N 82°32'40\" W	30.00'
L8	N 44°59'54\" E	6.27'
L16	S 68°05'00\" W	28.79'
L17	S 44°59'54\" W	43.60'
L18	S 82°32'40\" W	63.30'
L19	N 45°00'06\" W	33.49'
L36	N 82°32'02\" E	25.22'
L37	N 82°32'02\" E	32.83'
L38	S 44°59'54\" W	76.43'
L39	S 82°32'40\" W	79.95'
L40	N 45°00'06\" W	58.70'

W.T. ALEXANDER TRUSTEE
OF THE ALEXANDER LIVING TRUST
VOL. 6602, PG. 142
D.R.R.C.T.
CALLED 222.95-ACRES

SAMUEL McFADGIN SURVEY
ABSTRACT NO. 142

0 50 100
SCALE: 1\" = 100'

LEGEND	
●	VARIOUS SIZE IRON RODS RECOVERED AS NOTED
○	1/2\" IRON ROD SET WITH CAP STAMPED \"TNP INC ESMT\"
P.O.B.	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
SQ. FT.	SQUARE FOOT
NTMWD	NORTH TEXAS MUNICIPAL WATER DISTRICT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
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TBPELS Registration No. 100116-00

TIMOTHY A. FROST, RPLS NO. 5316

DATE

NORTH TEXAS MUNICIPAL WATER DISTRICT

PROJECT NO. 101-0607D-22

PART 1, PERMANENT EASEMENT-BEING 2.374-ACS. (103,399 SQ. FT.)

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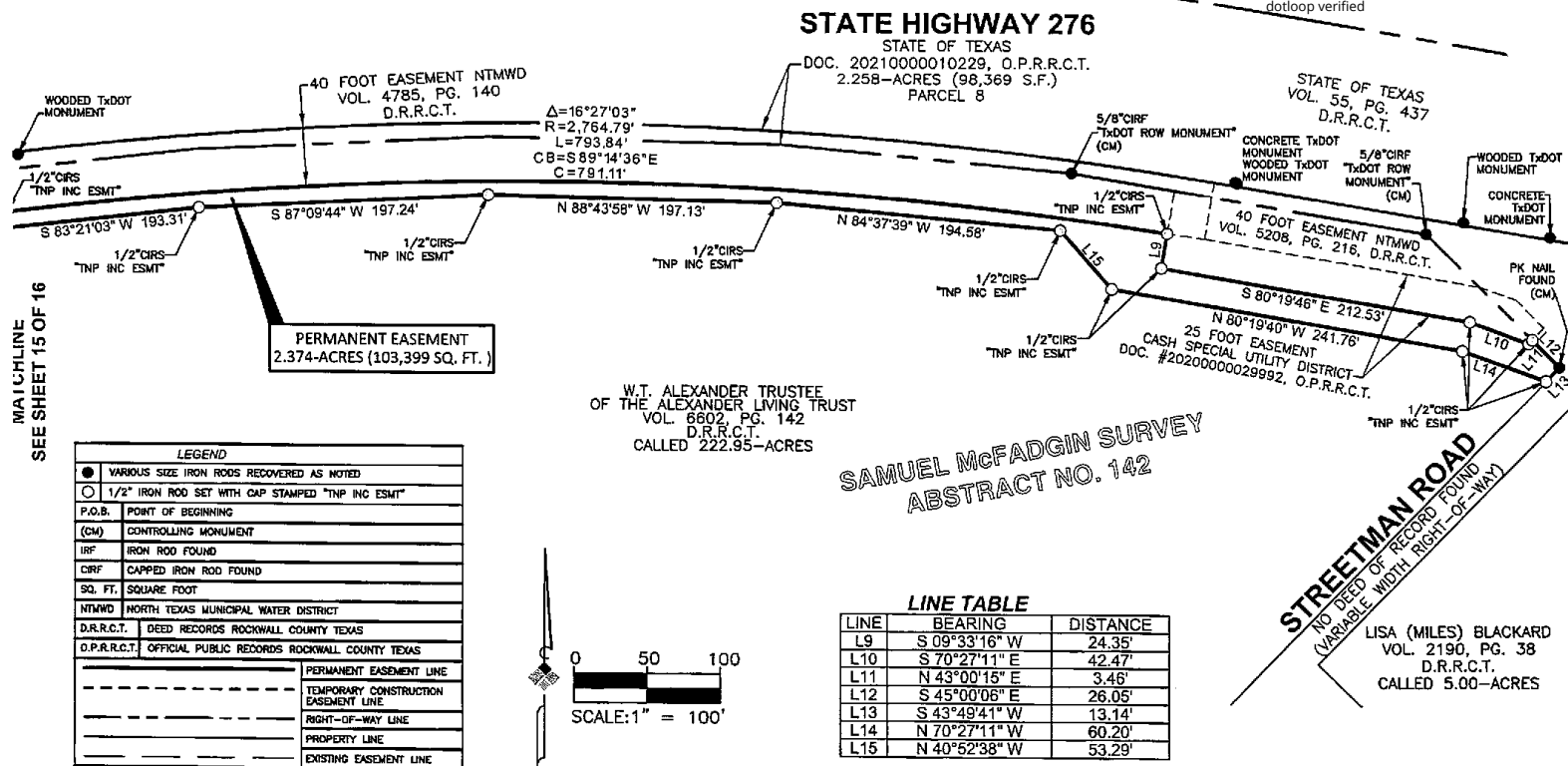
PART 2, TEMPORARY CONSTRUCTION EASEMENT NO. 3-BEING 0.082-ACS. (3,555 SQ. FT.)

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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NTW22112

SHEET 15 OF 16





PROJECT NO. 101-0607D-22

PART 1, PERMANENT EASEMENT-BEING 2.374-ACS. (103,399 SQ. FT.)

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SITUATED IN THE J.W. GARDNER SURVEY, ABSTRACT NO. 91
AND THE SAMUEL McFADGIN SURVEY, ABSTRACT NO. 142
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 16 OF 16

- NOTES:**

1. Basis of Bearing is the Texas State Plane Coordinate System (TSPC), North Central Zone (4202). NAD83 (2011) Epoch (2010). All distances shown hereon are surface values displayed in U.S. Survey Feet.
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TBPELS Registration No. 100116-00



TIMOTHY A. FROST, RPLS NO. 5316

DATE _____

Samuel Fogg