

Denton County  
Cynthia Mitchell  
County Clerk  
Denton, TX 76202



70 2014 00128542

Instrument Number: 2014-128542

Recorded On: December 19, 2014

As  
Easement

Parties: ARAB HABIB PYRALI

To

Billable Pages: 7

Number of Pages: 7

Comment:

( Parties listed above are for Clerks reference only )

**\*\* THIS IS NOT A BILL \*\***

|                  |       |
|------------------|-------|
| Easement         | 50.00 |
| Total Recording: | 50.00 |

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

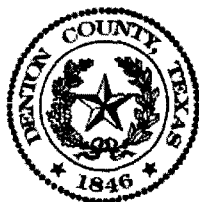
**File Information:**

Document Number: 2014-128542  
Receipt Number: 1235919  
Recorded Date/Time: December 19, 2014 04:06:16P

**Record and Return To:**

TITLE RESOURCES  
WILL CALL  
DENTON TX 76202

User / Station: D Kitzmiller - Cash Station 2



THE STATE OF TEXAS }  
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

*Cynthia Mitchell*

County Clerk  
Denton County, Texas

**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.**

**UTILITY AND SLOPE EASEMENT**

|                           |          |                                        |
|---------------------------|----------|----------------------------------------|
| <b>THE STATE OF TEXAS</b> | <b>§</b> |                                        |
|                           | <b>§</b> | <b>KNOW ALL MEN BY THESE PRESENTS:</b> |
| <b>COUNTY OF DENTON</b>   | <b>§</b> |                                        |

THAT Habib Pyarali Arab ("Grantor"), 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 Denton, Texas, receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and does by these presents GRANT, BARGAIN, SELL and CONVEY unto the City of Denton, Texas ("Grantee") a perpetual utility and slope easement in, along, upon, under, over and across the following described property (the "Property"), owned by Grantor, and situated in Denton County, Texas, located in the M.E.P. and P.R.R. Company Survey, Abstract No. 1469, in the City of Denton, Denton County, Texas, to wit:

**PROPERTY DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B",**

**ATTACHED HERETO AND MADE A PART HEREOF**

For the following purposes:

Constructing, reconstructing, installing, repairing, relocating, operating, and perpetually maintaining utilities and lateral slope, and related facilities and appurtenances, in, along, upon, under, over and across said Property, including without limitation, the free and uninterrupted use, liberty, passage, ingress, egress and regress, at all times in, along, upon, under, over and across the Property to Grantee herein, its agents, employees, contractors, workmen and representatives, for the purposes set forth herein, including without limitation, the making additions to, improvements on and repairs to said facilities and/or lateral slope features or grade, or any part thereof.

This Easement is subject to the following covenants and agreements:

1.     **Structures.** No buildings, fences, structures, signs, facilities, improvements or obstructions of any kind, or portions thereof, shall be constructed, erected, reconstructed or placed in, along, upon, under, over or across the Property by Grantor. Further, Grantor stipulates and acknowledges that the Grantee, in consideration of the benefits above set out, may alter the grade of the Property and may remove from the Property, such buildings, fences, structures, signs, facilities, improvements and other obstructions as may now or hereafter be found upon said Property and dispose of any such buildings, fences, structures, signs, facilities, improvements or obstructions in any manner it deems appropriate without liability to Grantee.

2.     **Maintenance of Lateral Slope.** No activity, of any kind, shall be conducted on the Property by Grantor that may impair, damage or destroy the lateral slope, including without limitation, excavation or movement of soil or other material.

3.     **Access.** For the purpose of exercising and enjoying the rights granted herein, the Grantee shall have access to the Property by way of existing public property or right-of-way.

4.     **Trees and Landscaping.** No shrub or tree shall be planted upon the Property or that may encroach upon the Property. Grantee may cut, trim, or remove any shrubs or trees, or portions of shrubs or trees now or hereafter located within or that may encroach or overhang upon the Property without liability to Grantee, including without limitation, the obligation to make further payment to Grantor.

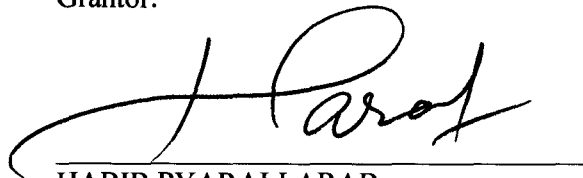
5.     **Grantor's Rights.** Grantor shall have the right, subject to the covenants and restrictions contained herein, to make use of the Property for any purpose that does not interfere with Grantee's rights granted to it herein for the purposes granted.

6.     **Successors and Assigns.** This grant and the provisions contained herein shall constitute covenants running with the land and shall be binding upon the Grantor and Grantee, and their heirs, devisees, successors and assigns.

TO HAVE AND TO HOLD unto the said City of Denton, Texas as aforesaid for the purposes aforesaid the premise above described.

Witness our hand, this the 19 day of Dec, 2014.

Grantor:

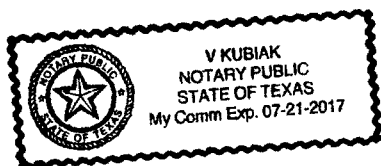
  
HABIB PYARALI ARAB

#### ACKNOWLEDGMENT

THE STATE OF TEXAS     §

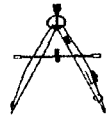
COUNTY OF DENTON     §

This instrument was acknowledged before me on Dec 19, 2014 by of Habib Pyarali Arab.



  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:  
City of Denton – Engineering Department  
901-A Texas Street  
Denton, Texas 76209  
Attn: Paul Williamson



**Arthur Surveying Co., Inc.**  
**Professional Land Surveyors**

P.O. Box 54 ~ Lewisville, Texas 75067  
Office: (972) 221-9439 ~ Fax: (972) 221-4675

**EXHIBIT "A"**  
**SLOPE EASEMENT**  
**0.151 Acres**  
**City of Denton, Denton County, Texas**

**BEING** all that certain lot, tract or parcel of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract Number 1469, City of Denton, Denton County, Texas, and being part of that certain tract of land described by deed to Habib Pyarali Arab, recorded Volume 4634, Page 2260, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a "PK" Nail set in Mayhill Road for the most easterly northeast corner of said Arab tract and the southeast corner of a tract of land described by deed to Earl Edwards and wife, Ruth Edwards, recorded in Volume 1546, Page 775, D.R.D.C.T.;

**THENCE** South 02 degrees 40 minutes 25 seconds West, with the east line of said Arab tract and with Mayhill Road, a distance of 35.49 feet to a point for corner;

**THENCE** South 80 degrees 14 minutes 47 seconds West, over and across said Arab tract, a distance of 76.78 feet to the **POINT OF BEGINNING**, same point being the beginning of a non-tangent curve to the right, having a radius of 1132.50 feet;

**THENCE** over and across said Arab tract, with said curve to the right, through a central angle of 00 degrees 03 minutes 20 seconds, whose chord bears South 10 degrees 15 minutes 27 seconds West at 1.10 feet, an arc length of 1.10 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" (ASC) set for corner;

**THENCE** South 10 degrees 17 minutes 07 seconds West, over and across said Arab tract, a distance of 232.48 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for the beginning of a curve to the left, having a radius of 1267.50 feet;

**THENCE** over and across said Arab tract, with said curve to the left, through a central angle of 06 degrees 54 minutes 12 seconds, whose chord bears South 06 degrees 50 minutes 00 seconds West at 152.62 feet, an arc length of 152.72 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner;

**THENCE** South 03 degrees 22 minutes 54 seconds West, over and across said Arab tract, a distance of 166.98 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner in the south line of said Arab tract and the north line of a tract of land described by deed to Ken Hodge and Associates, recorded in Volume 2321, Page 939, D.R.D.C.T.;

**THENCE** North 88 degrees 39 minutes 45 seconds West, with the south line of said Arab tract and the north line of said Hodge tract, a distance of 15.01 feet to a point for corner;

**THENCE** North 03 degrees 22 minutes 54 seconds East, over and across said Arab tract, a distance of 167.51 feet to the beginning of a curve to the right, having a radius of 1282.50 feet;

(continued)



**Arthur Surveying Co., Inc.**  
**Professional Land Surveyors**

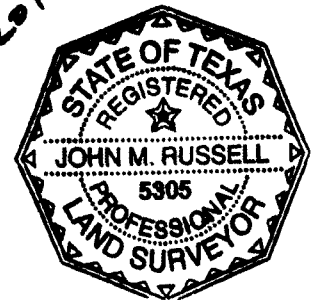
P.O. Box 54 ~ Lewisville, Texas 75067  
Office: (972) 221-9439 ~ Fax: (972) 221-4675

**THENCE** over and across said Arab tract, with said curve to the right, through a central angle of 03 degrees 52 minutes 02 seconds, whose chord bears North 05 degrees 18 minutes 55 seconds East at 86.54 feet, an arc length of 86.56 feet to a point for corner;

**THENCE** North 11 degrees 51 minutes 09 seconds East, over and across said Arab tract, a distance of 299.80 feet to a point for corner;

**THENCE** North 80 degrees 14 minutes 47 seconds East, over and across said Arab tract, a distance of 5.32 feet to the **POINT OF BEGINNING** and containing 0.151 acre of land.

*J. L. Russell*  
10.18.2012



Earl Edwards &  
wife, Ruth Edwards  
Vol. 1546, Pg. 775

P.O.B.

P.O.C.



SCALE: 1" = 100'

Bearings shown hereon based on the City of  
Denton GIS Network.

NOTES:

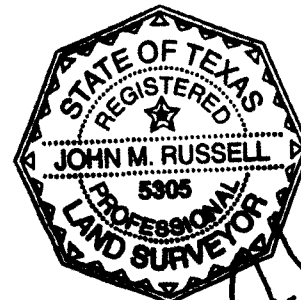
- I.R.F. = 1/2" Iron Rod Found
- I.R.S. = 1/2" Iron Rod Set with  
yellow cap stamped "Arthur  
Surveying Company"
- All improvements not shown hereon.
- Easements recorded in Vol. 266, Pg.  
72, Vol. 308, Pg. 257, Vol. 462, Pg.  
333, Vol. 2845, Pgs. 459 & 465 &  
C.C.#96-77932 do not affect subject  
tract to the best of my knowledge.

MAYHILL ROAD  
(Variable Width ROW)

0.151 Acre  
Slope Easement  
(60,886 sq. ft.)

CURVE TABLE

| #  | Radius   | Length  | Delta     | Chord               |
|----|----------|---------|-----------|---------------------|
| C1 | 1132.50' | 1.10'   | 00°03'20" | S10°15'27"W 1.10'   |
| C2 | 1267.50' | 152.72' | 06°54'12" | S06°50'00"W 152.62' |
| C3 | 1282.50' | 86.56'  | 03°52'02" | N05°18'55"E 86.54'  |



SURVEYORS CERTIFICATION:

The undersigned does hereby certify to Title  
Resources (G.F. No. 102399 & 102401) that this  
survey was this day made on the ground of the  
property legally described hereon and is correct, and  
to the best of my knowledge, there are no visible  
discrepancies, conflicts, shortages in area, boundary  
line conflicts, encroachments, overlapping of  
improvements, easements or rights of way that I  
have been advised of except as shown hereon.



Arthur Surveying Co., Inc.  
Professional Land Surveyors

P.O.Box 54 - Lewisville, Texas 75067  
Office: (972) 221-9439 Fax: (972) 221-4675  
Established 1986

EXHIBIT "B"  
Slope Easement

0.151 Acre

M.E.P. & P.R.R. Co. Survey,  
Abstract Number 1469

City of Denton  
Denton County, Texas

-- 2012 --