



CMRR #7013 0600 0001 8563 8010

July 31, 2014

Mr. Jeff Pearson, PE  
City of Euless  
201 N. Ector Drive  
Engineering Department  
Euless, Texas 76039-3595

RE: Easement Acquisition Letter  
Proposed Meter Station Easement, Permanent Access Easement, and Temporary  
Construction Easement  
Central Regional Waste Water System  
CRWS Meter Station Rehabilitation – Phase 1 Project  
Parcel MS 12.0B

Dear Mr. Pearson:

The Trinity River Authority of Texas (TRA), a conservation and reclamation district of the State of Texas, is preparing to construct a pipeline identified as the CRWS Meter Station Rehabilitation – Phase 1 Project. The project will provide structural modification, flume modification, relocation and/or access improvements to meter stations located throughout the West Fork Interceptor System within the CRWS service area.

The City of Euless, Texas, is shown as the owner of record from whom TRA must acquire a 0.014 acre meter station easement, a 0.011 acre permanent access easement and a 0.072 acre temporary construction easement in order to complete this project. TRA's offer of compensation for these rights is \$7,500.00. If this offer is acceptable, please sign a copy of this letter, and execute the enclosed easement documents before a notary public and return them to me at your earliest convenience.

If you have any other questions regarding this matter, please feel free to call me at (817) 493-5181 or e-mail address at [thigpenm@trinityra.org](mailto:thigpenm@trinityra.org). Thank you for your help.

Sincerely,

Mark D. Thigpen, SR/WA, R/W-NAC  
Manager, Land Rights

**ACCEPTANCE OF OFFER:**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

Enclosures

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.

**Central Regional Wastewater System  
CRWS Meter Station Rehabilitation – Phase I  
Parcel # MS 12.0B**

**TRINITY RIVER AUTHORITY OF TEXAS  
PERMANENT METER STATION EASEMENT**

**THE STATE OF TEXAS                    §  
   §                    KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT               §**

That, the **CITY OF EULESS, TEXAS**, a municipal corporation doing business in the County of Tarrant, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid by the **TRINITY RIVER AUTHORITY OF TEXAS**, a conservation and reclamation district created by and functioning under Chapter 518, Acts of the 54th Legislature of the State of Texas, Regular Session, 1955, as amended pursuant to Article XVI, Section 59 of the Texas Constitution, with its principal office at 5300 South Collins Street, Arlington, Tarrant County, Texas 76018, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby assign and convey to GRANTEE a permanent and perpetual above/below ground sanitary sewer metering station easement for the purposes of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating above/below ground sanitary sewer metering station facilities, and all necessary appurtenances, including electrical power, security fencing and/or communication lines and erosion control thereto, in, into, upon, over, across and under those lands in Tarrant County, Texas, described on Exhibit A attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have 1) the right to excavate and fill and to control the excavation and fill upon said permanent above/below ground sanitary sewer metering station easement and the right of ingress and egress over GRANTOR'S adjacent lands, to or from public right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said above/below ground sanitary sewer metering station facilities and appurtenances; 2) the right to prevent possible interference with the operation of said above/below ground sanitary sewer metering station system and to remove possible hazards thereto; and 3) the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said above/below ground sanitary sewer metering station and its appurtenances.

This permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its successors and assigns.

TO HAVE AND TO HOLD the above-described permanent above/below ground sanitary sewer metering station easement, with the right of ingress and egress thereto, together with all and singular the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

**WITNESS MY HAND** this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**CITY OF EULESS, TEXAS**  
a municipal corporation

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

**STATE OF TEXAS** §

**COUNTY OF TARRANT** §

BEFORE ME, the undersigned authority on this day personally appeared,

\_\_\_\_\_

(Name and Title)

of the **CITY OF EULESS, TEXAS**, a municipal corporation doing business in the County of Tarrant, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public in and for the

**EXHIBIT "A"**

**TRINITY RIVER AUTHORITY OF TEXAS  
CENTRAL REGIONAL WASTEWATER SYSTEM  
CRWS METER STATION REHABILITATION - PHASE 1  
MS 12.0B**

**METER STATION EASEMENT  
RICHARD CROWLEY SURVEY, ABSTRACT No. 312  
CITY OF EULESS, TARRANT COUNTY, TEXAS**

**BEING** a 0.014 acre (600 square feet) tract of land situated in the Richard Crowley Survey, Abstract Number 312, City of Euless, Tarrant County, Texas, said 0.014 acre tract also being a portion of that certain 40.978 acre tract of land conveyed to the **CITY OF EULESS**, by warranty deed as recorded in Volume 9867, Page 1954, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 0.014 acre tract being herein more particularly described by meets and bounds as follows:

**BEGINNING** at a 1/2" iron rod with cap stamped "Spooner & Associates" set (hereinafter referred to as an iron rod set), said beginning point being South 85°20'38" West, a distance of 18.33 feet from the northeast property corner of the said City of Euless tract;

**THENCE** South 06°19'30" West a distance of 20.00 feet to an iron rod set from which a Texas Department of Transportation Brass Monument found at an east property corner of the said City of Euless tract bears South 07°48'32" East, a distance of 89.93 feet;

**THENCE** North 83°40'30" West a distance of 30.00 feet to an iron rod set;

**THENCE** North 06°19'30" East a distance of 20.00 feet to an iron rod set;

**THENCE** South 83°40'30" East a distance of 30.00 feet to the **POINT OF BEGINNING** containing 0.014 acres (600 sq. ft.) of land more or less.

**NOTE:** The basis of bearings for this survey is the Texas State Plane NAD83 North Central Zone (4202).

**\*SURVEYORS CERTIFICATE\***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Spooner & Associates Inc

By: Shaun G. Spooner  
Shaun G. Spooner  
Registered Public Surveyor, Texas Number 4183  
Date of Survey: 2-11-14



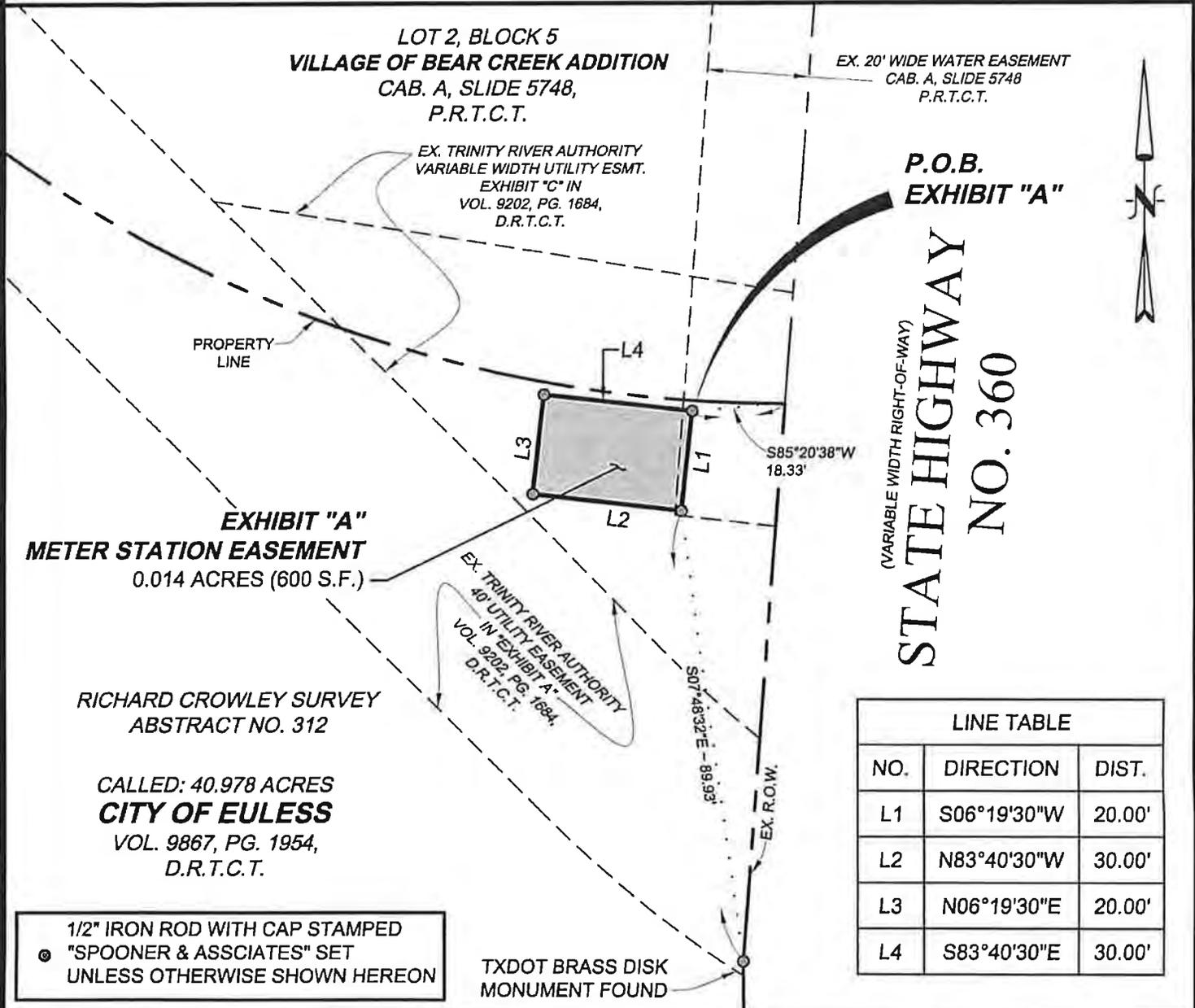
SURVEY: RICHARD CROWLEY SURVEY, ABSTRACT No. 312  
 LOCATION: CITY OF EULESS, TARRANT COUNTY, TEXAS  
 EASEMENT ACQUISITION: EXHIBIT "A" - 0.014 ACRES  
 WHOLE PROPERTY AC.: 40.978 ACRES (DEED)

TRINITY RIVER AUTHORITY OF TEXAS  
 CENTRAL REGIONAL WASTEWATER SYSTEM  
 CRWS METER STATION  
 REHABILITATION - PHASE 1

**PLAT OF EXHIBIT "A" ~ METER STATION EASEMENT**

**METER STATION 12.0B**

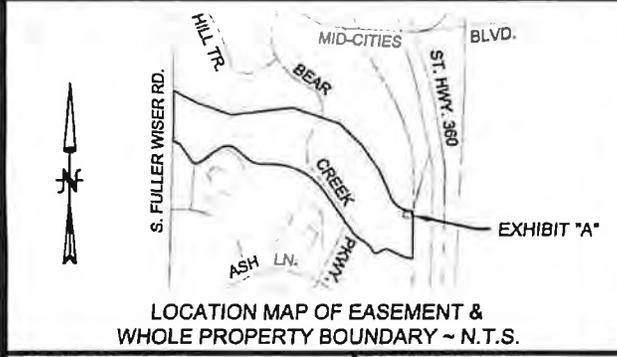
NOTE: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).



LINE TABLE		
NO.	DIRECTION	DIST.
L1	S06°19'30"W	20.00'
L2	N83°40'30"W	30.00'
L3	N06°19'30"E	20.00'
L4	S83°40'30"E	30.00'

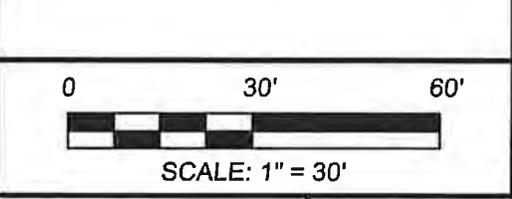
1/2" IRON ROD WITH CAP STAMPED  
 "SPOONER & ASSCIATES" SET  
 UNLESS OTHERWISE SHOWN HEREON

TXDOT BRASS DISK  
 MONUMENT FOUND



TRINITY RIVER AUTHORITY OF TEXAS  
 P.O. BOX 60  
 ARLINGTON, TEXAS 76004  
 PHONE: 817.467.4343

SURVEYORS SIGNATURE:



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.

**Central Regional Wastewater System  
CRWS Meter Station Rehabilitation – Phase I  
Parcel # MS 12.0B**

**TRINITY RIVER AUTHORITY OF TEXAS  
PERMANENT ACCESS EASEMENT AND  
TEMPORARY CONSTRUCTION EASEMENT**

**THE STATE OF TEXAS                    §  
   §                    KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT                §**

That the **CITY OF EULESS, TEXAS**, a municipal corporation doing business in the County of Tarrant, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid by the **TRINITY RIVER AUTHORITY OF TEXAS**, a conservation and reclamation district created by and functioning under Chapter 518, Acts of the 54th Legislature of the State of Texas, Regular Session, 1955, as amended pursuant to Article XVI, Section 59 of the Texas Constitution, with its principal office at 5300 South Collins Street, Arlington, Tarrant County, Texas 76018, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby assign and convey to GRANTEE permanent and perpetual access easement for the purpose of providing vehicular ingress/egress to an existing or proposed TRA sanitary sewer line and/ or metering station upon, over and across those lands in Tarrant County, Texas, described on Exhibit A, attached hereto and made a part hereof.

**And in addition thereto**, a temporary construction easement as described in Exhibit B, attached hereto and made a part hereof, over and across the lands of GRANTOR, lying and being situated in Tarrant County, Texas, for the purpose of initially constructing such sewer system is hereby granted. GRANTEE may exercise its rights in and to this easement without disturbance and interference by the GRANTOR or other third-parties for reasons of safety and efficiency during construction. The construction easement thus granted shall terminate at such time as the initial construction of such sanitary sewer system is completed and the work is accepted by the GRANTEE.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill and to control the excavation and fill upon said permanent access easement and to remove from said permanent access easement any fences, buildings or other obstructions as may now be found upon said permanent access easement and the right to prevent the construction within the access easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said access easement and its appurtenances.

The permanent easement herein conveyed shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its successors and assigns.

TO HAVE AND TO HOLD the above-described permanent access easement, together with all and singular the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its successors and assigns, to warrant all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

**WITNESS MY HAND** this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**CITY OF EULESS, TEXAS**  
a municipal corporation

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

**STATE OF TEXAS** §

**COUNTY OF TARRANT** §

BEFORE ME, the undersigned authority on this day personally appeared,

\_\_\_\_\_

(Name and Title)

of the **CITY OF EULESS, TEXAS**, a municipal corporation doing business in the County of Tarrant, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas

**EXHIBIT "A"**

**TRINITY RIVER AUTHORITY OF TEXAS  
CENTRAL REGIONAL WASTEWATER SYSTEM  
CRWS METER STATION REHABILITATION - PHASE 1  
MS 12.0B**

**20' WIDE PERMANENT ACCESS EASEMENT  
RICHARD CROWLEY SURVEY, ABSTRACT No. 312  
CITY OF EULESS, TARRANT COUNTY, TEXAS**

**BEING** a 0.011 acre (473 square feet) tract of land situated in the Richard Crowley Survey, Abstract Number 312, City of Euless, Tarrant County, Texas, said 0.011 acre tract also being a portion of that certain 40.978 acre tract of land conveyed to the **CITY OF EULESS**, by warranty deed as recorded in Volume 9867, Page 1954, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 0.011 acre tract being a 20 feet wide permanent access easement and being herein more particularly described by meets and bounds as follows:

**BEGINNING** at the northeast property corner of the said City of Euless tract, same being the southeast property corner of Lot 2, Block 5, Village of Bear Creek Addition, being an addition to the City of Euless, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5748, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said beginning point also being on the west right-of-way line of State Highway 360 (S.H. 360), being a variable width right-of-way, from which a Texas Department of Transportation Brass Monument found on the said west right-of-way line bears North 04°16'29" East, a distance of 89.91 feet;

**THENCE** South 04°16'29" West, along the east property line of the said City of Euless tract and along the said west right-of-way line of S.H. 360, a distance of 24.50 feet;

**THENCE** North 83°40'30" West a distance of 20.01 feet to a point;

**THENCE** North 04°16'29" East a distance of 23.02 feet to a point on the north property line of the said City of Euless tract, same being the south property line of said Lot 2, said point being the southwest corner of an existing 20 feet wide water easement, as shown on said Village of Bear Creek Addition plat, said point also being at the beginning of curve to the left, having a radius of 264.48;

**THENCE** in an easterly direction, along the said property lines and along the south edge of the said existing 20 feet wide water easement and along the said curve through a central angle of 04°20'13", an arc length of 20.02 feet and across a chord bearing South 87°54'00" East a distance of 20.01 feet to the **POINT OF BEGINNING** containing **0.011 acres (473 sq. ft.)** of land more or less.

**NOTE:** The basis of bearings for this survey is the Texas State Plane NAD83 North Central Zone (4202).

\*SURVEYORS CERTIFICATE\*

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Spoooner & Associates Inc.

By: Shaun Spooner

Shaun G. Spooner

Registered Public Surveyor, Texas Number 4183

Date of Survey: 2-04-14



**EXHIBIT "B"**

**TRINITY RIVER AUTHORITY OF TEXAS  
CENTRAL REGIONAL WASTEWATER SYSTEM  
CRWS METER STATION REHABILITATION - PHASE 1  
MS 12.0B**

**VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT  
RICHARD CROWLEY SURVEY, ABSTRACT No. 312  
CITY OF EULESS, TARRANT COUNTY, TEXAS**

**BEING** a 0.072 acre (3,132 square feet) tract of land situated in the Richard Crowley Survey, Abstract Number 312, City of Euless, Tarrant County, Texas, said 0.072 acre tract also being a portion of that certain 40.978 acre tract of land conveyed to the **CITY OF EULESS**, by warranty deed as recorded in Volume 9867, Page 1954, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 0.072 acre tract being a variable width temporary construction easement and being herein more particularly described by meets and bounds as follows:

**BEGINNING** at a point on an east property line of the said City of Euless tract, same being the west right-of-way line of State Highway No. 360 (being a variable width right-of-way), from which a Texas Department of Transportation Brass Monument found at an east property corner of the said City of Euless Tract, same being on the said west right-of-way line bears South 04°16'29" West, a distance of 61.25 feet;

**THENCE** North 83°40'30" West, over and across the said City of Euless tract, a distance of 74.77 feet;

**THENCE** North 06°19'30" East, a distance of 51.45 feet to a point on the north property line of the said City of Euless tract, same being the south property line of Lot 2, Block 5, Village of Bear Creek Addition, being an Addition to the City of Euless, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 5748, Plat Records, Tarrant County, Texas, and being at the beginning of a curve to the left having a radius of 264.48 feet;

**THENCE** along the said property lines with said curve to the left, through a central angle of 11°32'01", an arc length of 53.24 feet, and across a chord which bears South 79°57'53" East, a chord length of 53.15 feet;

**THENCE** South 04°16'29" West, over and across the said City of Euless tract, a distance of 23.02 feet;

**THENCE** South 83°40'30" East, a distance of 20.01 feet to the east property line of the said City of Euless tract, same being on the said west right-of-way line of State Highway No. 360;

**THENCE** South 04°16'29" West, along the said property line and along the said right-of-way line, a distance of 25.02 to the **POINT OF BEGINNING** containing **0.072 acres (3,132 sq. ft.)** of land, more or less.

**NOTE:** The basis of bearings for this survey is the Texas State Plane NAD83 North Central Zone (4202).

**\*SURVEYORS CERTIFICATE\***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

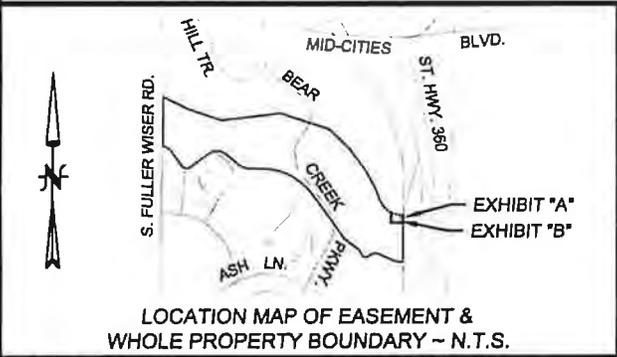
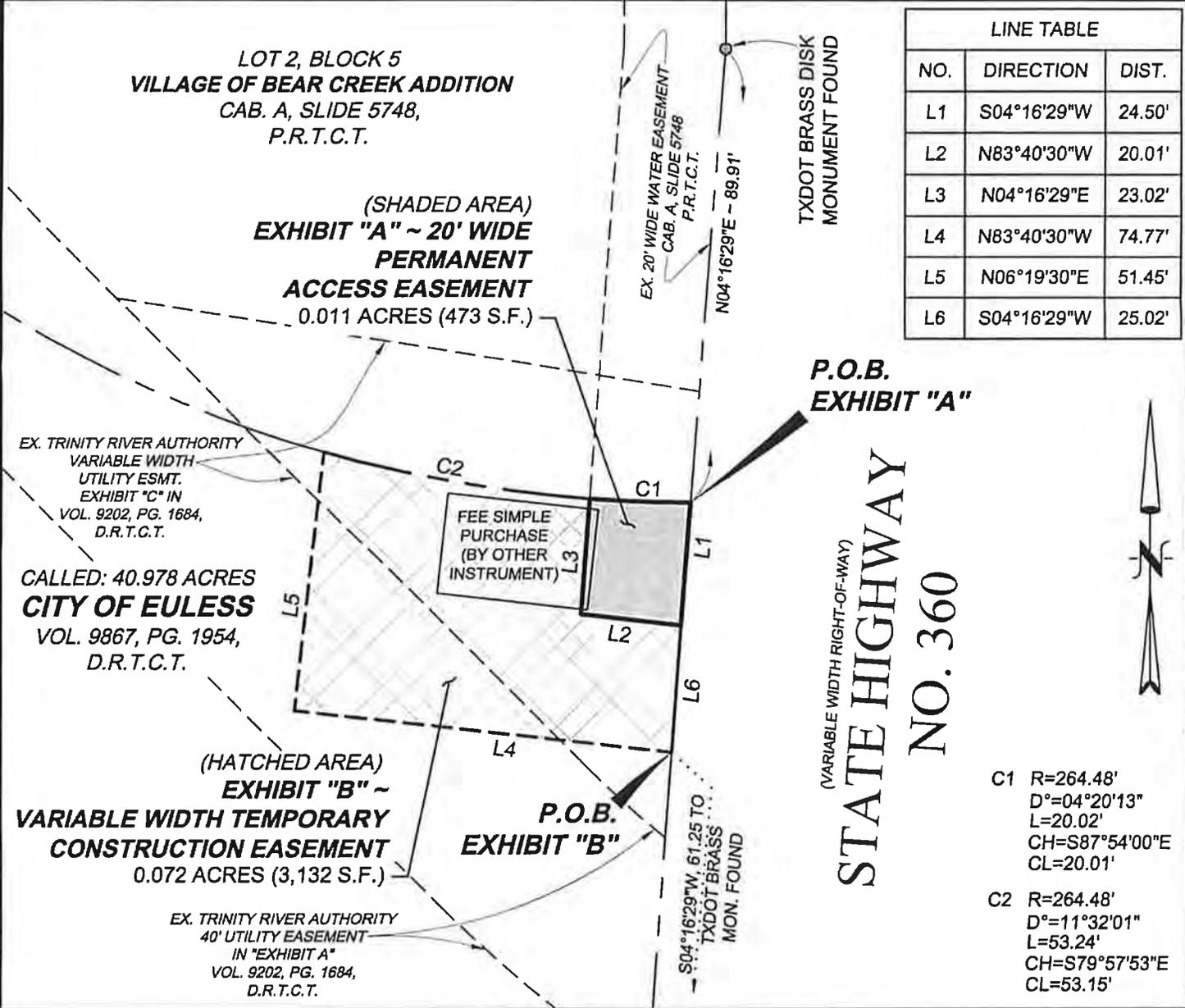
Spooner & Associates Inc.

By: Shaun G. Spooner  
Shaun G. Spooner  
Registered Public Surveyor, Texas Number 4183  
Date of Survey: 2-04-14



SURVEY:	RICHARD CROWLEY SURVEY, ABSTRACT No. 312	<b>TRINITY RIVER AUTHORITY OF TEXAS</b> CENTRAL REGIONAL WASTEWATER SYSTEM CRWS METER STATION REHABILITATION - PHASE 1
LOCATION:	CITY OF EULESS, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION:	EXHIBIT "A" - 0.011 ACRES, EXHIBIT "B" - 0.072 ACRES	
WHOLE PROPERTY AC.:	40.978 ACRES (DEED)	
<b>PLAT OF EXHIBIT(S) "A" &amp; "B" ~ ACCESS EASEMENT &amp; TEMPORARY CONSTRUCTION EASEMENT</b>		<b>METER STATION 12.0B</b>

NOTE: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).



TRINITY RIVER AUTHORITY OF TEXAS  
P.O. BOX 60  
ARLINGTON, TEXAS 76004  
PHONE: 817.467.4343

SURVEYORS SIGNATURE:

