

DRAINAGE EASEMENT

10900 & 10904 Claret Court

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TARRANT

That, Melvin C. and Sunny B. Stanley, (hereinafter called GRANTOR), being the owner of Lot 6, Block 2, of the Whitestone Ranch Phase 4 Addition, as recorded in Instrument No. D214229457 in the Official Public Records of Tarrant County, Texas and described in Exhibit A, attached hereto and made a part hereof by reference for all purposes; and

That, Christy L. and Joseph E. Koennecke, (hereinafter called GRANTOR), being the owner of Lot 7, Block 2, of the Whitestone Ranch Phase 4 Addition, as recorded in Instrument No. D214229457 in the Official Public Records of Tarrant County, Texas and described in Exhibit A, attached hereto and made a part hereof by reference for all purposes.

The easement conveyed herein is for public storm water drainage purposes, including the installation, construction, operation, maintenance, replacement of channels, ditches, pipes, mains and other facilities or appurtenances related to the transmission of storm waters under, along, upon and across said premises described in Exhibit A, together with the right and privilege at all times of the Grantee herein, its franchisees, agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs.

Grantor covenants and agrees that Grantor and Grantor's heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that Grantee shall have the right to excavate and fill upon the permanent easement and to remove from the permanent easement, any fences, buildings or other obstructions as may be found upon the permanent easement.

It is further intended that the permanent easement herein granted to Grantee shall run with the land and forever be a right in and to the land belonging to said Grantor, his successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in Grantor's chain of title. The drainage easement, rights and privileges granted herein are exclusive, and Grantor covenants that it will not convey any other easement or conflicting rights with the area covered by the grant to any other person.

This easement shall constitute a covenant running with the land and is assignable in whole as in part.

To have and to hold the described easement in Exhibit A, with the right of ingress and egress thereto, together with all and singular rights and appurtenances thereto in any wise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind himself, his heirs, successors and assigns to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim to same or any part thereof.

In witness whereof, this instrument is executed the _____ day of _____, 2020.

Grantor (10900 Claret Court)

By: Melvin A. Stanley

Printed Name: MELVIN A. STANLEY

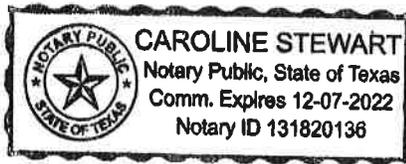
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Melvin Stanley, known to me (or proved to me through driver's license (description of identity card or other document) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my seal of office this 31 day of January 2020.



Caroline Stewart
Notary Public in and for the State of Texas

My Commission Expires:

12-07-2022

Grantor (10904 Claret Court)

By: Joe Koennecke

Printed Name: JOE KOENNECKE

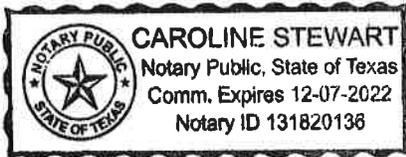
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Joe Koennecke, known to me (or proved to me through Driver's License (description of identity card or other document) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my seal of office this 4 day of February 2020.



Caroline Stewart
Notary Public in and for the State of Texas

My Commission Expires:

12-07-2022

Grantee (City of Benbrook)

By: _____

Printed Name: Jerry B. Dittrich
Mayor, City of Benbrook

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared _____, known to me (or proved to me through _____ (description of identity card or other document) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my seal of office this _____ day of _____ 2020.

Notary Public in and for the State of Texas

My Commission Expires:

RETURN TO:

City of Benbrook
P.O. Box 26569
Benbrook, TX 76126

EXHIBIT A

DESCRIPTION OF A DRAINAGE EASEMENT

**Lot 6, Block 2
10900 Claret Court**

Being a portion of Lot 6, Block 2, WHITESTONE RANCH PHASE 4, an Addition to the City of Benbrook, Tarrant County, Texas, according to the Plat recorded in Instrument Number D214229457, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron found with ‘MIZELL 6165’ cap at the southwest corner of said Lot 6 and the southeast corner of Lot 7, said Block 2, said iron being in the north line of Claret Court (50’ R.O.W.);

THENCE N 22°45’02”W, 117.22 feet, along the common line of said Lots 6 and 7;

THENCE S 35°12’40”E, 23.15 feet, departing said common line;

THENCE S 22°45’02”E, 94.87 feet to the north line of said Claret Court and the beginning of a non-tangent curve to the left;

THENCE with said curve to the left, an arc distance of 5.00 feet, through a central angle of 05°43’57”, having a radius of 50.00 feet, the long chord which bears S 70°08’09”W, 5.00 feet to the **Point of Beginning** and containing 529 square feet or 0.012 acres of land more or less.

**DESCRIPTION OF A
DRAINAGE EASEMENT
Lot 7, Block 2
10904 Claret Court**

Being a portion of Lot 7, Block 2, WHITESTONE RANCH PHASE 4, an Addition to the City of Benbrook, Tarrant County, Texas, according to the Plat recorded in Instrument Number D214229457, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron found with 'MIZELL 6165' cap at the southeast corner of said Lot 7 and the southwest corner of Lot 6, said Block 2, said iron being in the north line of Claret Court (50' R.O.W.);

THENCE with said curve to the left, an arc distance of 5.00 feet, through a central angle of 05°43'56", having a radius of 50.00 feet, the long chord which bears S 64°24'12"W, 5.00 feet;

THENCE N 22°45'02"W, 93.72 feet;

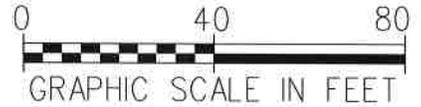
THENCE N 35°12'40"W, 53.46 feet, to the north line of said Lot 7 and the south line of Lot 5, said Block 2;

THENCE N 71°34'39"E, 10.45 feet, along the common line of said Lots 7 and 5;

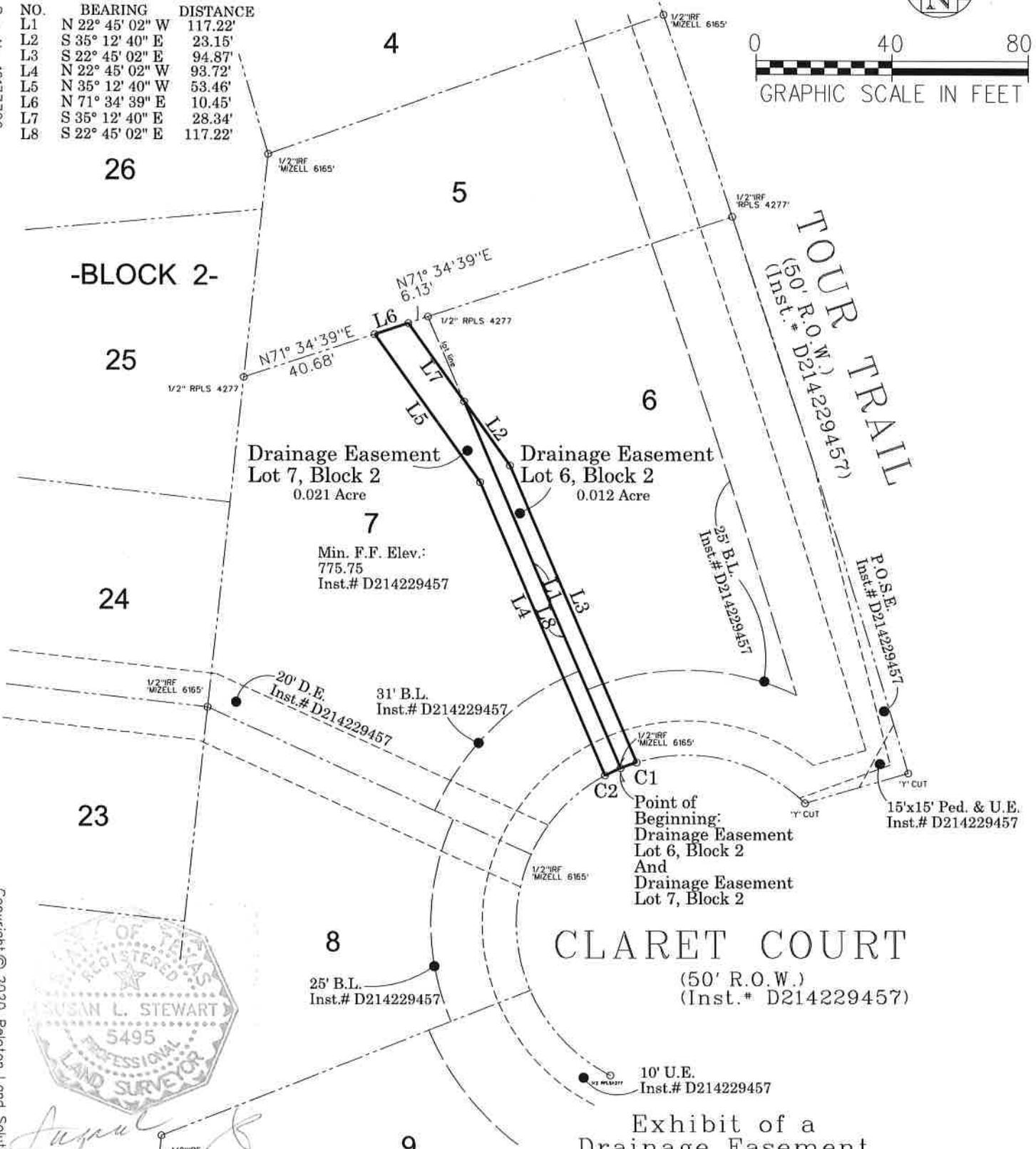
THENCE S 35°12'40"E, 28.34 feet, to the east line of said Lot 7 and the west line of said Lot 6;

THENCE S 22°45'02"E, 117.22 feet, along the common line of said Lots 7 and 6, to the **Point of Beginning** and containing 936 square feet or 0.021 acres of land more or less.

NO.	LENGTH	DELTA	RADIUS	BEARING	DISTANCE
C1	5.00'	05° 43' 57"	50.00'	S 70° 08' 09" W	5.00'
C2	5.00'	05° 43' 56"	50.00'	S 64° 24' 12" W	5.00'



NO.	BEARING	DISTANCE
L1	N 22° 45' 02" W	117.22'
L2	S 35° 12' 40" E	23.15'
L3	S 22° 45' 02" E	94.87'
L4	N 22° 45' 02" W	93.72'
L5	N 35° 12' 40" W	53.46'
L6	N 71° 34' 39" E	10.45'
L7	S 35° 12' 40" E	28.34'
L8	S 22° 45' 02" E	117.22'



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Susan L. Stewart
1.31.2020

CLARET COURT
(50' R.O.W.)
(Inst.# D214229457)

Exhibit of a
Drainage Easement
Being a portion of
Lots 6 and 7, Block 2
Whitestone Ranch Phase 4
An Addition to the City of Benbrook
Tarrant County, Texas

PELTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350