

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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 DRIVERS' LICENSE NUMBER.**

**WATER AND SANITARY SEWER LINE EASEMENT**

**STATE OF TEXAS           §  
                                          §  
COUNTY OF DALLAS       §**

**KNOW ALL MEN BY THESE PRESENTS:**

That William C. Shaddock and Kim Shaddock, being the owners in fee simple of real property located in Dallas County, Texas, and within the territorial jurisdiction of the City of University Park, Texas, said parcel of land described and depicted in Exhibit A attached hereto and incorporated by reference herein for all purposes, the same as if fully copied herein (the "Easement"), as Grantors, for and in consideration of the sum of ten dollars and other good and valuable consideration in hand paid by the City of University Park, Texas, as Grantee, the receipt and sufficiency of which are hereby acknowledged, have dedicated, granted, sold, and conveyed, and by these presents do dedicate, grant, sell, and convey unto the said City of University Park, Texas, a water and sanitary sewer line easement, including the right of ingress, egress, and regress therein, to construct, reconstruct, and maintain water and sanitary sewer lines and any appurtenance deemed necessary thereto by said City into, under, and through the Easement, subject to the following terms and conditions:

Grantors may plant and maintain live landscape materials such as plants, bushes, and flowers, but not including trees, over and across the Easement provided such materials do not place building loads on the water or sanitary sewer lines. No structures, buildings, walls, or fences shall be placed, erected, or constructed on the Easement without the express, prior written approval of the Director of Public Works of the City of University Park. Use of the Easement by Grantors shall be subject to Grantee's right to enter, repair, replace, and maintain the lines and their necessary appurtenances;

To have and to hold the above described property for water and sanitary sewer line purposes deemed necessary by the City, with the right of ingress, egress, and regress therein, together with all and singular the usual rights thereto in anywise belonging, unto the said City of University Park, Texas, its successors and assigns, and Grantors do hereby bind themselves, their heirs, successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said City of University Park, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof, we, the undersigned Grantors have hereunto subscribed our names this \_\_\_\_\_ day of \_\_\_\_\_2023.

**GRANTOR**

**GRANTOR**

\_\_\_\_\_  
**William C. Shaddock**

\_\_\_\_\_  
**Kim Shaddock**

**GRANTORS' ACKNOWLEDGMENTS**

**STATE OF TEXAS** §

§

**COUNTY OF DALLAS** §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 2023, by William C. Shaddock and Kim Shaddock, whose names are subscribed to the foregoing Water and Sanitary Sewer Line Easement Deed as Grantors, for the purposes and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission expires: \_\_\_\_\_

**APPROVAL OF GRANTEE:**

\_\_\_\_\_  
Jodie Ledat, Acting Director of Public Works

Grantee's Address:

City of University Park  
Attn: Jodie Ledat  
Acting Director of Public Works  
3800 University Blvd.  
University Park, Texas 75205

## **EXHIBIT A**

**AFTER RECORDING RETURN TO:**

Robert L. Dillard III  
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.  
500 N. Akard Street  
Suite 1800  
Dallas, Texas 75201