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June 9, 2017

Sent via UPS courier: 1ZV381651396638141

Ms. Tracie Lee
Assistant Director of Public Works
City of Texarkana
216 Walnut St.
Texarkana, AR 71854

Re: Drainage Easement and ROW Dedication

Dear Ms. Lee:

Enclosed please find the signed Easement with regard to the above document as it pertains to the University of Arkansas campus in Texarkana.

If any questions arise, or if I can be of further assistance, please do not hesitate to call me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "B. C. Robinson", is written over a light blue horizontal line.

Brandon C. Robinson
Associate General Counsel

:der
Encl.

CITY OF TEXARKANA, ARKANSAS STREET & DRAINAGE EASEMENT

STATE OF ARKANSAS

COUNTY OF MILLER

FOR and in consideration of the sum of ten dollars (\$10.00) in hand paid by the City of Texarkana, Arkansas, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the benefits that will accrue to said property, that the Board of Trustees of the University of Arkansas (GRANTOR), of Pulaski County, Arkansas as the owner of Tract I and Tract II, being parcels of land in Miller County, Arkansas depicted by metes and bounds description in the Exhibit "A", Exhibit "B", Exhibit "C", and Exhibit "D", attached hereto and incorporated herein for all purposes of this dedication, and as more particularly described by drawings as set forth in the Drawings of Exhibits "A, B, C, & D", attached hereto and incorporated herein for all purposes of this dedication, do hereby dedicate same to the City of Texarkana, Miller County, Arkansas for the use and benefit of the public as permanent street & drainage easements for the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries easement area, and for all other purposes for which a public street right-of-way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating, and operating storm drainage structures, utilities, in, into, upon, over, across, and under said easement, and including but not limited to all such uses permitted by the Laws of the State of Arkansas and the Ordinances and Charter of the City of Texarkana, Arkansas.

TO HAVE AND TO HOLD said street and drainage easements unto the City of Texarkana, its successors and assigns, and GRANTOR hereby binds itself, their successors and assigns to warrant and forever defend, all and singular, said premises unto the City of Texarkana, its successor: and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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 the City of Texarkana shall maintain access to existing driveways, and walkways for the purposes of ingress and egress to the GRANTOR'S adjoining property.

For and in consideration of the granting of the Street and Drainage Easements by the Grantors to the City of Texarkana, the City by acceptance of the Easements, does hereby agree that the street and drainage improvements, accessories and appurtenances to be maintained and installed under the above described Easements shall not interfere with the Grantor's use of the property of the Proposed Easements within the proposed scope of work, and it is expressly understood and agreed that neither the Grantors nor the City shall be entitled to construct any permanent structure on said permanent easement. By the acceptance of the Street and Drainage Easements and for the consideration herein recited the City does further hereby agree that when the maintenance, excavation, construction, laying and installation of components of the City's street and or storm sewer system or any future repairs or maintenance on said street and drainage system requires the disruption of the surface to the hereinabove described Street and Drainage Easements, the City will repair and restore the surface to the land covered by said Street and Drainage Easements, to as near as possible to the same condition as existed before such trenching, excavation, construction, installation, repair and/or maintenance work, to include the replacement of any pavement, driveways, shrubbery and grass.

It is further intended that the permanent easements herein granted to the City of Texarkana shall run with the land and forever by a right in and to the land belonging to GRANTOR, and GRANTOR'S 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 permanent easement rights and privileges granted therein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

IN WITNESS WHEREOF, the parties hereunto have executed this Dedication Instrument this 25 day of May 2017.

BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS

BY: Ben Hyneman
Ben Hyneman, Chair GRANTOR
Morril Harriman
Morril Harriman, Secretary GRANTOR

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~MILLER~~ Pulaski

On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Ben Hyneman and Morrill Harriman to me personally known, who stated that they are the Chairman and Secretary, respectively of the Board of Trustees of the University of Arkansas, an Arkansas public institution of higher education, and are duly authorized in their capacities to execute the foregoing instrument for and in the name and behalf of said Board of Trustees of the University of Arkansas and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

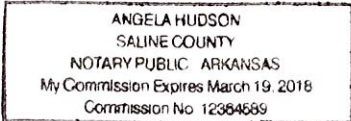
WITNESS my hand and seal as such Notary Public on this 25 day of May 2017.

Angela Hudson
Notary Public

GRANTEE'S ADDRESS:

City of Texarkana
216 Walnut Street
Texarkana, Arkansas 71854

My Commission
Expires: 3-19-18



CERTIFICATE OF ACCEPTANCE

This is to certify that the easements obtained by this dedication instrument the _____ day of _____, 2017, from _____ to the CITY OF TEXARKANA, has been duly accepted subject to all terms and conditions contained therein, and the BOARD OF DIRECTORS has consented to recordation of such dedication instrument by its duly authorized officer.

SEAL

Dated

Mayor, CITY OF TEXARKANA

ATTEST:

City Secretary

AFTER EXECUTION BY GRANTOR,
PLEASE RETURN ORIGINAL TO:

City of Texarkana
Public Works Dept.
216 Walnut St
Texarkana, AR 71854



EXHIBIT "A"
DESCRIPTION OF PROPERTY – TRACT I - STREET EASEMENT PARCEL:

All that certain tract or parcel of land being a part of the SE¼ of the SW¼ of Section 4, T. 15 S., R. 28 W., Miller County, Arkansas; said tract of land being a part of that certain 5.00 acre tract conveyed to the Board of Trustees of the University of Arkansas by Document No. 2013R003288 of the Records of Miller County, Arkansas; and being more particularly described by metes and bounds as follows:

COMMENCING at a ½" reinf. steel found in place at the Southeast corner of the SE¼ of the SW¼ of Section 4, T. 15 S., R. 28 W., Miller County, Arkansas; a storm sewer inlet manhole bears S. 69° 38' W., 66.4 ft. and an 18" pine bears S. 40° 04' W., 150.4 ft.; said POINT OF BEGINNING being the South east corner of that certain 8.749 acre tract conveyed to the Board of Trustees of the University of Arkansas by Document No. 2011R007016 of the Records of Miller County, Arkansas; THENCE -N. 89° 31' 00" W., 566.99 ft. with the South boundary line of the said Section 4 and 8.749 acre tract to a ½" reinf. steel found in place at the Southeast corner of a 5.00 acre tract conveyed to the Board of Trustees of the University of Arkansas by Document No. 2013R003288 of the Records of Miller County, Arkansas of the Records of Miller County, Arkansas;

THENCE - N. 89° 31' 00" W., 524.97 ft. with the above mentioned South boundary line of Section 4, same being the South boundary line of the above mentioned 5.00 acre tract to a "X" mark in concrete curb for the Southwest corner of said 5.00 acre tract, same being on the South right-of-way line of Interstate Highway No. 30;

THENCE - N. 04° 36' 09" W., 35.62 ft. with the above mentioned South right-of-way line of Interstate Highway No. 30, same being the West boundary line of the above mentioned 5.00 acre tract to a ½" reinf. steel set for corner;

THENCE - S. 89° 40' 59" E., 112.04 ft. to a ½" reinf. steel set for angle point;

THENCE - N. 89° 05' 01" E., 416.67 ft. to a ½" reinf. steel set for corner on the common boundary line between the above mentioned 5.00 acre tract and 8.749 acre tract;

THENCE - S. 01° 02' 45" W., 45.98 ft. with the above mentioned common boundary line between 5.00 acre tract and 8.749 acre tract to the POINT OF BEGINNING; basis of bearings is true North. The above described property being surveyed by Richard V. Hall, Jr. contains 0.481 acres of land, more or less.

EXHIBIT "B"

DESCRIPTION OF PROPERTY – TRACT I - DRAINAGE EASEMENT:

All that certain tract or parcel of land being a part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, T. 15 S., R. 28 W., Miller County, Arkansas; said tract of land also being a part of that certain 5.00 acre tract conveyed to the Board of Trustees of the University of Arkansas by Document No. 2013R003288 of the Records of Miller County, Arkansas; and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" mark in concrete curb for the Southwest corner of that certain 5.00 acre tract conveyed to the Board of Trustees of the University of Arkansas by Document No. 2013R003288 of the Records of Miller County, Arkansas; said POINT OF COMMENCING being on the South right-of-way line of Interstate Highway No. 30; said POINT OF COMMENCING also being on the South boundary line of Section 4, T. 15 S., R. 28 W., Miller County, Arkansas; N. 89° 31' 00" W., 1091.96 ft. from a $\frac{1}{2}$ " reinf. steel found in place at the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 4; said Southeast corner being witnessed by a storm sewer inlet manhole bearing S. 69° 38' W., 66.4 ft. and an 18" pine bearing S. 40° 04' W., 150.4 ft.; THENCE - N. 04° 36' 09" W., 35.62 ft. with the above mentioned South right-of-way line of Interstate Highway No. 30, same being the West boundary line of the above mentioned 5.00 acre tract to a $\frac{1}{2}$ " reinf. steel set for corner; THENCE - S. 89° 40' 59" E., 68.13 ft. to the POINT OF BEGINNING of the herein described tract of land;

THENCE - S. 89° 40' 59" E., 20.00 ft.;

THENCE - N. 00° 05' 47" E., 20.00 ft.;

THENCE - N. 89° 40' 59" W., 20.00 ft.;

THENCE - S. 00° 05' 50" W., 20.00 ft. to the POINT OF BEGINNING; basis of bearings is true North. The above described property being surveyed by Richard V. Hall, Jr. contains 0.009 acres of land, more or less.

EXHIBIT "C"
DESCRIPTION OF PROPERTY – TRACT II - STREET EASEMENT PARCEL:

All that certain tract or parcel of land being a part of the SE¼ of the SW¼ of Section 4, T. 15 S., R. 28 W., Miller County, Arkansas; said tract of land also being part of that certain 8.749 acre tract conveyed to the Board of Trustees of the University of Arkansas by Document No. 2011R007016 of the Records of Miller County, Arkansas; and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" reinf. steel found in place at the Southeast corner of the SE¼ of the SW¼ of Section 4, T. 15 S., R. 28 W., Miller County, Arkansas; a storm sewer inlet manhole bears S. 69° 38' W., 66.4 ft. and an 18" pine bears S. 40° 04' W., 150.4 ft.; said POINT OF BEGINNING being the Southeast corner of that certain 8.749 acre tract conveyed to the Board of Trustees of the University of Arkansas by Document No. 2011R007016 of the Records of Miller County, Arkansas;

THENCE - N. 89° 31' 00" W., 566.99 ft. with the South boundary line of the above mentioned Section 4 and 8.749 acre tract to a ½" reinf. steel found in place at the Southwest corner of said 8.749 acre tract, same being the Southeast corner of that certain 5.00 acre tract conveyed to the Board of Trustees of the University of Arkansas by Document No. 2013R003288 of the Records of Miller County, Arkansas;

THENCE - N. 01° 02' 45" E., 45.98 ft. with the common boundary line between the above mentioned 8.749 acre tract and 5.00 acre tract to a ½" reinf. steel set for corner;

THENCE - N. 89° 05' 01" E., 455.65 ft. to a ½" reinf. steel set for angle point;

THENCE - N. 89° 15' 56" E., 111.72 ft. to a ½" reinf. steel set for corner on the East boundary line of the above mentioned 8.749 acre tract;

THENCE - S. 01° 07' 19" W., 59.49 ft. with the above mentioned East boundary line of 8.749 acre tract to the POINT OF BEGINNING; basis of bearings is basis of bearings is true North. The above described property being surveyed by Richard V. Hall, Jr. contains 0.688 acres of land, more or less.

EXHIBIT "D"
DESCRIPTION OF PROPERTY – TRACT II - DRAINAGE EASEMENT:

All that certain tract or parcel of land being a part of the SE¼ of the SW¼ of Section 4, T. 15 S., R. 28 W., Miller County, Arkansas; said tract of land also being part of that certain 8.749 acre tract conveyed to the Board of Trustees of the University of Arkansas by Document No. 2011R007016 of the Records of Miller County, Arkansas; and being more particularly described by metes and bounds as follows:

COMMENCING at a ½" reinf. steel found in place at the Southeast corner of the SE¼ of the SW¼ of Section 4, T. 15 S., R. 28 W., Miller County, Arkansas; a storm sewer inlet manhole bears S. 69° 38' W., 66.4 ft. and an 18" pine bears S. 40° 04' W., 150.4 ft.; said POINT OF COMMENCING being the Southeast corner of that certain 8.749 acre tract conveyed to the Board of Trustees of the University of Arkansas by Document No. 2011R007016 of the Records of Miller County, Arkansas; N. 01° 07' 19" E., 59.49 ft. with the East boundary line of the above mentioned 8.749 acre tract to a ½" reinf. steel set for corner; THENCE - S. 89° 15' 56" W., 21.53 ft. to the POINT OF BEGINNING of the herein described tract of land;

THENCE - N. 00° 44' 04" W., 20.00 ft.;

THENCE - S. 89° 15' 56" W., 30.00 ft.;

THENCE - S. 00° 44' 04" E., 20.00 ft.;

THENCE - N. 89° 15' 56" E., 30.00 ft. to the POINT OF BEGINNING; basis of bearings is true North. The above described property being surveyed by Richard V. Hall, Jr. contains 0.014 acres of land, more or less.