



## NAVARRO CENTRAL APPRAISAL DISTRICT

P. O. BOX 3118, CORSICANA, TEXAS 75151-3118  
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Karen Morris, R.P.A., R.T.A., C.T.A., C.C.A.  
Chief Appraiser

### BOARD OF DIRECTORS

Terry Seth, Chairman  
A.L. (Buster) Atkeisson, Vice-Chairman  
Bill Kilgore, Secretary  
Don Denbow  
Rosie Travenia  
Mike Dowd, TAC

### BOARD OF DIRECTORS NAVARRO CENTRAL APPRAISAL DISTRICT

#### Notice of Special Called Meeting of the Appraisal District Directors:

Notice is hereby given that a special called meeting of the Board of Directors of the Navarro Central Appraisal District will convene at 10:00 a.m. on April 27, 2020 at the Appraisal District office located at 1250 N. 45<sup>th</sup> St. Corsicana, Texas. The board will consider the following:

#### OPEN SESSION:

1. Call to order, and opening prayer.
2. Public Comments on activities of the Appraisal District.
3. Action Item: Presentation and Approval of the Easement from Navarro Central Appraisal District to Atmos Energy Corporation.

#### CLOSED SESSION:

Pursuant to Texas Government Code Section 551.071:

4. Consultation with counsel concerning
  - Pending or contemplated litigation
  - A matter or matters in which the duty of the attorney to the Governmental Body under the Texas Rules of Disciplinary Conduct clearly conflicts with Texas Government Code Chapter 551.
  - Deliberation regarding real property under Texas Government Code Chapter 551.
5. Deliberation of the appointments, employment, evaluation, reassignment, duties discipline or dismissal of a public officer or employee.

Pursuant to Texas Government Code Section 551.072:

6. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third party.

#### OPEN SESSION:

7. Continuation of consideration and possible action relating to agenda item 4 thru 6 above.
8. Announcements and adjournment.

The Navarro Central Appraisal District Board of Directors meeting will be held via ZOOM and made available to the public here:

<https://zoom.us/j/91534288625>

Meeting ID: 915 3428 8625

This notice is given pursuant to Texas Open Meetings Act, Chapter 551, of the Government Code. If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551 Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

**WORK ASSIGNMENT SUPPLEMENT  
FORM OF EASEMENT**

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

That for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR does hereby GRANT, SELL, and CONVEY unto Atmos Energy Corporation ("GRANTEE"), its successors and assigns, a free and unobstructed right-of-way and easement to lay, construct, inspect, maintain, repair, alter, operate, replace, relocate, change the size of, all within the easement herein described, abandon in place, and remove at will, in whole or in part, all material, appurtenances, and facilities used in the transportation and processing of oil, gas, petroleum products, or any other liquids, gases, or substances that can be transported through a pipeline, including, but not limited to, valves, regulators, meters, metering stations, separators, purification equipment, pumps, tanks, compressors, pressure relief stations, cathodic protection equipment, aerial markers, communication towers, pipelines, and all related equipment and facilities, both above and below ground, on the following described land situated in the County of NAVARRO, State of Texas:

Attached as Exhibit A and B

Grantee will have all rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the free right of ingress to and egress over and across said property to and from said right-of-way and easement, and the right from time to time to cut all trees, undergrowth, and other obstructions that may injure, endanger, or interfere with the use of said site.

TO HAVE AND TO HOLD unto said GRANTEE, its successors and assigns, so long as the rights and easements herein granted, or any one of them, are used by, or useful to, GRANTEE for the purposes herein granted, with ingress to, and egress from, the premises for the purposes of operating and maintaining pipeline facilities, including, but not limited to, constructing, inspecting, repairing, maintaining, replacing, and removing the property of GRANTEE herein described. GRANTOR will not interfere with the exercise of GRANTEE's rights by constructing or permitting to be constructed any permanent structure upon the easement herein conveyed and GRANTOR further agrees not to change the grade, remove dirt from the surface of the easement, or impound water over the easement without the prior approval of GRANTEE.

All covenants and agreements herein contained will extend to and be binding upon the respective heirs, legal representatives, successors, and assigns of the parties hereto and are further assignable in whole or in part. The undersigned GRANTOR binds itself, its heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular said premises unto GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is hereby understood that the party securing this grant on behalf of GRANTEE is without authority to make any covenant or agreement not herein expressed.

WITNESS THE EXECUTION HEREOF, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTOR

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

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

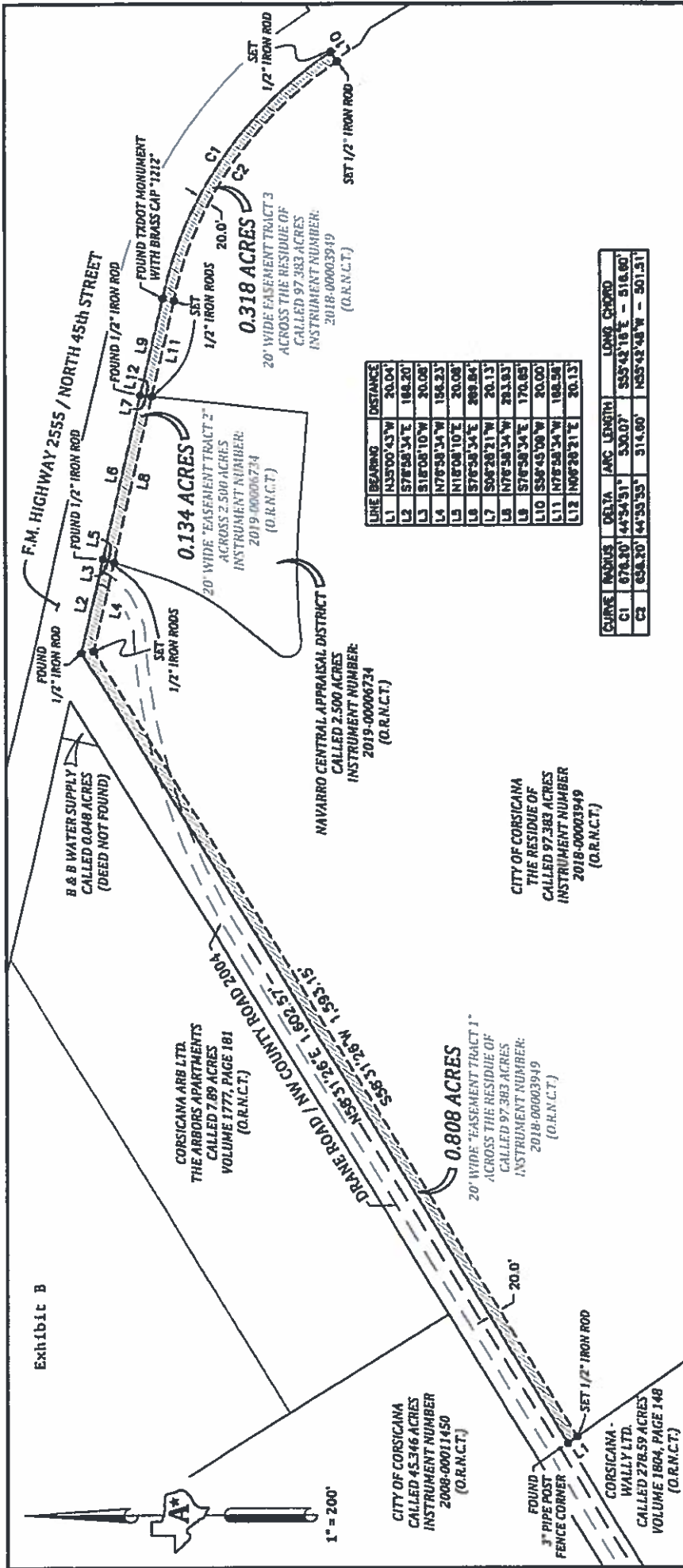
STATE OF \_\_\_\_\_ §  
   §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, of \_\_\_\_\_, a \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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



**DISCLAIMER:** THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE GRANTEE PARTIES. NO LICENSE HAS BEEN OBTAINED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY, EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

**NOTES:**

- THREE (3) SETS OF FIELD NOTES WITH EACH DATE ACCOMPANIES THIS PLAT.
- BEARINGS WERE DERIVED FROM C.T.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM.
- N.A.D. 83 NORTH CENTRAL ZONE (NAD 83).

**ADDRESS SURVEYING, LLC** MAKES NO WARRANTY OR GUARANTEE OF ANY KIND THAT ALL EXISTING UNRECORDED UTILITIES OR POTENTIAL HAZARD ARE IDENTIFIED. THE CLIENT IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNRECORDED UTILITIES AND STRUCTURES PRIOR TO EXCAVATING, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO ABIDE BY THESE INSTRUCTIONS. CLIENTS ARE TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES ABOVE AND BELOW AND BEFORE ANY EXPOSED EXCAVATION OR CONSTRUCTION.

I, ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF MY OWN SURVEYING AND THAT I AM A MEMBER OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS SINCE JANUARY 1, 1992.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SUPERVISOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

ROSS C. ANDRESS  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 6444

**ANDRESS SURVEYING, LLC**

506 Richardson Street - Athens, Texas 75751  
Phone: (903) 904-5043 | Fax: (903) 904-5044  
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Exhibit A  
FIELD NOTES

J. W. Williams Survey, A-850  
Navarro County, Texas

20' Wide Utility Easement  
Tract 2 (0.134 Acres)

All that certain lot, tract or parcel of land, located within the John H. Williams Survey, Abstract Number 850, in Navarro County, Texas, and being across the Navarro Central Appraisal District called 2.500 acre tract described in a Warranty Deed with Vendor's Lien recorded in Instrument Number 2019-00006734 of the Official Records Navarro County, Texas, (O.R.N.C.T), and being described by metes and bounds as follows:

**BEGINNING** at a found 1/2 inch iron rod at the intersection of the southwest margin of Farm-To-Market Highway 2555 (also known as North 45th Street) and the southeast margin of Drane Road (also known as NW County Road 2004), being the northwest corner of said 2.500 acre tract and being the northwest corner of the herein described easement;

**THENCE** South 76°58'34" East with the southwest margin of Farm-To-Market Highway 2555, a distance of 289.84 feet a found 1/2 inch iron rod in the same, being the northeast corner of said 2.500 acre tract, and being the northeast corner of this easement;

**THENCE** South 06°28'21" West with the east line of said 2.500 acre tract, a distance of 20.13 feet to a set 1/2 inch iron rod in the same, being the southeast corner of this easement;

**THENCE** North 76°58'34" West, 20 foot southwest of and parallel to the southwest margin of Farm-To-Market Highway 2555, a distance of 293.93 feet to a set 1/2 inch iron rod in the northwest line of said 2.500 acre tract, and being the southwest corner of this easement;

**THENCE** North 18°08'10" East with the northwest line of said 2.500 acre tract, a distance of 20.08 feet to the **PLACE OF BEGINNING**, containing 0.134 acres of land.

**Note:**

- 1.) A plat of an even date accompanies this description.
- 2.) Bearings and distances were derived from G.P.S. observations and are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone (FIPS 4202).

**Surveyor's Certificate:**

I, Ross C. Address, Texas Registered Professional Land Surveyor No. 6464, do hereby certify that the above description is true and correct to the best of my knowledge, and that the property described herein was determined by a survey made on the ground and under my direct supervision.

Witness my hand and seal at Athens, Texas on this 6th day of April, 2020 A.D.



Ross C. Address  
Texas Registered Professional Land Surveyor No. 6464

**ADDRESS**  
SURVEYING, LLC



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Project Number: 2020-0061