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

SANITARY SEWER EASEMENT

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

That **LORIN BOSWELL, JR. ENTERPRISES, LLC,** a Texas limited liability company, **JILL GORDON STANFORD**, as Trustee of the JGS GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon, **KATE GORDON PENDLETON,** as Trustee of the KGP GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon and **THOMAS PATRICK GORDON, III,** as Trustee of the TPG III GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon, whose address is 6525 Shoal Creek Road, Fort Worth, Texas, 76179 ("Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations to Grantor in hand paid by the **CITY OF SAGINAW, TEXAS** ("Grantee"), the receipt of which is hereby acknowledged, have this day granted, sold, and conveyed, and by these presents do hereby grant, sell and convey unto the City of Saginaw, Texas, a municipal corporation situated in Tarrant County, Texas, a non-exclusive easement, for sanitary sewer utilities, on, over, and across the following described property, to wit:

> All that certain parcel of land, lying and being situated in the County of Tarrant, State of Texas, more particularly described in EXHIBIT "A attached hereto and made a part hereof for all purposes to which reference is here made for a more particular description of said property:

The easement granted herein is for the sole purpose of installing sanitary sewer utilities and other associated appurtenances, on, over, and across the premises described in Exhibit "A" together with the right and privilege at all reasonable times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications, or repairs related to the sanitary sewer utilities and other associated appurtenances which the City of Saginaw, its successors and assigns deems reasonably necessary.

This Easement is granted, subject to all encumbrances and other matters (i) of record in Tarrant County, Texas and/or (ii) visible and on the ground that a correct survey would reveal, to the full extent same exist and affect the Easement herein granted.

Grantor hereby reserves for itself and its successors and assigns as the owner of the easement property, the right to use and construct improvements within the easement property and grant easements, rights and privileges on, over, across and under the easement property for any purpose which is not inconsistent with and does not unreasonably interfere with the rights granted hereunder.

In the event the surface of easement property or surrounding land owned by Grantor is disturbed by Grantee's exercise of any of its easement rights under this Easement, such area shall be restored to the condition in which it existed at the commencement of such activities.

This Easement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Easement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.

Grantee hereby agrees to indemnify, defend and hold Grantor harmless from and against any and all injuries, costs, claims (whether pending or threatened), expenses (including reasonable attorneys' fees and expenses) and damages caused by Grantee, or such Grantee's contractors, resulting from (i) the gross negligence or willful misconduct of Grantee, or its employees, agents, or contractors, and/or (ii) any lien being filed upon all or any portion of Grantor's property in connection with the performance by Grantee of any construction, maintenance, replacement or repair permitted under this Easement.

This Easement shall bind and inure to the benefit of the respective parties, their personal representatives, successors and assigns.

TO HAVE AND TO HOLD the above described parcel of land, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor is hereby bound, together with all heirs, executors, administrators, successors, and assigns to Warrant and Forever Defend all and singular the said easement unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof by through or under Grantor, but not otherwise.

Signature Page – Grantor
Sanitary Sewer Easement

Grantor:

LORIN BOSWELL, JR. ENTERPRISES, LLC, a Texas limited liability company

By: _____

Name: Shelley Karpman

Title: Manager - Lorin Boswell Jr Enterprises LLC

Address: 6525 Shoal Creek Road
Fort Worth, TX 76132
Attn: Shelly Karpman

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 18th day of August, 2022, by Shelley Karpman, Manager of Lorin Boswell, Jr. Enterprises, LLC, a Texas limited liability company, on behalf of said limited liability company.

_____
Notary Public – State of Texas

TERESA PEREZ
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 126603825
MY COMM. EXP. 02-01-2025

[Grantor's Signature Pages Continue on Following Page]

Signature Page – Grantor
Sanitary Sewer Easement

Grantor:

By: _____

JILL GORDON STANFORD, as Trustee of the JGS GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon

By: _____

KATE GORDON PENDLETON, as Trustee of the JGS GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon

By: _____

THOMAS PATRICK GORON III, as Trustee of the TPG III GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon

Address: 1604 8th Avenue
Fort Worth, TX 76014
Attn: Trey Gordon

[Acknowledgements follow]

Signature Page – Grantor
Sanitary Sewer Easement

Grantor:

By: _____

JILL GORDON STANFORD, as Trustee of the JGS GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon

By: _____

KATE GORDON PENDLETON, as Trustee of the JGS GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon

By: _____

THOMAS PATRICK GORON III, as Trustee of the TPG III GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon

Address: 1604 8th Avenue
Fort Worth, TX 76014
Attn: Trey Gordon

[Acknowledgements follow]

THE STATE OF TEXAS

COUNTY OF Dallas

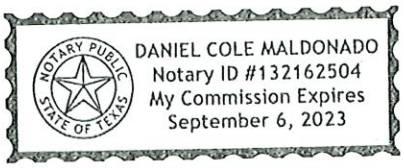
This instrument was acknowledged before me on the 18th day of August, 2022, by Jill Gordon Stanford, as Trustee of the JGS GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon.

Notary Public – State of Texas

THE STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on the 18th day of August, 2022, by Kate Gordon Pendleton, as Trustee of the KGP GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon.



Notary Public – State of Texas

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2022, by Thomas Patrick Gordon, III, as Trustee of the TPG III GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon.

_____

Notary Public – State of Texas

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2022, by Jill Gordon Stanford, as Trustee of the JGS GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon.

_____
Notary Public – State of Texas

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2022, by Kate Gordon Pendleton, as Trustee of the KGP GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon.

_____
Notary Public – State of Texas

THE STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on the 18th day of August, 2022, by Thomas Patrick Gordon, III, as Trustee of the TPG III GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon.

JODY BASS ROBINSON
Notary Public, State of Texas
Comm. Expires 07-13-2025
Notary ID 6208490

Jody Bass Robinson
_____
Notary Public – State of Texas

Signature Page – Grantee
Sanitary Sewer Easement

Grantee:

City of Saginaw

By: _____

Name: _____

Title: _____

Address: 333 W. McLeroy Blvd.
Saginaw, Tarrant County, TX 76179

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2022, by_____, _____ of the City of Saginaw, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Saginaw and that he/she executed the same as the act of the City of Saginaw for the purposes and consideration therein expressed and in the capacity therein stated.

_____
Notary Public – State of Texas

EXHIBIT A
15'X35' SANITARY SEWER EASEMENT
PAGE 1 OF 2

LEGAL DESCRIPTION

Being a parcel of land located in the City of Saginaw, Tarrant County, Texas, a part of the Alexander F. Albright Survey, Abstract Number 1849, and being a part of that tract of land described in deed to Lorin Boswell, JR. Enterprises, LLC, as recorded in Document Number D211060065, Official Public Records of Tarrant County, Texas, and being further described as follows:

COMMENCING at a five-eighths inch iron rod with cap stamped "SPOONER 5922" found for corner, said point being the northwest corner of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC as recorded in Document Number D221326583, Official Public Records of Tarrant County, Texas, said point also being in the south right-of-way line of McLeroy Boulevard (a variable width right-of-way);

THENCE South 00 degrees 50 minutes 17 seconds East, 634.36 feet along the west line of said 11.8230 acre tract to a point for corner, said point being the POINT OF BEGINNING of this easement;

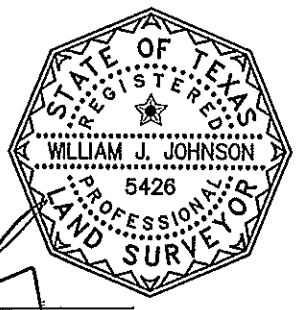
THENCE South 00 degrees 50 minutes 17 seconds East, 15.00 feet along the west line of said 11.8230 acre tract to a point for corner, from which a one-half inch iron rod found bears South 00 degrees 50 minutes 17 seconds East, 278.20 feet, said iron rod being the southwest corner of said 11.8230 acre tract, said point also being in the north line of Parkwest Phase IV Addition, an addition to the City of Saginaw as recorded in Cabinet A, Slide 4080, Official Public Records of Tarrant County, Texas;

THENCE South 89 degrees 09 minutes 43 seconds West, 35.00 feet to a point for corner;

THENCE North 00 degrees 50 minutes 17 seconds West, 15.00 feet to a point for corner;

THENCE North 89 degrees 09 minutes 43 seconds East, 35.00 feet to the POINT OF BEGINNING and containing 525 square feet or 0.012 acres of land.

BASIS OF BEARING: The basis of bearing is based on the Texas State Plane Coordinate system (North Central Zone 4202-NAD83).



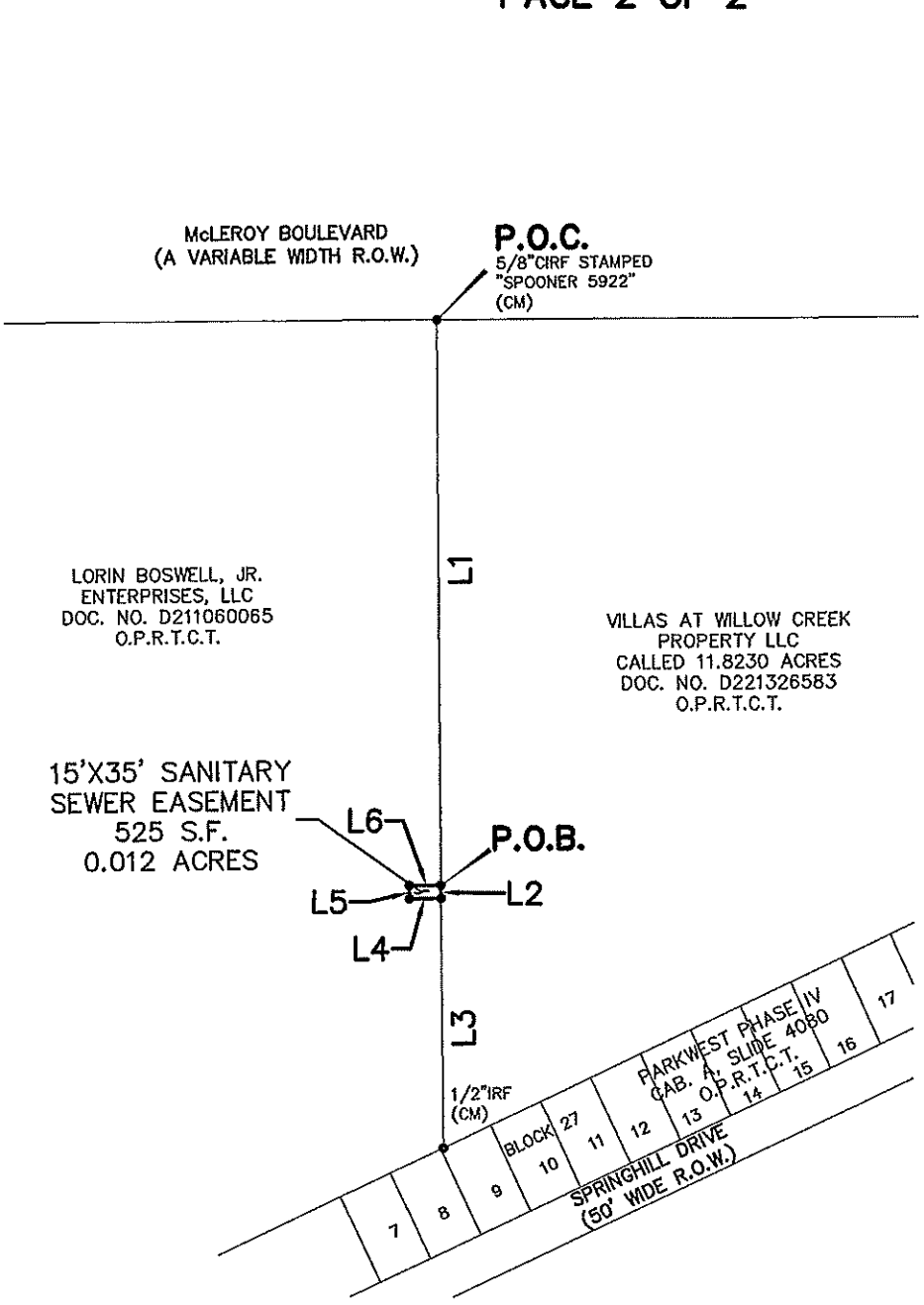
WILLIAM J. JOHNSON, R.P.L.S. NO. 5426

	DATE	DRAWN	PROJECT	
	02/09/2022	JME/wjj	HHR005	JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

Drawing: H:\Projects\HHR005-McLeroy Saginaw\Phase 1\Surveying\dwg\ESMT SSWR2.dwg

EXHIBIT A
15'X35' SANITARY SEWER EASEMENT
PAGE 2 OF 2



LEGEND

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°50'17"E	634.36'
L2	S00°50'17"E	15.00'
L3	S00°50'17"E	278.20'
L4	S89°09'43"W	35.00'
L5	N00°50'17"W	15.00'
L6	N89°09'43"E	35.00'

NOTE:

BASIS OF BEARING: The basis of bearing is based on the TexasState Plane Coordinate System (North Central Zone 4202–NAD83).

STATE OF TEXAS
REGISTERED
WILLIAM J. JOHNSON
5426
PROFESSIONAL
LAND SURVEYOR

WILLIAM J. JOHNSON, R.P.L.S. NO. 5426

SCALE:	DATE	DRAWN	PROJECT
1" = 200'	02/09/2022	JME/wjj	HHR005

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

Drawing: H:\Projects\HHR005–McLeroy Saginaw\Phase 1\Surveying\dwg\ESMT SSWR2.dwg