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

WATER LINE EASEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Date:

GRANTOR: **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

GRANTOR'S MAILING ADDRESS (including County): **6525 SHOAL CREEK ROAD FORT WORTH, TARRANT COUNTY, TX 76179**

GRANTEE: **CITY OF SAGINAW**

GRANTEE'S MAILING ADDRESS (including County): **333 W. MCLEROY BLVD. SAGINAW, TARRANT COUNTY, TX 76179**

CONSIDERATION: Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: Being more particularly described in Exhibit "A"

Grantor, for the Consideration paid to Grantor and other good and valuable consideration, hereby grants, sells, and conveys to Grantee, its successors and assigns, an exclusive, perpetual easement for the construction, operation, maintenance, replacement, upgrade, and repair of a Permanent Water-Sewer Facility, hereafter referred to as "Facility". The Facility includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to manholes, manhole vents, lateral line connections, valves, pipelines, water meters, junction boxes in, upon, under and across a portion of the Easement Property and more fully described as Exhibit "A" attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all times to enter Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing said Facility.

In no event shall Grantor (I) use the Easement Property in any manner which interferes in any material way or is inconsistent with the rights granted hereunder, or (II) erect or permit to be erected within the Easement Property a permanent structure or building, including, but not limited to, monument sign, pole sign, billboard, brick or masonry fences or walls or other

structures that require a building permit. However, Grantor shall be permitted to install and maintain a concrete, asphalt or gravel driveway, road or parking lot across the Easement Property. Grantee shall be obligated to restore the surface of the Easement Property at Grantee's sole cost and expense, including the restoration of any sidewalks, driveways, or similar surface improvements located upon or adjacent to the Easement Property which may have been removed, relocated, altered, damaged, or destroyed as a result of the Grantee's use of the Easement Property granted hereunder. Provided, however, that Grantee shall not be obligated to restore or replace irrigation systems or other improvements installed in violation of the provisions and intended use of this Easement Property.

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 Easement Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the easement unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Signature Page – Grantor
Water Line Easement

Grantor:

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

By: _____

Name: Shelley Karpman

Title: Manager, Lorin Boswell 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]

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

Signature Page – Grantor
Water Line 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
Water Line 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

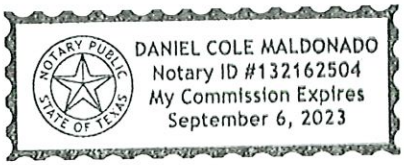
This instrument was acknowledged before me on the 18th day of August, 2022, by Jill Gordon Stanford, as Trustee of the JGS GBG Trust, created under the Last Will and Testament and Codicil of Gayle Boswell Gordon.

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
Water Line 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 FOOT WIDE WATER 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, 237.49 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;

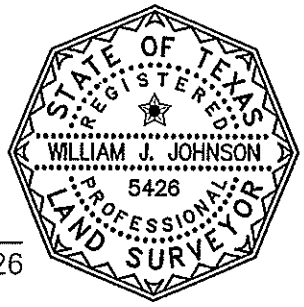
THENCE South 00 degrees 50 minutes 17 seconds East, 396.87 feet along the west line of said 11.8230 acre tract to a point for corner, from which a one-half inch iron rod found bears South 00 degrees 50 minutes 17 seconds East, 293.20 feet, said iron rod being the southwest corner of said 11.8230 acre 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, 15.00 feet to a point for corner;

THENCE North 00 degrees 50 minutes 17 seconds West, 381.93 feet to a point for corner;

THENCE North 44 degrees 17 minutes 10 seconds East, 21.17 feet to the POINT OF BEGINNING and containing 5,841 square feet or 0.134 acres of land.

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



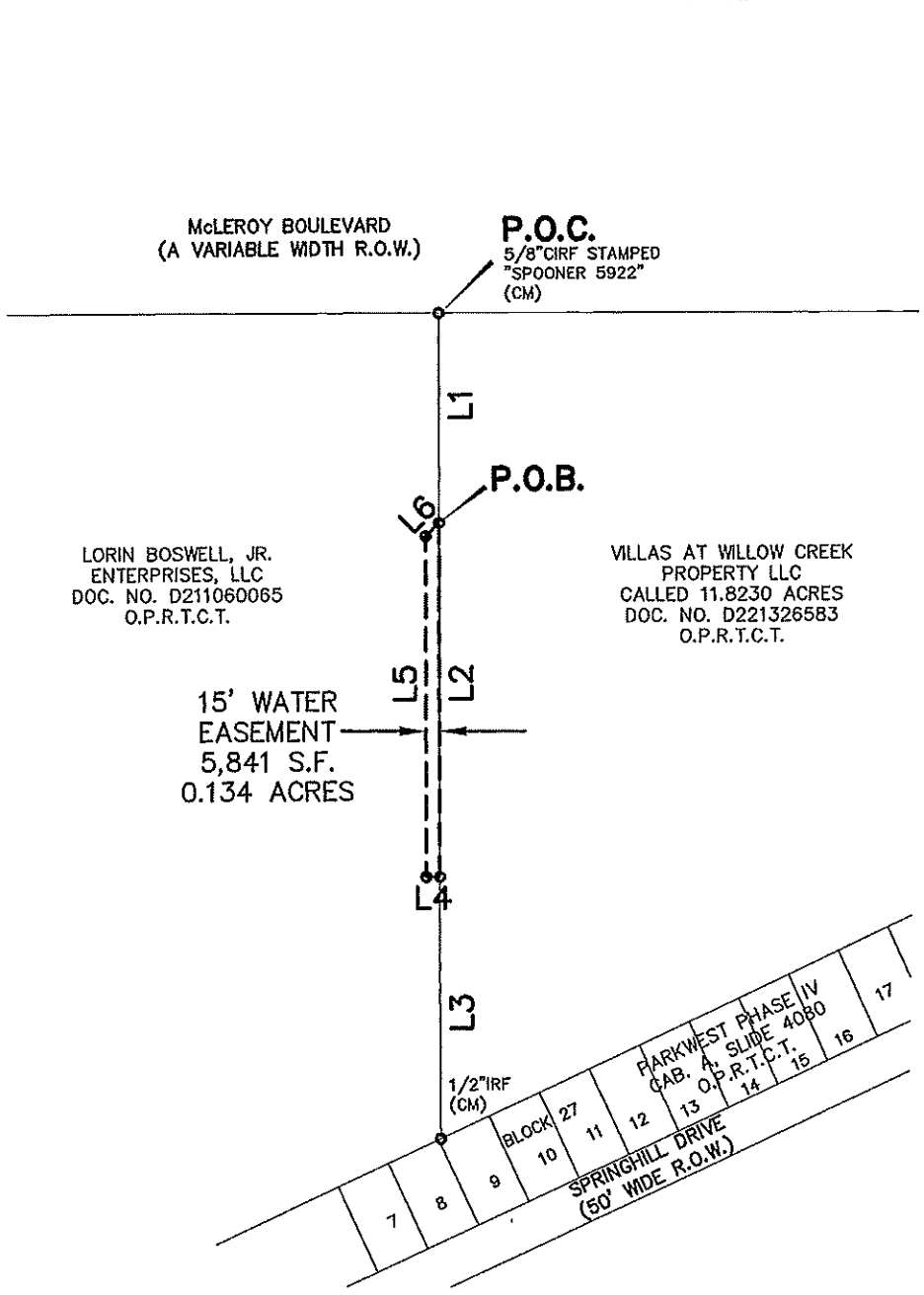
WILLIAM J. JOHNSON, R.P.L.S. NO. 5426

	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 WE1.dwg

EXHIBIT A
15 FOOT WIDE WATER EASEMENT
PAGE 2 OF 2



N

1"=200'

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	DISTANCE
L1	S0°50'17"E	237.49'
L2	S0°50'17"E	396.87'
L3	S0°50'17"E	293.20'
L4	S89°09'43"W	15.00'
L5	N0°50'17"W	381.93'
L6	N44°17'10"E	21.17'

NOTE:

BASIS OF BEARING: The basis of bearing is based on the Texas Sate Pane 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'	02/09/2021	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. WE1.dwg