CITY OF SAGINAW
PERMANENT DRAINAGE EASEMENT

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

That I, AM & JK Development, LLC, GRANTOR herein, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration in hand paid by the CITY OF SAGINAW, TEXAS, a municipal corporation located in Tarrant County, State of Texas, GRANTEE herein, the receipt and sufficiency of which are hereby acknowledged and confessed, including the special benefits to be derived by my property, do hereby grant, sell and convey unto the said GRANTEE a permanent and perpetual easement for the purpose of installing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating drainage facilities in, into, upon, over, across, under and through all that land in Tarrant County, Texas described as follows, to-wit:

> A twenty (20) foot wide Permanent Drainage Easement as shown on Exhibit "A" and as more particularly described in Exhibit "B" attached hereto and incorporated herein.

together with the right of ingress and egress as necessary for such purposes.

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 GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings, trees, shrubs, or other obstructions or growths as may now be found upon said permanent easement.

It is further intended that the Permanent Easement herein granted to the GRANTEE shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR'S successors and assigns. Except for existing easements, the Permanent Easement, granted therein is exclusive, and GRANTOR covenants that unless GRANTOR has the approval of GRANTEE, it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs and assigns, to warrant and to forever defend all and singular premises unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed this 8th day of September, 2022.

GRANTOR

By: AM & JK Development, LLC

Name: Farooq Wazirali

Title: Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Farooq Wazirali, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of September, 2022

Rajwani

Notary Public in and for the
State of Texas

Yasmeen Rajwani

Type or Print Notary's Name

NOTARY PUBLIC STATE OF TEXAS
YASMEEN RAJWANI
Notary ID #128257009
My Commission Expires
May 9, 2026

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest and real property conveyed by this dedication instrument dated the ___day of _____, 2022 to the City of Saginaw, Texas, has been duly accepted subject to all terms and conditions contained therein by the City Council, and the City Council has consented to recordation of such dedication instrument by its duly authorized officer.

Dated: _____

_____
Todd Fippo, Mayor
City of Saginaw

APPROVED AS TO FORM AND LEGALITY

_____
Bryn Meredith, City Attorney

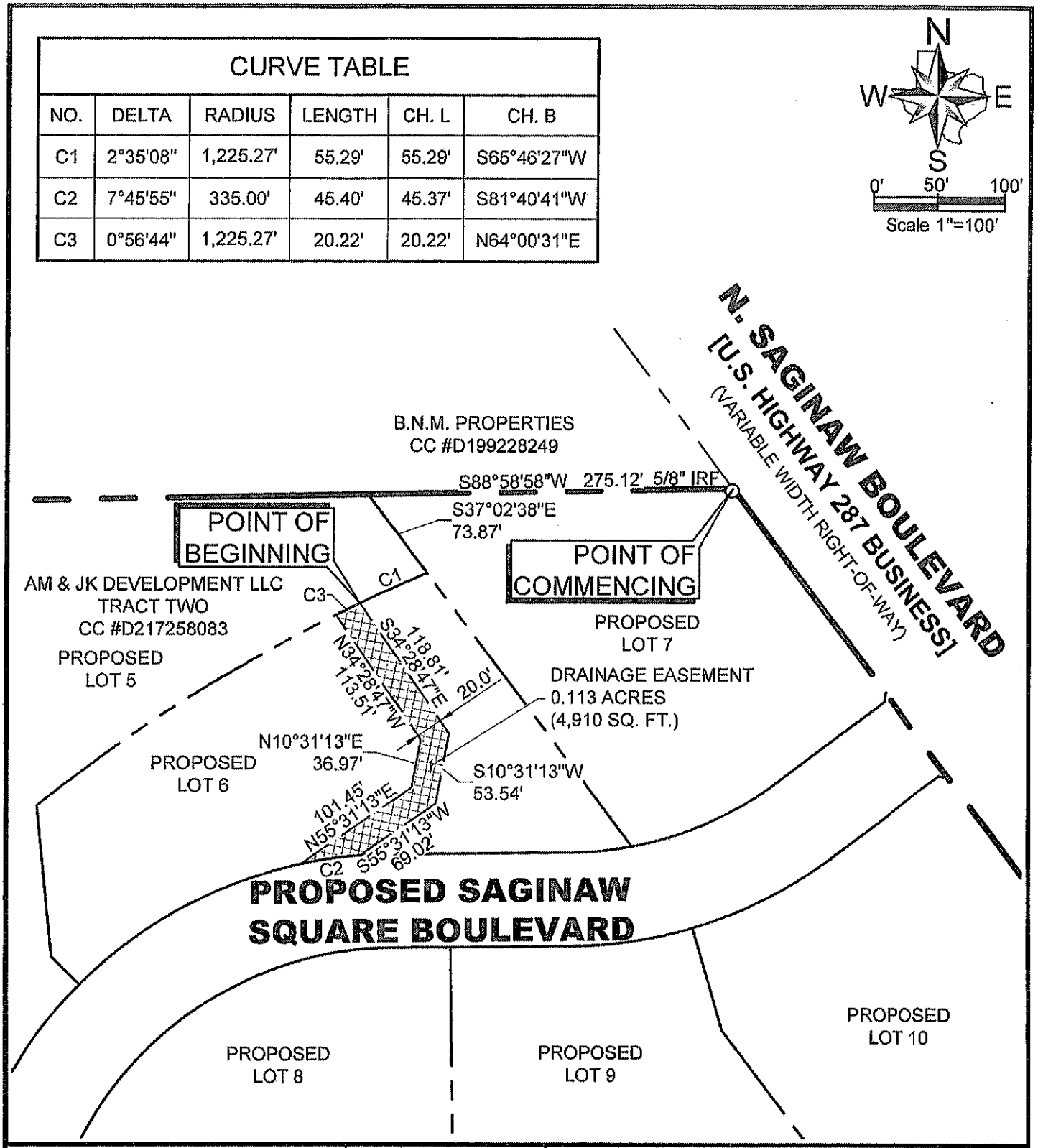
ATTEST:

_____
Janice England, City Secretary

AFTER FILING, PLEASE RETURN TO:

City Manager
City of Saginaw
P.O. Box 79070
Saginaw, Texas 76179

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	2°35'08"	1,225.27'	55.29'	55.29'	S65°46'27"W
C2	7°45'55"	335.00'	45.40'	45.37'	S81°40'41"W
C3	0°56'44"	1,225.27'	20.22'	20.22'	N64°00'31"E



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10088500 Expires 12-31-2022

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Scale :	1" = 100'
Date :	06.18.22
Dwg. File :	77301.00-ESMT-STORM
Project No. :	77301.00

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR
8/31/22

DRAINAGE EASEMENT
0.113 ACRES
(4,910 SQ. FT.)

FAROOQ WAZIRALI
2667 NORTHHAVEN ROAD
DALLAS, TEXAS 75229

SHEET 1 OF 2

PROPERTY DESCRIPTION (Drainage Easement)

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEING a tract of land situated in the BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, in the City of Saginaw, Tarrant County, Texas, and being a portion of Tract Two described in deed to AM & JK Development, LLC, as recorded in County Clerk's Instrument No. D21758083, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found for the Northeast corner of said AM & JK Development, LLC tract and the Southeast corner of a tract of land described in deed to B.N.M. Properties as recorded in County Clerk's Instrument No. D199228249, Official Public Records, Tarrant County, Texas, said point being on the Southwest right-of-way of North Saginaw Boulevard [U.S. Highway 287 Business], a variable width right-of-way;

THENCE South 88 degrees 58 minutes 58 seconds West, departing the Southwest right-of-way of said North Saginaw Boulevard, along the North line of said AM & JK Development, LLC tract and the South line of said B.N.M Properties tract, a distance of 275.12 feet to a point for corner;

THENCE South 37 degrees 02 minutes 38 seconds East, departing the South line of said B.N.M. Properties, over and across said AM & JK Development, LLC tract, a distance of 73.87 feet to a point for corner, said point being the beginning of a non-tangent curve to the left having a radius of 1,225.27 feet, a central angle of 02 degrees 35 minutes 08 seconds, a chord bearing of South 65 degrees 46 minutes 27 seconds West, and a chord length of 55.29 feet;

THENCE continuing over and across said AM & JK Development, LLC tract, along said non-tangent curve to the left, an arc distance of 55.29 feet to the POINT OF BEGINNING;

THENCE continuing over and across said AM & JK Development, LLC tract, the following courses and distances:

South 34 degrees 28 minutes 47 seconds East, a distance of 118.81 feet to a point for corner;

South 10 degrees 31 minutes 13 seconds West, a distance of 53.54 feet to a point for corner;

South 55 degrees 31 minutes 13 seconds West, a distance of 69.02 feet to a point for corner, said point being the beginning of a non-tangent curve to the left having a radius of 335.00 feet, a central angle of 07 degrees 45 minutes 55 seconds, a chord bearing of South 81 degrees 40 minutes 41 seconds West, and a chord length of 45.37 feet, said point being on the North right-of-way of proposed Saginaw Square Boulevard;

Along said non-tangent curve to the left and the North right-of-way of said proposed Saginaw Square Boulevard, an arc distance of 45.50 feet to a point for corner;

North 55 degrees 31 minutes 13 seconds East, a distance of 101.45 feet to a point for corner;

North 10 degrees 31 minutes 13 seconds East, a distance of 36.97 feet to a point for corner;

North 34 deg 28 min 47 sec West, a distance of 113.51 feet to a point for corner, said point being the beginning of a non-tangent curve to the right having a radius of 1,225.27 feet, a central angle of 00 degrees 56 minutes 44 seconds, a chord bearing of North 64 degrees 00 minutes 31 seconds East, and a chord length of 20.22 feet;

THENCE continuing over and across said AM & JK Development, LLC tract, along said non-tangent curve to the right, an arc distance of 20.22 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.113 acres or 4,910 square feet or land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5th day of February, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 69
Texas Surveyors No. 10086600 Expires 12-31-2022
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Scale : N/A
Date : 08.18.22
Dwg. File : 77301.00-ESMT-STORM
Project No. : 77301.00

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR
8/31/22

DRAINAGE EASEMENT
0.113 ACRES
(4,910 SQ. FT.)

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SHEET 2 OF 2