

**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 fifteen (15) 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

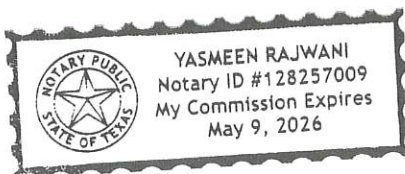
Title: Manager

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



[Handwritten Signature]

Notary Public in and for the
State of Texas

[Handwritten Signature]
Type or Print Notary's Name

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

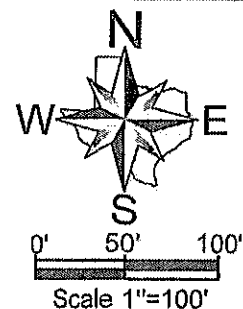
Bryn Meredith, City Attorney

ATTEST:

City Secretary

AFTER FILING, PLEASE RETURN TO:

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



B.N.M. PROPERTIES
CC #D199228249

S88°58'58"W
18.55'
N88°58'58"E
18.55'

**POINT OF
BEGINNING**

5/8" IRF

**N. SAGINAW BOULEVARD
[U.S. HIGHWAY 287 BUSINESS]
(VARIABLE WIDTH RIGHT-OF-WAY)**

PROPOSED
LOT 7

15' DRAINAGE EASEMENT
0.073 ACRES
(3,193 SQ. FT.)

AM & JK DEVELOPMENT LLC
TRACT TWO
CC #D217258083

PROPOSED
LOT 6

S52°57'22"W
15.00'

**PROPOSED SAGINAW
SQUARE BOULEVARD**

PROPOSED
LOT 8

PROPOSED
LOT 9

PROPOSED
LOT 10



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7098 FAX

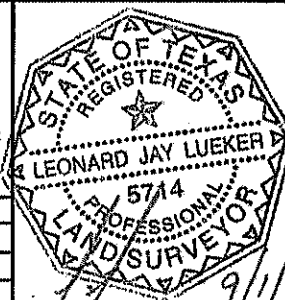
Texas Engineers Registration No. 69
Texas Surveyors No. 10066500 Expires 12-31-2022
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Scale: 1" = 100'

Date: 08.18.22

Dwg. File: 77301.00-ESMT-STORM1

Project No.: 77301.00



15' DRAINAGE EASEMENT
0.073 ACRES
(3,193 SQ. FT.)

FAROOQ WAZIRALI
2667 NORTHHAVEN ROAD
DALLAS, TEXAS 75229

SHEET

1

OF

2

PROPERTY DESCRIPTION (15' 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:

BEGINNING at a point for corner on the North line of said AM & JK Development, LLC tract (Tract 2) and the South line 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 South 88 degrees 58 minutes 58 seconds East, 18.55 feet from the Northeast corner of said AM & JK Development, LLC tract and the Southeast corner of said;

THENCE South 37 degrees 02 minutes 38 seconds East, departing the South line of said B.N.M Properties tract, over and across said AM & JK Development, LLC tract, a distance of 207.44 feet to a point for corner;

THENCE South 52 degrees 57 minutes 22 seconds West, continuing over and across said AM & JK Development, LLC tract, a distance of 15.00 feet to a point for corner;

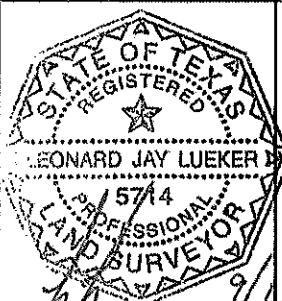
THENCE North 37 degrees 02 minutes 38 seconds West, continuing over and across said AM & JK Development, LLC tract, a distance of 218.35 feet to a point for corner on the North line of said AM & JK Development, LLC tract and the South line of said B.N.M Properties tract;

THENCE North 88 degrees 58 minutes 58 seconds East, a distance of 18.55 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.073 acres or 3,193 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.

 Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090 DALLAS, TEXAS 75230 (972) 490-7099 FAX Texas Engineers Registration No. 89 Texas Surveyors No. 10080600 Expires 12-31-2022 COPYRIGHT © 2022, Winkelmann & Associates, Inc.	Scale: N/A
	Date: 08.18.22
	Dwg. File: 77301.00-ESMT-STORM1
	Project No.: 77301.00



15' DRAINAGE EASEMENT
0.073 ACRES
(3,193 SQ. FT.)

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SHEET
2
OF
2