NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RIGHT-OF-WAY DEDICATION DEED

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

That AM & JK Development, LLC, ("Grantor"), for and in consideration of TEN DOLLARS and other good and valuable consideration paid by the City of Saginaw, Texas ("Grantee"), a municipal corporation of Tarrant County, Texas, receipt of which is hereby acknowledged, does hereby grant, bargain and convey to said Grantee, its successors and assigns all of Grantor's interest (if any) in that certain land or parcels of land in Tarrant County, Texas, being described on Exhibit A below for the use and benefit of the public as a perpetual right-of-way for the passage and accommodation of vehicular and pedestrian traffic, and the right to construct, reconstruct, repair, relocate, operate and perpetually maintain public street and/or drainage and utility facilities, and all other facilities or purposes for which a public street and right-of-way is commonly used, together with all necessary appurtenances thereto, and with the right and privilege at any and all times, to enter said premises, or any part thereof, as is necessary for making connections therewith, or for the proper use of any other right granted herein, in upon and across, as more particularly described and depicted in the attached Exhibit A, which is incorporated herein by reference (the "Property"):

The Grantor, and Grantor's heirs, successors and assigns, reserve forever all oil, gas and minerals in and under, and that may be produced from, the above Property; provided, however, that Grantor waives the right to use the surface of the right-of-way and Grantor shall not explore for, produce or mine such minerals in any manner that would unreasonably interfere with Grantee's use of the right-of way.

TO HAVE AND TO HOLD that said Property unto the Grantee for the purposes herein set forth, so that neither Grantor nor any person or persons claiming under Grantor shall at any time have, claim or demand any right or title to the Property.

WITNESS MY HAND 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 the State of Texas, on this day personally appeared Farooq Wazirali, known to me, or proved to me through Texas Driver License (describe the identity card or other document), to be the same person whose name is subscribed to the foregoing document and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated therein.

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

Rajwani
Notary Public, State of Texas

[SEAL]

Yasmeen Rajwani
Name of Notary Printed

5/9/2026
Notary's Commission Expires

YASMEEN RAJWANI
Notary ID #128257009
My Commission Expires
May 9, 2026

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

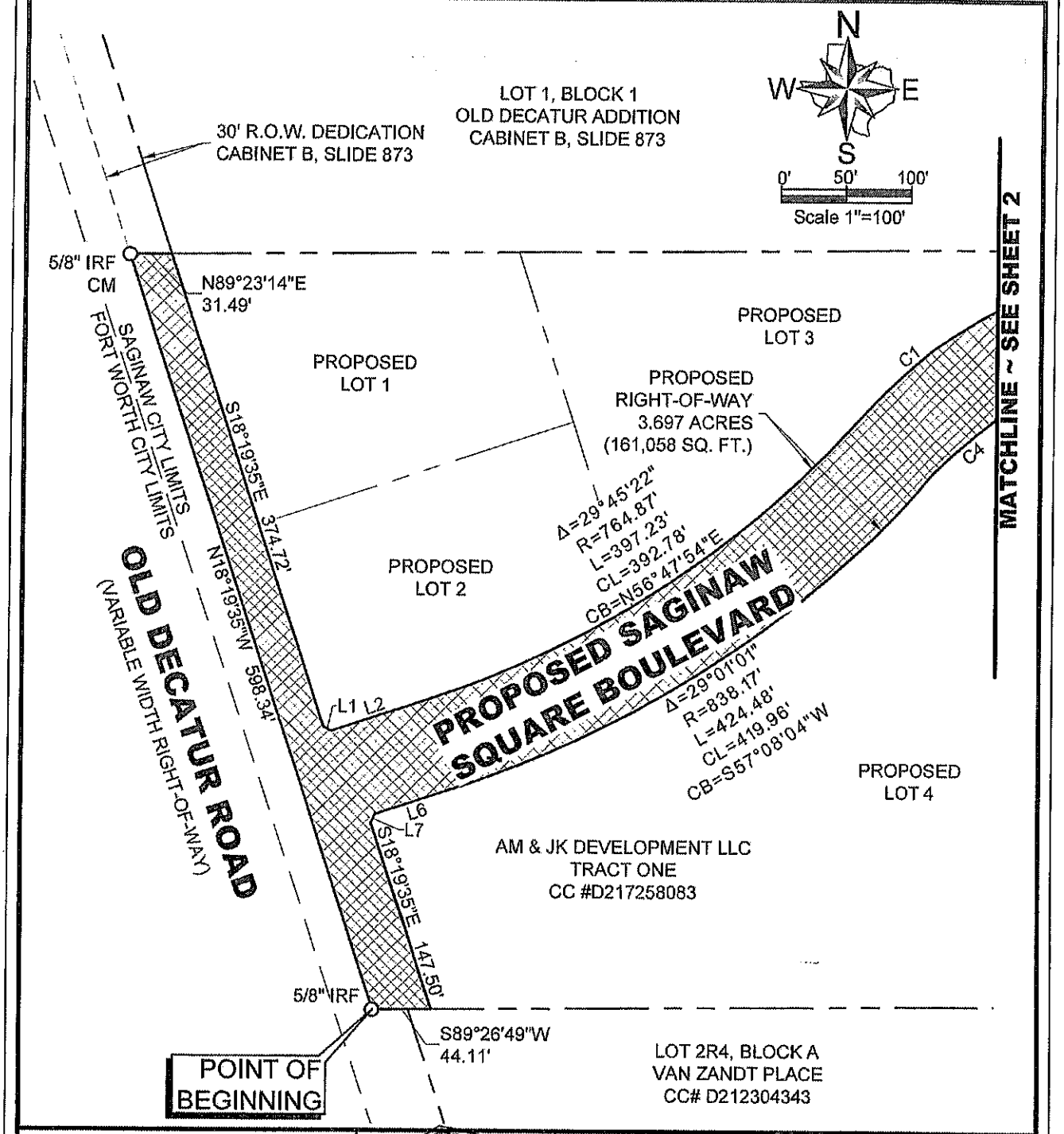
_____
Bryn Meredith, City Attorney

ATTEST:

_____
City Secretary

AFTER FILING, PLEASE RETURN TO:

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



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DALLAS, TEXAS 75230
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(972) 490-7099 FAX
Texas Engineers Registration No. 69
Texas Surveyors No. 10006600 Expires 12-31-2022

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Project No. :	77301.00

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR

8/31/22

PROPOSED RIGHT-OF-WAY
3.697 ACRES
(161,058 SQ. FT.)

FAROOQ WAZIRALI
2667 NORTHHAVEN ROAD
DALLAS, TEXAS 75229

SHEET 1 OF 6

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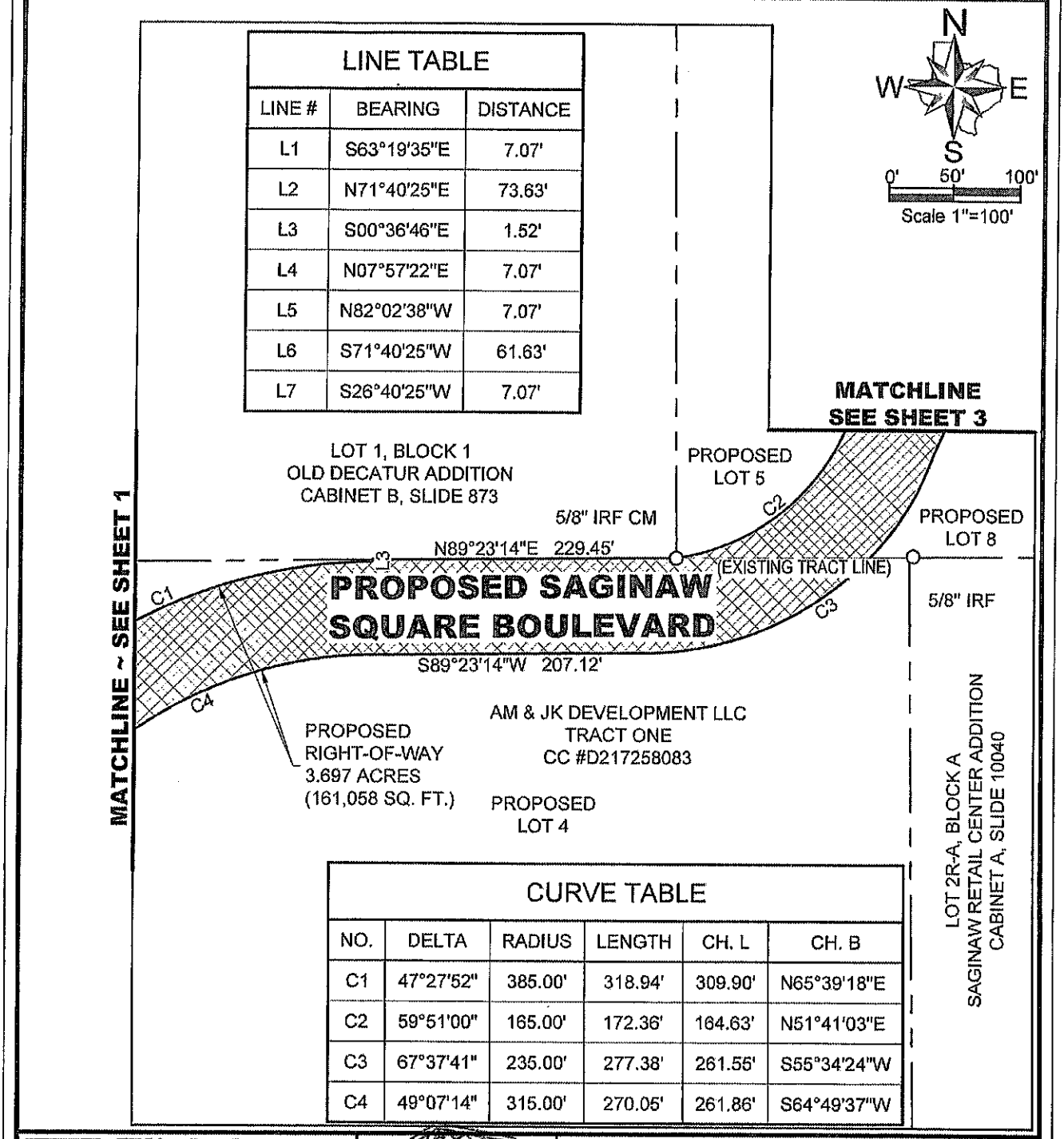

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S63°19'35"E	7.07'
L2	N71°40'25"E	73.63'
L3	S00°36'46"E	1.52'
L4	N07°57'22"E	7.07'
L5	N82°02'38"W	7.07'
L6	S71°40'25"W	61.63'
L7	S26°40'25"W	7.07'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	47°27'52"	385.00'	318.94'	309.90'	N65°39'18"E
C2	59°51'00"	165.00'	172.36'	164.63'	N51°41'03"E
C3	67°37'41"	235.00'	277.38'	261.55'	S55°34'24"W
C4	49°07'14"	315.00'	270.05'	261.86'	S64°49'37"W

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STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
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PROFESSIONAL
LAND SURVEYOR

8/31/22

PROPOSED RIGHT-OF-WAY
3.697 ACRES
(161,058 SQ. FT.)

FAROOQ WAZIRALI
2667 NORTHHAVEN ROAD
DALLAS, TEXAS 75229

SHEET 2 OF 6

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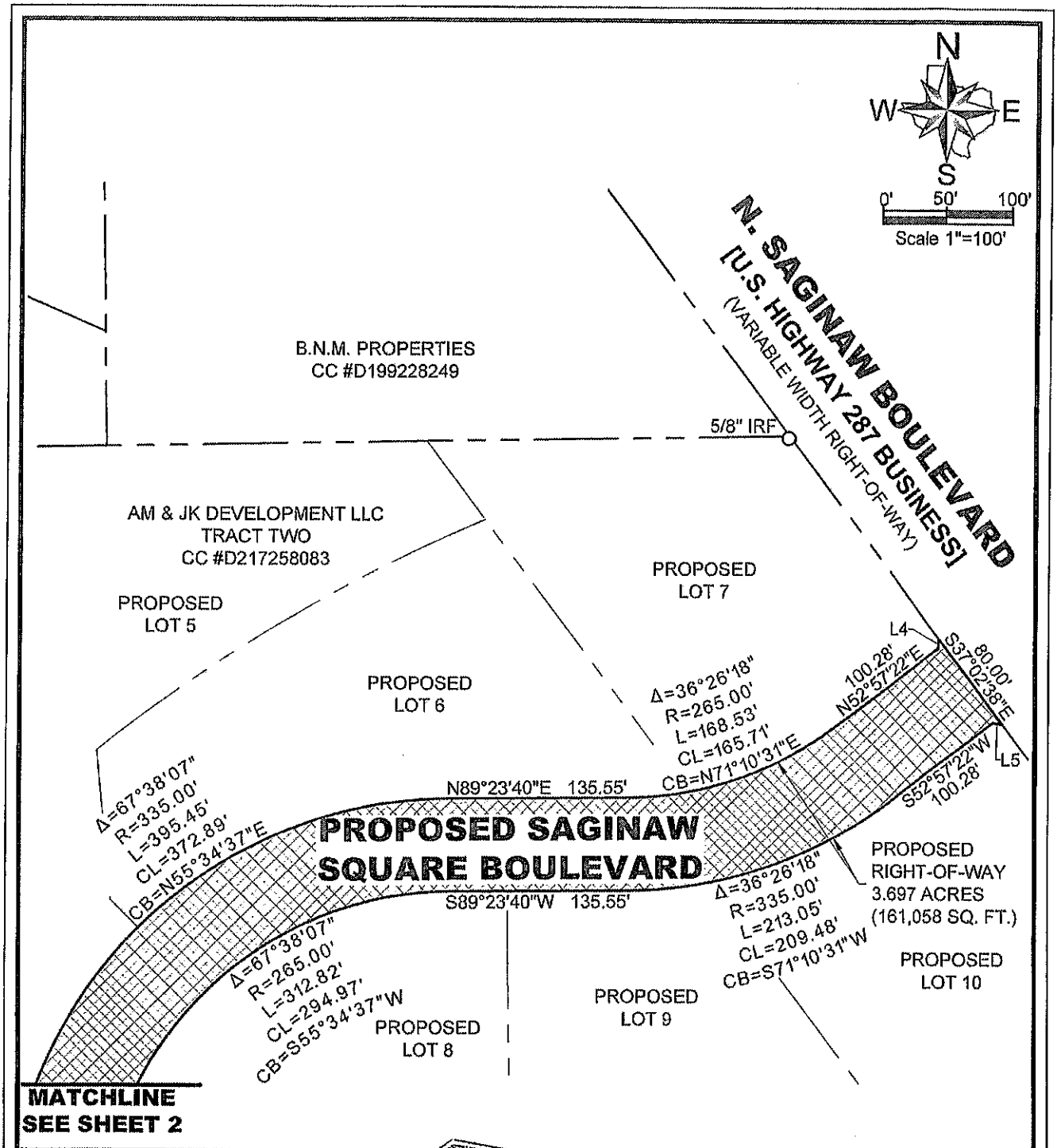

MATCHLINE
SEE SHEET 2

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

PROPOSED RIGHT-OF-WAY
3.697 ACRES
(161,058 SQ. FT.)

FAROOQ WAZIRALI
2667 NORTHHAVEN ROAD
DALLAS, TEXAS 75229

SHEET 3 OF 6

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PROPERTY DESCRIPTION (Proposed Right-of-way)

STATE OF TEXAS §
COUNTY OF TARRANT §

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 One and 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 5/8-inch iron rod found for the Southwest corner of said Tract One on the East right-of-way of Old Decatur Road, a variable width right-of-way;

THENCE North 18 degrees 19 minutes 35 seconds West, along the East right-of-way of said Decatur Road and the West line of said Tract One, a distance of 598.34 feet to a 5/8-inch iron rod found for the Northwest corner of said Tract One and the Southwest corner of a 30-foot right-of-way dedication per the plat of Old Decatur Addition, an addition to the City of Saginaw, according to the Plat thereof recorded in Cabinet B, Slide 873, Official Public Records, Tarrant County, Texas;

THENCE North 89 degrees 23 minutes 14 seconds East, along the North line of said Tract One and the South line of said 30-foot right-of-way dedication, a distance of 31.49 feet to a point for the Southwest corner of Lot 1, Block 1, of said Old Decatur Addition;

THENCE departing the Southwest corner of said Lot 1, Block 1, over and across said Tract One, the following courses and distances:

South 18 degrees 19 minutes 35 seconds East, a distance of 374.72 feet to a point for corner;

South 63 degrees 19 minutes 35 seconds East, a distance of 7.07 feet to a point for corner;

North 71 degrees 40 minutes 25 seconds East, a distance of 73.63 feet to a point for corner, said point being the beginning of a curve to the left having a radius of 764.87 feet, a central angle of 29 degrees 45 minutes 22 seconds, a chord bearing of North 56 degrees 47 minutes 54 seconds East, and a chord length of 392.78 feet;

Along said curve to the left, an arc distance of 397.23 feet to a point for corner, said point being the beginning of a curve to the right having a radius of 385.00 feet, a central angle of 47 degrees 27 minutes 52 seconds, a chord bearing of North 65 degrees 39 minutes 18 seconds East, and a chord length of 309.90 feet;

Along said curve to the right, an arc distance of 318.94 feet to a point for corner;

North 00 degrees 36 minutes 46 seconds West, a distance of 1.52 feet to a point for corner on the North line of South line of Lot 1, Block 1, of said Old Decatur Addition;

THENCE North 89 degrees 23 minutes 14 seconds East, along the North line of said Tract One and the South line of said Lot 1, Block 1, a distance of 229.45 feet to a 5/8-inch iron rod found for the Southeast corner of said Lot 1, Block 1 and the Southwest corner of said Tract Two on the North line of said Tract One, said point being the beginning of a non-tangent curve to the left having a radius of 165.00 feet, a central angle of 59 degrees 51 minutes 00 seconds, a chord bearing of North 51 degrees 41 minutes 03 seconds East, and a chord length of 164.63 feet;

(Continued on Sheet 5)

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STATE OF TEXAS
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LAND SURVEYOR
5/31/22

PROPOSED RIGHT-OF-WAY
3.697 ACRES
(161,058 SQ. FT.)

FAROOQ WAZIRALI
2667 NORTHHAVEN ROAD
DALLAS, TEXAS 75229

SHEET 4 OF 6

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PROPERTY DESCRIPTION (Proposed Right-of-way)

STATE OF TEXAS §
COUNTY OF TARRANT §

(Continued from Sheet 4)

THENCE departing the Southeast corner of said Lot 1, Block 1, over and across said Tract Two, the following courses and distances:

Along said non-tangent curve to the left, an arc distance of 172.36 feet to a point for corner, said point being the beginning of a curve to the right having a radius of 335.00 feet, a central angle of 67 degrees 38 minutes 07 seconds, a chord bearing of North 55 degrees 34 minutes 37 seconds East, and a chord length of 372.89 feet;

Along said curve to the right, an arc distance of 395.45 feet to a point for corner;

North 89 degrees 23 minutes 40 seconds East, a distance of 135.55 feet to a point for corner, said point being the beginning of a curve to the left having a radius of 265.00 feet, a central angle of 36 degrees 26 minutes 18 seconds, a chord bearing of North 71 degrees 10 minutes 31 seconds East, and a chord length of 165.71 feet;

Along said curve to the left, an arc distance of 168.53 feet to a point for corner;

North 52 degrees 57 minutes 22 seconds East, a distance of 100.28 feet to a point for corner;

North 07 degrees 57 minutes 22 seconds East, a distance of 7.07 feet to a point for corner on the Southwest right-of-way of N. Saginaw Boulevard [U.S. Highway 287 Business], a variable width right-of-way, and the Northeast line of said Tract Two;

THENCE South 37 degrees 02 minutes 38 seconds East, along the Southwest of said N. Saginaw Boulevard and the Northeast line of said Tract Two, a distance of 80.00 feet to a point for corner;

THENCE departing the Southwest right-of-way of said N. Saginaw Boulevard, over and across said Tract Two and said Tract One, the following courses and distances:

North 82 degrees 02 minutes 38 seconds West, a distance of 7.07 feet to a point for corner;

South 52 degrees 57 minutes 22 seconds West, a distance of 100.28 feet to a point for corner, said point being the beginning of a curve to the right having a radius of 335.00 feet, a central angle of 36 degrees 26 minutes 18 seconds, a chord bearing of South 71 degrees 10 minutes 31 seconds West, and a chord length of 209.48 feet;

Along said curve to the right, an arc distance of 213.05 feet to a point for corner;

South 89 degrees 23 minutes 40 seconds West, a distance of 135.55 feet to a point for corner, said point being the beginning of a curve to the left having radius of 265.00 feet, a central angle of 67 degrees 38 minutes 07 seconds, a chord bearing of South 55 degrees 34 minutes 37 seconds West, and a chord length of 294.97 feet;

Along said curve to the left, an arc distance of 312.82 feet to a point for corner, said point being the beginning of a curve to the right having a radius of 235.00 feet, a central angle of 67 degrees 37 minutes 41 seconds, a chord bearing of South 55 degrees 34 minutes 24 seconds West, and a chord length of 261.55 feet;

(Continued on Sheet 6)

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

PROPOSED RIGHT-OF-WAY
3.697 ACRES
(161,058 SQ. FT.)

FAROOQ WAZIRALI
2667 NORTHHAVEN ROAD
DALLAS, TEXAS 75229

SHEET 5 OF 6

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PROPERTY DESCRIPTION (Proposed Right-of-way)

STATE OF TEXAS §
COUNTY OF TARRANT §

(Continued from Sheet 5)

Along said curve to the right, an arc distance of 277.38 feet to a point for corner;

South 89 degrees 23 minutes 14 seconds West, a distance of 207.12 feet to a point for corner, said point being the beginning of a curve to the left having a radius of 315.00 feet, a central angle of 49 degrees 07 minutes 14 seconds, a chord bearing of South 64 degrees 49 minutes 37 seconds West, and a chord length of 261.86 feet;

Along said curve to the left, an arc distance of 270.05 feet to a point for corner, said point being the beginning of a curve to the right having a radius of 838.17 feet, a central angle of 29 degrees 01 minutes 01 seconds, a chord bearing of South 57 degrees 08 minutes 04 seconds West, and a chord length of 419.96 feet;

Along said curve to the right, an arc distance of 424.48 feet to a point for corner;

South 71 degrees 40 minutes 25 seconds West, a distance of 61.63 feet to a point for corner;

South 26 degrees 40 minutes 25 seconds West, a distance of 7.07 feet to a point for corner;

South 18 degrees 19 minutes 35 seconds East, a distance of 147.50 feet to a point for corner on the South line of aid Tract One and the North line of Lot 2R4, Block A, of Van Zandt Place, an addition to the City of Saginaw, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D212304343, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 26 minutes 49 seconds West, along the South line of said Tract One, a distance of 44.11 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 3.697 acres or 161,058 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.
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Project No. :	77301.00

STATE OF TEXAS
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LEONARD JAY LUEKER
6714
PROFESSIONAL
LAND SURVEYOR
8/31/22

PROPOSED RIGHT-OF-WAY
3.697 ACRES
(161,058 SQ. FT.)

FAROOQ WAZIRALI
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DALLAS, TEXAS 75229

SHEET 6 OF 6

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