

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

**CITY OF SAGINAW
SANITARY SEWER FACILITY EASEMENT**

DATE: September 8, 2022

GRANTOR: AM & JK Development, LLC

GRANTOR'S MAILING ADDRESS: 2667 Northhaven Road Dallas, TX 75229

GRANTEE: City of Saginaw

GRANTEE'S MAILING ADDRESS: 333 West 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 Sanitary 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 in 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.

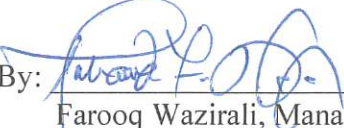
In no event shall Grantor (I) use the Easement Property in any manner which interferes in any material way or is inconsistent with the rights granted hereunder, or (II) erect or permit to be erected within the Easement Property a permanent structure or building, including, but not limited to, monument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

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.

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

GRANTOR: AM & JK Development, LLC

By: 
Farooq Wazirali, Manager

GRANTEE: City of Saginaw

By:

Todd Flippo, Mayor

APPROVED AS TO FORM AND LEGALITY

Bryn Meredith, City Attorney

ATTEST:

Janice England, City Secretary

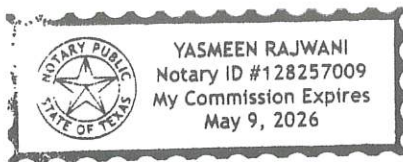
ACKNOWLEDGEMENT

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

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Todd Flippo, Mayor of the City of Saginaw, known to me to be the 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 executed the same as the act of the City of Saginaw for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

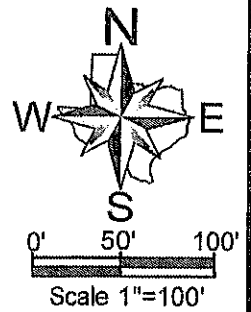
Notary Public in and for the State of Texas

AFTER FILING, PLEASE RETURN TO:

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

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S88°58'58"W	32.98'
L2	S01°01'02"E	30.00'
L3	N88°58'58"E	25.51'
L4	N36°58'22"W	64.22'
L5	S89°23'40"W	25.30'



B.N.M. PROPERTIES
CC #D199228249

POINT OF
BEGINNING

POINT OF
COMMENCING

L1 5/8" IRF

15' SANITARY
SEWER EASEMENT
0.151 ACRES
(6,593 SQ. FT.)

AM & JK DEVELOPMENT LLC
TRACT TWO
CC #D217258083

PROPOSED
LOT 6

PROPOSED
LOT 7

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

**PROPOSED SAGINAW
SQUARE BOULEVARD**

PROPOSED
LOT 10

PROPOSED
LOT 8

PROPOSED
LOT 9

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	3°23'07"	265.00'	15.66'	15.66'	S69°39'45"W



**Winkelmann
& Associates, Inc.**

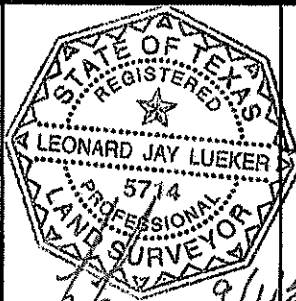
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 480-7090
DALLAS, TEXAS 75230 (972) 480-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10085600 Expires 12-31-2022
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Scale: 1" = 100'

Date: 08.18.22.

Dwg. File: 77301.00-ESMT-SS

Project No.: 77301.00



15' SANITARY SEWER EASEMENT
0.151 ACRES
(6,593 SQ. FT.)

FAROOQ WAZIRALI
2667 NORTHAVERN ROAD
DALLAS, TEXAS 75229

**SHEET
1
OF
2**

PROPERTY DESCRIPTION (15' Sanitary Sewer 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 (Tract 2) 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, on the Southwest right-of-way of N. 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 N. Saginaw Boulevard, along the South line of said B.N.M. Properties tract and the North line of said AM & JK Development, LLC tract, a distance of 32.98 feet to a point for corner;

THENCE South 01 degrees 01 minutes 02 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 30.00 feet to the POINT OF BEGINNING;

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

North 88 degrees 58 minutes 58 seconds East, a distance of 25.51 feet to a point for corner;

South 52 degrees 58 minutes 00 seconds West, a distance of 150.03 feet to a point for corner;

South 36 degrees 58 minutes 22 seconds East, a distance of 167.65 feet to a point for corner, said point being the beginning of a non-tangent curve to the right having a radius of 265.00 feet, a central angle of 03 degrees 23 minutes 07 seconds, a chord bearing of South 69 degrees 39 minutes 45 seconds West, and a chord length of 15.66 feet;

Along said non-tangent curve to the right, an arc distance of 15.66 feet to a point for corner;

North 36 degrees 58 minutes 22 seconds West, a distance of 64.22 feet to a point for corner;

South 53 degrees 01 minutes 38 seconds West, a distance of 109.18 feet to a point for corner;

South 89 degrees 23 minutes 40 seconds West, a distance of 25.30 feet to a point for corner;

North 53 degrees 01 minutes 38 seconds East, a distance of 129.55 feet to a point for corner;

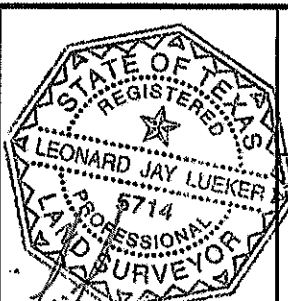
North 36 degrees 58 minutes 22 seconds West, a distance of 98.93 feet to a point for corner;

THENCE North 52 degrees 58 minutes 00 seconds East, continuing over and across said AM & JK Development, LLC tract, a distance of 144.38 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.151 acres or 6,593 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
	6786 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230
	(972) 490-7090 (972) 490-7099 FAX
	Texas Engineers Registration No. 89 Texas Surveyors No. 10086000 Expires 12-31-2022 COPYRIGHT © 2022, Winkelmann & Associates, Inc.
Scale: N/A	
Date: 08.18.22	
Dwg. File: 77301.00-ESMT-SS	
Printed No.: 77301.00	



15' SANITARY SEWER EASEMENT
0.151 ACRES
(6,593 SQ. FT.)

FAROOQ WAZIRALI
2667 NORTHHAVEN ROAD
DALLAS, TEXAS 75229

SHEET
2
OF
2