

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 Fuel City Saginaw LLC, a Texas limited liability company ("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"):

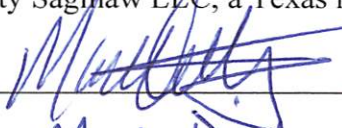
The Grantor, and Grantor's heirs, successors and assigns, reserve forever all oil, gas and minerals in and under, and that may be produced from, the above Property; provided, however, that Grantor waives the right to use the surface of the right-of-way and Grantor shall not explore for, produce or mine 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 9th day of FEBRUARY, 2023.

GRANTOR:

Fuel City Saginaw LLC, a Texas limited liability company

By: 

Name: Mark Dietz

Title: Vice President

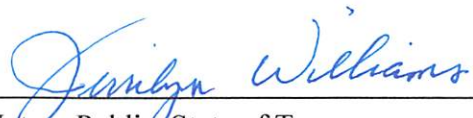
ACKNOWLEDGEMENT

STATE OF TEXAS §

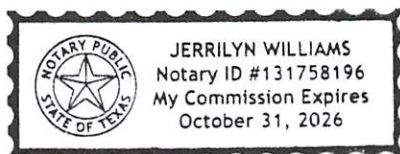
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared MARK DIETZ, a person either known to me or proved to me through legal identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacities represented and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of FEBRUARY, 2023.


Notary Public, State of Texas

(Seal and Expiration)



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest and real property conveyed by this dedication instrument dated the ___ day of _____, 2023 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: _____

Mayor, City of Saginaw

ATTEST:

City Secretary

AFTER FILING, PLEASE RETURN TO:

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

EXHIBIT "A"

Page 1 of 4
February 8, 2023

Legal Description

BEING 3,657 square feet (0.0839 acres) of land, more or less, situated in Tarrant County, Texas, in the David Cook Survey, Abstract Number 345, and being a portion of that called 8.731 acre tract of land described by Special Warranty Deed executed September 30, 2016 to Fuel City Saginaw LLC, recorded in Document Number D216232245, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said Fuel City tract also being known as that called 8.538 acre Block 1, Lot 1, Triad Addition, according to the map or plat effective May 2, 1996, recorded in Cabinet A, Page 2958, O.P.R.T.C.T., and being further described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found being the southwest corner of said Lot 1 and the southeast corner of a called 7.292 acre tract described as Block 1, Lot 2 in said plat, in the south line of a 5 foot permanent right-of-way easement described to City of Saginaw, recorded in Document Number D217112653, O.P.R.T.C.T. from which a 1/2 inch iron rod with cap stamped DEOTTE found, being the northwest corner of said Lot 1 and the northeast corner of said Lot 2, in the south right-of-way line of Triad Boulevard, a private 60 foot right-of-way, also known as Block 6, Lot 1 of said plat, bears North 00° 37' 30" West, a distance of 548.56 feet;

THENCE North 89° 32' 30" East, along the common south line of said Lot 1 and the south line of said permanent right-of-way easement, a distance of 331.47 feet to a point;

THENCE North 00° 27' 30" West, across said Lot 1 and said permanent right-of-way easement, a distance of 5.00 feet to a Magnail with shiner stamped "COBBFENDLEY BOUNDARY" set in the north right-of-way line of Industrial Avenue, a variable width right-of-way, no deed of record found, and being the **POINT OF BEGINNING** having surface coordinates of North 6,994,223.38 and East 2,323,634.08 and being the southwest corner of herein described tract;

- 1) **THENCE** North 00° 27' 30" West, across said Lot 1 and along a west line of herein described tract, a distance of 9.00 feet to a Magnail with shiner stamped "COBBFENDLEY BOUNDARY" set, being a northwest corner of herein described tract;
- 2) **THENCE** North 89° 32' 30" East, continuing across said Lot 1 and along a north line of herein described tract, a distance of 332.21 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set, being the beginning of a non-tangent curve to the left;
- 3) **THENCE** along said non-tangent curve to the left, continuing across said Lot 1 and along a north line of herein described tract, an arc distance of 18.75 feet, through a central angle of 14° 31' 03", a radius of 74.00 feet, and a long chord which bears North 63° 08' 59" East, a chord distance of 18.70 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set for an entrant corner of herein described tract;
- 4) **THENCE** North 01° 01' 10" West, continuing across said Lot 1 and along a west line of herein described tract, a distance of 21.27 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set, being a northwest corner of herein described tract;

EXHIBIT "A"

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February 8, 2023

Legal Description

- 5) **THENCE** North 43° 58' 50" East, continuing across said Lot 1 and along a north line of herein described tract, a distance of 14.88 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set in the common east line of said Lot 1 and the west right-of-way line of Farm to Market 156 (FM 156), also known as Blue Mound Road, a variable width right-of-way, being the northeast corner of herein described tract;
- 6) **THENCE** South 00° 34' 11" East, along the common east line of said Lot 1, said west right-of-way line of FM 156, and the east line of herein described tract, a distance of 49.21 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set at the intersection of said west right-of-way line of FM 156 and the said north right-of-way line of Industrial Avenue, being the northeast corner of said permanent right-of-way easement and the southeast corner of herein described tract;
- 7) **THENCE** South 89° 32' 30" West, across said Lot 1 and along the common north line of said permanent right-of-way easement and said north right-of-way line of Industrial Avenue, a distance of 359.27 feet to the **POINT OF BEGINNING** and containing 3,657 square feet (0.0839 acres) of land, more or less.

EXHIBIT "A"

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February 8, 2023

Legal Description

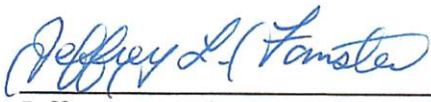
Note: Bearings shown herein are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

Note: All distances and coordinates shown herein are U.S. Survey Feet adjusted to Surface, unless noted otherwise, using a Surface Adjustment Factor of 1.00012.
(Grid Northing & Grid Easting x 1.00012 = Surface) origin 0,0.

Note: This written description is accompanied by a survey plat which covers the identical parcel that is shown herein, signed and sealed on even date herewith and is hereby made a part of this document.

Note: Field surveys were performed in October of 2021. Monumentation was set in February of 2023.

I, Jeffrey L. Fansler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this written description and accompanying plat of even survey date represents an actual survey made on the ground under my supervision.

 2023-02-08
Jeffrey L. Fansler
Texas Registered Professional Land Surveyor #4348
TBPELS Land Surveying Firm No. 10046700
Cobb, Fendley and Associates, Inc.
One Ridgmar Centre
6500 West Freeway, Suite 300
Fort Worth, Texas 76116
Phone: 817.445.1016 Fax: 817.445.1017

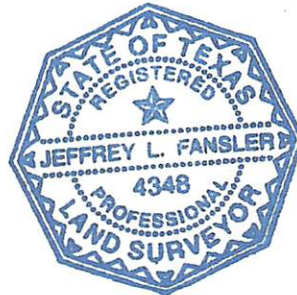


EXHIBIT "A"

PAGE 4 OF 4

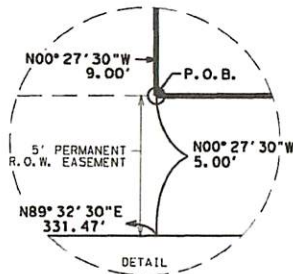
TRIAD BOULEVARD

PRIVATE 60' R.O.W.

BLOCK 6, LOT 1 SAID PLAT

1/2" IRF
"DEOTTE"

CALLLED 7.292 ACRES ±
BLOCK 1, LOT 2
TRIAD ADDITION
CAB. A, PG. 2958
O.P.R.T.C.T.
EFFECTIVE 05/02/1996

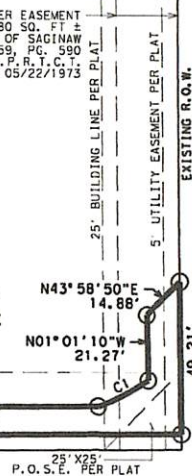


DAVID COOK SURVEY
ABSTRACT NO. 345

PID 06975712
SPECIAL WARRANTY DEED
CALLED 8.731 ACRES ±
FUEL CITY SAGINAW LLC
DOC. NO. D216232245
O.P.R.T.C.T.
EXECUTED 09/30/2016
A.K.A.
CALLED 8.538 ACRES ±
BLOCK 1, LOT 1
TRIAD ADDITION
CAB. A, PG. 2958
O.P.R.T.C.T.
EFFECTIVE 05/02/1996

20' SANITARY SEWER EASEMENT
CALLED 26,580 SQ. FT. ±
CITY OF SAGINAW
VOL. 5559, PG. 590
O.P.R.T.C.T.
EXECUTED 05/22/1973

C1
L=18.75'
D=14°31'03" (LT)
R=74.00'
CB=N 63°08'59"E
CD=18.70'



F.M. 156
(BLUE MOUND ROAD)
VARIABLE WIDTH R.O.W.

10' WATERLINE EASEMENT
CALLED 0.005 ACRES ±
CITY OF SAGINAW
DOC. NO. D217112652
O.P.R.T.C.T.

25' BUILDING LINE PER PLAT
MAGNAIL WITH SHINER
"COBBFENDLEY BOUNDARY"

3,657 SQ. FT.
(0.0839 ACRES)

EXISTING R.O.W.
N89°32'30"E 331.47'

5' PERMANENT R.O.W. EASEMENT
CITY OF SAGINAW
DOC. NO. D217112653, O.P.R.T.C.T.

SEE
DETAIL
P.O.B.
MAGNAIL WITH SHINER
"COBBFENDLEY BOUNDARY"
N: 6,994,223.38
E: 2,323,634.08

N89°32'30"E 332.21'

S89°32'30"W 359.27'

EXISTING R.O.W.

INDUSTRIAL AVENUE

VARIABLE WIDTH R.O.W.
NO DEED OF RECORD FOUND

CALLLED 2.001 ACRES ±
BLOCK A, LOT 1A
RANCHO NORTH INDUSTRIAL
PARK UNIT NO. 1
CAB. B, PG. 751
O.P.R.T.C.T.
EFFECTIVE 08/20/1992

QUICK CLAIM DEED
CALLED 2.0755 ACRES ±
OT SOUTH, LLC
DOC. NO. D220101248
O.P.R.T.C.T.
EXECUTED 05/02/2020
A.K.A.
CALLED 2.001 ACRES ±
BLOCK A, LOT 1B
RANCHO NORTH INDUSTRIAL
UNIT NO. 1
CAB. B, PG. 751
O.P.R.T.C.T.
EFFECTIVE 08/20/1992

JOHN HIBBINS SURVEY
ABSTRACT NO. 638

LEGEND

- = DESCRIBED ACQUISITION
- - - = EXISTING ROW
- - - - - = RIGHT-OF-WAY PARCEL
- R — = PROPERTY LINE
- - - - - = EASEMENT
- - - S - - - = APPROX. SURVEY LINE
- - - - - = PROPOSED BASELINE
- ↖ = FEE HOOK

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
DOC. NO. = DOCUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND

- △ = X-CUT SET (UNLESS OTHERWISE NOTED)
- = SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" OR AS OTHERWISE NOTED
- = MONUMENT FOUND (AS NOTED)

NOTES:

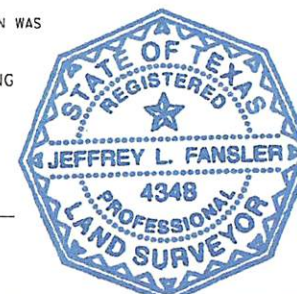
1. BEARINGS SHOWN HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.
2. ALL DISTANCES AND COORDINATES SHOWN HEREIN ARE U.S. SURVEY FEET ADJUSTED TO SURFACE, UNLESS NOTED OTHERWISE, USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
(GRID NORTHING & GRID EASTING X 1.00012 = SURFACE) ORIGIN 0,0.
3. THIS SURVEY PLAT IS ACCOMPANIED BY A WRITTEN DESCRIPTION WHICH COVERS THE IDENTICAL PARCEL THAT IS SHOWN HEREIN, SIGNED AND SEALED ON EVEN DATE HERewith AND IS HEREBY MADE A PART OF THIS DOCUMENT.
4. FIELD SURVEYS WERE PERFORMED IN OCTOBER OF 2021. MONUMENTATION WAS SET IN FEBRUARY OF 2023.

I HEREBY CERTIFY THAT THIS PLAT HEREIN AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN SURVEY DATE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Jeffrey L. Fansler 2023-02-08

JEFFREY L. FANSLER, RPLS NO. 4348
COBB, FENDLEY & ASSOCIATES, INC.
TBPELS LAND SURVEYING FIRM NO. 10046700

DATE



GRID
SCALE: 1"=60'
30 0 15 30 60
SCALE IN FEET