

GENERAL WARRANTY DEED
(Gift Deed)

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.

Date: September 30, 2019

Grantor: Mearstone Properties, L.P.,
A Texas limited partnership

Grantor's Address: 5816 Boat Club Road
Fort Worth, Texas 76179

Grantee: City of Saginaw, Texas

Grantee's Address: 333 West McLeroy Blvd.
P. O. Box 79070
Saginaw, Texas 76179

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

An approximate 0.3119 acre tract of land, being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein.

Reservations and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent the same are in effect at this time, relating to the hereinabove described property: Restrictions of record, if any, Reservations of mineral and/or royalty interest of record, if any, Easements of record, if any, and to all zoning law regulations and ordinances of municipal and/or other governmental authorities, if any.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors 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.

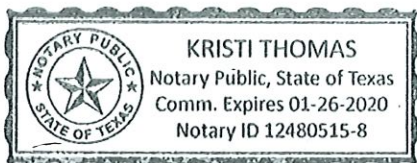
Grantor: Mearstone Properties, L.P.,
A Texas limited partnership

By: Mearl McBee
Name: Mearstone Properties L.P.
Title: CEO
Date: 12-17-19

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Before me, Kristi Thomas on this day personally appeared
Mearl McBee known to me (or proved to me on the oath of
or through documents (description of identity card or other
document) to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office this 17 day of December, 2019.



Kristi Thomas

Notary Public in and for the
State of Texas

My Commission Expires:

1/26/2020

Kristi Thomas

Type or Print Notary's Name

Grantee's Acceptance of Deed

Todd Flippo, as Mayor, acting on behalf of the CITY OF SAGINAW, Grantee,
accepts the attached deed and consents to it form and substance.

CITY OF SAGINAW

BY: _____
Todd Fippo, Mayor

Date: September ____, 2019

AFTER RECORDING RETURN TO:

Rick Trice
Director of Public Works
City of Saginaw
333 West McLeroy Blvd.
P. O. Box 79070
Saginaw, Texas 76179

LEGAL DESCRIPTION

0.3119 ACRE TRACT

BEING a 13,586 square foot (0.3119 acres) tract of land situated in the Alexander F Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas; said tract being part of a called 15.455 acre tract of land described in General Warranty Deed to Mearstone Properties, L.P. recorded in Instrument No. D207376698 of the Official Public Records of Tarrant County, Texas; and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found at the intersection of the west right-of-way line of Knowles Drive (a variable width right-of-way) and the north right-of-way line of Longhorn Road (100-foot wide right-of-way);

THENCE with the said north right-of-way line of Longhorn Road, South $89^{\circ}38'13''$ West, a distance of 679.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the said north right-of-way line of Longhorn Road, North $0^{\circ}21'47''$ West, a distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of a called 4.605 acre tract of land described in General Warranty Deed to the City of Saginaw, Texas recorded in Instrument No. D209049457 of said Official Public Records;

THENCE with the south line of the said 4.605 acre tract, North $89^{\circ}38'13''$ East, a distance of 678.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the said west right-of-way line Knowles Drive, for the southeast corner of said 4.605 acre tract, and being the beginning of a non-tangent curve to the right having a central angle of $1^{\circ}41'11''$, a radius of 680.00 feet, a chord bearing and distance of South $2^{\circ}16'00''$ East, 20.01 feet;

THENCE in a southeasterly direction, with the said west right-of-way line of Knowles Drive and with said curve to the right, an arc distance of 20.01 feet to the **POINT OF BEGINNING** and containing 13,586 square feet or 0.3119 acres of land, more or less.

NOTES:

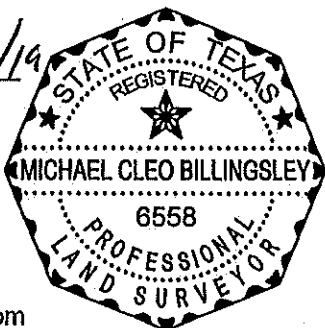
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202), with an applied combined scale factor of 1.00012.

A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the tract.

0.3119 ACRE TRACT
ALEXANDER F ALLBRIGHT SURVEY,
ABSTRACT NO. 1849
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

[Signature] 4/27/19
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com



Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102

FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale
N/A

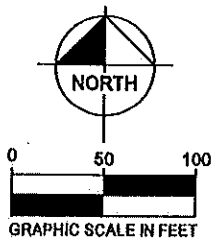
Drawn by
JBH

Checked by
MCB

Date
6/25/2019

Project No.
069427000

Sheet No.
1 OF 2



CITY OF SAGINAW
(VOL. 9348, PG. 144)

KNOWLES DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

WILLOW
CREEK PARK

PART OF CALLED 15.455 ACRES
MEARSTONE PROPERTIES, L.P.
(INST. NO. D207376698)

CALLED 4.605 ACRES
CITY OF SAGINAW
(INST. NO. D209049457)

$\Delta = 1^{\circ}41'11''$
 $R = 680.00'$
 $L = 20.01'$
 $CB = S2^{\circ}16'00''E$
 $C = 20.01'$

5/8" IRFC
"KHA" (C.M.)

$N0^{\circ}21'47''W$
20.00'

NON-EXCLUSIVE
EASEMENT AGREEMENT
(INST. NO. D209049459)

PART OF CALLED 15.455 ACRES
MEARSTONE PROPERTIES, L.P.
(INST. NO. D207376698)

$N89^{\circ}38'13''E$ 678.91'

5/8" IRFC
"KHA" (C.M.)

IRSC

$S89^{\circ}38'13''W$ 679.57'

5/8" IRFC
"KHA" (C.M.)

LONGHORN ROAD
(100-FOOT WIDE RIGHT-OF-WAY)

0.3119 ACRES
13,586 SQ. FT. P.O.B.

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
C.M. = CONTROLLING MONUMENT
IRFC = IRON ROD WITH CAP FOUND
IRFC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET

NOTES:

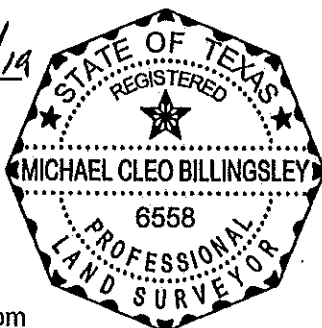
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ALEXANDER F ALLBRIGHT SURVEY,
ABSTRACT NO. 1849
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

6/27/19
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JBH	MCB	6/25/2019	069427000	2 OF 2