

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 **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, whose address is 702 S.W. 8th Street Bentonville, AR 72716, with a mailing addresses of Sam M. Walton Development Complex, 2001 S.E. 10th Street Bentonville, AR 72716-0550, Attn: Realty Management ("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 6th day of December, 2020¹⁹

GRANTOR

By: **WAL-MART REAL ESTATE
BUSINESS TRUST**

Name: [Signature]

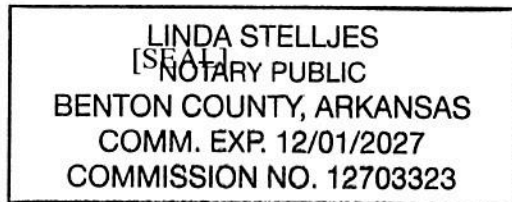
Title: Sr. Director Real Estate

ACKNOWLEDGEMENT

STATE OF ~~TEXAS~~ Arkansas §
COUNTY OF ~~TARRANT~~ Benton §

BEFORE ME, the undersigned authority, in and for the State of Arkansas, on this day personally appeared T.R. Rose, known to me, or proved to me through _____ (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 6th day of Dec, 2020¹⁹



Linda Stelljes
Notary Public, State of ~~Texas~~ Arkansas
Linda Stelljes
Name of Notary Printed
12/01/2027
Notary's Commission Expires

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest and real property conveyed by this dedication instrument dated the ____ day of _____, 2020 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 Flippo, Mayor
City of Saginaw

ATTEST:

Janice England, City Secretary

AFTER FILING, PLEASE RETURN TO:

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

EXHIBIT "A"

TRACT 1

BEING a tract of land situated in the Benjamin L. Thomas Survey, Abstract No. 1497, City of Saginaw, Tarrant County, Texas and being part of Lot 1AR, Block A of Wal-Mart Supercenter at Saginaw Addition Lot 1RA and Lot 1RB, Block A, an addition to the City of Saginaw, Texas according to the plat thereof recorded in Cabinet A, Page 12355, Plat Records of Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the north right-of-way line of W. Bailey Boswell Road (a variable width right-of-way) at the southwest corner of said Lot 1AR, Block A;

THENCE North 89°34'27" West, a distance of 346.02 feet to the **POINT OF BEGINNING**;

THENCE departing said north right-of-way line, the following courses and distances to wit:

North 45°25'33" West, a distance of 16.04 feet to a point for corner;

North 89°34'27" East, a distance of 22.23 feet to a point for corner;

South 57°51'38" East, a distance of 12.71 feet to a point for corner;

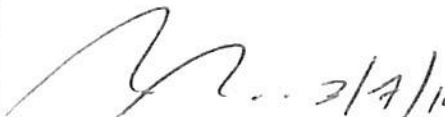
North 89°34'27" East, a distance of 78.14 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 3°39'42", a radius of 292.50 feet, a chord bearing and distance of South 76°29'37" East, 18.69 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 18.69 feet to a point for corner in said north right-of-way line, from which a 1/2" iron rod found at the intersection of said north right-of-way line and the southwest right-of-way line of N. Saginaw Boulevard (Business Highway 287, a 120-foot wide right-of-way) bears North 89°34'27" East, a distance of 1379.51 feet;

THENCE with said north right-of-way line, South 89°34'27" West, a distance of 117.88 feet to the **POINT OF BEGINNING** and containing 663 square feet or 0.0152 acres of land.

TRACT 2

BEING a tract of land situated in the Benjamin L. Thomas Survey, Abstract No. 1497, City of Saginaw, Tarrant County, Texas and being part of Lot 1AR, Block A of Wal-Mart Supercenter at Saginaw Addition Lot 1RA and Lot 1RB, Block A, an addition to the City of Saginaw, Texas according to the plat thereof recorded in Cabinet A, Page 12355, Plat Records of Tarrant County, Texas and being more particularly described as follows:


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



RIGHT-OF-WAY ACQUISITION
TRACT 1 - 0.015 ACRES
TRACT 2 - 0.031 ACRES
BENJAMIN THOMAS SURVEY
ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DAB	Mar. 2019	069427000	1 OF 4

COMMENCING at a 1/2" iron rod found in the north right-of-way line of W. Bailey Boswell Road (a variable width right-of-way) at the southwest corner of said Lot 1AR, Block A;

THENCE North 89°34'27" West, a distance of 646.29 feet to the **POINT OF BEGINNING**;

THENCE departing said north right-of-way line, the following courses and distances to wit:

North 45°25'33" West, a distance of 9.19 feet to a point for corner;

North 89°34'27" East, a distance of 191.36 feet to a point for corner;

South 82°02'41" East, a distance of 44.59 feet to a point for corner in said north right-of-way line, from which a 1/2" iron rod found at the intersection of said north right-of-way line and the southwest right-of-way line of N. Saginaw Boulevard (Business Highway 287, a 120-foot wide right-of-way) bears North 89°34'27" East, a distance of 985.16 feet;

THENCE South 89°34'27" West, a distance of 228.98 feet to the **POINT OF BEGINNING** and containing 1366 square feet or 0.0314 acres of land.

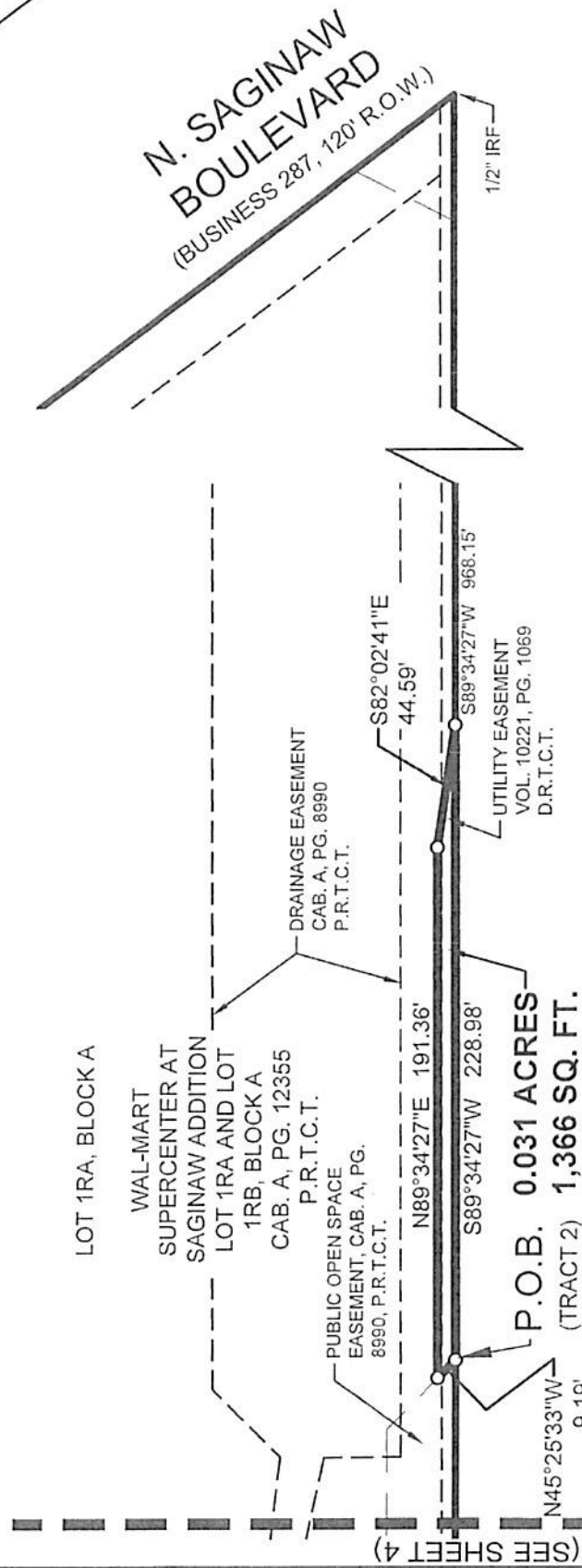
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

RIGHT-OF-WAY ACQUISITION
TRACT 1 - 0.015 ACRES
TRACT 2 - 0.031 ACRES
BENJAMIN THOMAS SURVEY
ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

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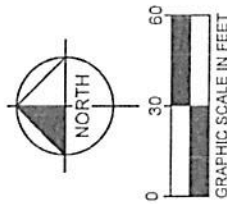
13455 Noel Road, Two Galleria Office
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N/A	SRD	DAB	Mar. 2019	069427000	2 OF 4



W. BAILEY BOSWELL ROAD
 (VARIABLE WIDTH R.O.W.)
 (FORMERLY COUNTY ROAD NO. 4040)

RIGHT-OF-WAY ACQUISITION
 TRACT 1 - 0.015 ACRES
 TRACT 2 - 0.031 ACRES
 BENJAMIN THOMAS SURVEY
 ABSTRACT NO. 1497
 CITY OF SAGINAW
 TARRANT COUNTY, TEXAS



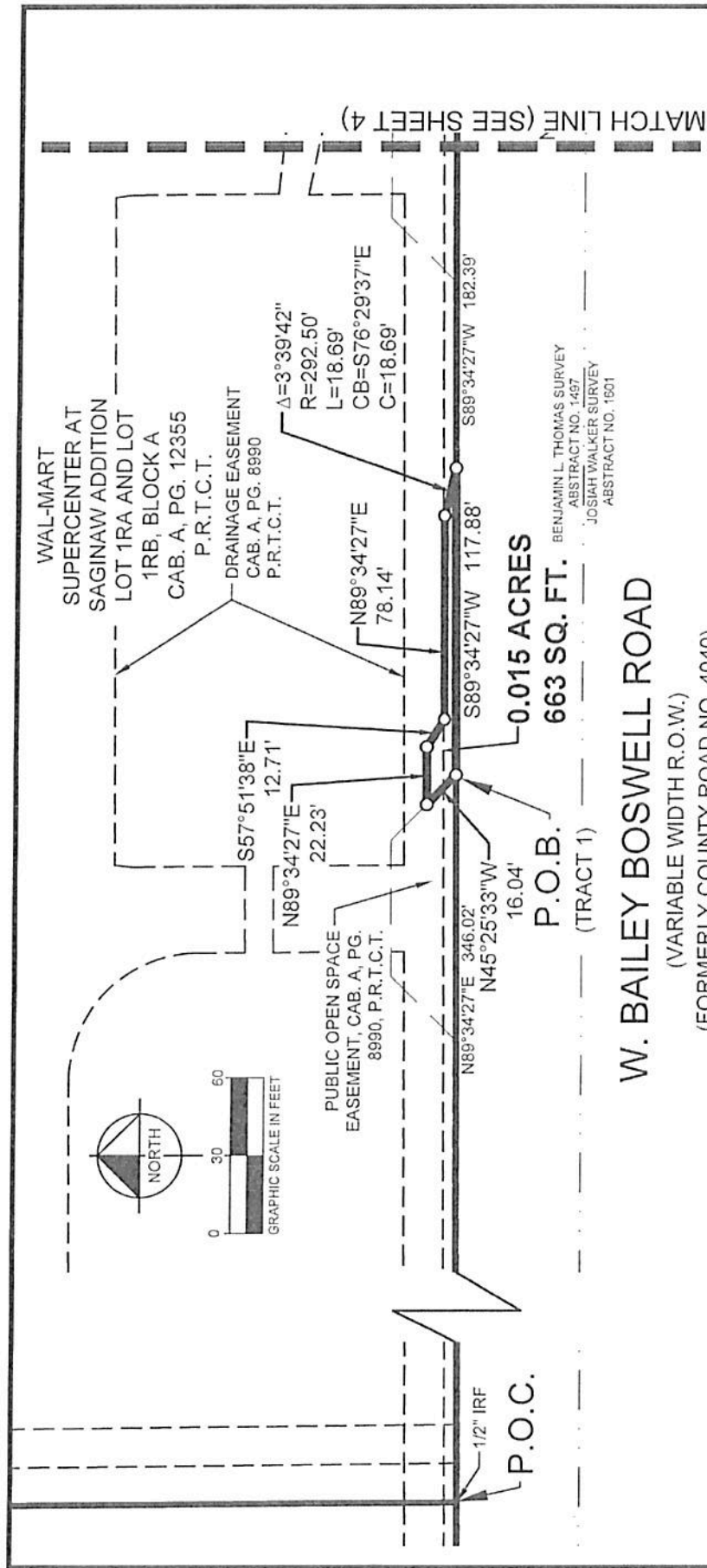
LEGEND
 AD = Aluminum disk found
 IRF = Iron rod found
 O.P.R.T.C.T. = Official Public Records, Tarrant Co. Texas
 D.R.T.C.T. = Deed Records, Tarrant Co. Texas

NOTES
 Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011). The coordinates shown are local surface coordinates.

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1" = 60'	SRD	DAB	Mar. 2019	069427000	4 OF 4



LEGEND
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	DAB	Mar. 2019	085427000	3 OF 4