

**CITY OF SAGINAW
UTILITY EASEMENT**

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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.

Texas Opportunity Fund SNF Investment, LP, GRANTOR herein, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, have granted, sold and conveyed, and by these presents do grant, sell and convey to the CITY OF SAGINAW, GRANTEE herein, of Tarrant County, Texas a permanent and perpetual utility easement for the purpose of installing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating drainage and utility facilities in, into, upon, over, across, under and through all that land in Tarrant County, Texas described as follows, to-wit:

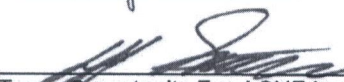
A permanent Utility Easement described as 0.59 acres, more or less, out of the A. F. Albright Survey, Abstract No. 1849, Tarrant County, Texas; and being more particularly described in Exhibit "A" and shown on Exhibit "B" attached hereto and incorporated herein.

GRANTOR covenants and agrees that GRANTOR and GRANTOR'S heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easement granted herein any temporary or permanent structures.

It is further intended that the Permanent Utility Easement herein granted to the GRANTEE shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR'S successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in GRANTOR's chain of title. The Permanent Utility Easement granted therein is exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

TO HAVE AND TO HOLD the above-described permanent easement, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs and assigns, to warrant and to forever defend all and singular the premises unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

EXECUTED this the 7th day of May, 2020.



Texas Opportunity Fund SNF Investment, LP

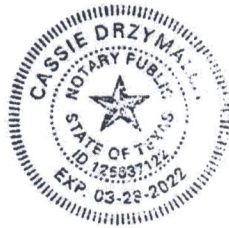
Printed Name: Jeff Smithers
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Brewer §

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Smithers, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledge to me that he is the _____ of Texas Opportunity Fund SNF Investment, LP. and he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 7th day of May, 2020.



Cassie Drzymała
Notary Public in and for the State of Texas

GRANTEE:
By: Todd Flippo, Mayor
City of Saginaw

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Mayor Todd Flippo, known to me to be the person whose name is subscribed above, and affirmed that he is the Mayor of the City of Saginaw, and that he has executed the above and foregoing document for the purposes and consideration therein expressed and with full authority to so act.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CLERK'S CERTIFICATE

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

I, _____, County Clerk of the County of Tarrant, do hereby certify that
the foregoing instrument of writing dated on the _____ day of _____,
20____, was filed for record in my office on the _____ day of _____,
20____, at _____ o'clock ____m., and duly recorded this _____ day of _____,
20____, at _____ o'clock ____m. in the _____ Records of said County, in
Volume _____ on pages _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, at
office in Tarrant County, the day and year last above written.

County Clerk, Tarrant County, Texas

By: _____
Deputy

EXHIBIT A – LEGAL DESCRIPTION
WATER LINE EASEMENT

Being a 0.59 acre tract of land situated in the A.F. Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas and being a part of Lot 1, Block 1, Saginaw Skilled Nursing Addition, an addition to the City of Saginaw as recorded in Clerk Document No. D220054204, Plat Records Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a point in the east line of Knowles Drive for the northwest corner of said Lot 1, Block 1, same being the southwest corner of Lot A, Block 5, Willow Vista Estates Phase III-A, an addition to the City of Saginaw as recorded in Clerk Document No. D214051894, Plat Records Tarrant County, Texas;

Thence South 00°30'16" East, with the Knowles Drive east line, a distance of 23.91 feet to the Point of Beginning;

Thence North 89°20'45" East a distance of 581.74 feet to a point in the east line of said Lot 1, Block 1;

Thence South 00°37'08" East with the Lot 1 east line a distance of 16.00 feet to a point:

Thence South 89°20'45" West a distance of 18.66 feet to a point:

Thence South 00°23'18" East a distance of 383.39 feet to a point:

Thence South 89°36'42" West a distance of 82.22 feet to a point:

Thence South 78°31'56" West a distance of 70.02 feet to a point:

Thence South 89°57'10" West a distance of 104.58 feet to a point:

Thence North 79°07'21" West a distance of 69.95 feet to a point:

Thence South 89°18'08" West a distance of 238.21 feet to a point in the east line of Knowles Drive;

Thence North 00°30'16" West, with the Knowles Drive east line, a distance of 16.00 feet to a point:

Thence North 89°18'08" East a distance of 173.65 feet to a point:

Thence North 00°41'52" West a distance of 27.95 feet to a point:

Thence North 89°18'08" East a distance of 16.00 feet to a point:

Thence South 00°41'52" East a distance of 27.95 feet to a point:

Thence North 89°18'08" East a distance of 50.13 feet to a point:

Thence South 79°07'21" East a distance of 70.05 feet to a point:

Thence North 89°57'10" East a distance of 101.45 feet to a point:

Thence North 78°31'56" East a distance of 69.98 feet to a point:

Thence North 89°36'42" East a distance of 67.78 feet to a point:

Thence North 00°23'18" West a distance of 17.54 feet to a point:

Thence South 89°20'45" West a distance of 15.21 feet to a point:

Thence North 00°23'18" West a distance of 16.00 feet to a point:

Thence North 89°20'45" East a distance of 15.21 feet to a point:

Thence North 00°23'18" West a distance of 295.19 feet to a point:

Thence South 89°20'45" West a distance of 15.21 feet to a point:

Thence North 00°23'18" West a distance of 16.00 feet to a point:

Thence North 89°20'45" East a distance of 15.21 feet to a point:

Thence North 00°23'18" West a distance of 22.58 feet to a point:

Thence South 89°20'45" West a distance of 181.16 feet to a point:

Thence South 00°39'15" East a distance of 10.69 feet to a point:

Thence South 89°20'45" West a distance of 16.00 feet to a point;

Thence North 00°39'15" West a distance of 10.69 feet to a point;

Thence South 89°20'45" West a distance of 144.25 feet to a point;

Thence South 00°39'15" East a distance of 10.72 feet to a point;

Thence South 89°20'45" West a distance of 16.00 feet to a point;

Thence North 00°39'15" West a distance of 10.72 feet to a point;

Thence South 89°20'45" West a distance of 189.70 feet to a point in the east line of Knowles Drive;

Thence North 00°30'16" West, with the Knowles Drive east line, a distance of 16.00 feet to the Point of Beginning and Containing 25,502 square feet, 0.59 acres of land, more or less.

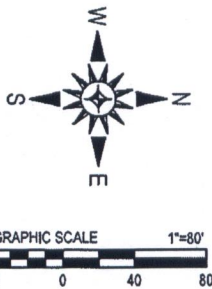


KNOWLES DRIVE

POINT OF BEGINNING
NORTH: 6,997,584.57
EAST: 2,312,387.89
NAD 83, ZONE 4202 (GRID)

McLEROY BOULEVARD

LOT 1, BLOCK 1
SAGINAW SKILLED NURSING
ADDITION



LINE TABLE		
LINE No.	LENGTH	BEARING
L1	16.00	N00°30'16"W 19.27'
L2	27.95	N00°41'52"W
L3	16.00	N89°18'08"E 173.65'
L4	27.95	S00°41'52"E
L5	67.78	N89°36'42"E
L6	17.54	N00°23'18"W
L7	15.21	S89°20'45"W
L8	16.00	N00°23'18"W
L9	15.21	N89°20'45"E
L10	15.21	S89°20'45"W
L11	16.00	N00°23'18"W
L12	15.21	N89°20'45"E

LINE TABLE		
LINE No.	LENGTH	BEARING
L13	22.58	N00°23'18"W
L14	18.66	S89°20'45"W
L15	16.00	S00°37'08"E
L16	10.69	S00°39'15"E
L17	16.00	S89°20'45"W
L18	10.69	N00°39'15"W
L19	10.72	S00°39'15"E
L20	16.00	S89°20'45"W
L21	10.72	N00°39'15"W
L22	16.00	N00°30'16"W
L23	23.91	S00°30'16"E



B
Barron-Stark
Engineers

8221 Southwest Boulevard, Suite 100
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(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10398
Texas Registered Survey Firm F-1015800
www.barronstark.com

EXHIBIT B WATER LINE EASEMENT

PROJECT No. 393-9566

DATE: 05/05/2020

SHEET