

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

CITY OF SAGINAW
WATER-SEWER FACILITY EASEMENT

DATE: June 25, 2020

GRANTOR: Ardent Mills, LLC

GRANTOR'S MAILING ADDRESS (including County):
401 E Industrial Ave
Saginaw, Tarrant County, TX 76131

GRANTEE: **CITY OF SAGINAW**

GRANTEE'S MAILING ADDRESS (including County):
333 W. 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 Water-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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

GRANTOR:



Jonathan D Cozad, Regional Plant Manager

GRANTEE: City of Saginaw

By (Signature): _____

(Print Name) _____, Title _____

APPROVED AS TO FORM AND LEGALITY

(Signature) _____

(Print Name) _____, Title _____

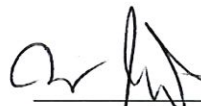
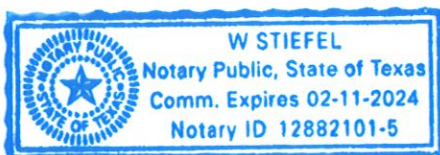
THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan D Cozad, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of Ardent Mills, LLC and that he/she executed the same as the act of said Ardent Mills, LLC the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of

June, 2020



Notary Public in and for the State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas,
on this day personally appeared _____,
_____ of the City of Saginaw, known to me to be the same 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/she 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
_____, 20____.

Notary Public in and for the State of Texas

SIGNATURE BLOCK EXAMPLES

Please note the "Signature Block" examples below. Properly formatting the corporate structure of the landowner saves time and eliminates the necessity of having agreements re-executed.

GRANTOR: (Name of Limited Partnership)
a (State where incorporated) limited partnership

By: (Name of General Partner)
a (State where incorporated) corporation
its General Partner

By: _____
(Name of person authorized to sign), Title

GRANTOR: (Name of Corporation)
a (State where incorporated) corporation

By: _____
(Name of person authorized to sign), Title

If a person other than the President or Vice President is executing the document, a **Corporate Resolution** or **Durable Power Of Attorney** authorizing the person the sign the document will be required.

LEGAL DESCRIPTION
20-FOOT WIDE WATER LINE EASEMENT

BEING a 47,687 square foot (1.0947 acre) tract of land situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas; said tract being part of Lot 1, Block 1, Cargill-Saginaw Subdivision, an addition to the City of Saginaw according to the plat recorded in Instrument No. D212085988 of the Official Public Records of Tarrant County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to Cargill A.M. Holdco LLC recorded in Instrument No. D214105937 of said Official Public Records; said 10,249 square foot tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found for the most easterly northeast corner of said Lot 1; from said point a 1/2" iron rod with "HARP 2002" cap found in the south line of said Lot 1 and the north right-of-way line of E Industrial Road (a variable width right-of-way) bears South 00°32'05" East, a distance of 368.33 feet and South 89°36'06" West, a distance of 1,415.01 feet;

THENCE, North 37°00'12" West, along the northeast line of said Lot 1, a distance of 589.75 feet to the **POINT OF BEGINNING**;

THENCE South 53°01'45" West, departing the said northeast line of Lot 1, a distance of 44.78 feet to a point for corner;

THENCE North 37°03'43" West, a distance of 1323.69 feet to a point for corner;

THENCE South 89°51'17" West, a distance of 772.10 feet to a point for corner;

THENCE North 41°14'25" West, a distance of 18.58 feet to a point for corner;

THENCE North 16°42'40" West, a distance of 59.49 feet to a point for corner;

THENCE North 8°09'32" West, a distance of 81.83 feet to a point for corner;

THENCE North 4°14'27" East, a distance of 13.59 feet to a point for corner;

THENCE South 82°59'27" West, a distance of 77.13 feet to a point for corner; said point being in the west line of said Lot 1;

THENCE North 6°50'33" West, along the said west line of Lot 1, a distance of 20.00 feet to a point for corner;

THENCE North 82°59'27" East, departing the said west line of Lot 1, a distance of 88.17 feet to a point for corner;

THENCE South 52°00'33" East, a distance of 13.28 feet to a point for corner;

20-FOOT WIDE
WATER LINE EASEMENT
ALEXANDER ALBRIGHT SURVEY,
ABSTRACT NO. 1849
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

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
CDP

Checked by
MCB

Date
OCT, 2019

Project No.
061003131

Sheet No.
1 OF 7

THENCE South 7°00'33" East, a distance of 10.13 feet to a point for corner;

THENCE South 4°14'27" West, a distance of 15.89 feet to a point for corner;

THENCE South 8°09'32" East, a distance of 78.16 feet to a point for corner;

THENCE South 16°42'40" East, a distance of 53.65 feet to a point for corner;

THENCE South 41°14'25" East, a distance of 5.14 feet to a point for corner;

THENCE North 89°51'17" East, a distance of 772.99 feet to a point for corner;

THENCE South 37°03'43" East, a distance of 1313.72 feet to a point for corner;

THENCE North 53°01'45" East, a distance of 24.80 feet to a point for corner in the said east line of Lot 1;

THENCE South 37°00'12" East, along the said east line of Lot 1, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 1.0947 acres or 47,687 square feet of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

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

20-FOOT WIDE
WATER LINE EASEMENT
ALEXANDER ALBRIGHT SURVEY,
ABSTRACT NO. 1849
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

Michael C. Billingsley
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

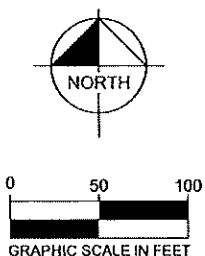


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N/A	CDP	MCB	OCT, 2019	081003131	5 OF 7



10' ANTERO RESOURCES
PIPELINE, L.P. EASEMENT
(INST. NO. D204353935)

15' BARNETT
GATHERING, LP EASEMENT
(INST. NO. D209095845)

N37°03'43"W
1376.18'

**WATER LINE
EASEMENT
1.0947 ACRES
47,687 SQ. FT.**

LOT 1, BLOCK 1
CARGILL-SAGINAW SUBDIVISION
(INST. NO. D212085988)

CARGILL A.M. HOLDCO LLC
(INST. NO. D214105937)

1/2" CIRF
"HARP 2002"
(C.M.)

S89°36'06"W 1415.01'

E INDUSTRIAL ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

MATCHLINE
(SEE SHEET 4)

30' TEMPORARY
CONSTRUCTION
EASEMENT

L19 (VOL. X, PG. 157)
BNSF

LOT 3R, BLOCK 1
CTI ADDITION
(INST. NO. D209081590)

P.O.B.

3/4" IRF
(C.M.)

P.O.C.

S0°32'05"E 368.33'

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A metes & bounds description of even survey date herewith accompanies this survey plat.

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

[Signature]
10/21/19

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

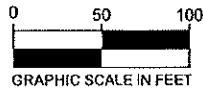
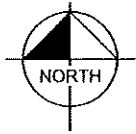


20-FOOT WIDE
WATER LINE EASEMENT
ALEXANDER ALBRIGHT SURVEY,
ABSTRACT NO. 1849
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDP	MCB	OCT, 2019	061003131	3 OF 7



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
C.M. = CONTROLLING MONUMENT

LOT 1, BLOCK 1
CARGILL-SAGINAW SUBDIVISION
(INST. NO. D212085988)

CARGILL A.M. HOLDCO LLC
(INST. NO. D214105937)

MATCHLINE
(SEE SHEET 5)

S37°03'43"E
1376.18'

L3

10' ANTERO RESOURCES
PIPELINE, L.P. EASEMENT
(INST. NO. D204353935)

15' BARNETT
GATHERING, LP EASEMENT
(INST. NO. D209095845)

**WATER LINE
EASEMENT
1.0947 ACRES
47,687 SQ. FT.**

L19

TRACT 1
GAVILON GRAIN LLC
(INST. NO. D208250314)

(VOL. X, PG. 157)
BNSF

L3

30' TEMPORARY
CONSTRUCTION
EASEMENT

MATCHLINE
(SEE SHEET 3)

LINE TYPE LEGEND

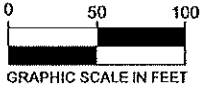
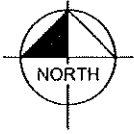
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE

20-FOOT WIDE
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TARRANT COUNTY, TEXAS

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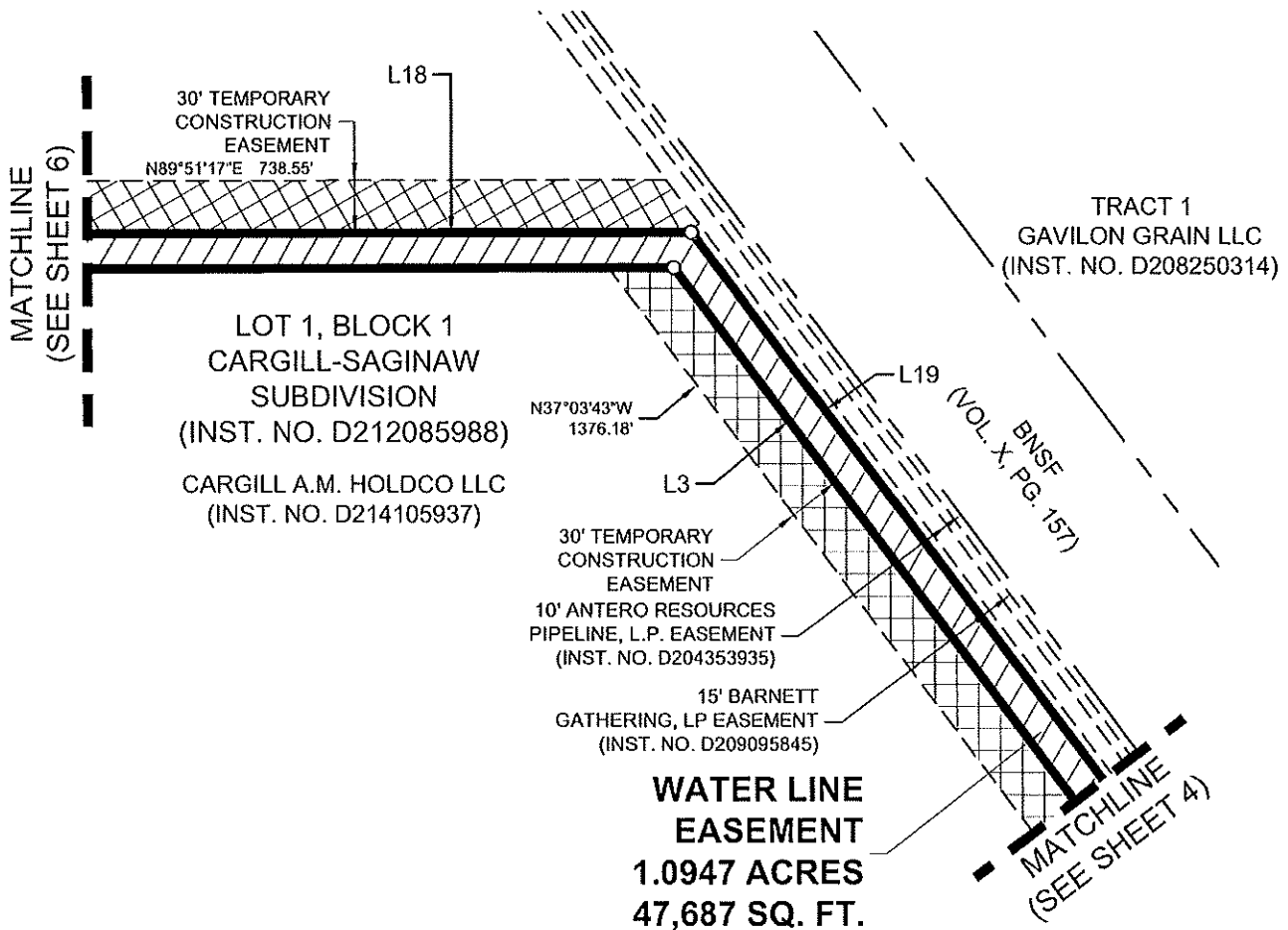
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LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
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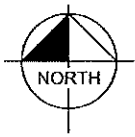
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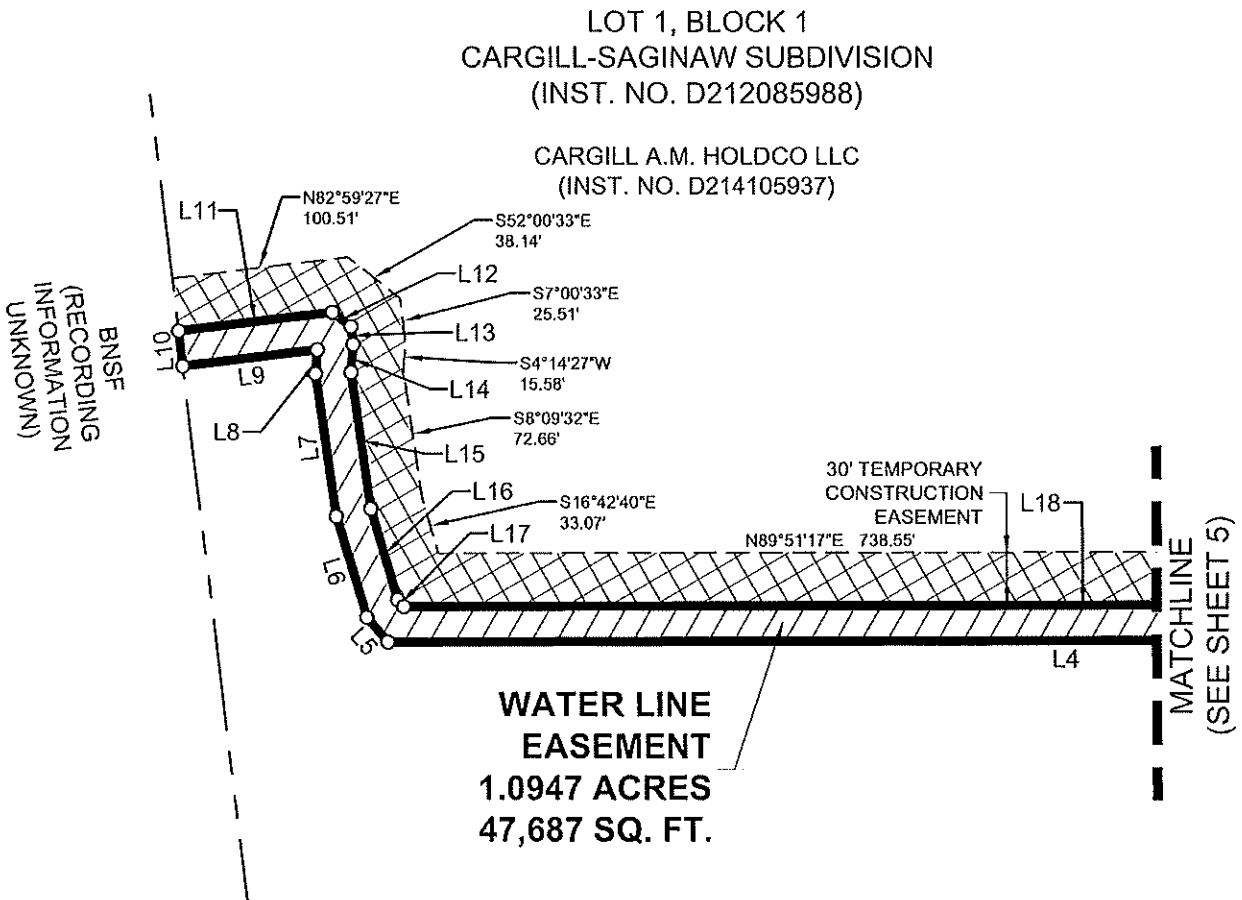
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LEGEND

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N37°00'12"W	589.75'
L2	S53°01'45"W	44.78'
L3	N37°03'43"W	1323.69'
L4	S89°51'17"W	772.10'
L5	N41°14'25"W	18.58'
L6	N16°42'40"W	59.49'
L7	N08°09'32"W	81.83'
L8	N04°14'27"E	13.59'
L9	S82°59'27"W	77.13'
L10	N06°50'33"W	20.00'
L11	N82°59'27"E	88.17'
L12	S52°00'33"E	13.28'
L13	S07°00'33"E	10.13'
L14	S04°14'27"W	15.89'
L15	S08°09'32"E	78.16'
L16	S16°42'40"E	53.65'
L17	S41°14'25"E	5.14'
L18	N89°51'17"E	772.99'
L19	S37°03'43"E	1313.72'
L20	N53°01'45"E	24.80'
L21	S37°00'12"E	20.00'

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