

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.

**CITY OF SAGINAW
PERMANENT DRAINAGE & UTILITY EASEMENT**

THE STATE OF TEXAS

KNOW ALL BY THESE PRESENTS

COUNTY OF TARRANT

THAT, **JEFFERY L. CRAGO (Grantor)**, of the County of Tarrant, State of Texas, for and in consideration of ONE DOLLAR, and other good and valuable considerations paid by the City of Saginaw (Grantee), a municipal corporation of Tarrant County, receipt of which is hereby acknowledged, does hereby grant, bargain and convey to said City, its successors and assigns, a **PERMANENT DRAINAGE & UTILITY EASEMENT** and the right to construct, reconstruct and perpetually maintain drainage and utilities, 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 to the proper use of any other right granted herein, and for the purpose of constructing, reconstructing and maintaining said drainage and utilities, and for making connections therewith, in, upon and across that certain tract or parcel of land in Tarrant County, Texas, being described as follows:

EXHIBIT "A" and "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the City of Saginaw, its successors and assigns.

WITNESS OUR HANDS, this the ____ day of _____, 2020.

JEFFERY L. CRAGO

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared, **JEFFERY L. CRAGO (Grantor)**, known to me 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 considerations therein expressed, and in the capacity therein stated.

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

Notary Public in and for The State of Texas
Commission Expires:

EXHIBIT "A"

**PERMANENT DRAINAGE & UTILITY EASEMENT
LOT 10, BLOCK 1, RANCHO NORTH ADDITION
CITY OF SAGINAW
TARRANT COUNTY, TEXAS**

BEING a 0.036 acre of land located in Lot 10, Block 1, Rancho North Addition, to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Volume 388-25, Page 36, of the Plat Records of Tarrant County, Texas. Said 0.036 acre of land being particularly described by metes and bounds as follows:

BEGINNING at a point lying in the East boundary line of said Lot 10, lying in the West right-of-way line of Opal Street, and said Point of beginning being located S 00° 57' 46" E 115.59 feet from a ½" iron rod found at the Northeast corner of said Lot 10;

THENCE S 00° 57' 46" E 7.92 feet, along the East boundary line of said Lot 10 and the West right-of-way line of said Opal Street, to a point at the Southeast corner of Lot 10;

THENCE along the South boundary line of said Lot 10 and the North line of an existing Drainage and Utility easement according to the deed recorded in Volume 388-49, Page 56 of the Plat Records of Tarrant County, Texas as follows:

1. NORTHWESTERLY 104.52 feet, along a curve to the right, having a radius of 215.00 feet, a central angle of 27° 51' 18", and a chord bearing N 58° 33' 07" W 103.50 feet, to a point at the end of said curve;

2. N 45° 31' 02" W 46.50 feet, to a point at the Southwest corner of said Lot 10;

THENCE N 00° 57' 46" W 41.96 feet, along West boundary line of said lot 10, to a point at the Northwest corner of Lot 10;

THENCE S 87° 39' 00" E 10.02 feet, along the North boundary line of said Lot 10, to a point;

THENCE S 00° 57' 46" E 32.45 feet, along a line 10 feet East of and parallel to the West boundary line of Lot 10, to a point at the beginning of a curve to the left;

THENCE SOUTHEASTERLY 144.80 feet, along said curve to the left, having a radius of 207.50 feet, a central angle of 39° 59' 01", and a chord bearing S 51° 47' 39" E 141.88 feet, to the POINT OF BEGINNING containing 0.036 acre (1,577 square feet) of land.



EXHIBIT "B"

LORI HERNANDEZ
INST# D219013896
D.R.T.C.T.
LOT 8

BOBBY MOORMAN
VOLUME 12079, PAGE 422
D.R.T.C.T.
LOT 9

BLOCK 1
RANCHO NORTH ADDITION
VOLUME 388-25, PAGE 36
P.R.T.C.T.

JEFFERY L. CRAGO
VOLUME 12509, PAGE 1187
D.R.T.C.T.
LOT 10

PERMANENT DRAINAGE AND
UTILITY EASEMENT
0.036 ACRE, 1,577 SQUARE FEET

1/2" IRON ROD
FOUND

OPAL STREET

POINT OF
BEGINNING



MAY 11, 2020

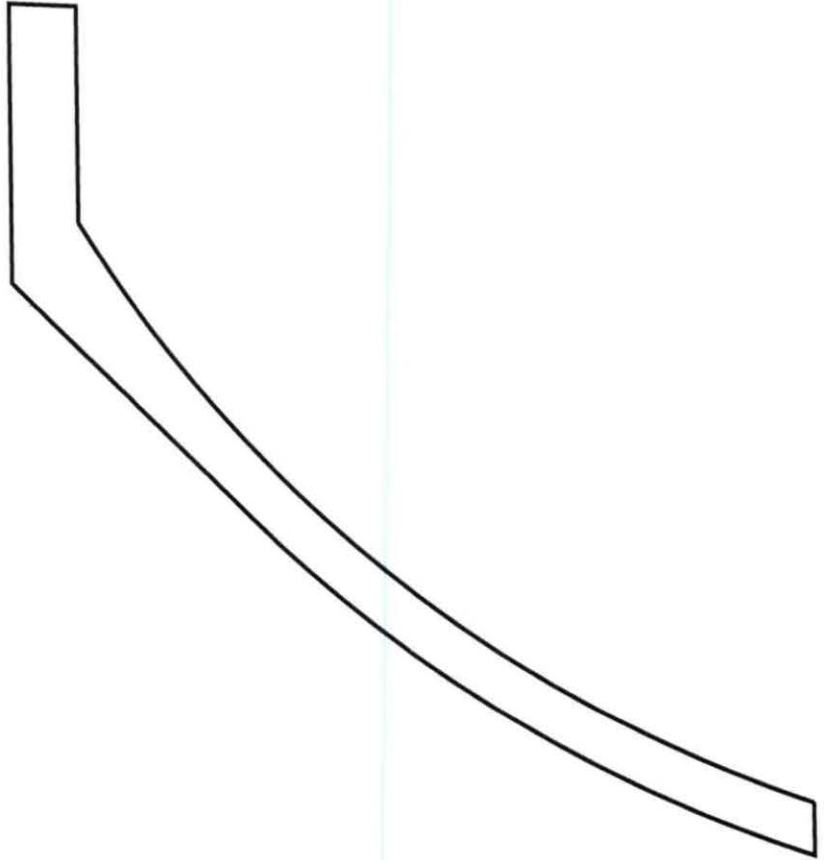
TARRANT COUNTY, TEXAS
SAGINAW EAST CEMENT CREEK

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 - METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com

**PERMANENT DRAINAGE AND
UTILITY EASEMENT
0.036 ACRE OF LAND
LOCATED IN
LOT 10, BLOCK 1
RANCHO NORTH ADDITION
SAGINAW, TARRANT COUNTY, TEXAS**



SCALE 1"=30'



5/13/2020

Scale: 1 inch= 29 feet

File: LOT 10 RANCHO NORTH.ndp

Tract 1: 0.0362 Acres (1577 Sq. Feet), Closure: s29.2640w 0.01 ft. (1/54272), Perimeter=388 ft.

01 s00.5746e 7.92

02 Rt, r=215.00, delta=027.5118, chord=n58.3307w 103.50

03 n45.3102w 46.50

04 n00.5746w 41.96

05 s87.3900e 10.02

06 s00.5746e 32.45

07 Lt, r=207.50, delta=039.5901, chord=s51.4739e 141.88