

NATIONAL GUARD DRAINAGE EASEMENT

North: 6971090.53' East: 2289010.78'

Segment #1 : Line

Course: N0° 09' 19"W Length: 30.00'

North: 6971120.53' East: 2289010.69'

Segment #2 : Line

Course: N89° 46' 05"E Length: 2318.74'

North: 6971129.91' East: 2291329.41'

Segment #3 : Line

Course: S0° 13' 56"E Length: 29.99'

North: 6971099.92' East: 2291329.54'

Segment #4 : Line

Course: S89° 46' 04"W Length: 2318.78'

North: 6971090.53' East: 2289010.78'

Perimeter: 4697.51' Area: 69557.69 Sq. Ft.

Error Closure: 0.00 Course: S13° 01' 18"E

Error North: -0.001 East: 0.000

Precision 1: 4697510000.00

**National Guard Drainage
8101 Shore View Drive
Norton, D E Survey Abstract 1174 Tract 1**

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

**CITY OF FORT WORTH
DRAINAGE FACILITY EASEMENT**

DATE:

GRANTOR: **CITY OF FORT WORTH**

GRANTOR'S MAILING ADDRESS (including County):
**200 TEXAS ST.
FORT WORTH, TARRANT COUNTY, TX 76102**

GRANTEE: **CITY OF WHITE SETTLEMENT**

GRANTEE'S MAILING ADDRESS (including County):
**214 MEADOW PARK DRIVE
WHITE SETTLEMENT, TEXAS 76108**

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 the attached Exhibits "A" and "B".

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 Drainage Facility, hereafter referred to as "Facility". The Facility includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to manholes, pipelines, junction boxes, inlets, flumes, headwalls, wingwalls, slope pavement, gabions, rock rip-rap, drop structures and access ramps, and other erosion control measures in, upon, under and across a portion of the Easement Property and more fully described in Exhibit "A" and "B" 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, or any structure not requiring a building permit but which may threaten the structural integrity or capacity of the Facility and its appurtenances. 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 successors and assigns to warrant and forever defend all and singular the Easement unto Grantee, its 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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

GRANTOR:

GRANTEE: City of Fort Worth

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 _____, 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 _____ and that he/she executed the same as the act of said _____ 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



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 Fort Worth, 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 Fort Worth and that he/she executed the same as the act of the City of Fort Worth 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



EXHIBIT A
LEGAL DESCRIPTION
PERMANENT 30' DRAINAGE EASEMENT

Being a portion of a tract of land leased to the TEXAS NATIONAL GUARD ARMORY BOARD, as described in Instrument Number D189111136 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for an interior corner of Block 4, Meadowview Addition as described in Volume 388-Z, Page 73 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) from which iron a Lake Worth Survey Monument bears N 00°09'19" W, a distance of 587.42 feet

THENCE N 00°09'19" W, along an east line of said Meadowview Addition, a distance of 1.27 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" for the POINT OF BEGINNING in the south line of the D E NORTON Survey Abstract 1174, and being a southwest corner of said Texas National Guard Armory Board Lease

THENCE N 00°09'19" W, departing the south line of said D E NORTON Survey and along a west line of said Texas National Guard Armory Board Lease and along an east line of said Meadowview Addition, a distance of 30.00 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673"

THENCE N 89°46'04" E, departing the east line of said Meadowview addition and across said Texas National Guard Armory Board Lease, a distance of 2318.74 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673"

THENCE S 00°13'56" E, a distance of 30.00 feet to a 5/8" iron rod set with plastic cap stamped "DEOTTE RPLS 4673" in the south line of said D E NORTON Survey

THENCE S 89°46'04" W, along the south line of said D E NORTON Survey, a distance of 2318.78 feet to the POINT OF BEGINNING and containing 69,558 square feet or 1.597 acres more or less.

LEGAL DESCRIPTION
30' TEMPORARY CONSTRUCTION EASEMENT

It is understood that an accompanying Temporary Construction Easement is to be established 30' north of the north line of said Easement until such a time as the grading is concluded to the satisfaction of the Grantee.

NOTES:

- 1) All bearings and coordinates are in US survey feet surface using a scale factor of 1.000617138 and referenced to the Texas Coordinate System, Nad-83, The North Central Zone 4202.
- 2) Exhibit B of same date accompanies this legal description.

*PRELIMINARY – FOR REVIEW ONLY
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION
OR BIDDING PURPOSES.*

*BY: James E. DeOtte R.P.L.S.
Reg. No.: 4673
Date: 2/22/2022*

James E. DeOtte
Registered Professional Land Surveyor
No. 4673

James DeOtte Engineering, Inc.
TBPLS Firm No. 10101400
2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120
(817) 446 – 6877

LEGEND:


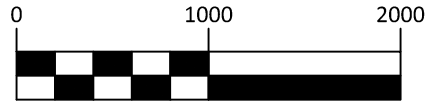
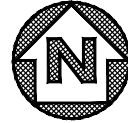
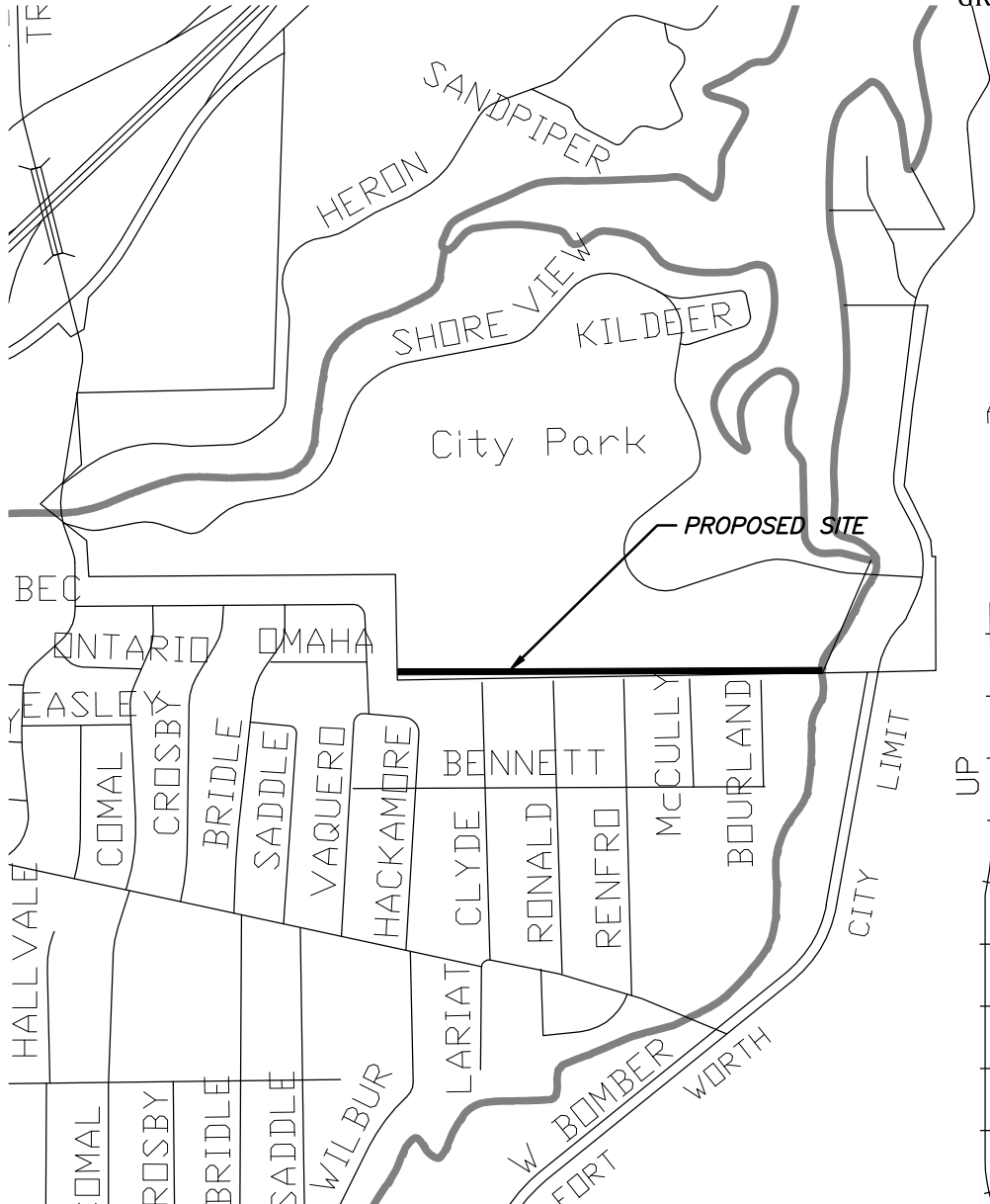
PROPERTY BOUNDARY ————
 EX. EASEMENT - - - - -
 PROP. EASEMENT 
 CAPPED IRON ROD SET CIRS
 IRON ROD FOUND IRF
 DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
 PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

EXHIBIT B

PAGE 3 OF 8



GRAPHIC SCALE IN FEET



AIR FORCE
PLANT 4

UP



City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

EXHIBIT A SHOWING A
PARCEL OF PROPERTY
SITUATED IN THE
D E NORTON SURVEY
TARRANT COUNTY, TEXAS

AS RECORDED IN
D18911136
DEED RECORDS OF TARRANT COUNTY TEXAS

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BY: James E. DeOtte
R.P.L.S. 4673

Date: 2/22/2022

PROJECT: NATIONAL GUARD DRAINAGE

PERMANENT 30' DRAINAGE EASEMENT

LAND ACQUISITION AREA: 69,558 SQ FT OR 1.597 AC

JDEI JOB No. 202002400


DRAWN BY: CBC


PAGE 3 OF 8


JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877

TBPE FIRM Reg. No. 8917 · TBLS Firm Reg. No. 101014-00

LEGEND:

PROPERTY BOUNDARY 

EX. EASEMENT 

PROP. EASEMENT 

CAPPED IRON ROD SET CIRS

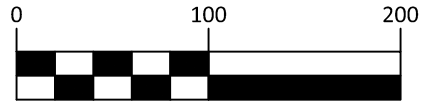
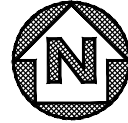
IRON ROD FOUND IRF

DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.

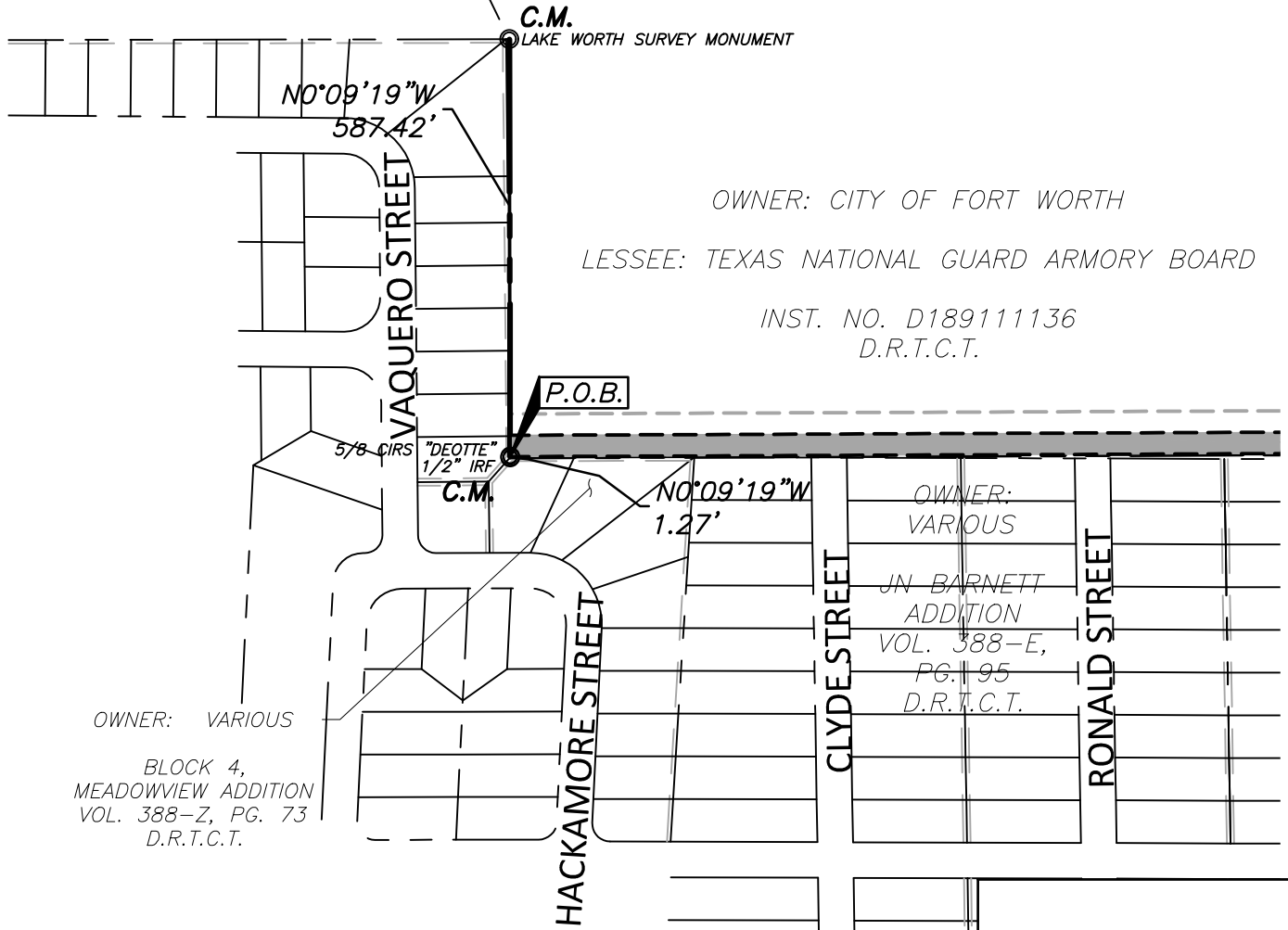
PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

EXHIBIT B

PAGE 4 OF 8



GRAPHIC SCALE IN FEET



OWNER: CITY OF FORT WORTH

LESSEE: TEXAS NATIONAL GUARD ARMORY BOARD

INST. NO. D18911136
D.R.T.C.T.

OWNER: VARIOUS

BLOCK 4,
MEADOWVIEW ADDITION
VOL. 388-Z, PG. 73
D.R.T.C.T.

OWNER:
VARIOUS

JN BARNETT
ADDITION
VOL. 388-E,
PG. 95
D.R.T.C.T.



City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

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PAGE 4 OF 8

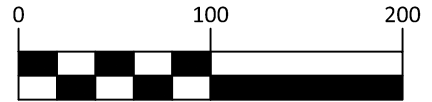
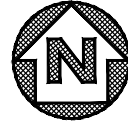
JAMES DeOTTE ENGINEERING, INC. · 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 · 817-446-6877
TBPE FIRM Reg. No. 8917 · TBLs Firm Reg. No. 101014-00

LEGEND:

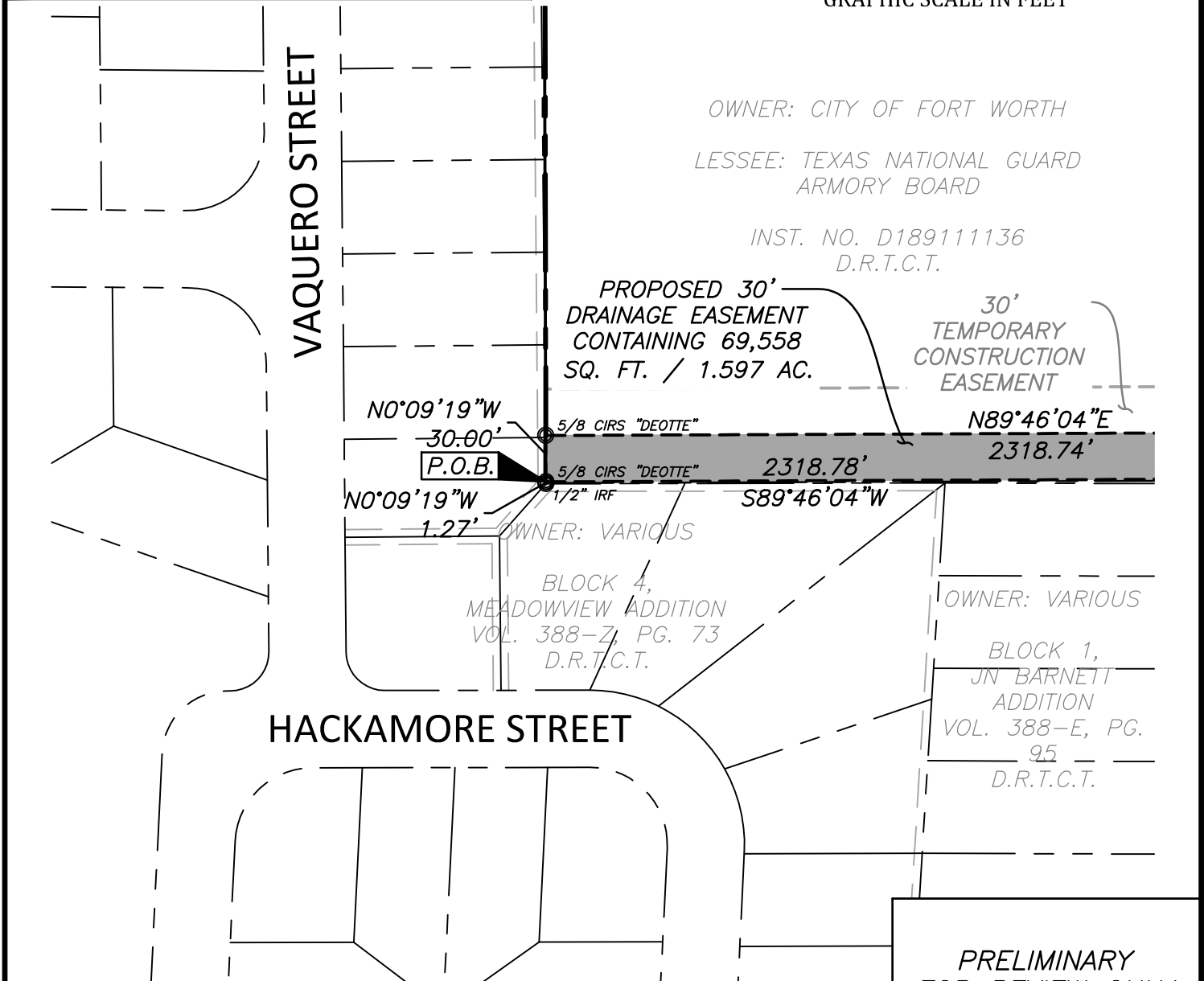
- PROPERTY BOUNDARY -----
- EX. EASEMENT -----
- PROP. EASEMENT ▬▬▬▬▬▬
- CAPPED IRON ROD SET CIRS
- IRON ROD FOUND IRF
- DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
- PLAT RECORDS TARRANT COUNTY TEXAS P.R.T.C.T.

EXHIBIT B

PAGE 5 OF 8



GRAPHIC SCALE IN FEET



City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

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PERMANENT 30' DRAINAGE EASEMENT

LAND ACQUISITION AREA: 69,558 SQ FT OR 1.597 AC

JDEI JOB No. 202002400

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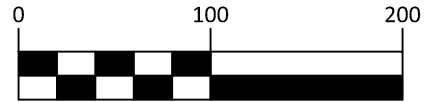
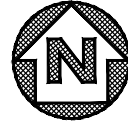
PROPERTY BOUNDARY 
 EX. EASEMENT 
 PROP. EASEMENT 
 CAPPED IRON ROD SET CIRS
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 DEED RECORDS TARRANT COUNTY TEXAS D.R.T.C.T.
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EXHIBIT B

PAGE 6 OF 8



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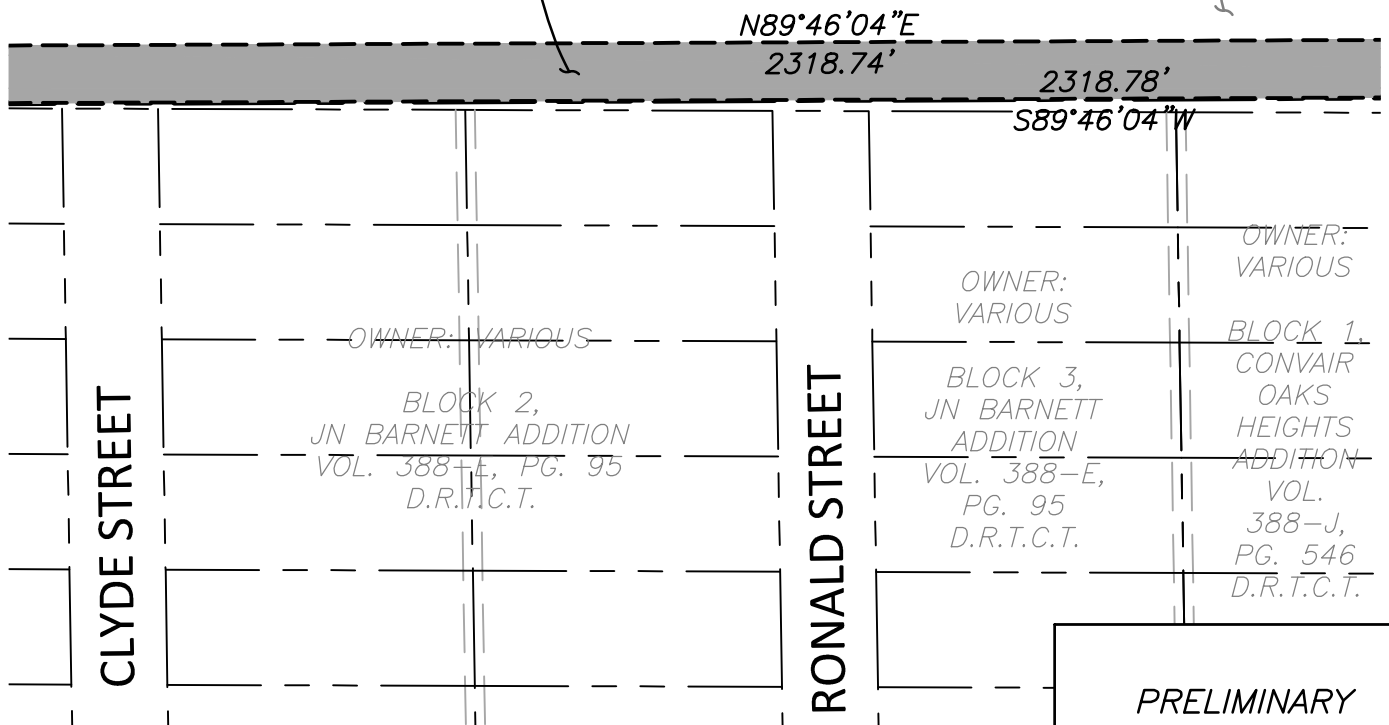
OWNER: CITY OF FORT WORTH

LESSEE: TEXAS NATIONAL GUARD
ARMORY BOARD

INST. NO. D189111136
D.R.T.C.T.

PROPOSED 30'
DRAINAGE EASEMENT
CONTAINING 69,558
SQ. FT. / 1.597 AC.

30'
TEMPORARY
CONSTRUCTION
EASEMENT



City of Fort Worth

200 TEXAS STREET
FORT WORTH, TX. 76102

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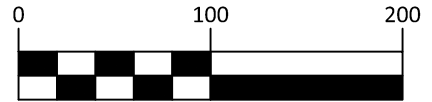
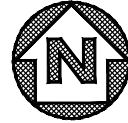
PROPERTY BOUNDARY 
 EX. EASEMENT 
 PROP. EASEMENT 
 CAPPED IRON ROD SET *CIRS*
 IRON ROD FOUND *IRF*
 DEED RECORDS TARRANT COUNTY TEXAS *D.R.T.C.T.*
 PLAT RECORDS TARRANT COUNTY TEXAS *P.R.T.C.T.*

EXHIBIT B

PAGE 7 OF 8



GRAPHIC SCALE IN FEET

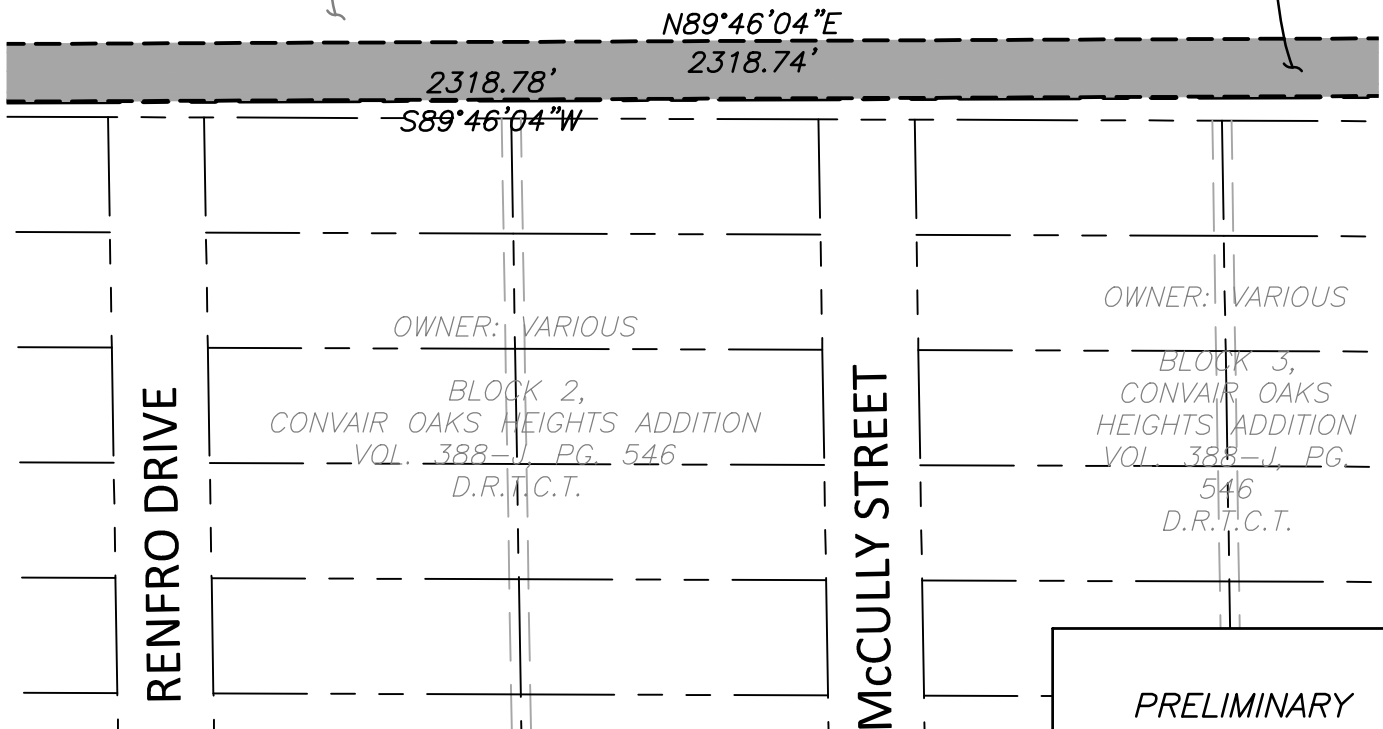
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LESSEE: TEXAS NATIONAL GUARD
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INST. NO. D189111136
D.R.T.C.T.

30'
TEMPORARY
CONSTRUCTION
EASEMENT

PROPOSED 30'
DRAINAGE EASEMENT
CONTAINING 69,558
SQ. FT. / 1.597 AC.



OWNER: VARIOUS

BLOCK 2,
CONVAIRE OAKS HEIGHTS ADDITION
VOL. 388-1, PG. 546
D.R.T.C.T.

BLOCK 3,
CONVAIRE OAKS
HEIGHTS ADDITION
VOL. 388-1, PG.
546
D.R.T.C.T.



City of Fort Worth

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FORT WORTH, TX. 76102

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PAGE 7 OF 8

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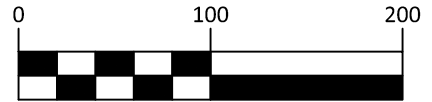
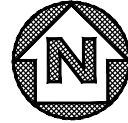
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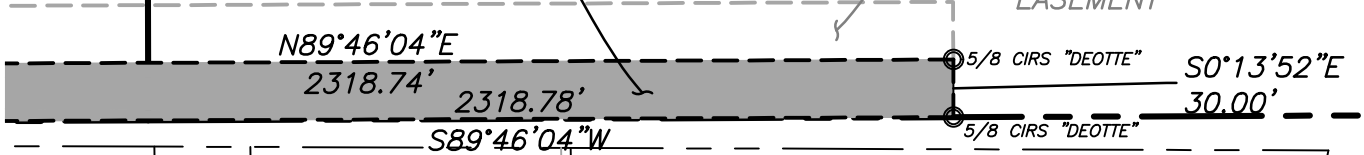
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EASEMENT



BOURLAND DRIVE

OWNER: VARIOUS
BLOCK 4,
CONVAIR OAKS
HEIGHTS ADDITION
VOL. 388-J, PG.
546
D.R.T.C.T.



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