



City of Saginaw

Meeting Date: 09/08/2015

Staff Contact:

Mark White

Agenda Item: 2b
(CC-0915-)

E-mail:

Director of Public Works

mwhite@saginawtx.org

Phone:

817-230-0500

SUBJECT: Action regarding Acceptance of Utility Easement for Lot 4, Block 1, BCI Addition from Bent Creek Investments

BACKGROUND/DISCUSSION:

This item is for acceptance of the utility easement for Lot 4, Block 1, BCI Addition from Bent Creek Investments. A new office building is being built west of Aldi's and one of the requirements for the project is the extension of the water supply. The details are included in the attached memo. There is no cost to the City for the easement.

FINANCIAL IMPACT:

There will be no financial impact.

RECOMMENDATION:

Staff recommends approval of the acceptance of the utility easement for Lot 4, Block 1, BCI Addition from Bent Creek Investments

Attachments

Memo from Mark White

To: Nan Stanford, City Manager

From: Mark White, Director of Public Works

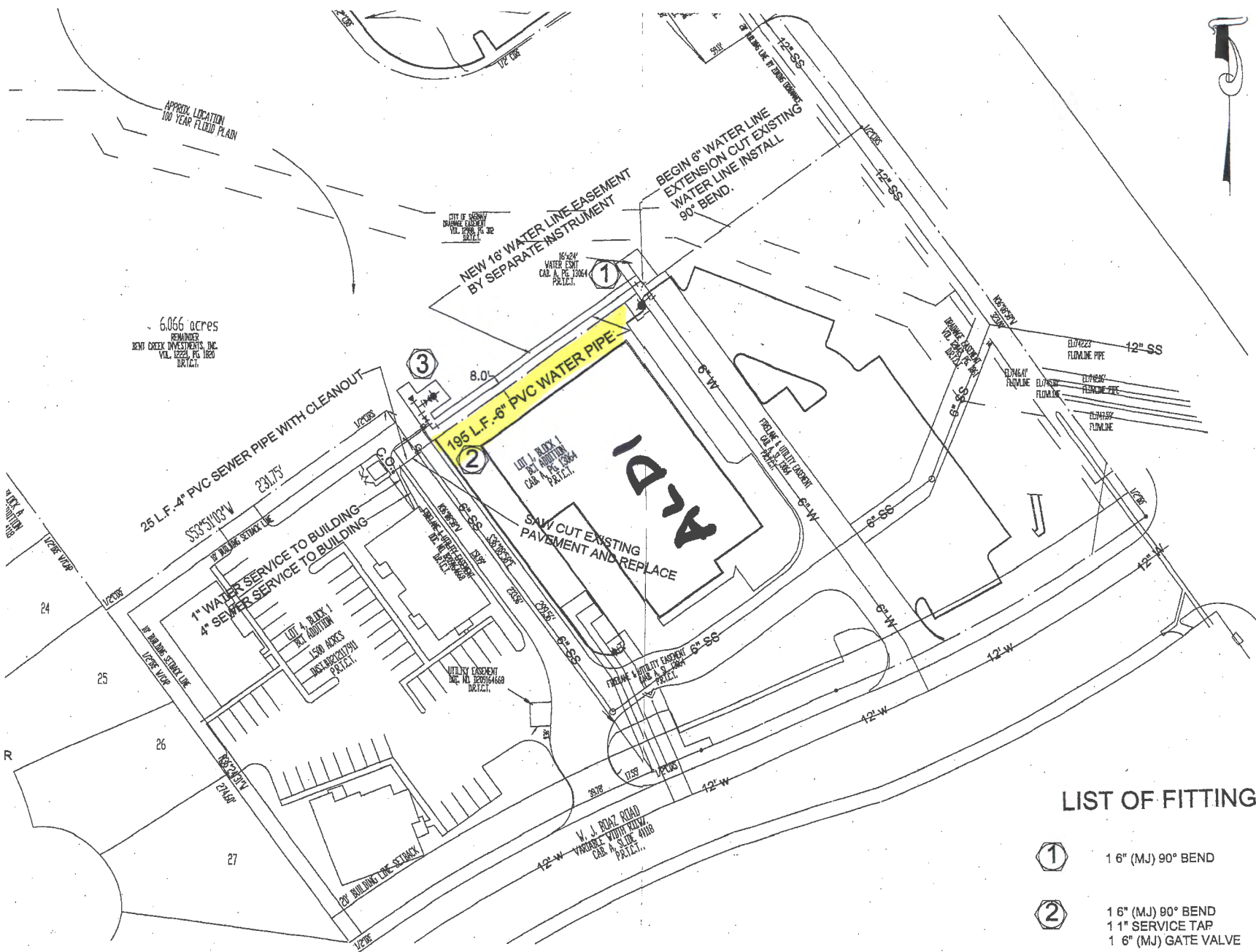
Subject: Consider Accepting Utility Easement for Lot 4, Block 1 BCI Addition

Date: September 2, 2015

Jim Hudson, a partner in Bent Creek Investments, is constructing a new office building west of Aldi's. The project requires an extension of the public water supply (195 linear feet of 6" PVC) for domestic supply as well as fire protection. The developer has proposed to "loop" together the existing water lines in the area (see attached drawing) and add a fire hydrant at his expense. The public water line should be placed in an easement and developer has executed an easement for this purpose.

There is no cost to the city for the easement.

Staff recommends the Council accept the easement.



LIST OF FITTING

- ① 1 6" (MJ) 90° BEND
- ② 1 6" (MJ) 90° BEND
1 1" SERVICE TAP
1 6" (MJ) GATE VALVE
- ③ 1 6" (MJ) TEE
2 6" (MJ) GATE VALVE
1 STD. FIRE HYDRANT

**CITY OF SAGINAW
UTILITY EASEMENT**

**THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §**

Jim Hudson, 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 0.093 acres, more or less, out of the J. Walker Survey, Abstract No. 1601, 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.

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Mayor Gary Brinkley, 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
_____, 2015.

Notary Public in and for the State of Texas

EXHIBIT "A"
VARIABLE WIDTH WATER EASEMENT

BEING a 0.093 acre tract of land in the J. Walker Survey, Abstract No. 1601, situated in Tarrant County, Texas, and being a portion of a certain tract of land described in deed to Bent Creek Investments, Inc., recorded in Volume 12221, Page 1820, Deed Records, Tarrant County, Texas. The bearings for this description are based on the bearings as they appear in Document Number D212117911, Plat Records, Tarrant County, Texas. Said 0.093 acre tract of land being described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with plastic cap found at the northeast corner of Lot 4, Block 1, BCI Addition, an addition to the City of Saginaw, Tarrant County, Texas, recorded in Document Number D212117911, Plat Records, Tarrant County, Texas;

THENCE over and across said Bent Creek Investments, Inc. tract, the following courses and distances;

North 36°04'05" West, a distance of 7.71 Feet to the POINT OF BEGINNING;

North 53°51'03" East, a distance of 23.50 Feet;

South 36°08'57" East, a distance of 9.25 Feet;

North 53°51'03" East, a distance of 15.00 Feet;

South 36°08'57" East, a distance of 17.25 Feet;


North 53°51'03" East, a distance of 160.89 Feet;

South 36°08'57" East, a distance of 16.00 Feet to the northwest line of Lot 1, Block 1, BCI Addition, an addition to the City of Saginaw, Tarrant County, Texas, recorded in Cabinet A, Page 13064, Plat Records, Tarrant County, Texas;

THENCE South 53°51'03" West, along said northwest line, a distance of 199.39 Feet to the northeast line of said Lot 4;

THENCE North 36°08'57" West, along said northeast line, a distance of 42.50 Feet to the POINT OF BEGINNING and containing a computed area of 0.093 Acres, more or less.

Compiled from field ties and record data on July 28, 2015 by Whitfield-Hall Surveyors. A survey exhibit of even survey date accompanies this description.



Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TBPLS Firm Reg. No. 10138500

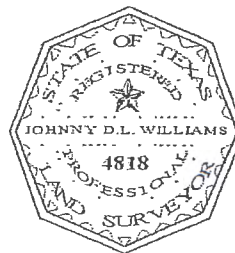


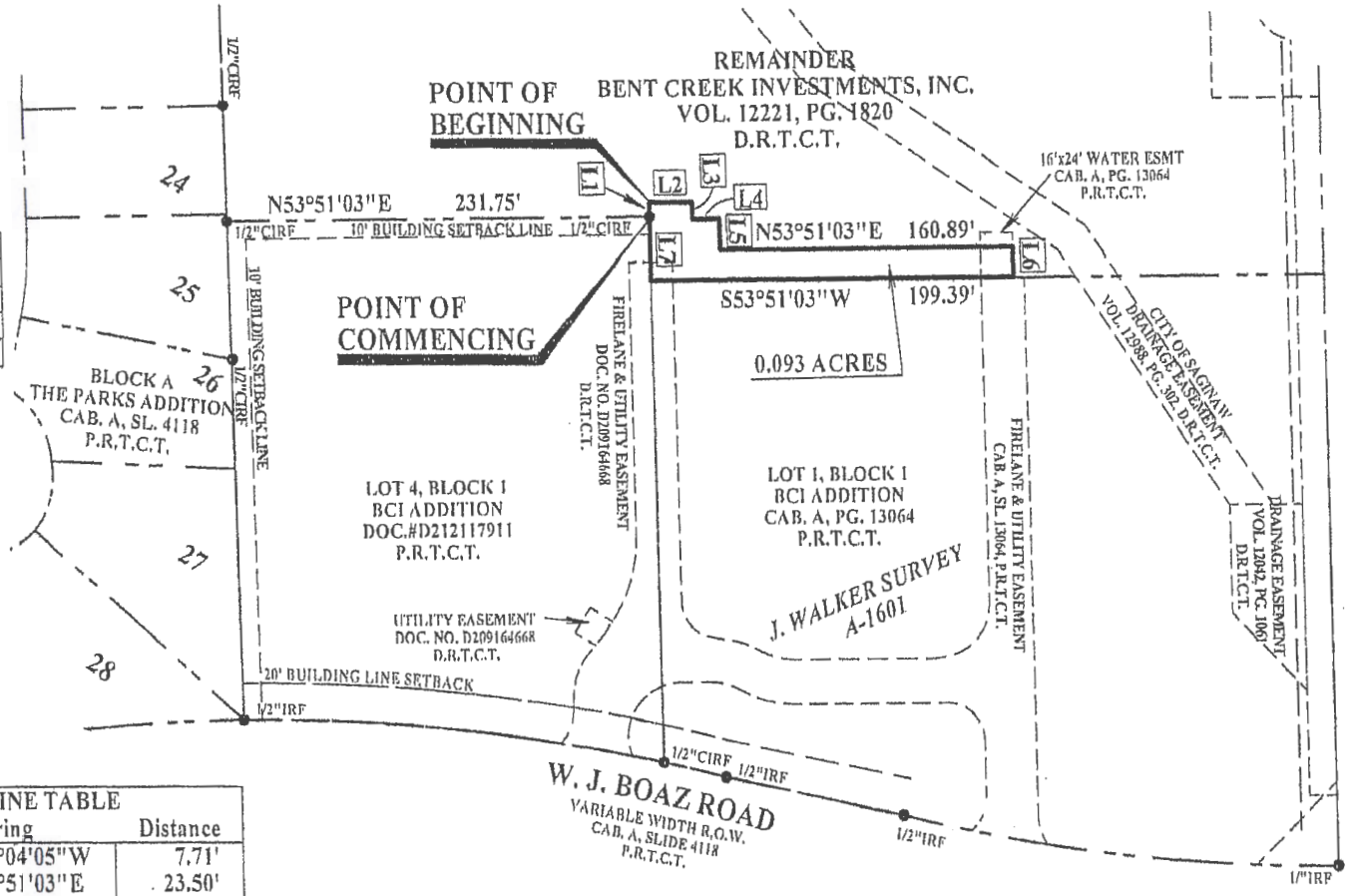
EXHIBIT "B"
Variable Width Water Easement



0 100
SCALE 1"=100'

LEGEND

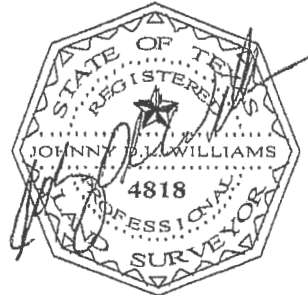
○	CAPPED I.R. SET
△	CONTROLLING MON.
□	FENCE CORNER
●	IRON ROD FND.
×	"X" IN CONC



LINE TABLE		
Id	Bearing	Distance
L1	N36°04'05"W	7.71'
L2	N53°51'03"E	23.50'
L3	S36°08'57"E	9.25'
L4	N53°51'03"E	15.00'
L5	S36°08'57"E	17.25'
L6	S36°08'57"E	16.00'
L7	N36°08'57"W	42.50'

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN DOCUMENT #D212117911, PLAT RECORDS, TARRANT COUNTY, TEXAS.
2. A PROPERTY DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS SKETCH.
3. THE MONUMENTS FOUND OR SET FOR THIS SURVEY ARE SUFFICIENT TO RETRACE THE BOUNDARY OF THE DEPICTED EASEMENT ON THE PLAT OF SURVEY.



07/28/2015

WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916

PCS 2012/12-017 Lot 3, BCI Addition/12-017 WATER EASEMENT .PCS