

**CPN 103113, CROWLEY ISD STADIUM
PARCEL # 3
HEMPHILL STREET
LOT 1, BLOCK 1, CROWLEY ISD ADDITION**

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

**CITY OF FORT WORTH
DRAINAGE FACILITY EASEMENT**

DATE: _____

GRANTOR: CROWLEY INDEPENDENT SCHOOL DISTRICT

GRANTOR'S MAILING ADDRESS (including County):
**512 PEACH STREET
CROWLEY, TARRANT COUNTY, TX 76036**

GRANTEE: CITY OF FORT WORTH

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

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: **CROWLEY INDEPENDENT SCHOOL DISTRICT (CROWLEY ISD)**

Leon J. Fisher
Executive Director

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 **Leon Fisher**, 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 Crowley ISD, and that he/she executed the same as the act of said Crowley ISD 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"

"DRAINAGE EASEMENT"

BEING 9.398 acres of land situated in the John Sise Survey, City of Crowley, Tarrant County, Texas, and being a portion of the remainder tract of land described in deed to the Crowley Independent School District, according to the deed filed in Instrument No. D206387276, Deed Records of Tarrant County, Texas (D.R.T.C.T.); and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch capped iron rod stamped "TNP", recovered in the south Right-of-Way (R-O-W) line of Hemphill Street (100 feet in width per the plat filed in Cabinet A, Slide 12602, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also being a northeast corner of the remainder of said Crowley I.S.D. tract, and also being a northwest corner of a tract of land described as Tract 1, Parcel A, and conveyed to Bloomfield Homes, L.P. , according to the deed filed in Instrument No. D220347026, D.R.T.C.T.;

THENCE S 89°48'53" W, along the south R-O-W line of said Hemphill Street, and along a north line of the remainder of said Crowley I.S.D. tract, a distance of 56.71 feet to a 5/8 inch capped iron rod stamped "TNP", recovered at the southwest corner of said Hemphill Street, also being a re-entrant corner of said Crowley I.S.D. tract;

THENCE along the west R-O-W line of said Hemphill Street, and along the east line of the remainder of said Crowley I.S.D. tract, the following courses and distances:

N 13°07'43" E, a distance of 184.68 feet to a 5/8 inch capped iron rod stamped "TNP", recovered at the beginning of a tangent curve to the left whose radius is 2444.50 feet, and whose long chord bears N 09°04'09" E, a distance of 346.10 feet;

Along said curve in a northeasterly direction through a central angle of 08°07'08", an arc length of 346.39 feet to a 1/2 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 1/2 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

THENCE over and across said Crowley I.S.D. tract, the following courses and distances:

N 49°35'10" W, a distance of 430.57 feet to a 1/2 inch iron rod set;

S 40°29'18" W, a distance of 30.00 feet to a 1/2 inch iron rod set;

N 57°01'24" W, a distance of 288.89 feet to a 1/2 inch iron rod set;

N 90°00'00" W, a distance of 414.70 feet to a 1/2 inch iron rod set;

N 00°00'00" E, a distance of 185.22 feet to a 1/2 inch iron rod set;

N 90°00'00" W, a distance of 203.65 feet to a 1/2 inch iron rod set at the beginning of a non-tangent curve to the right whose radius is 50.00 feet, and whose long chord bears N 46°00'50" W, a distance of 69.79 feet;

Along said curve in a northwesterly direction through a central angle of 88°31'00", an arc length of 77.25 feet to a 1/2 inch iron rod set at the end of said curve;

N 01°45'20" W, a distance of 260.88 feet to a 1/2 inch iron rod set at the beginning of a tangent curve to the right whose radius is 50.00 feet, and whose long chord bears N 44°41'20" E, a distance of 71.18 feet;

Along said curve in a northeasterly direction through a central angle of 90°45'59", an arc length of 79.21 feet to a 1/2 inch iron rod set at the end of said curve;

N 89°43'40" E, a distance of 199.81 feet to a 1/2 inch iron rod set;

N 00°15'32" W, a distance of 152.37 feet to a 1/2 inch iron rod set in the north line of said Crowley I.S.D. tract, also being in the south R-O-W line of W. Risinger Road (C.R. 1078, variable width);

THENCE N 89°55'22" E, along the north line of said Crowley I.S.D. tract, and along the south R-O-W line of said W. Risinger Road, a distance of 80.00 feet to a 1/2 inch iron rod set;

THENCE over and across said Crowley I.S.D. tract, the following courses and distances:

S 00°15'32" E, a distance of 152.10 feet to a 1/2 inch iron rod set;

N 89°43'40" E, a distance of 339.96 feet to a 1/2 inch iron rod set at the beginning of a tangent curve to the right whose radius is 50.00 feet, and whose long chord bears S 45°16'20" E, a distance of 70.71 feet;

Along said curve in a southeasterly direction through a central angle of 90°00'00", an arc length of 78.54 feet to a 1/2 inch iron rod set at the end of said curve;

S 00°16'20" E, a distance of 236.25 feet to a 1/2 inch iron rod set;

S 34°51'43" E, a distance of 436.78 feet to a 1/2 inch iron rod set;

S 40°29'18" W, a distance of 30.00 feet to a 1/2 inch iron rod set;

S 49°35'10" E, a distance of 416.17 feet to a 1/2 inch iron rod set in the west R-O-W line of said Hemphill Street, also being in the east line of the remainder of said Crowley I.S.D. tract, from which a 5/8 inch capped iron rod stamped "TNP", recovered in said line, bears along a curve to the left whose radius is 2444.50 feet, whose long chord bears N 02°07'26" E, a distance of 196.94 feet, in a northeasterly direction through a central angle of 04°37'02", an arc length of 196.99 feet, and being the beginning of a curve to the right whose radius is 2444.50 feet, and whose long chord bears S 04°43'16" W, a distance of 24.63 feet;

THENCE along said curve in a southwesterly direction along the west R-O-W line of said Hemphill Street, and along the east line of the remainder of said Crowley I.S.D. tract, through a central angle of 00°34'38", an arc length of 24.63 feet to the **POINT OF BEGINNING** and containing 409,384 square feet or 9.398 acres of land.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Date: April 29, 2021

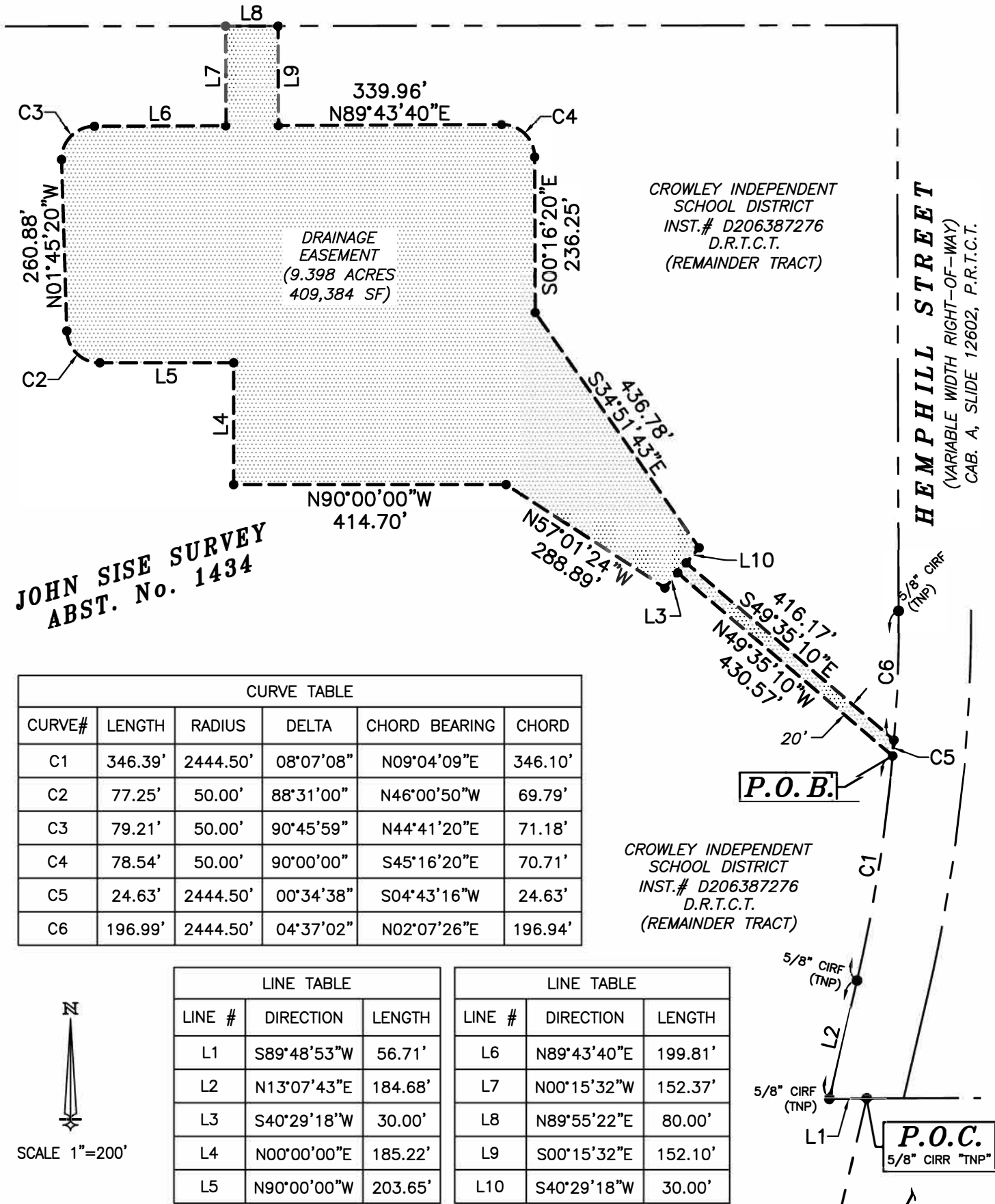
Theron W. Sims, R.P.L.S.
Texas Registration No. 5887

Surveyed on the ground

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.0001299130 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
a. Legal Description
b. Sketch

W. RISINGER ROAD (C.R. 1078)
(VARIABLE WIDTH RIGHT-OF-WAY)



CROWLEY INDEPENDENT SCHOOL DISTRICT
INST.# D206387276
D.R.T.C.T.
(REMAINDER TRACT)

CROWLEY INDEPENDENT SCHOOL DISTRICT
INST.# D206387276
D.R.T.C.T.
(REMAINDER TRACT)

BLOOMFIELD HOMES, L.P.
INST. #D220347026
D.R.T.C.T.
(TRACT 1, PARCEL A)

JOHN SISE SURVEY
ABST. No. 1434

P.O.B.

P.O.C.
5/8" CIRCF "TNP"

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	346.39'	2444.50'	08°07'08"	N09°04'09"E	346.10'
C2	77.25'	50.00'	88°31'00"	N46°00'50"W	69.79'
C3	79.21'	50.00'	90°45'59"	N44°41'20"E	71.18'
C4	78.54'	50.00'	90°00'00"	S45°16'20"E	70.71'
C5	24.63'	2444.50'	00°34'38"	S04°43'16"W	24.63'
C6	196.99'	2444.50'	04°37'02"	N02°07'26"E	196.94'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°48'53"W	56.71'
L2	N13°07'43"E	184.68'
L3	S40°29'18"W	30.00'
L4	N00°00'00"E	185.22'
L5	N90°00'00"W	203.65'

LINE TABLE

LINE #	DIRECTION	LENGTH
L6	N89°43'40"E	199.81'
L7	N00°15'32"W	152.37'
L8	N89°55'22"E	80.00'
L9	S00°15'32"E	152.10'
L10	S40°29'18"W	30.00'



SCALE 1"=200'

- NOTES:**
- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.0001299130 was used to scale grid coordinates and distances to surface.
 - Integral parts of this survey:
 - Legal Description
 - Sketch
 - is 1/2" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted

EXHIBIT "B"
DRAINAGE EASEMENT

Situated in the John Sise Survey, City of Crowley, Tarrant County, Texas, and a portion of a tract of land described to Crowley Independent School District by deed recorded in Instrument #D206387276, Deed Records of Tarrant County, Texas.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Theron W. Sims, R.P.L.S.
TEXAS REGISTRATION NO. 5887

DATE: APRIL 29, 2021

SURVEYED ON THE GROUND
OCTOBER 22, 2021

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT


teague nall & perkins
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.332.7756 fx
 www.tnpsc.com / TBPLS Registration No. 100116-00