

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CITY OF GRAND PRAIRIE WATER-WASTEWATER-DRAINAGE EASEMENT

1700 E IH 20, GRAND PRAIRIE, TX 75052

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF DALLAS

That **SGP LAND CORPORATION LLC**, a Texas Limited Liability Company, hereinafter referred to as "Grantor", whose address is **2316 SHACKLEFORD TRL, GRAND PRAIRIE, TEXAS 75052**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by the City of Grand Prairie, Texas, 300 West Main Street, Grand Prairie, Texas 75050, hereinafter referred to as "City", the receipt and sufficiency of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and do by these presents GRANT, SELL and CONVEY unto City, a water, wastewater and drainage easement, on, over and across all that certain tract or parcel of land described in **EXHIBIT "A"** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the same perpetually to said City, its successors and assigns, together with the right and privilege at any and all time to enter upon said easement for the purpose of construction or reconstruction on and maintenance of water, wastewater and drainage facilities within this easement; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; by, through or under Grantor but not otherwise.

This permanent easement shall be used by the City to access and maintain public water main, public wastewater main, and public storm sewer related facilities.

Grantor shall not be liable for any property damage and/or bodily injury caused by Grantee, its employees, contractors, invitees or other persons entering upon and utilizing the easement property that are acting by, through or under the direction of Grantee.

Grantor represents and warrants to City that Grantor is the sole owner of the fee simple title to the Easement Property. Grantor does hereby represent and warrant that there are no liens, attachments or other encumbrances which will affect the title or right of the Grantor to convey this deed and this easement to the City for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein and subordinating any such lien to the deed and the easement granted herein.

Grantor covenants that Grantor will not convey any other easement or conflicting rights within the Easement Property which unreasonably interfere with City's rights granted herein and provided that all such other conveyances comply with all applicable local, state and federal laws, ordinances, rules, regulations and/or requirements, as they exist, may be amended or in the future arising.

Grantor shall not place any improvement or take any action, permanent or temporary, on the Easement Property which may affect or interfere with, in any way, the rights granted herein. City may remove and keep removed any and all improvements to the extent necessary to make repairs to the Improvements. City will not be responsible for loss of improvements due its exercise of the rights granted herein.

The individuals executing this instrument on behalf of Grantor represents that all appropriate and necessary actions have been taken to authorize the individual who is executing this instrument to do so for and on behalf of Grantor, that there are no other parties or entities required to execute this instrument in order for the same to be an authorized and binding agreement on Grantor and that the individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

This instrument shall be binding on, and inure to the benefit of, City and Grantor and their respective successors or assigns.

[Signature Pages Follow]

EXECUTED this 13th day of March, 2026.

GRANTOR:

SGP LAND CORPORATION LLC,
a Texas Limited Liability company

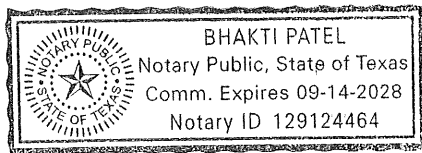
By: [Signature]
Name: JAIMIN D PATEL
Title: MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on the 13th day of March, 2026, by Jaimin Patel, managing member for **SGP LAND CORPORATION LLC**, a **Texas limited liability company**, and acknowledged to me that he executed said instrument for the purposes and considerations therein expressed, and as the act of said limited liability company.



Bhakti Patel
Notary Public in and for the State of Texas

EXECUTED this _____ day of _____, 2026.

AGREED AND ACCEPTED:
City of Grand Prairie, Texas

By: _____
Name: William A. Hills,
Title: City Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 2026, by William A. Hills, City Manager for the City of Grand Prairie, Texas, and acknowledged to me that he executed said instrument for the purpose and considerations therein expressed, and as the act of said municipality.

Notary Public in and for the State of Texas

EASEMENT DESCRIPTION

BEING a tract of land situated in the Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas and being part of a called 18.0800 acre tract of land described in Special Warranty Deed to SGP LAND CORPORATION LLC, recorded in Instrument No. 201900337300, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "JDJR" found for the northeast corner of said 18.0800 acre tract and the northwest corner of Lot 2, Block 1, Greenbriar South, an addition to the City of Grand Prairie according to the plat recorded in Volume 89247, Page 72, Deed Records, Dallas County, Texas, in the southwest right-of-way line of Interstate Highway No. 20 Service Road (a variable width right-of-way);

THENCE with said southwest right-of-way line of Interstate Highway No. 20 Service Road, the following courses and distances:

North 77°36'07" West, a distance of 325.90 feet to a concrete monument found for corner;

North 75°59'35" West, a distance of 137.13 feet to the **POINT OF BEGINNING**;

THENCE departing said southwest right-of-way line of Interstate Highway No. 20 Service Road, over and across said 18.0800 acre tract, the following courses and distances:

South 14°00'25" West, a distance of 332.03 feet to a point for the beginning of a tangent curve to the left with a radius of 50.00 feet, a central angle of 44°09'31", and a chord bearing and distance of South 08°04'20" East, 37.59 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 38.54 feet to a point for corner; South 30°09'06" East, a distance of 595.98 feet to a point for corner in the southeast line of said 18.0800 acre tract and the northwest line of a called 291.23 acre tract of land described in the Warranty Deed to DALLAS POWER & LIGHT COMPANY, recorded in Volume 1749, Page 174 of said Deed Records;

THENCE South 61°14'41" West, with said southeast line of the 18.0800 acre tract and said northwest line of the 291.23 acre tract, a distance of 30.01 feet to a point for corner;

THENCE departing said southeast line of the 18.0800 acre tract and said northwest line of the 291.23 acre tract, over and across said 18.0800 acre tract, the following courses and distances:

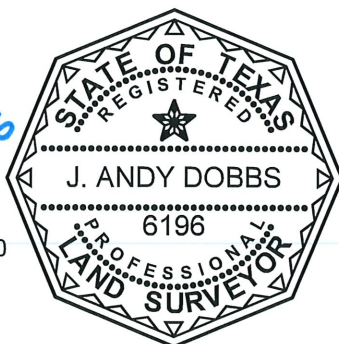
North 30°09'06" West, a distance of 627.70 feet to a point for corner;

North 14°00'25" East, a distance of 364.48 feet to a point for corner in said southwest right-of-way line of Interstate Highway No. 20 Service Road, from which a concrete monument found bears North 75°59'35" West, a distance of 308.01 feet;

THENCE South 75°59'35" East, with said southwest right-of-way line of Interstate Highway No. 20 Service Road, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 29,462 square feet or 0.6764 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).


J. ANDY DOBBS DATE 3-30-26
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PH. (469) 718-8849
andy.dobbs@kimley-horn.com



WATER-WASTEWATER-DRAINAGE EASEMENT
BENJAMIN F. SMITH SURVEY, ABSTRACT NO. 1377
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

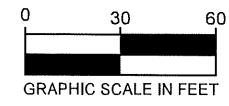
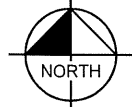
Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226

FIRM # 10115500

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	Jan. 2026	064653001	1 OF 2



INTERSTATE HIGHWAY NO. 20
SERVICE ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

CMF
N75°59'35"W
308.01'
TEXAS UTILITIES
ELECTRIC CO.
VOL. 94073, PG. 57
VOL. 94037, PG. 1308
D.R.D.C.T.

20' UTILITY & PRIVATE
INGRESS/EGRESS EASEMENT
VOL. 2001019, PG. 1
D.R.D.C.T.

P.O.B.
S14°00'25"W
332.03'

CALLLED 18.0800 ACRES
SGP LAND CORPORATION LLC
INST. NO. 201900337300
O.P.R.D.C.T.
BENJAMIN F. SMITH SURVEY,
ABSTRACT NO. 1377

LOT 2, BLOCK 1
GREENBRIAR SOUTH
VOL. 89247, PG. 72
D.R.D.C.T.

LOT 1, BLOCK 1
GREENBRIAR SOUTH
VOL. 89247, PG. 72
D.R.D.C.T.

N77°36'07"W
325.90'
P.O.C.
5/8" IRFC "JDJR"

**WATER-
WASTEWATER-
DRAINAGE
EASEMENT
0.6764 ACRES
29,462 SQ. FT.**

N14°00'25"E
364.48'

Δ=44°09'31"
R=50.00'
L=38.54'
CB=S8°04'20"E
C=37.59'

15' PRIVATE INGRESS
& EGRESS EASEMENT
VOL. 2001019, PG. 1
D.R.D.C.T.

15' INGRESS &
EGRESS EASEMENT
NEXTEL OF TEXAS
VOL. 99028, PG. 4005
D.R.D.C.T.

"FUTURE WESTCHESTER
PARKWAY R.O.W."
70' R.O.W. SHOWN ON
GREENBRIAR SOUTH PLAT
(VOL. 98247, PG. 72, M.R.D.C.T.)
AND GREENBRIAR SOUTH
ADDITION PLAT
(VOL. 2001019, PG. 1, M.R.D.C.T.)
NO RECORD DOCUMENT FOUND

N30°09'06"W
627.70'

S30°09'06"E
595.98'

CALLLED 291.23 ACRES
DALLAS POWER &
LIGHT COMPANY
VOL. 1749, PG. 174
D.R.D.C.T.

15' SANITARY
SEWER EASEMENT
VOL. 90179, PG. 3465
D.R.D.C.T.

25' TEMPORARY
CONSTRUCTION EASEMENT
VOL. 90179, PG. 3465
D.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S61°14'41"W	30.01'
L2	S75°59'35"E	30.00'

NOTES

Bearing system based on the State
Plane Coordinate System of 1983,
Texas North Central Zone (4202),
North American Datum of 1983 (2011).

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
CMF = CONCRETE MONUMENT FOUND
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
SQ. FT. = SQUARE FOOT
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

WATER-WASTEWATER-DRAINAGE EASEMENT
BENJAMIN F. SMITH SURVEY, ABSTRACT NO. 1377
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	ECB	JAD	Jan. 2026	064653001	2 OF 2