

AFTER RECORDING, RETURN TO:

City Secretary
CITY OF SANGER
P.O. Box 1729
Sanger, Texas 76266

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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

DONATION RIGHT OF WAY WARRANTY DEED

(Prepared Without Benefit of Title Examination)

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

That **JOSHUA MICHAEL MCCLURKAN** and **KATIE LAYNE MCCLURKAN** (collectively, "Grantor"), whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by the **CITY OF SANGER**, a Texas municipal corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day DONATED, and by these presents does GRANT, GIVE, and CONVEY unto the said Grantee all the real estate described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof ("ROW Tract").

The warranty contained herein is subject to: (i) any and all mineral reservations, restrictions, covenants, conditions and easements, if any, relating to the above-described property, but only to the extent that they are still in effect and shown of record in Denton County, Texas; and (ii) all zoning law regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect and relate to the above-described property.

There are no liens, attachments, or other encumbrances which will affect the title or right of Grantor to convey this easement to Grantee 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 or encumbrance to the easement granted herein.

Notwithstanding Grantor's present intent to convey the ROW Tract to Grantee, it is specifically understood that this conveyance shall not be effective and binding upon Grantee until such time as Grantee accepts the conveyance as reflected by Grantee's signature on this document below and Grantee exercises control over the ROW Tract. Nothing contained herein shall require Grantee to accept the conveyance of the ROW Tract.

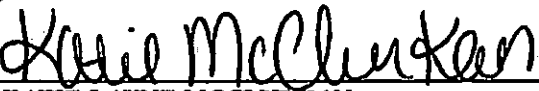
TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anyway belonging to such premises unto the said Grantee, Grantee's successors, and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof.

[Signature pages follow]

WITNESS THE GRANTOR'S HAND this 16 day of June, 2020

OWNER:

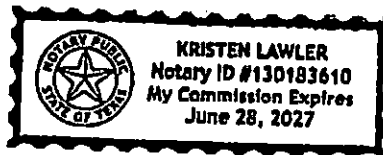

JOSHUA MICHAEL MCCLURKAN

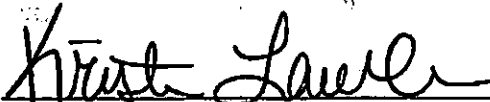

KATIE LAYNE MCCLURKAN

STATE OF TEXAS

COUNTY OF Denton

This instrument was acknowledged on this the 16th day of June, 2020 by Joshua Michael McClurkan.



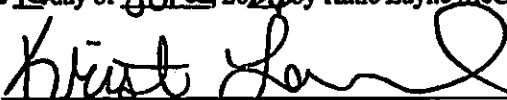

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Denton

This instrument was acknowledged on this the 16th day of June, 2020 by Katie Layne McClurkan.




Notary Public, State of Texas

ACCEPTED:

CITY OF SANGER

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

Printed Name: _____
Title: _____
Office of the City Attorney

STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged on this the ____ day of _____, 20____, by _____, as the _____ of the ***CITY OF SANGER***, a Texas municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

CONSENT

THIS CONSENT is entered into by [] ("**Lender**"), as the beneficiary under that certain [Deed of Trust] executed by [], as Grantor, to [], as trustee for the benefit of Lender, as beneficiary, filed [], recorded as Document No. [] in the Official Public Records of Denton County, Texas (the "**Security Document**"), which Security Document encumbers the ROW Tract as defined in that certain Donation Right of Way Warranty Deed dated on or about the date hereof (the "**Agreement**"), to which this Consent is attached. Lender consents to the Grantor's execution and delivery of the Agreement.

[Signature page follows]

Lender has executed this Consent by its duly authorized representative as of the 16th day of June, 2026.



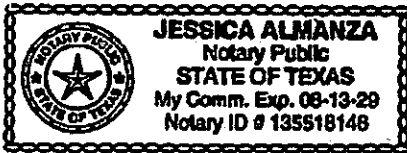
By: _____
Name: Andre Anthony Caroly
Title: _____

STATE OF Texas
COUNTY OF TARRANT

§
§
§

This instrument was acknowledged before me on by Andre A. Caroly, the 16th day of June, 2026, on behalf of such entity.

GIVEN UNDER MY HAND AND SEAL OR OFFICE this 16th day of June, 2026.



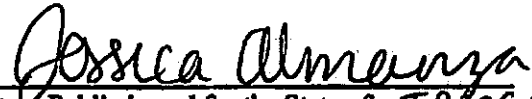

Notary Public in and for the State of Texas
Printed Name: Jessica Almanza

EXHIBIT A TO DONATION RIGHT OF WAY WARRANTY DEED

DESCRIPTION OF ROW TRACT

BEING A 0.156 ACRE TRACT OF LAND SITUATED IN THE HENREY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS, AND BEING PART OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JOSHUA MICHAEL MCCLURKAN AND KATIE LAYNE MCCLURKAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-64447, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID 0.156 ACRE TRACT, BEARING BASIS BEING GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 3.000 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 40' RIGHT-OF-WAY DEDICATION OF INDIAN CREEK ADDITION, LOTS 1-5, BLOCK A, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-75, PLAT RECORDS, DENTON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID INDIAN CREEK ADDITION. SAID POINT BEING IN THE SOUTH LINE OF A 246.36 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO ELADA DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2026-47028, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTER OF BELZ ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 56 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID 3.000 ACRE TRACT AND THE COMMON WEST LINE OF SAID INDIAN CREEK ADDITION, A DISTANCE OF 26.85 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD WITH CAP STAMPED "AAS RPLS 4857" FOUND FOR THE SOUTHEAST CORNER OF SAID 3.000 ACRE TRACT AND A COMMON SOUTHWEST CORNER OF SAID INDIAN CREEK ADDITION, BEARS SOUTH 00 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 488.35 FEET;

THENCE, NORTH 88 DEGREES 25 MINUTES 43 SECONDS WEST, OVER AND ACROSS SAID 3.000 ACRE TRACT, A DISTANCE OF 253.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER. SAID POINT BEING ON THE WEST LINE OF SAID 3.000 ACRE TRACT AND THE COMMON EAST LINE OF A 3.000 ACRE TRACT OF LAND CONVEYED TO TOMMY GARLAND AND CAROLYN GARLAND, AS RECORDED IN VOLUME 1214, PAGE 90, DEED RECORDS, DENTON COUNTY, TEXAS;

EXHIBIT B TO DONATION RIGHT OF WAY WARRANTY DEED

DEPICTION OF ROW TRACT

