

**UTILITY EASEMENT  
CORPORATE or PARTNERSHIP**

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, FR Extex, LLC, a Texas Limited Liability Company, by RTT Financial, Inc., a Texas Corporation, its sole Member, by Helen Wooten, its Vice President, the Owner(s), of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, "Grantor," in consideration of the sum of One Dollar (\$1.00), cash in hand, receipt of which is acknowledged, do hereby assign, grant and convey to the City of Broken Arrow, Tulsa County, Oklahoma, a municipal corporation, its successors and assigns, "Grantee" an easement and right of way over and across the following described real property and premises, situated in Tulsa County, State of Oklahoma, to wit:

See Exhibits "A.1" and "A.2" attached hereto and made a part of this Easement grant by reference:

with right of ingress and egress to and from the same, for the purpose of constructing, maintaining, operating, and replacing utility lines and appurtenances.

Grantor agrees not to build or construct any building or buildings upon the Permanent Easement area. However, Grantor expressly reserves the right to build and construct sidewalks, streets and driveways, water mains, gas lines, electrical lines, and other public service facilities across said premises herein described.

There is further granted the right to remove any tree or parts of trees, which in the judgment of the Grantee may interfere with the construction of the applicable utilities.

TO HAVE AND TO HOLD such easement and right-of-way unto the City of Broken Arrow, Oklahoma its successors and assigns, forever.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed this 4<sup>th</sup> day of March, 2024.

FR Extex, LLC, a Texas Limited Liability Company (Grantor)  
By: RTT Financial, Inc., a Texas Corporation, its sole Member

Corporate name



By: Helen Wooten, its Vice President

STATE OF TEXAS )  
 ) SS  
COUNTY OF DALLAS )

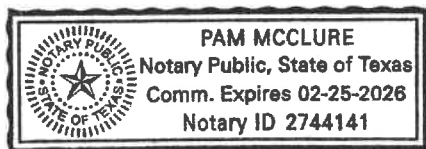
CORPORATE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of MARCH, 2024, personally appeared Helen Wooten, to me known to be the identical person who executed the foregoing instrument, as Vice President of RTT Financial, Inc., a Texas Corporation, as sole Member of FR Extex, LLC, a Texas Limited Liability Company, and acknowledged to me that she executed the same as her free and voluntary act and deed, and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Expires: 02/25/2026

Pam McClure  
Notary Public



Approved as to Form:

Approved as to Substance:

\_\_\_\_\_  
Asst. City Attorney

\_\_\_\_\_  
City Manager

Engineer: \_\_\_\_\_ checked: \_\_\_\_\_  
Project: \_\_\_\_\_

# Exhibit "A.1"

## Subject Property

### 20' Utility Easement

#### Description

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4 SW/4; THENCE SOUTH 1°12'53" EAST AND ALONG THE WEST LINE OF THE NE/4 SW/4, FOR A DISTANCE OF 648.39 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°35'40" EAST FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 1°12'53" EAST FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°35'40" WEST FOR A DISTANCE OF 150.00 FEET; THENCE NORTH 1°12'53" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

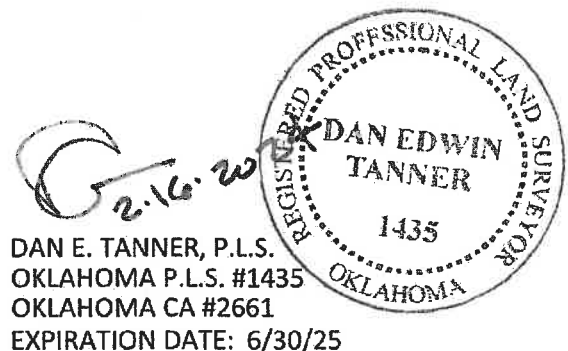
SAID TRACT CONTAINING 3,000 SQUARE FEET OR 0.069 ACRES.

#### Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

#### Certification

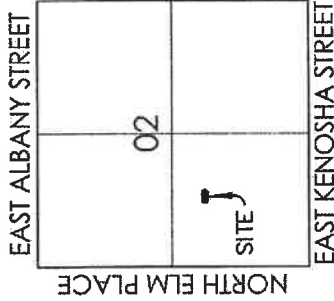
I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE UTILITY EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



# Exhibit "A.2"

## Subject Property

### 20' Utility Easement Exhibit



## Location Map

POINT OF COMMENCEMENT

NW CORNER NE/4 SW/4

SECTION 02, T-18-N, R-14-E

NORTH LINE NW/4 SW/4

SOUTH LINE SW/4 NW/4

NORTH LINE NW/4 SW/4

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FERGUSON MANAGEMENT  
GROUP, LLC

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FR EXTEX LLC

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CHARLES A & E ANNE  
MCWILLIAMS TRUST

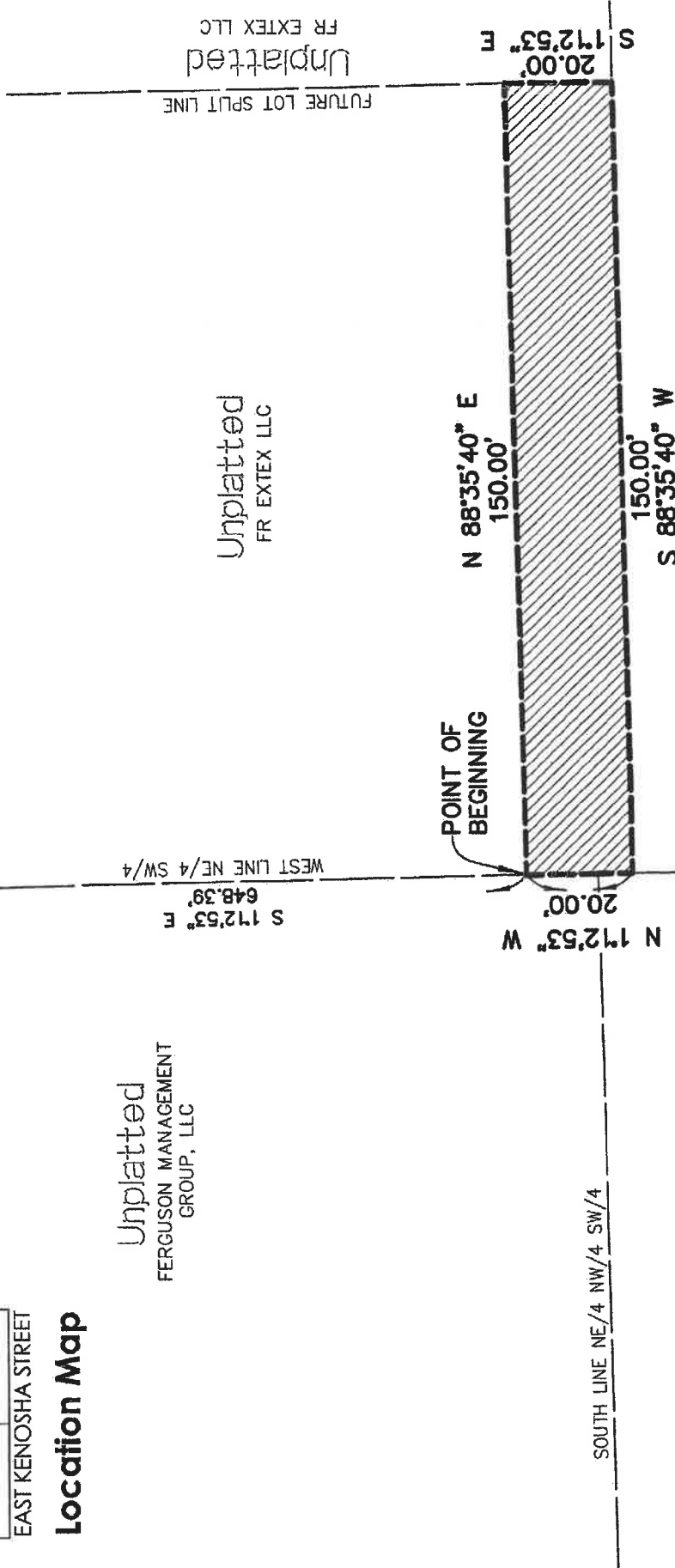
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CITY OF BROKEN ARROW

LEGEND

BK BOOK  
PG PAGE

02/13/2024 ELEA 21136EX\_SOUTH UE

**Tanner Consulting LLC**  
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929



# Traverse Closure

## Crandall's Method

Project: 21136 West Oakland Place South Utility

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:									
1	88.3540	NE	150.00		5,000.0000	5,000.0000		5,000.0000	5,000.0000
2	1.1253	SE	20.00		5,003.6794	5,149.9549	150.000	5,003.6793	5,149.9548
3	88.3540	SW	150.00		4,983.6839	5,150.3789	20.000	4,983.6838	5,150.3788
End	1.1253	NW	20.00		4,980.0045	5,000.4240	150.000	4,980.0044	5,000.4239
					5,000.0000	5,000.0000	20.000	5,000.0000	5,000.0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
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					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
4					5,000.0000	5,000.0000			
Ending Coordinates:									

Total Traverse Length:		340.00	
Closure:	12.5427 SW	Perfect	Closure Precision
Closure Area:		2,999,983 SF	0.069 Acres

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