

Exhibit "B"
Quit Claim Deed

QUIT CLAIM DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

That the City of Mansfield, County of Tarrant, State of Texas (Grantor), after careful study and consideration, has determined that an approximate 10 foot sanitary sewer line easement, identified as "Right of Way Easement" and located on an approximate 11.49 acre tract of land out of the Thos. J. Hanks Survey, Abstract 644, Tarrant County Texas, such Right-of-Way Easement being recorded at Volume 7290, Pages 68 and 69, Tarrant County Land Records, and located within the Retta Estates subdivision, hereafter more specifically described in Exhibit "A", the "Easement", is not being used by, nor useful or convenient to the public in general; therefore, pursuant to City of Mansfield Ordinance No. _____ abandoning Grantor's right, title and interest, if any, in the Easement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, vacate, abandon and forever quitclaim unto Retta 23 Development Group, LLC, and any and all heirs, legal representatives or assigns, (Grantee) all of its right, title and interest in and to the Easement described in Exhibit "A", attached hereto and incorporated herein.

SAVE AND EXCEPT all oil, gas and other minerals in, on or under said land as heretofore reserved by prior grantors and all other easements or delineated encumbrances presently located on the aforementioned property are hereby reserved.

TO HAVE AND TO HOLD all of its right, title and interest in and to the above described right-of-way easement unto the said Grantee, heirs and assigns forever, so that neither Grantor nor its heirs, legal representatives or assigns shall have, claim or demand any right or title to the aforesaid right-of-way easement, premises or appurtenances or any part thereof.

Signature Page Follows

EXECUTED this ____ day of _____, 2025.

CITY OF MANSFIELD

By: _____
Michael Evans, Mayor

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 20__, by Michael Evans, Mayor of the City of Mansfield, Texas, a home rule municipality, on behalf of said municipality.

Notary Public

AFTER RECORDING RETURN TO:

City of Mansfield
Attn: City Secretary
1200 E. Broad St.
Mansfield, Texas 76063

Exhibit "A"
Easement

Exhibit A

ROW Form 3, Sept. 81	TARRANT COUNTY Right-of-Way Easement	B81-UC-48-0001 Page 1 Project # <u>B81-46-15</u> Parcel # <u>2</u>
STATE OF TEXAS } COUNTY OF TARRANT }	KNOW ALL MEN BY THESE PRESENTS:	3000 5:15:11 2 00 W.D. (5/07/82)
THAT <u>Hattie Mae Taylor</u>		
of <u>Mansfield, Tarrant County, Texas</u> in consideration of the		
sum of <u>Four Hundred Fifty-Five and No/100</u> Dollars (\$ <u>455.00</u>)		
and other good and valuable consideration in hand paid by Tarrant County, acting through		
its Commissioners' Court, the receipt of which is hereby acknowledged, and for which no		
lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell		
and Convey unto Tarrant County a permanent easement for the purposes of <u>Drainage, laying</u>		
<u>out, opening, constructing, operating, maintaining, and reconstructing a sanitary</u>		
<u>sewer line</u> facility thereon, together with the necessary incidents and		
appurtenances thereto, in, along, upon, under and across the following described property		
in the County of Tarrant, State of Texas, and being more particularly described as follows,		
to wit:		
Being a 11.49 acre tract of land out of the <u>T. J. Hanks Survey,</u>		
<u>Abstract 644, as described in deed recorded in Volume 3483, Page 19,</u>		
<u>DRTCT and in Affidavit of Heirship recorded in Volume 6492, Page 493,</u>		
<u>DRTCT.</u>		
The easement hereby granted on the above tract is described as a 10		
foot wide strip of land whose centerline begins at a point in the		
west line of said Hattie Mae Taylor tract and the west line of said		
<u>T. J. Hanks Survey, said point being S 10° 11' E 834.0 from the north-</u>		
<u>west corner of the T. J. Hanks Survey and 5.0 feet from the most westerly</u>		
<u>northwest corner of said Hattie Mae Taylor tract and said point being in</u>		
<u>the center of Mansfield North Road (County Road No. 2062);</u>		
<u>THENCE N 60° 10' E 1336.0 feet to a point for a corner;</u>		
<u>THENCE S 29° 21' E 80.0 feet east of and parallel to the east line of</u>		
<u>said Hattie Mae Taylor tract, 80.0 feet to a point for a corner;</u>		
<u>THENCE N 60° 10' E 80.0 feet to a point in the east line of said Hattie</u>		
<u>Mae Taylor tract.</u>		
it is hereby agreed that Grantors retain title to all of the oil, gas, sulphur and		
other mineral interests in and under said land but waive any and all rights to the use		
of the surface for the purposes of exploring, developing, mining or drilling for the same.		
TO HAVE AND TO HOLD said permanent easement with all and singular the rights, priv-		
ileges and appurtenances thereto in any manner belonging unto the said Tarrant County forever.		
IN WITNESS WHEREOF, this instrument is executed on the <u>6</u> day of <u>May</u> 19 <u>82</u> .		
_____		<u>Hattie Mae Taylor</u> Hattie Mae Taylor
CE-11 CRC:mas		WL 7290 HSE 68

Unofficial Copy

000066

SINGLE ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, R. Soloski, a notary public in and for the State of Texas, on this day personally appeared Mattie Mae Taylor known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 6th day of May A.D. 1982.



CORPORATION ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF

BEFORE ME, a notary public in and for the State of Texas on this day personally appeared of known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said a corporation and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the day of A.D. 19



D228223982
ASSIGNMENT
Figures 4
Fees: \$0.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
12/13/2024 02:21 PM
Maryloue Mendenhall
COUNTY CLERK

Return to: R. SOLOSKI
Tarrant County Dept. of Public
Works
307 Administration Bldg.
1001 Administration Center
Fort Worth, TX 76102

Contract Project No. 881-46-15
Name of Property: 5001 W. 65
Between: Kozloski, Robt
Manifestation: Right of Way

Right-of-Way Easement

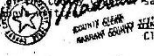
Date MAY 6 1982
Name Mattie Mae Taylor
Filed for Record TARRANT COUNTY TEXAS
A.D. 19 at o'clock M.
Recorded day of
A.D. 19 in Tarrant, County, Texas,
Record of Deeds, Book Page Clerk Deputy

ENDORSEMENTS

STATE OF TEXAS)
COUNTY OF)

I, County Court of said County, do hereby certify that the foregoing instrument was duly recorded in my office on the day of A.D. 19 with its authentication, which was duly recorded in my office on the day of A.D. 19 at o'clock M. and duly recorded this the day of A.D. 19 on Page in Volume in the Deed Records of said County.

Witness my hand and seal of office, Tarrant County, at office in Fort Worth, Texas, the day and year last above written.



By Deputy.