

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 # B81-46-15
Parcel # 2

STATE OF TEXAS } KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT }
THAT _____ of Mansfield, Tarrant County, Texas in consideration of the
sum of Four Hundred Fifty-Five and No/100 Dollars (\$ 455.00)
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 purpose of surveying, laying
out, opening, constructing, operating, maintaining, and reconstructing a sanitary
sewer line facility thereon, together with the necessary incidental 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 T. J. Hanks Survey,
Abstract 644, as described in deed recorded in Volume 3483, Page 19,
DRTCT and in Affidavit of Heirship recorded in Volume 6492, Page 493,
DRTCT.

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
T. J. Hanks Survey, said point being S 30° 11' E 834.0 from the north-
west corner of the T. J. Hanks Survey and 5.0 feet from the most westerly
northwest corner of said Hattie Mae Taylor tract and said point being in
the center of Mansfield Retta Road (County Road No. 2062);

THENCE N 60° 10' E, 17.8 feet to a point for a corner;
THENCE S 29° 21' E, 5.0 feet west of and parallel to the east line of
said Hattie Mae Taylor tract, 80.0 feet to a point for a corner;
THENCE N 60° 10' E, 5.8 feet to a point in the east line of said Hattie
Mae Taylor tract.

UNNOTED

It is hereby agreed that Grantees 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 6 day of May 1982.

Hattie Mae Taylor
Hattie Mae Taylor

WL 7290 MX 68

CE-11
GRC-1845

000061

