

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

INGRESS – EGRESS AND ACCESS EASEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TARRANT

THAT, **CITY OF MANSFIELD (Grantor)**, acting by and through the undersigned, their duly authorized representative, of the County of Tarrant, State of Texas, for and in consideration of ONE DOLLAR, and other good and valuable considerations paid by Mansfield Independent School District (Grantee), of Tarrant County, Texas, receipt of which is hereby acknowledged, does hereby grant, bargain and convey to said Mansfield Independent School District, its successors and assigns, an **INGRESS – EGRESS AND ACCESS EASEMENT** and the right and privilege at any and all times, to enter said premises, or any part thereof, as is necessary to the proper use of any other right granted herein, in, upon and across that certain tract or parcel of land in Tarrant County, Texas, being described as follows:

EXHIBITS "A" and "B", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Mansfield Independent School District, its successors and assigns.

WITNESS MY HAND, this the ____ day of _____, 2016.

CITY OF MANSFIELD

By:

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for The State of Texas
Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION
INGRESS – EGRESS AND ACCESS EASEMENT

BEING a 20 foot wide strip of land located in the WILLIAM C. PRICE SURVEY, Abstract No. 1240, Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to the City of Mansfield, by the deed recorded in Volume 5352, Page 100, of the Deed Records of Tarrant County, Texas. Said 20 foot wide strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East boundary line of said City of Mansfield Tract at its intersection with the South right-of-way line of Magnolia Street, and said POINT OF BEGINNING being the Northwest corner of Lot 1, Block 1, Parking Lot Addition, to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D213126039, of the Plat Records of Tarrant County, Texas;

THENCE S 09° 20' 01" E 71.55 feet, along the West boundary line of said Lot 1 and the East boundary line of said City of Mansfield Tract, to a point;

THENCE S 03° 24' 16" E 165.58 feet, to a point;

THENCE S 65° 39' 59" W 32.36 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the North corner of the 3.2 acre tract of land conveyed to Mansfield Independent School District, by the deed recorded in Volume 3412, Page 447, of the Deed Records of Tarrant County, Texas, and the Southeast corner of Proposed Lot 2R, Block 1, Mansfield Utility Operations;

THENCE along the East boundary line of said Proposed Lot 2R, as follows:

1. N 27° 16' 01" W 5.33 feet, to a ½" iron rod marked "Brittain & Crawford" set;

2. N 09° 20' 01" W 15.20 feet, to a point;

THENCE N 65° 39' 59" E 14.93 feet, to a point;

THENCE N 03° 24' 16" W 150.78 feet, to a point;

THENCE N 09° 20' 01" W 68.98 feet, to a point in the South right-of-way line of aforesaid Magnolia Street;

THENCE EASTERLY 20.06 feet, along the South right-of-way line of said Magnolia Street, with a curve to the left, having a radius of 746.20 feet, a central angle of 01° 32' 25", and a chord bearing N 76° 16' 07" E 20.06 feet, to the POINT OF BEGINNING containing 0.116 acre (5,053 square feet) of land.

EXHIBIT "B"

MAGNOLIA STREET
60' WIDE RIGHT-OF-WAY

WILLIAM C. PRICE
SURVEY, A-1240

$\Delta=1^{\circ}32'25''$
 $L=20.06'$, $R=746.20'$
 $CH=N 76^{\circ}16'07'' E$
20.06'

POINT OF
BEGINNING

NORTHWEST CORNER
OF PARKING LOT
ADDITION

LOT 1, BLOCK 1
PARKING LOT ADDITION
CC# D213126039
P.R.T.C.T.

**PROPOSED
LOT 1R**

LOT 1, BLOCK 1
MANSFIELD UTILITY OPERATIONS
CAB. A, SLIDE 3647
P.R.T.C.T.
CITY OF MANSFIELD
VOL. 12752, PG. 352
D.R.T.C.T.

**INGRESS-EGRESS &
ACCESS EASEMENT**
0.116 ACRE (5,053 SQ.F.)

MAGNETIC NAIL
WITH SHINER SET



NOVEMBER 9, 2016

**PROPOSED
LOT 2R**

MANSFIELD INDEPENDENT
SCHOOL DISTRICT
CC# D216228569
D.R.T.C.T.

NORTHWEST CORNER
OF 5.53 ACRE
M.I.S.D. TRACT

M.I.S.D.
5.53 ACRES
VOL. 2532, PG. 600
D.R.T.C.T.

M.I.S.D.
3.2 ACRES
VOL. 3412, PG. 447
D.R.T.C.T.

NORTHWEST CORNER
OF 3.2 ACRE
M.I.S.D. TRACT



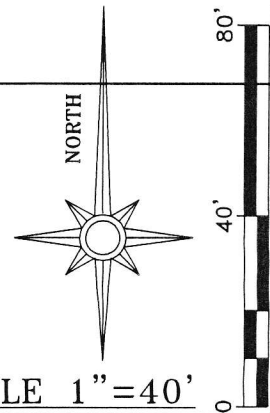
BRITTAIN & CRAWFORD

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**INGRESS-EGRESS &
ACCESS EASEMENT**

0.116 ACRE OF LAND
LOCATED IN THE
**WILLIAM C. PRICE
SURVEY, A-1240**
CITY OF MANSFIELD, TARRANT
COUNTY, TEXAS



SCALE 1"=40'