

QUIT CLAIM DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

That the City Council of the City of Mansfield, County of Tarrant, State of Texas, after careful study and consideration, has determined that a certain portion of right-of-way of South 2nd Avenue., hereafter specifically described, is not being used by, nor useful or convenient to the public in general; therefore, it constitutes a public charge without a corresponding public benefit, and the public would be better served and benefited by its vacation and abandonment. For and in consideration of the above findings and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City of Mansfield does hereby bargain, sell, release, vacate, abandon and forever quitclaim unto Setback Partners, and any and all heirs, legal representatives or assigns, subject to the reservation of drainage and utility easements in the property being abandoned, all of its right, title and interest in and to the following described real property, situated in Johnson County, Texas, to wit:

[Refer to Exhibit "A" and "B" Attached]

TO HAVE AND TO HOLD all of its right, title and interest in and to the above described Right of Way, subject to the reservation of said drainage and utility easements, 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, premises or appurtenances or any part thereof.

EXECUTED this ____ day of _____, 20__.

CITY OF MANSFIELD

By: _____
David L. Cook, Mayor

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the _____ day of _____, 20__, by David L. Cook, Mayor of the City of Mansfield, Texas, a municipality, on behalf of said municipality.

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 4.369 acres of land located in the J. C. GUEST SURVEY, ABSTRACT NO. 311, Johnson County, Texas and being a portion of the former right-of-way area for FM Highway No. 917 (South 2nd Avenue). Said 4.369 acres of land also being a portion of the tract of land conveyed to City of Mansfield, by the deed recorded in Volume 4174, Page 840 of the Deed Records of Johnson County, Texas. Said 4.369 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation right-of-way monument found at the most Southerly corner of said City of Mansfield Tract, and said POINT OF BEGINNING also lying in the Northwest right-of-way line of FM Highway No. 917;

THENCE along the West boundary line of said City of Mansfield Tract, being the former West boundary line of South 2nd Avenue, as follows:

1. NORTHWESTERLY 561.01 feet, along a curve to the left, having a radius of 4533.66 feet, a central angle of 07°05'24", and a chord bearing N 04° 48' 07" W 560.65 feet, to a Texas Department of Transportation right-of-way monument found at the end of said curve;
2. N 08° 19' 17" W 843.11 feet, to a 5/8" iron rod found at the Northeast corner of the 13.66 acre tract of land conveyed to Set/Back Partners, by the deed recorded in Volume 2226, Page 464 of the Deed Records of Johnson County, Texas, and the Southeast corner of the tract of land conveyed to Johnson County Electric Cooperative by the deed recorded in Volume 1683, Page 669 of the Deed Records of Johnson County, Texas;

THENCE N 60° 18' 09" E 53.42 feet, to a 1/2" iron rod marked "Brittain & Crawford" set in the former centerline of said South 2nd Avenue;

THENCE N 08° 20' 10" W 1186.99 feet, along the former centerline of said South Second Street and the centerline between the East and West boundary line of said City of Mansfield Tract, to a 1/2" iron rod marked "Brittain & Crawford" set, in the new Southwest right-of-way line of South 2nd Avenue;

THENCE SOUTHEASTERLY 119.07 feet, along the new Southwest right-of-way line of said South 2nd Avenue, with a curve to the left having a radius of 800.00 feet, a central angle of 08°31'40", and a chord bearing S 33° 04' 57" E 118.96 feet, to a 5/8" iron rod found in the West boundary line of a tract of land conveyed to Set/Back Partners by the deed recorded in Volume 2711, Page 794 of the Deed Records of Johnson County, Texas;

THENCE along the East boundary line of said City of Mansfield Tract, the former East boundary line of South 2nd Avenue, and the West boundary line of the tracts of land conveyed to Set/Back Partners by the deeds recorded in Volume 2711, Page 794, Volume 2207, Page 816, and Volume 2241, Page 33 of the Deed Records of Johnson County, Texas, as follows:

1. S 08° 21' 32" E 1941.28 feet, to a broken Texas Department of Transportation right-of-way monument found at the beginning of a curve to the right;
2. SOUTHERLY 350.72 feet, along said curve to the right having a radius of 4633.10 feet, a central angle of 04°20'14", and a chord bearing S 06° 11' 06" E 350.64 feet, to a Texas Department of Transportation right-of-way monument found in the Northwest right-of-way line of aforesaid FM Highway No. 917;

THENCE SOUTHWESTERLY 244.38 feet, along the Southeast boundary line of said City of Mansfield Tract, and the Northwest right-of-way line of said FM Highway No. 917, with a curve to the right having a radius of 547.06 feet, a central angle of 25°35'41", and a chord bearing S 21° 52' 18" W 242.35 feet, to the POINT OF BEGINNING containing 4.369 acres (190,297 square feet) of land.

EXHIBIT "B"

BRITTAIN & CRAWFORD

LAND SURVEYING &
TOPOGRAPHIC MAPPING

(817) 926-0211 - METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

$\Delta=8^{\circ}31'40''$
 $L=119.07'$, $R=800.00'$
 $CH=S\ 33^{\circ}04'57''E$
 $118.96'$

JOHNSON COUNTY
ELECTRIC COOPERATIVE
60.748 ACRES
VOL. 1683, PG. 669
D.R.J.C.T.

SET/BACK PARTNERS
PART OF 23.394 ACRES
VOL. 2711, PG. 794
D.R.J.C.T.

SET/BACK PARTNERS
PART OF 23.394 ACRES
VOL. 2711, PG. 794
D.R.J.C.T.

SET/BACK PARTNERS
TR. 1, 17.75 ACRES
VOL. 2711, PG. 794

GUEST, J C SURVEY
ABSTRACT No. 311J

CITY OF MANSFIELD
RIGHT-OF-WAY
VOL. 4174, PG. 840
D.R.J.C.T.

**QUIT CLAIM
AREA
4.369 ACRES
(190,297 SQ.F.)**

Course	Bearing	Distance
L1	Rad: 4533.66' Tan: 280.86' Chd: N 04°48'07" W	Arc: 561.01' CA: 7°05'24" 560.65'
L2	Rad: 4633.10' Tan: 175.44' Chd: S 06°11'06" E	Arc: 350.72' CA: 4°20'14" 350.64'
L3	Rad: 547.06' Tan: 124.26' Chd: S 21°52'18" W	Arc: 244.38' CA: 25°35'41" 242.35'

SURVEYED ON THE GROUND
MAY 1, 2017

Krystian Golebiewski

KRYSTIAN GOLEBIEWSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 6400



MANSFIELD TEXAS
1200 East. Broad St.
Mansfield, TX 76063
Phone: 817-276-4200

**QUIT CLAIM
AREA
4.369 ACRES OF LAND
LOCATED IN THE
J.C. GUEST, SURVEY
ABSTRACT No. 311J
CITY OF MANSFIELD
JOHNSON COUNTY, TEXAS**

SET/BACK PARTNERS
13.66 ACRES
VOL. 2226, PG. 464
D.R.J.C.T.

SET/BACK PARTNERS
TR. 3A, 2.66 ACRES
VOL. 2241, PG. 33
D.R.J.C.T.

SET/BACK PARTNERS
TR. 3, 31.49 ACRES
VOL. 2241, PG. 33
D.R.J.C.T.

SET/BACK PARTNERS
TR. 1&2, 35.41 ACRES
VOL. 2226, PG. 464
D.R.J.C.T.

**POINT OF
BEGINNING**

SCALE 1"=300'