

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 Johnson County Electric Cooperative, 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 1.479 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 1.479 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 1.479 acres of land being more particularly described by metes and bounds as follows:

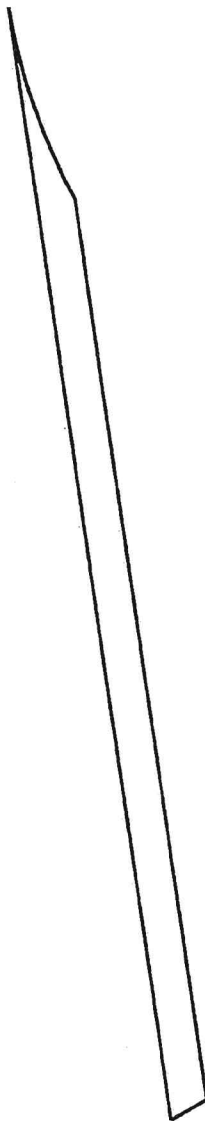
BEGINNING at a 5/8" iron rod found at the Southeast corner of the tract of land conveyed to Johnson County Electric Cooperative, by the deed recorded in Volume 1683, Page 669, of the Deed Records of Johnson County, Texas, said POINT OF BEGINNING also lying in the West line of aforesaid City of Mansfield Tract;

THENCE N 08° 21' 33" W 1467.00 feet, along the West boundary line of said City of Mansfield Tract, and the East boundary line of said Johnson County Electric Cooperative Tract, to a point at the Northwest corner of said City of Mansfield Tract, lying in the new Southwest right-of-way line of South 2nd Avenue;

THENCE SOUTHEASTERLY 266.60 feet, along the new Southwest right-of-way line of South 2nd Avenue, with a curve to the left, having a radius of 800.00 feet, a central angle of 19° 05' 39", and a chord bearing S 19° 16' 17" E 265.37 feet, to a ½" iron rod marked "Brittain & Crawford" set in the North boundary line of said City of Mansfield Tract and the approximate centerline of former South 2nd Avenue;

THENCE S 08° 20' 10" E 1186.99 feet, along the centerline of former South 2nd Avenue, to a ½" iron rod marked "Brittain & Crawford" set;

THENCE S 60° 18' 09" W 53.42 feet, to the POINT OF BEGINNING containing 1.479 acres (64,411 square feet) of land.



MAN J.C. Guest Survey - Quit Claim Area - 2nd Ave. Vacation | 5/2/2017

Scale: 1 inch= 241 feet | File: MAN J.C. Guest Survey - Quit Claim Area - 2nd Ave. Vacation.ndp

Tract 1: 1.4787 Acres (64411 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2974 ft.

01 n08.2133w 1467.00

02 Lt, r=800.00, chord=s19.1617e 265.37

03 s08.2010e 1186.99

04 s60.1809w 53.42