

CITY OF NORTH RICHLAND HILLS
PERMANENT RIGHT-OF-WAY

THE STATE OF TEXAS
COUNTY OF TARRANT

FILED
TARRANT COUNTY TEXAS
2001 MAY 11 P 1:21
KNOW ALL MEN BY THESE PRESENTS
SUZANNE HENDERSON
COUNTY CLERK

THAT, SERVICE KING PAINT & BODY, INC., 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 the City of North Richland Hills, a municipal corporation of Tarrant Count, Texas, receipt of which is hereby acknowledged, does hereby grant bargain and convey to said City, its successors and assigns, a permanent right-of-way and the right to construct, reconstruct and perpetually maintain a public street and/or drainage facilities and utilities, together with all necessary appurtenances thereto, and with 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, and for the purpose of constructing, reconstructing and maintaining said public street and/or drainage facilities and utilities, and for making connections therewith, 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 the City of North Richland Hills, its successors and assigns.

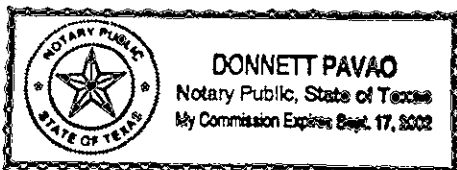
WITNESSED MY HAND, this the 12th day of April, 2001

Edward L. Lennox
SERVICE KING PAINT & BODY, INC.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared Edward L. Lennox, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 12th day of April, 2001



Donnett Pavao
Notary Public in and for
The State of Texas
Commission Expires: 9-17-2002

EXHIBIT "A"

LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY

BEING 6,532 square feet of land located in the JOHN C. YATES SURVEY, Abstract No. 1753, North Richland Hills, Tarrant County, Texas, and being a portion of the Tract of land conveyed to Service King Paint & Body, Inc. by the deed recorded in Volume 14438, Page 102 of the Deed Records of Tarrant County, Texas. Said 6,532 square feet being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod set, at the Northwest corner of said Service King Paint & Body, Inc. Tract, being the Northeast corner of Lot 3, Block 1, Ranger Crossing, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-208, Page 44 of the Plat Records of Tarrant County, Texas, and said point of beginning lying at the Southeast corner of the right-of-way for Stardust Drive dedicated by the aforesaid plat of Ranger Crossing;

THENCE N 03° 23' 02" E 30.24 feet, along the existing East right-of-way line of said Stardust Drive, to a point at the proposed centerline projection of said Stardust Drive;

THENCE along the centerline projection of said Stardust Drive, as follows:

1. NORTHEASTERLY 72.64 feet, along a curve to the left having a radius of 200.00 feet, a central angle of 20° 48' 31", and a chord bearing N 75° 14' 25" E 72.24 feet, to a point at the end of said curve;
2. N 64° 50' 09" E 98.11 feet, to a point at the centerline of a proposed 50 foot radius cul-de-sac, also being the North corner of aforesaid Service King Paint & Body, Inc. Tract;

THENCE S 53° 48' 57" E 50.00 feet, along the Northeast boundary line of said Service King Paint & Body, Inc. Tract, to a 1/2" iron rod set, in the proposed South right-of-way line of said Stardust Drive;

THENCE along the proposed Southwest right-of-way line of said Stardust Drive, as follows:

1. SOUTHWESTERLY 71.37 feet, along a curve to the right having a radius of 50.00 feet, a central angle of 81° 46' 55", and a chord bearing S 77° 04' 30" W 65.46 feet, to a 1/2" iron rod set;
2. S 64° 50' 09" W 58.11 feet, to a 1/2" iron rod set, at the beginning of a curve to the right;
3. SOUTHWESTERLY 87.60 feet, along said curve to the right having a radius of 230.00 feet, a central angle of 21° 49' 23", and a chord bearing S 75° 44' 50" W 87.08 feet, to THE PLACE OF BEGINNING, containing 6,532 square feet of land.

EXHIBIT "B"

E--SYSTEMS, INC. POOL TRUST
 VOLUME 9290, PAGE 1785
 D.R.T.C.T.

$\Delta = 20^{\circ}48'31''$
 $R = 200.00'$
 $L = 72.64'$
 $LC = N75^{\circ}14'25''E$
 $72.24'$

$S 53^{\circ}48'57''E$
 $50.00'$

STARDUST DRIVE
 60' WIDE RIGHT-OF-WAY
 VOLUME 388-208, PAGE 44
 P.R.T.C.T.

$N 03^{\circ}23'02''E$
 $30.24'$

POINT OF BEGINNING

1/2" IRON ROD SET

6,532 SQUARE FEET

$S 64^{\circ}50'09''W$
 $58.11'$

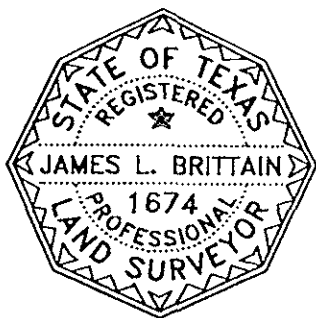
$\Delta = 81^{\circ}46'55''$
 $R = 50.00'$
 $L = 71.37'$
 $LC = S77^{\circ}04'30''W$
 $65.46'$

$\Delta = 21^{\circ}49'23''$
 $R = 230.00'$
 $L = 87.60'$
 $LC = S75^{\circ}44'50''W$
 $87.08'$

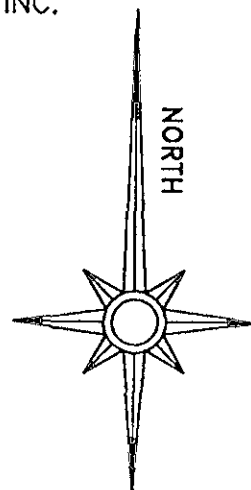
LOT 3, BLOCK 1
 RANGER CROSSING
 VOLUME 388-208, PAGE 44
 P.R.T.C.T.

SERVICE KING PAINT & BODY, INC.
 VOLUME 14438, PAGE 102
 D.R.T.C.T.

SURVEYED ON THE GROUND
 SEPTEMBER 27, 2000.



James L. Brittain
 JAMES L. BRITTAIN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 STATE OF TEXAS NO. 1674



1" = 50'

D201094224
WASHINGTON & ASSOC
ATTN: BRIAN GRONHOLE
3950 FOSSIL CREEK BL
FT WORTH TX 76137

-W A R N I N G--THIS IS PART OF THE OFFICIAL RECORD--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : WASHINGTON & ASSOC

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
201210439	DR91	CAF	05/01/2001	13:20

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D201094224	WD	20010501	13:20	CA

T O T A L D O C U M E N T S : 01 F E E S : 13.00

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.