

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS                           §  
  §     **KNOW ALL MEN BY THESE PRESENTS**  
COUNTY OF TARRANT                 §

**QUITCLAIM DEED**

That the City Council of the City of North Richland Hills, County of Tarrant, State of Texas, after careful study and consideration, has determined, after review of the easement shown and described in Exhibit A, attached hereto and incorporated herein which, was conveyed to the City of North Richland Hills, Texas, on or about November 5, 2014, and filed of record as Instrument D214242710, Deed Records, Tarrant County, Texas, that the public would be better served and benefitted by vacating and abandoning the existing easement to support future development.

Therefore, said easement constitutes a public charge without a corresponding public benefit, and the public would be better served and benefited by vacation and abandonment of the easement.

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 North Richland Hills (“Grantor”), does hereby bargain, sell, release, vacate, abandon and forever quitclaim unto CWT Homes, LLC, and its successors and assigns, including subsequent mortgagees, or fee simple owners of the property subject to the easement, all of Grantor’s right, title, and interest, if any, in and to the following described real property situated in Tarrant County, Texas, to wit:

The portion of the property shown and described on Exhibit A attached hereto and incorporated herein, such property also being a ten- (10-) foot wide utility easement conveyed to the City and filed of record as Instrument D214242710, Deed Records, Tarrant County, Texas, as it pertains to Lot 7R1, Block 8, Smithfield Acres Addition, according to the plat filed of record as Instrument Number D218072606, in said Deed Records.

Grantor conveys all of its right, title and interest, if any, in and to the above described real property unto the said Grantee, its heirs and assigns forever, so that neither Grantor nor its successors or assigns shall have, claim, or demand any right or title to the aforesaid property.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF NORTH RICHLAND HILLS**

By: \_\_\_\_\_  
Paulette Hartman, City Manager

**ATTEST:**

\_\_\_\_\_  
Alicia Richardson  
City Secretary/Chief Governance Officer

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Bradley A. Anderle, City Attorney

**ACKNOWLEDGMENT**

**STATE OF TEXAS            §**  
**COUNTY OF TARRANT   §**

BEFORE ME, the undersigned authority, on this day personally appeared **Paulette Hartman**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same as the act and deed and on behalf of the City of North Richland Hills, a municipal corporation of Tarrant County, Texas, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Printed Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**AFTER RECORDING RETURN TO:**

Alicia Richardson  
City Secretary  
Chief Governance Officer  
City of North Richland Hills  
4301 City Point Drive  
North Richland Hills, Texas 76180