

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 that the public would be better served and benefitted by vacating and abandoning a portion of the right-of-way 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 May 1, 2001, by right-of-way deed and filed of record as Instrument D201094224, Deed Records, Tarrant County, Texas, to support future development of the adjacent property.

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

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 Somerik Realty, LLC, and its successors and assigns, including subsequent mortgagees or fee simple owners of the property subject to the right-of-way, 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 property shown and described on Exhibit A attached hereto and incorporated herein, such property also being a 1,121.589-square-foot portion of right-of-way conveyed to the City by right-of-way deed and filed of record as Instrument D201094224, Deed Records, Tarrant County, Texas.

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, except Grantor shall retain rights to the portion of the right-of-way that is not included as a part of the vacated and abandoned right-of-way.

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