



ORDINANCE NO. 3423

AN ORDINANCE VACATING AND ABANDONING A WATER, SANITARY SEWER AND DRAINAGE EASEMENT AND TWO DRAINAGE EASEMENTS PREVIOUSLY GRANTED TO THE CITY; DECLARING THAT SUCH EASEMENTS ARE UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED RELEASING AND ASSIGNING THESE EASEMENTS TO THE OWNERS OF THE FEE ESTATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Richland Hills, Texas ("the City") is a home rule city acting under its power adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, on or about February 19, 1991, a permanent drainage easement was granted to the City, which easement is filed of record as Instrument No. D191035875 and recorded at the Deed Records of Tarrant County, Texas; and

WHEREAS, on or about February 19, 1991, a permanent drainage easement was granted to the City, which easement is filed of record as Instrument No. D191038177 and recorded at the Deed Records of Tarrant County, Texas; and

WHEREAS, on or about February 19, 1991, a permanent water, sanitary sewer and drainage easement was granted to the City, which easement is filed of record as Instrument No. D191038174 and recorded at the Deed Records of Tarrant County, Texas; and

WHEREAS, the City Council of the City of North Richland Hills, after careful study and consideration, has determined that the easements are not being used by, nor useful or convenient to the public in general, and that the public would be better served and benefited by their vacation and abandonment; and

WHEREAS, in order to remove any question as to the continued interest in the easements, the City desires to execute a quitclaim deed releasing and assigning all title and control in said easements to the owners of the fee estate on which the easements are located.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS:

SECTION 1: The City Council finds that the permanent drainage easement granted to the City on or about February 19, 1991, which easement is filed of record as Instrument No. D191038175 and recorded at the Deed Records of

Tarrant County, Texas and as shown and described on Exhibit A attached hereto and incorporated herein, is not being used by, nor useful or convenient to the public in general and that the public would be better served and benefited by the vacation and abandon of the easement.

SECTION 2: The City Council finds that the permanent drainage easement granted to the City on or about February 19, 1991, which easement is filed of record as Instrument No. D191038177 and recorded at the Deed Records of Tarrant County, Texas and as shown and described on Exhibit B attached hereto and incorporated herein, is not being used by, nor useful or convenient to the public in general and that the public would be better served and benefited by the vacation and abandon of the easement.

SECTION 3: The City Council finds that the permanent drainage and utility easement granted to the City on or about February 19, 1991, which easement is filed of record as Instrument No. D191038174 and recorded at the Deed Records of Tarrant County, Texas and as shown and described on Exhibit C attached hereto and incorporated herein, is not being used by, nor useful or convenient to the public in general and that the public would be better served and benefited by the vacation and abandon of the easement.

SECTION 4: The Mayor of the City of North Richland Hills, Texas, is hereby authorized and empowered to execute a quitclaim deed releasing all claims to title, ownership, or control of the above-described easements to the current owner of the fee estate on which the easement is located.

SECTION 5: After the quitclaim deed is executed, the City Secretary is authorized and instructed to file it in the deed records of Tarrant County, Texas.

SECTION 6: It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7: This Ordinance shall be in full force and effect from and its passage.

AND IT SO ORDAINED.

PASSED AND APPROVED on this 22nd day of August, 2016.

CITY OF NORTH RICHLAND HILLS

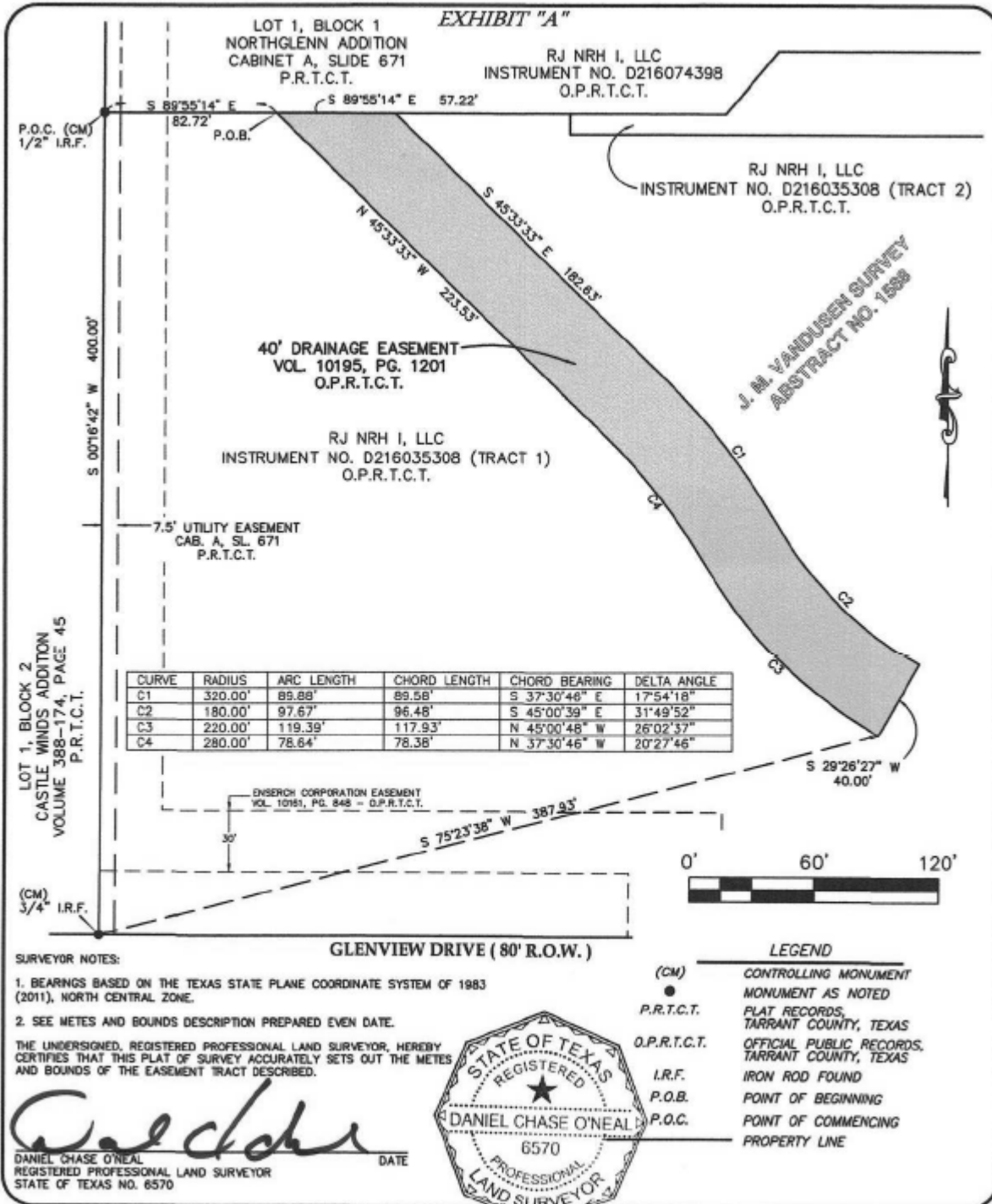
By: _____
Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary

Approved as to form and legality:

Cara Leahy White, Assistant City Attorney



O'NEAL SURVEYING CO.

P.O. BOX 361
ATHENS, TX 75751
(903) 708-2891

TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM



**40' DRAINAGE EASEMENT
ABANDONMENT EXHIBIT
0.364 ACRES (15,837 SQ. FT.)**

DATE: 06/14/2016

PROJECT NO.: 15106.01

DRAWN BY: PLO

CHECKED BY: DCO

PAGE 1 OF 2

EXHIBIT "A"

**PROPERTY DESCRIPTION
40' DRAINAGE EASEMENT ABANDONMENT
0.364 ACRES (15,837 SQ. FT.)**

BEING 0.364 ACRES (15,837 SQ. FT.) OF LAND LOCATED IN THE J. M. VANDUSEN SURVEY, ABSTRACT NO. 1588, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING ALL OF A DRAINAGE EASEMENT DESCRIBED IN DEED AS RECORDED IN VOLUME 10195, PAGE 1201, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF LOT 1, BLOCK 2, CASTLE WINDS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-174, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHGLENN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 671, (P.R.T.C.T.) AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 CONVEYED TO RJ NRH I, LLC BY DEED RECORDED IN INSTRUMENT NUMBER D216035308, (O.P.R.T.C.T.), FROM WHICH A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 400.00 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF THE ABOVE MENTIONED TRACT 1, A DISTANCE OF 82.72 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF THE ABOVE MENTIONED TRACT 1, A DISTANCE OF 57.22 FEET TO A POINT FOR CORNER;

THENCE SOUTH 45 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 182.63 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 54 MINUTES 18 SECONDS AND A LONG CHORD OF SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST, 89.58 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 89.88 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 49 MINUTES 52 SECONDS AND A LONG CHORD OF SOUTH 45 DEGREES 00 MINUTES 39 SECONDS EAST, 96.48 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 97.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 29 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 26 DEGREES 02 MINUTES 37 SECONDS AND A LONG CHORD OF NORTH 45 DEGREES 00 MINUTES 48 SECONDS WEST, 117.93 FEET, FROM WHICH THE ABOVE MENTIONED 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 75 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 387.93 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 119.39 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 27 MINUTES 46 SECONDS AND A LONG CHORD OF NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST, 78.38 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 78.64 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 223.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.364 ACRES (15,837 SQ. FT.) OF LAND, MORE OR LESS.

(A SURVEY PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.)

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.


DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570
O'NEAL SURVEYING COMPANY
TBPLS FIRM NO. 10194132
(903) 708-2891
danieloneal@onealsurveying.com



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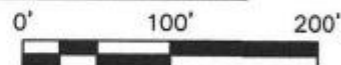
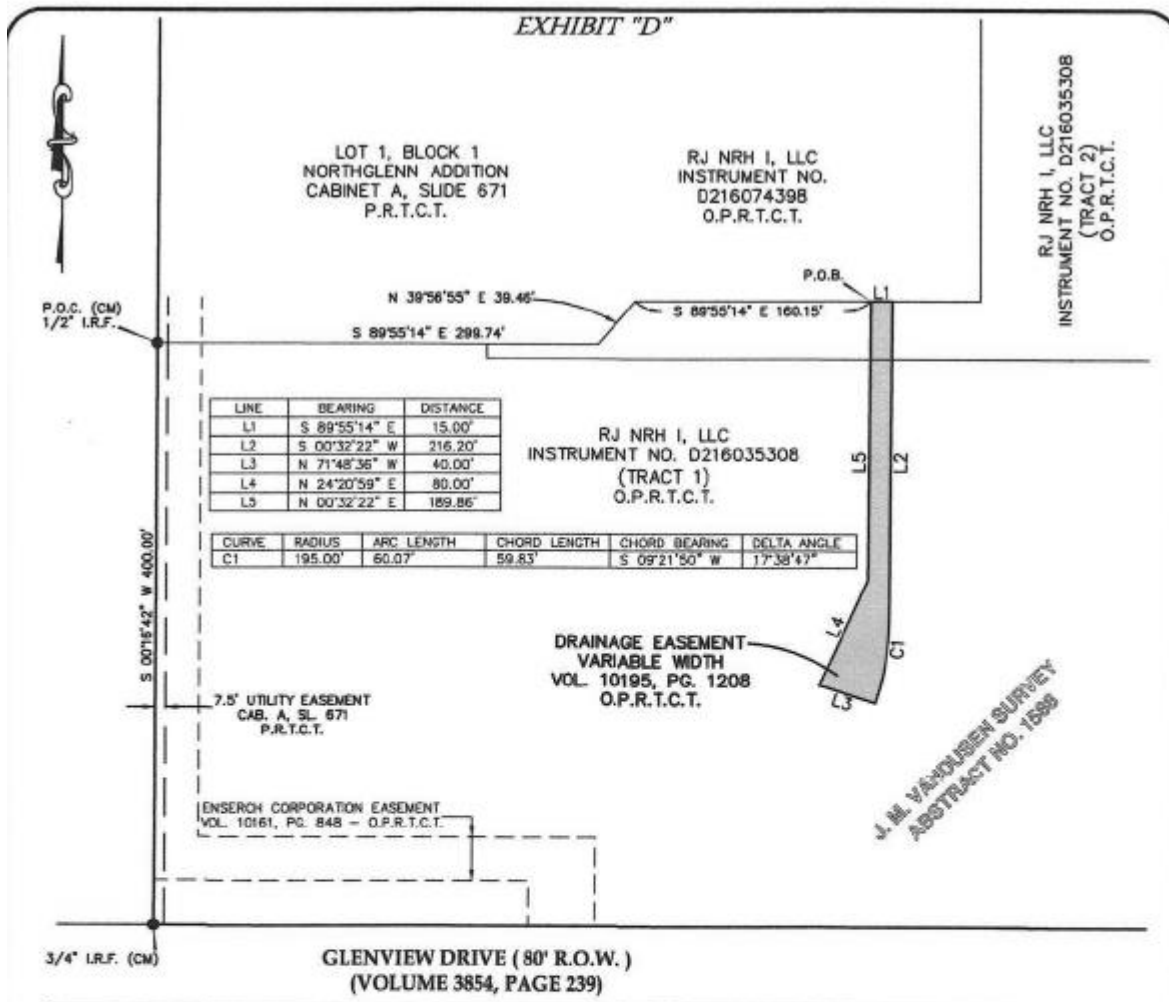


**40' DRAINAGE EASEMENT
ABANDONMENT EXHIBIT
0.364 ACRES (15,837 SQ. FT.)**

DATE: 06/14/2016

PROJECT NO.: 15106.01
DRAWN BY: PLO
CHECKED BY: DCO

PAGE 2 OF 2



SURVEYOR NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.

2. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY ACCURATELY SETS OUT THE METES AND BOUNDS OF THE EASEMENT TRACT DESCRIBED.

[Signature]
DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

DATE



LEGEND

(CM)	CONTROLLING MONUMENT
●	MONUMENT AS NOTED
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING PROPERTY LINE

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**VARIABLE WIDTH DRAINAGE EASEMENT
ABANDONMENT EXHIBIT
0.121 ACRES (5,292 SQ. FT.)**

DATE: 06/14/2016

PROJECT NO.: 15106.01

DRAWN BY: DCO

CHECKED BY: DCO

PAGE 1 OF 2

EXHIBIT "D"

**PROPERTY DESCRIPTION
VARIABLE WIDTH DRAINAGE EASEMENT ABANDONMENT
0.121 ACRES (5,292 SQ. FT.)**

BEING 0.121 ACRES (5,292 SQ. FT.) OF LAND LOCATED IN THE J. M. VANDUSEN SURVEY, ABSTRACT NO. 1588, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING ALL OF A DRAINAGE EASEMENT DESCRIBED IN DEED AS RECORDED IN VOLUME 10195, PAGE 1208, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF LOT 1, BLOCK 2, CASTLE WINDS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-174, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHGLENN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 671, (P.R.T.C.T.) AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 CONVEYED TO RJ NRH I, LLC BY DEED RECORDED IN INSTRUMENT NUMBER D216035308, FROM WHICH A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 400.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 1 AND THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 CONVEYED TO RJ NRH I, LLC IN SAID DEED RECORDED IN INSTRUMENT NUMBER D216035308, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 299.74 FEET;

NORTH 39 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 39.46 FEET;

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 180.15 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 32 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID TRACT 1 AND SAID TRACT 2, A DISTANCE OF 216.20 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 38 MINUTES 47 SECONDS, AND A LONG CHORD OF SOUTH 09 DEGREES 21 MINUTES 50 SECONDS WEST, 59.83 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 60.07 FEET TO A POINT FOR CORNER;

THENCE NORTH 71 DEGREES 48 MINUTES 36 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 24 DEGREES 20 MINUTES 59 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 189.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.121 ACRES (5,292 SQ. FT.) OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.



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**VARIABLE WIDTH DRAINAGE EASEMENT
ABANDONMENT EXHIBIT
0.121 ACRES (5,292 SQ. FT.)**

DATE: 06/14/2016

PROJECT NO.: 15106.01

DRAWN BY: DCO

CHECKED BY: DCO

PAGE 2 OF 2

EXHIBIT "E"

LOT 1, BLOCK 1
NORTHGLENN ADDITION
CABINET A, SLIDE 671
P.R.T.C.T.

RJ NRH I, LLC
INSTRUMENT NO.
D216074398
O.P.R.T.C.T.

J. M. VANDUSEN SURVEY
ABSTRACT NO. 1558

RJ NRH I, LLC
INSTRUMENT NO. D216035308
(TRACT 2)
O.P.R.T.C.T.

P.O.C. (CM)
1/2" I.R.F.

N 39°56'55" E 39.46'
S 89°55'14" E 299.74'

P.O.B.

S 89°55'14" E 175.15'

LINE	BEARING	DISTANCE
L1	S 89°55'14" E	40.00'
L2	S 00°32'22" W	226.27'
L3	S 00°40'27" W	17.20'
L4	N 89°55'26" W	46.00'
L5	N 00°38'30" E	7.68'
L6	N 00°32'22" E	216.20'

RJ NRH I, LLC
INSTRUMENT NO. D216035308
(TRACT 1)
O.P.R.T.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	118.71'	117.28'	S 15°59'51" W	30°54'59"
C2	145.00'	77.89'	76.96'	S 16°04'01" W	30°46'40"
C3	205.00'	111.17'	109.81'	N 16°12'41" E	31°04'18"
C4	195.00'	106.21'	104.90'	N 16°08'56" E	31°12'26"

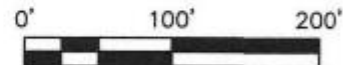
DRAINAGE AND UTILITY EASEMENT
VARIABLE WIDTH
VOL. 10132, PG. 99
VOL. 10195, PG. 1196
VOL. 10229, PG. 553
O.P.R.T.C.T.

ENSERCH CORPORATION EASEMENT
VOL. 10181, PG. 848 - O.P.R.T.C.T.

7.5' UTILITY EASEMENT
CAB. A, SL. 671
P.R.T.C.T.

3/4" I.R.F. (CM)

GLENVIEW DRIVE (80' R.O.W.)
(VOLUME 3854, PAGE 239)



SURVEYOR NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.

2. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY ACCURATELY SETS OUT THE METES AND BOUNDS OF THE EASEMENT TRACT DESCRIBED.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

DATE



LEGEND

(CM)	CONTROLLING MONUMENT
●	MONUMENT AS NOTED
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
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VARIABLE WIDTH DRAINAGE AND
UTILITY EASEMENT
ABANDONMENT EXHIBIT
0.420 ACRES (18,293 SQ. FT.)

DATE: 06/14/2016

PROJECT NO.: 15106.01

DRAWN BY: PLO

CHECKED BY: DCO

PAGE 1 OF 2

EXHIBIT "E"
PROPERTY DESCRIPTION
VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT ABANDONMENT
0.420 ACRES (18,293 SQ. FT.)

BEING 0.420 ACRES (18,293 SQ. FT.) OF LAND LOCATED IN THE J. M. VANDUSEN SURVEY, ABSTRACT NO. 1588, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING ALL OF A DRAINAGE AND UTILITY EASEMENT DESCRIBED IN DEED AS RECORDED IN VOLUME 10132, PAGE 99, VOLUME 10195, PAGE 1198 AND VOLUME 10229, PAGE 553, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 1 AND THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 CONVEYED TO RJ NRH I, LLC IN SAID DEED RECORDED IN INSTRUMENT NUMBER D216035308, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 299.74 FEET;

NORTH 39 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 39.46 FEET;

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 175.15 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 2, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 32 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID TRACT 1 AND SAID TRACT 2, A DISTANCE OF 226.27 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 54 MINUTES 59 SECONDS, AND A LONG CHORD OF SOUTH 15 DEGREES 59 MINUTES 51 SECONDS WEST, 117.28 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 118.71 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 46 MINUTES 40 SECONDS, AND A LONG CHORD OF SOUTH 16 DEGREES 04 MINUTES 01 SECONDS WEST, 76.96 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 77.89 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 40 MINUTES 27 SECONDS WEST, A DISTANCE OF 17.20 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID TRACT 1;

THENCE NORTH 89 DEGREES 55 MINUTES 26 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 46.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 7.68 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 04 MINUTES 16 SECONDS, AND A LONG CHORD OF NORTH 16 DEGREES 12 MINUTES 41 SECONDS EAST, 109.81 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 111.17 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 12 MINUTES 26 SECONDS, AND A LONG CHORD OF NORTH 16 DEGREES 08 MINUTES 36 SECONDS EAST, 104.90 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 106.21 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 216.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.420 ACRES (18,293 SQ. FT.) OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.


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UTILITY EASEMENT
ABANDONMENT EXHIBIT
0.420 ACRES (18,293 SQ. FT.)

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CHECKED BY: DCO
PAGE 2 OF 2

QUITCLAIM DEED

STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

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 easement shown and described in Exhibits A through C attached hereto and incorporated herein which were dedicated to the City of North Richland Hills and recorded in Instrument Nos. D191035875, D190138177, and D191038174 in the Real Property Records of Tarrant County, Texas are not being used by, nor useful or convenient to the public in general; therefore, said easements constitute a public charge without a corresponding public benefit, and the public would be better served and benefited by their vacation and abandonment.

Therefore, 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 RJ NRH I L.L.C., and its successors and assigns, 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 drainage easement dedicated to the City, an easement filed of record as Instrument No. D191038175 and recorded at Volume 10195, Page 1201 of the Deed Records of Tarrant County, Texas.

The property shown and described on Exhibit B attached hereto and incorporated herein, such property also being a drainage easement dedicated to the City, an easement filed of record as Instrument No. D191038177 and recorded at Volume 10195, Page 1208 of the Deed Records of Tarrant County, Texas.

The property shown and described on Exhibit C attached hereto and incorporated herein, such property also being a water, sanitary sewer and drainage easement dedicated to the City, an easement filed of record as Instrument No. D191038174 and recorded at Volume 10195, Page 1196 of the Deed Records of 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 of demand any right or title to the aforesaid property.

Executed this the _____ day of _____, 2016.

CITY OF NORTH RICHLAND HILLS

By: _____
Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary

ACKNOWLEDGMENT

Before me, the undersigned authority, on this day personally appeared Oscar Trevino, Mayor of the City of North Richland Hills, 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 consideration therein expressed.

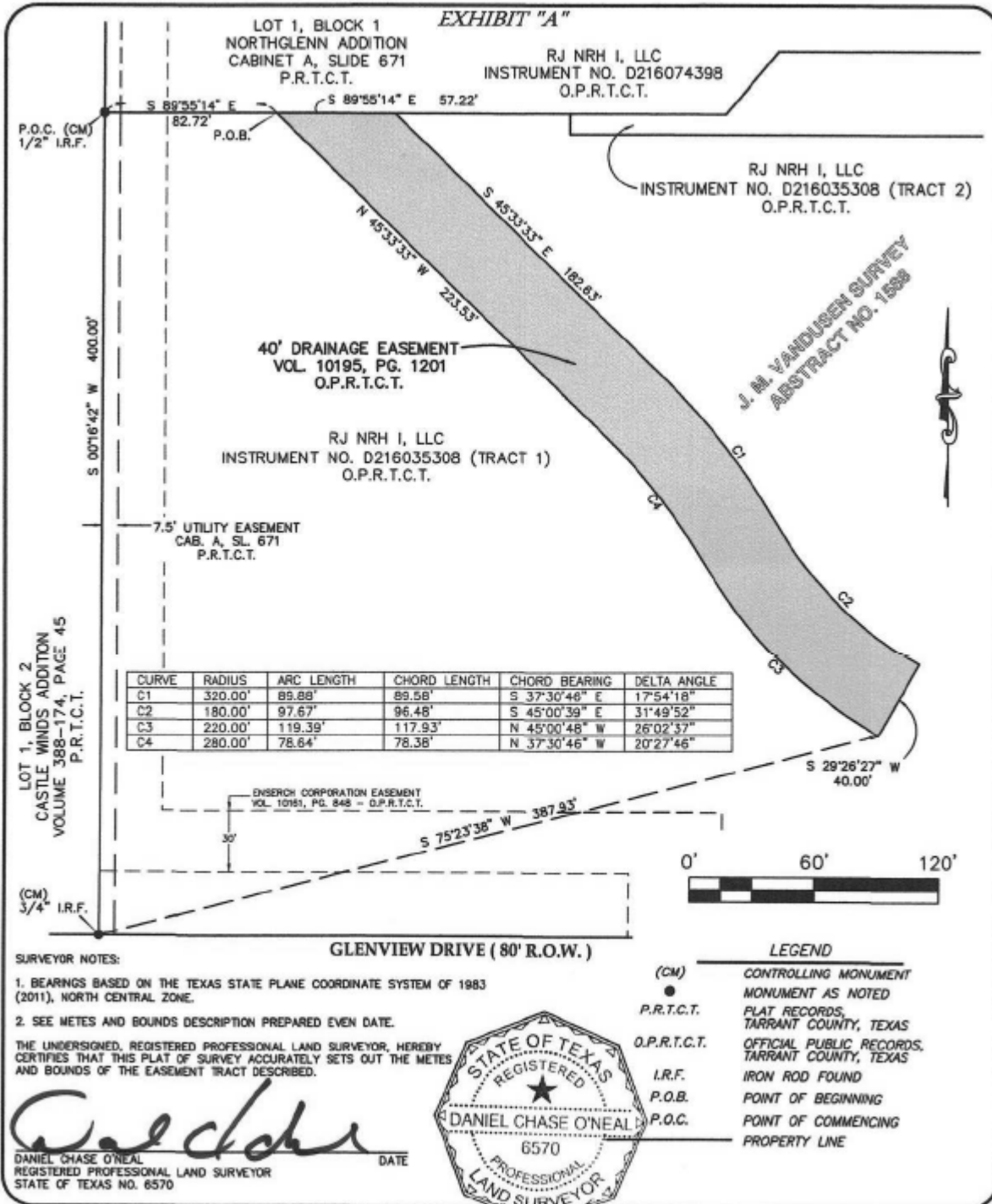
Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission expires: _____

Return to:

City Secretary
City North Richland Hills
4301 City Pointe Drive
North Richland Hills, Texas 76180



O'NEAL SURVEYING CO.

P.O. BOX 361
ATHENS, TX 75751
(903) 708-2891

TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM



**40' DRAINAGE EASEMENT
ABANDONMENT EXHIBIT
0.364 ACRES (15,837 SQ. FT.)**

DATE: 06/14/2016

PROJECT NO.: 15106.01

DRAWN BY: PLO

CHECKED BY: DCO

PAGE 1 OF 2

EXHIBIT "A"

**PROPERTY DESCRIPTION
40' DRAINAGE EASEMENT ABANDONMENT
0.364 ACRES (15,837 SQ. FT.)**

BEING 0.364 ACRES (15,837 SQ. FT.) OF LAND LOCATED IN THE J. M. VANDUSEN SURVEY, ABSTRACT NO. 1588, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING ALL OF A DRAINAGE EASEMENT DESCRIBED IN DEED AS RECORDED IN VOLUME 10195, PAGE 1201, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF LOT 1, BLOCK 2, CASTLE WINDS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-174, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHGLENN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 671, (P.R.T.C.T.) AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 CONVEYED TO RJ NRH I, LLC BY DEED RECORDED IN INSTRUMENT NUMBER D216035308, (O.P.R.T.C.T.), FROM WHICH A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 400.00 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF THE ABOVE MENTIONED TRACT 1, A DISTANCE OF 82.72 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF THE ABOVE MENTIONED TRACT 1, A DISTANCE OF 57.22 FEET TO A POINT FOR CORNER;

THENCE SOUTH 45 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 182.63 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 54 MINUTES 18 SECONDS AND A LONG CHORD OF SOUTH 37 DEGREES 30 MINUTES 46 SECONDS EAST, 89.58 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 89.88 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 49 MINUTES 52 SECONDS AND A LONG CHORD OF SOUTH 45 DEGREES 00 MINUTES 39 SECONDS EAST, 96.48 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 97.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 29 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 26 DEGREES 02 MINUTES 37 SECONDS AND A LONG CHORD OF NORTH 45 DEGREES 00 MINUTES 48 SECONDS WEST, 117.93 FEET, FROM WHICH THE ABOVE MENTIONED 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 75 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 387.93 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 119.39 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 27 MINUTES 46 SECONDS AND A LONG CHORD OF NORTH 37 DEGREES 30 MINUTES 46 SECONDS WEST, 78.38 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 78.64 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 223.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.364 ACRES (15,837 SQ. FT.) OF LAND, MORE OR LESS.

(A SURVEY PLAT OF EVEN DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.)

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.


DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570
O'NEAL SURVEYING COMPANY
TBPLS FIRM NO. 10194132
(903) 708-2891
danieloneal@onealsurveying.com



O'NEAL SURVEYING CO.

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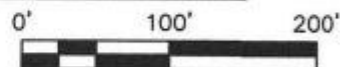
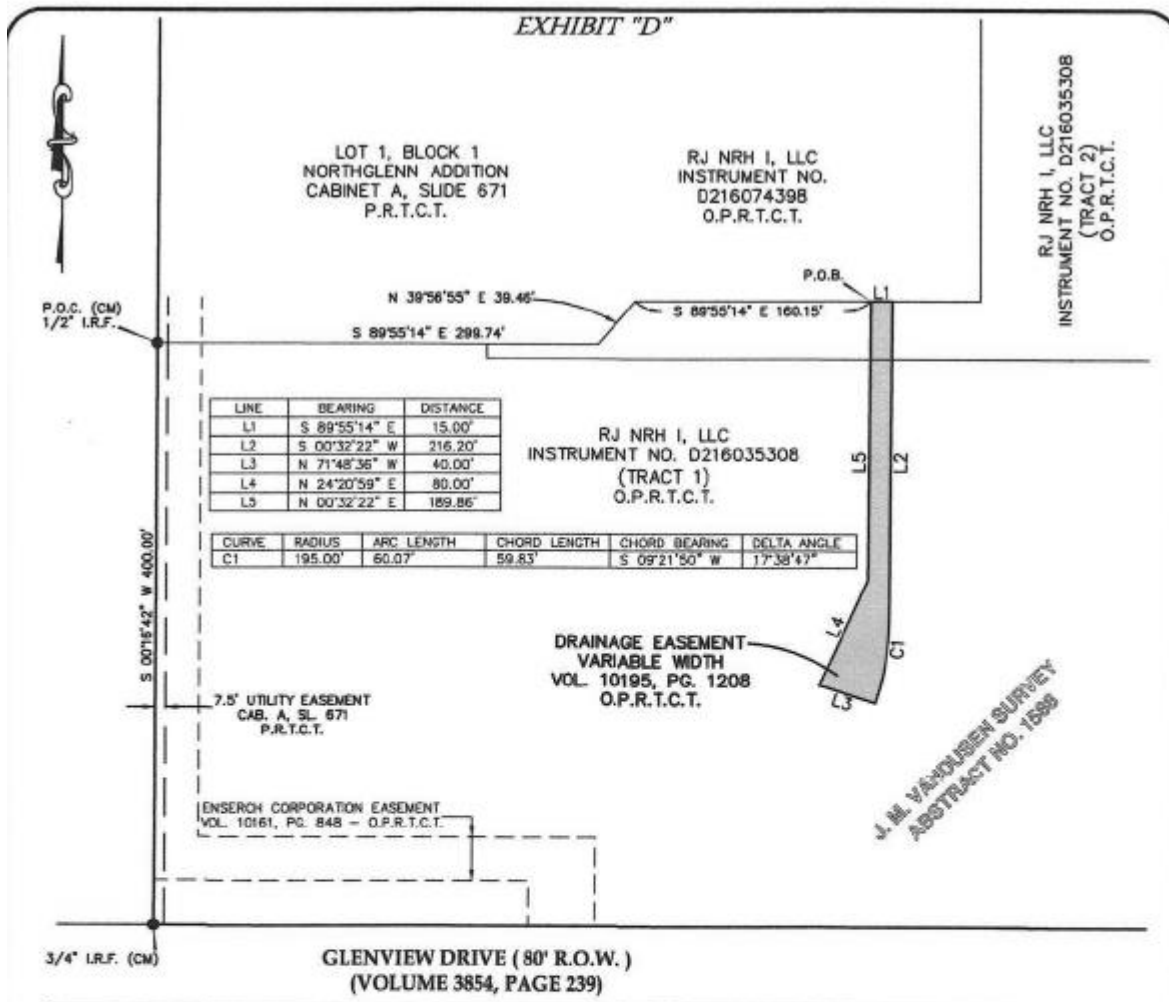


**40' DRAINAGE EASEMENT
ABANDONMENT EXHIBIT
0.364 ACRES (15,837 SQ. FT.)**

DATE: 06/14/2016

PROJECT NO.: 15106.01
DRAWN BY: PLO
CHECKED BY: DCO

PAGE 2 OF 2



SURVEYOR NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.

2. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY ACCURATELY SETS OUT THE METES AND BOUNDS OF THE EASEMENT TRACT DESCRIBED.

Daniel Chase O'Neal
DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

DATE



LEGEND

(CM)	CONTROLLING MONUMENT
●	MONUMENT AS NOTED
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING PROPERTY LINE

O'NEAL SURVEYING CO.

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**VARIABLE WIDTH DRAINAGE EASEMENT
ABANDONMENT EXHIBIT
0.121 ACRES (5,292 SQ. FT.)**

DATE: 06/14/2016

PROJECT NO.: 15106.01

DRAWN BY: DCO

CHECKED BY: DCO

PAGE 1 OF 2

EXHIBIT "D"

**PROPERTY DESCRIPTION
VARIABLE WIDTH DRAINAGE EASEMENT ABANDONMENT
0.121 ACRES (5,292 SQ. FT.)**

BEING 0.121 ACRES (5,292 SQ. FT.) OF LAND LOCATED IN THE J. M. VANDUSEN SURVEY, ABSTRACT NO. 1588, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING ALL OF A DRAINAGE EASEMENT DESCRIBED IN DEED AS RECORDED IN VOLUME 10195, PAGE 1208, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF LOT 1, BLOCK 2, CASTLE WINDS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-174, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHGLENN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 671, (P.R.T.C.T.) AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 CONVEYED TO RJ NRH I, LLC BY DEED RECORDED IN INSTRUMENT NUMBER D216035308, FROM WHICH A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 400.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 1 AND THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 CONVEYED TO RJ NRH I, LLC IN SAID DEED RECORDED IN INSTRUMENT NUMBER D216035308, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 299.74 FEET;

NORTH 39 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 39.46 FEET;

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 180.15 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 32 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID TRACT 1 AND SAID TRACT 2, A DISTANCE OF 216.20 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 38 MINUTES 47 SECONDS, AND A LONG CHORD OF SOUTH 09 DEGREES 21 MINUTES 50 SECONDS WEST, 59.83 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 60.07 FEET TO A POINT FOR CORNER;

THENCE NORTH 71 DEGREES 48 MINUTES 36 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 24 DEGREES 20 MINUTES 59 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 189.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.121 ACRES (5,292 SQ. FT.) OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.



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**VARIABLE WIDTH DRAINAGE EASEMENT
ABANDONMENT EXHIBIT
0.121 ACRES (5,292 SQ. FT.)**

DATE: 06/14/2016

PROJECT NO.: 15106.01

DRAWN BY: DCO

CHECKED BY: DCO

PAGE 2 OF 2

EXHIBIT "E"

LOT 1, BLOCK 1
NORTHGLENN ADDITION
CABINET A, SLIDE 671
P.R.T.C.T.

RJ NRH I, LLC
INSTRUMENT NO.
D216074398
O.P.R.T.C.T.

J. M. VANDUSEN SURVEY
ABSTRACT NO. 1558

RJ NRH I, LLC
INSTRUMENT NO. D216035308
(TRACT 2)
O.P.R.T.C.T.

P.O.C. (CM)
1/2" I.R.F.

N 39°56'55" E 39.46'
S 89°55'14" E 299.74'

P.O.B.

S 89°55'14" E 175.15'

LINE	BEARING	DISTANCE
L1	S 89°55'14" E	40.00'
L2	S 00°32'22" W	226.27'
L3	S 00°40'27" W	17.20'
L4	N 89°55'26" W	46.00'
L5	N 00°38'30" E	7.68'
L6	N 00°32'22" E	216.20'

RJ NRH I, LLC
INSTRUMENT NO. D216035308
(TRACT 1)
O.P.R.T.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	118.71'	117.28'	S 15°59'51" W	30°54'59"
C2	145.00'	77.89'	76.96'	S 16°04'01" W	30°46'40"
C3	205.00'	111.17'	109.81'	N 16°12'41" E	31°04'18"
C4	195.00'	106.21'	104.90'	N 16°08'56" E	31°12'26"

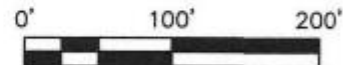
DRAINAGE AND UTILITY EASEMENT
VARIABLE WIDTH
VOL. 10132, PG. 99
VOL. 10195, PG. 1196
VOL. 10229, PG. 553
O.P.R.T.C.T.

ENSERCH CORPORATION EASEMENT
VOL. 10181, PG. 848 - O.P.R.T.C.T.

7.5' UTILITY EASEMENT
CAB. A, SL. 671
P.R.T.C.T.

3/4" I.R.F. (CM)

GLENVIEW DRIVE (80' R.O.W.)
(VOLUME 3854, PAGE 239)



SURVEYOR NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.

2. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY ACCURATELY SETS OUT THE METES AND BOUNDS OF THE EASEMENT TRACT DESCRIBED.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

DATE



LEGEND

(CM)	CONTROLLING MONUMENT
●	MONUMENT AS NOTED
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING PROPERTY LINE

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VARIABLE WIDTH DRAINAGE AND
UTILITY EASEMENT
ABANDONMENT EXHIBIT
0.420 ACRES (18,293 SQ. FT.)

DATE: 06/14/2016

PROJECT NO.: 15106.01

DRAWN BY: PLO

CHECKED BY: DCO

PAGE 1 OF 2

EXHIBIT "E"
PROPERTY DESCRIPTION
VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT ABANDONMENT
0.420 ACRES (18,293 SQ. FT.)

BEING 0.420 ACRES (18,293 SQ. FT.) OF LAND LOCATED IN THE J. M. VANDUSEN SURVEY, ABSTRACT NO. 1588, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING ALL OF A DRAINAGE AND UTILITY EASEMENT DESCRIBED IN DEED AS RECORDED IN VOLUME 10132, PAGE 99, VOLUME 10195, PAGE 1198 AND VOLUME 10229, PAGE 553, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF LOT 1, BLOCK 2, CASTLE WINDS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-174, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHGLENN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 871, (P.R.T.C.T.) AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 CONVEYED TO RJ NRH I, LLC BY DEED RECORDED IN INSTRUMENT NUMBER D216035308, FROM WHICH A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 400.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 1 AND THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 CONVEYED TO RJ NRH I, LLC IN SAID DEED RECORDED IN INSTRUMENT NUMBER D216035308, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 299.74 FEET;

NORTH 39 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 39.46 FEET;

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 175.15 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 2, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 32 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID TRACT 1 AND SAID TRACT 2, A DISTANCE OF 226.27 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 54 MINUTES 59 SECONDS, AND A LONG CHORD OF SOUTH 15 DEGREES 59 MINUTES 51 SECONDS WEST, 117.28 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 118.71 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 46 MINUTES 40 SECONDS, AND A LONG CHORD OF SOUTH 16 DEGREES 04 MINUTES 01 SECONDS WEST, 76.96 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 77.89 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 40 MINUTES 27 SECONDS WEST, A DISTANCE OF 17.20 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID TRACT 1;

THENCE NORTH 89 DEGREES 55 MINUTES 26 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 46.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 7.68 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 04 MINUTES 16 SECONDS, AND A LONG CHORD OF NORTH 16 DEGREES 12 MINUTES 41 SECONDS EAST, 109.81 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 111.17 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 12 MINUTES 26 SECONDS, AND A LONG CHORD OF NORTH 16 DEGREES 08 MINUTES 36 SECONDS EAST, 104.90 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 106.21 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 216.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.420 ACRES (18,293 SQ. FT.) OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.


DANIEL CHASE O'NEAL
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VARIABLE WIDTH DRAINAGE AND
UTILITY EASEMENT
ABANDONMENT EXHIBIT
0.420 ACRES (18,293 SQ. FT.)

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PAGE 2 OF 2