

**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.**

Parcel No. 1  
Owner: Davis Commons Limited Partnership  
Mid-Cities Blvd. and Davis Blvd. (FM 1938)

CITY OF NORTH RICHLAND HILLS

DEED

THE STATE OF TEXAS

COUNTY OF TARRANT

**KNOW ALL MEN BY THESE PRESENTS:**

That Davis Commons Limited Partnership, a Texas limited partnership hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Fifty-Seven Thousand and Six Hundred Sixty and 68/100 Dollars (\$57,660.68) and other good and valuable consideration, to Grantee in hand paid by the City of North Richland Hills, Texas, acting by and through its governing body, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the City of North Richland Hills, Texas all that certain tract or parcel of land in Tarrant County, Texas, more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes, and depicted in Exhibit "A" of this conveyance.

The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal eminent domain proceedings and the added expenses of litigation.

**SAVE AND EXCEPT, HOWEVER,** it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A", to wit: None

Grantor covenants and agrees to remove the above-described improvements from said land by the N/A day of N/A, N/A, subject, however, to such extensions of time as may be granted by the City of North Richland Hills in writing; and if for any reason, Grantor fails or refuses to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the City of North Richland Hills forever.

Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed, but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for

same; however, nothing in this reservation shall affect the title and rights of the City of North Richland Hills to take and use all other minerals and materials thereon, therein and thereunder.

**TO HAVE AND TO HOLD** the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the City of North Richland Hills and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the City of North Richland Hills and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**IN WITNESS WHEREOF**, this instrument is executed on this the 13th day of January, 2017.

DAVIS COMMONS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

By: WOODCREST HOLDINGS, LLC., A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

By: James Ryffel, Manager

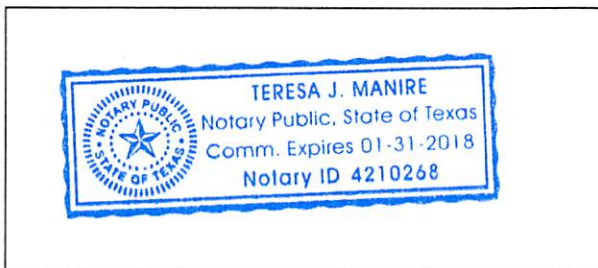
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**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS  
COUNTY OF TARRANT**

This instrument was acknowledged before me on this 13th day of January, 2017 by James Ryffel, Manager of Woodcrest Holdings, LLC. a Texas limited liability company general partner of Davis Commons Limited Partnership, a Texas limited partnership, on behalf of said entity.

**NOTARY SEAL**



[Signature]  
Notary Public, State of Texas

After Recording Return to:  
Mike Curtis, Managing Director  
City of North Richland Hills  
4301 City Point Dr.  
North Richland Hills, TX 76180

Parcel 1  
FM Highway 1938  
R.O.W. CSJ: 0902-90-013  
5-5-2015  
Exhibit A, Page 1 of 5

BEING 0.062 acre of land located in Lot 15R, Block H, SMITHFIELD ADDITION, to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in County Clerk's File No. D206373636, of the Plat Records of Tarrant County, Texas, and also being a portion of the tract of land being conveyed to Davis Commons, LP, by the deed recorded in County Clerk file No. D205126174, of the Deed Records of Tarrant County, Texas. Said 0.062 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford", set in the North boundary line of said Lot 15R, and the South boundary line of Lot 17-R, Block J, according to the Plat recorded in Volume 388-171, Page 17, of the Plat Records of Tarrant County, Texas, and said Point of Beginning lying N 89° 46' 37" E 161.90 feet, from the most Easterly Northwest corner of aforesaid Lot 15R, Block H, SMITHFIELD ADDITION, located at right angles to and 87.50 feet West of Highway Centerline Station 301+55.88;

- (1) THENCE N 89° 46' 37" E 12.02 feet, along the North boundary line of said Lot 15R, Block H, SMITHFIELD ADDITION, and the South boundary line of Lot 17-R, Block J, SMITHFIELD ADDITION, to a ½" iron rod marked "Brittain & Crawford", set at the Northeast corner of aforesaid Lot 15R, lying in the existing West right-of-way line of FM Highway 1938 (Davis Blvd.) located at right angles to and 75.69 feet West of Highway Centerline Station 301+53.59, also being located S 89° 46' 37" W 19.38 feet, from a ½" iron rod found stamped "Grant", at the original Northeast corner of said SMITHFIELD ADDITION
- (2) THENCE SOUTHWESTERLY 156.10 feet, along the East boundary line of said Lot 15R, Block H, and the existing West right-of-way line of FM 1938 (Davis Blvd.) with a curve to the Right having a radius of 1830.86 feet, a central angle of 04° 53' 07", and a chord bearing S 13° 41' 02" W 156.06 feet, to a ½" iron rod marked "Brittain & Crawford", set at the end of said curve and the beginning of another curve to the right, being located at Right angles to and 79.61 feet West of Highway Centerline Station 303+14.63;
- (3) THENCE SOUTHWESTERLY 80.70 feet, along the Southwest boundary line of said Lot 15R, Block H, and the West right-of-way line of FM 1938 (Davis Blvd.) and the North right-of-way line of Mid-Cities Blvd. (Watauga Road) with a curve to the Right having a radius of 63.38 feet, a central angle of 72° 57' 27", and a chord bearing S 52° 36' 26" W 75.36 feet, to a ½" iron rod marked "Brittain & Crawford", set at the end of said curve and the beginning of another curve to the Left, on the North right-of-way line of Mid-Cities Blvd. (Watauga Road) located at right angles to and 54.48 feet North of Highway Centerline Station 88+14.98;
- (4) THENCE SOUTHWESTERLY 34.52 feet, along the South boundary line of said Lot 15R, Block H, and the North right-of-way line of Mid-Cities Blvd. (Watauga Road) with a curve to the Left having a radius of 1158.96 feet, a central angle of 01° 42' 24", and a chord bearing S 88° 13' 37" W 34.52 feet, to a ½" iron rod marked "Brittain & Crawford" set, in

Parcel 1  
FM Highway 1938  
R.O.W. CSJ: 0902-90-013  
5-5-2015  
Exhibit A, Page 2 of 5

the North right-of-way line of said Mid-Cities Blvd. (Watauga Road) located at right angle to and 55.00 feet North of Highway Centerline Station 87+80.47; \*\*

- (5) THENCE N 02° 37' 48" W 5.50 feet, to a ½" iron rod marked "Brittain & Crawford" set, in the new North right-of-way line of aforesaid Mid-Cities Blvd. (Watauga Road) located at right angles to and 60.50 feet North of Highway Centerline Station 87+80.47; \*\*
- (6) THENCE N 87° 22' 12" E 13.76 feet, along the new North right-of-way line of Mid-Cities Blvd. (Watauga Road), to a ½" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the Left, and being located at right angles to and 60.50 feet North of Highway Centerline Station 87+94.23; \*\*
- (7) THENCE NORTHEASTERLY 109.52 feet, along the new North right-of-way line of Mid-Cities Blvd. (Watauga Road) and the West right-of-way line of FM 1938 (Davis Blvd.) with a curve to the Left having a radius of 85.00 feet, a central angle of 73° 49' 29", and a chord bearing N 50° 27' 28" E 102.10 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the end of said curve to the Left and the beginning of another curve to the Left lying in the West right-of-way line of FM 1938 (Davis Blvd.) located at right angles to and 87.50 feet West of Highway Centerline Station 302+90.76; \*\*
- (8) THENCE NORTHEASTERLY 130.14 feet, along the new West right-of-way line of FM 1938 (Davis Blvd.) with a curve to the Left having a radius of 2407.50 feet, a central angle of 03° 05' 50", and a chord bearing N 11° 59' 48" E 130.13 feet, to the POINT OF BEGINNING containing 0.062 acre (2,716 square feet) of land.

Parcel 1  
FM Highway 1938  
R.O.W. CSJ: 0902-90-013  
3-04-2015  
Exhibit A, Page 3 of 5

**NOTES:**

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

All stations and offsets shown are calculated relative to the project centerline (FM 1938 and Mid-Cities Blvd. Baselines) unless otherwise noted.

**\*\*This monument may be replaced by TxDOT type II right-of-way marker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.**

A plat of same date accompanies this description.

I, Krystian Goleblewski, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

---

Krystian Goleblewski  
Registered Professional Land Surveyor No. 6400  
Brittain & Crawford LLC  
3908 South Freeway  
Fort Worth, Texas 76110  
(817) 926-0211, Fax (817) 926-9347

ALL IRON RODS (IRS) SET  
ARE WITH YELLOW CAP  
STAMPED "BRITTAIN &  
CRAWFORD."

# EXHIBIT "A" PAGE 4 OF 5

COPYRIGHTS:

BRITTAIN & CRAWFORD

LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
FIRM CERTIFICATION# 1019000

TEL (817) 926-0211 - FAX (817) 926-9347

P.O. BOX 11374 • 3908 SOUTH FREEWAY

FORT WORTH, TEXAS 76110

EMAIL: admin@brittain-crawford.com

WEBSITE: www.brittain-crawford.com

RIGHT-OF-WAY  
BY SEPARATE  
DOCUMENT

JOHN H BARLOUGH  
SURVEY, A-130

17-R, BLOCK J  
SMITHFIELD ADDITION  
VOL. 388-171 PG.17, P.R.T.C.T.  
BATES REALTY LP  
CC# D200264056, D.R.T.C.T.

LOT 15R, BLOCK H  
SMITHFIELD ADDITION  
CAB A SL.11559  
CC# D206373636  
P.R.T.C.T.  
DAVIS COMMONS LP  
CC# D205126174  
D.R.T.C.T.

PERMANENT RIGHT-OF-WAY  
0.0624 ACRE (2,716 SQ.F.)

DRAINAGE EASEMENT  
CC# D206373636, P.R.T.C.T.

MID-CITIES BLVD. (WATAUGA RD.)  
(VARIABLE WIDTH R.O.W.)

SURVEYED ON THE GROUND  
OCTOBER 6, 2014

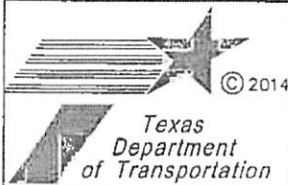
KRYSTIAN GOLEBIEWSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 6400  
MAP REVISED: MAY 5, 2015



FM 1938-DAVIS BLVD.  
(VARIABLE WIDTH R.O.W.)

SCALE 1"=40'

DAVIS BLVD / MID CITIES BLVD INTERSECTION IMPROVEMENTS



PERMANENT RIGHT OF WAY PARCEL No.1				PARCEL NUMBER	1
DAVIS BLVD/MID-CITIES BLVD				ACRES	SQ. FEET
SCALE 1" = 40'	FEDERAL AID PROJECT NO. CM 2007 (227)	R.O.W. CSJ NO.: 0902-90-013	COUNTY TARRANT	ACQUISITION	0.0624 2,716
				DEED AREA	4.8450 211,049
				REMAINDER AREA	4.7827 208,333

(K.G.) DATA\FN\FN\_NRH\_MID CITIES-DAVIS\FN\_NRH\_MID\_ROW-01.dwg

# EXHIBIT "A" PAGE 5 OF 5

**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
FIRM CERTIFICATION# 1019000  
TEL (817) 928-0211 - FAX (817) 928-8347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crawford.com  
WEBSITE: www.brittain-crawford.com

PARENT TRACT  
NOT TO SCALE

LOT 15R, BLOCK H  
4.845 ACRES  
SMITHFIELD ADDITION  
CAB A SL.11559  
CC# D206373636  
P.R.T.C.T.

CALL TABLE

Course	Bearing	Distance
L-1.1	N 89°46'37" E	12.02'
C-1.2	Rad: 1830.86'	Arc: 156.10'
RIGHT	Tan: 78.10'	CA: 4°53'07"
	Chd: S 13°41'02" W	156.06'
C-1.3	Rad: 63.38'	Arc: 80.70'
RIGHT	Tan: 46.86'	CA: 72°57'27"
	Chd: S 52°36'26" W	75.36'
C-1.4	Rad: 1158.96'	Arc: 34.52'
LEFT	Tan: 17.26'	CA: 1°42'24"
	Chd: S 88°13'37" W	34.52'
L-1.5	N 02°37'48" W	5.50'
L-1.6	N 87°22'12" E	13.76'
C-1.7	Rad: 85.00'	Arc: 109.52'
LEFT	Tan: 63.85'	CA: 73°49'29"
	Chd: N 50°27'28" E	102.10'
C-1.8	Rad: 2407.50'	Arc: 130.14'
LEFT	Tan: 65.09'	CA: 3°05'50"
	Chd: N 11°59'48" E	130.13'

POINT TABLE

POINT	STATION	OFFSET	NORTHING	EASTING
P1	Sta=301+55.88	OS=87.50 RT	N:7000101.30	E:2365118.20
P2	Sta=301+53.59	OS=75.69 RT	N:7000101.34	E:2365130.21
P3	Sta=303+14.63	OS=79.61 RT	N:6999949.71	E:2365093.29
P4	Sta=88+14.98	OS=54.48 LT	N:6999903.95	E:2365033.42
P5	Sta=87+80.47	OS=55.00 LT	N:6999902.88	E:2364998.92
P6	Sta=87+80.47	OS=60.50 LT	N:6999908.38	E:2364998.66
P7	Sta=87+94.23	OS=60.50 LT	N:6999909.01	E:2365012.41
P8	Sta=302+90.76	OS=87.50 RT	N:6999974.01	E:2365091.15

NOTES:

- LEGAL DESCRIPTION TO ACCOMPANY THIS SURVEY SKETCH.
- BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES ADJUSTED TO THE SURFACE BY PROJECT SURFACE SCALE FACTOR OF 1.00012.

\*\*THIS MONUMENT MAY BE REPLACED BY TXDOT TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EMPLOYED OR RETAINED BY TXDOT.

LEGEND:

ESMT - EASEMENT

- - PROPERTY CORNER FOUND-AS NOTED
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BRITTAIN & CRAWFORD"

IRF - IRON ROD FOUND

~ - DIRECTION OF CURVE

POC - POINT OF COMMENCING

POB - POINT OF BEGINNING

D/P.R.T.C.T. - DEED/PLAT RECORDS OF TARRANT COUNTY, TEXAS

C/L - CENTER LINE

P/L - PROPERTY LINE

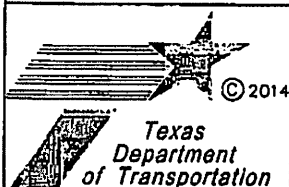
S/L - SURVEY LINE



SURVEYED ON THE GROUND  
OCTOBER 6, 2014

*Krystian Golebiewski*  
KRYSZTIAN GOLEBIEWSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 6400  
MAP REVISED: MAY 5, 2015

## DAVIS BLVD / MID CITIES BLVD INTERSECTION IMPROVEMENTS



### PERMANENT RIGHT OF WAY PARCEL No.1

PARCEL  
NUMBER 1

#### DAVIS BLVD/MID-CITIES BLVD

SCALE  
1" = 40'

FEDERAL AID PROJECT NO.  
CM 2007 (227)

R.O.W. CSJ NO.:  
0902-90-013

DISTRICT  
FORT WORTH  
COUNTY  
TARRANT

	ACRES	SQ. FEET
ACQUISITION	0.0624	2,716
DEED AREA	4.8450	211,049
REMAINDER AREA	4.7827	208,333

(K.G.) DATA\FN\FN\_NRH\_MID\_CITIES-DAVIS\FN\_NRH\_MID\_ROW-01.dwg