

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

QUITCLAIM DEED

GRANTOR: TARRANT COUNTY, TEXAS

GRANTOR'S MAILING ADDRESS: Tarrant County Transportation Department
100 E. Weatherford St. #401
Fort Worth, Texas 76196-0601

GRANTEE: RUSSELL W. McCASLAND, and wife,
GAYLA D. McCASLAND

GRANTEE'S MAILING ADDRESS: 919 Sterling Lane
Crowley, Texas 76036

CONSIDERATION: \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements): The surface estate only to the .2418 acre tract of land situated in the Pickney Caldwell Survey, Abstract Number 363, Tarrant County, Texas and being all of Drycreek Lane, a 60' right-of-way, adjacent to lots 21 and 22, Block 2 of Crystal Creek Estates, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-212, Page 26, Plat Records, Tarrant County, Texas, more particularly depicted in "Exhibit A" attached hereto and incorporated herein for all purposes.

CONVEYANCE: Grantor, for the consideration, quitclaims to Grantee all of Grantor's right, title, and interest, if any, in and to the surface estate of the Property, to have and to hold to Grantee and Grantee's heirs, successors, and assigns forever. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the surface estate of the Property.

When the context requires, singular nouns and pronouns include the plural.

DATED this ____ day of _____, 2022.

By: _____
Judge B. Glen Whitley
Tarrant County Judge

(ACKNOWLEDGMENT)

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the _____ day of _____, 2022, by B. Glen Whitley, Tarrant County Judge, on behalf of Tarrant County, Texas.

Notary Public, State of Texas

APPROVED AS TO FORM:

Criminal District Attorney's Office*

*By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document from our client's legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract review from independent counsel.

AFTER RECORDING RETURN TO:

Miriam Salazar
Tarrant County Transportation
100 E. Weatherford Street #401
Fort Worth, Texas 76196

BOUNDARY SURVEY

0.2418 ACRES OF LAND SITUATED IN THE PICKNEY CALDWELL SURVEY,
ABSTRACT NUMBER 363, TARRANT COUNTY, TEXAS.

POINT OF
BEGINNING

1/2" CIRF "FULTON"
N:6889757.14
E:2309357.31

STERLING LANE
60' RIGHT-OF-WAY

LOT 22, BLOCK 2
CRYSTAL CREEK ESTATES
VOLUME 388-212, PAGE 26
PRTCT

7.5' UTILITY EASEMENT
VOLUME 388-212, PAGE 26
PRTCT

30' SETBACK

20'x20' POSE
VOLUME 388-212, PAGE 26
PRTCT

20' D&UE
VOLUME 388-212, PAGE 26
PRTCT

N 89°24'22" E 176.01'

0.2418 ACRES
10,532 SQ. FEET

DRYCREEK LANE

60' RIGHT-OF-WAY

S 89°24'22" W 176.16'

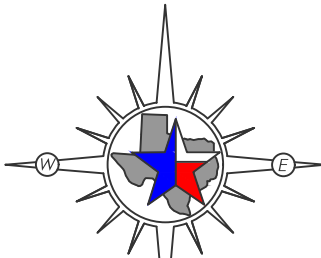
20' D&UE
VOLUME 388-212, PAGE 26
PRTCT

30' SETBACK

7.5' UTILITY EASEMENT
VOLUME 388-212, PAGE 26
PRTCT

LOT 21, BLOCK 2
CRYSTAL CREEK ESTATES
VOLUME 388-212, PAGE 26
PRTCT

N



S

LEGEND

DRCT = DEED RECORDS, TARRANT COUNTY, TEXAS
PRTCT = PLAT RECORDS, TARRANT COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
D&UE = DRAINAGE & UTILITY EASEMENT
POSE = PUBLIC OPEN SPACE EASEMENT
POB = POINT OF BEGINNING

GENERAL NOTES

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED EASEMENTS ARE SHOWN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY. THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF, OR HAS BEEN ADVISED OF ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.



Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6882
STATE OF TEXAS
APRIL 18, 2022



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

METES AND BOUNDS DESCRIPTION

BEING A 0.2418 ACRE TRACT OF LAND SITUATED IN THE PICKNEY CALDWELL SURVEY, ABSTRACT NUMBER 363, TARRANT COUNTY, TEXAS, AND BEING ALL OF DRYCREEK LANE, A 60' RIGHT-OF-WAY, ADJACENT TO LOTS 21 AND 22, BLOCK 2, CRYSTAL CREEK ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-212, PAGE 26, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "FULTON" AT THE SOUTHWEST CORNER OF SAID LOT 22, BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID DRYCREEK LANE AND THE EAST RIGHT-OF-WAY LINE OF STERLING LANE, A 60' RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 24 MINUTES 22 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 176.01 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 22, SAME BEING THE NORTHEAST CORNER OF SAID DRYCREEK LANE, AND BEING ON THE WEST LINE OF A CALLED 22.336 ACRE TRACT OF LAND DESCRIBED BY DEED TO TEETER CAPITAL INVESTMENTS LP, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER D220272689, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 27 MINUTES 10 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID DRYCREEK LANE, BEING COMMON WITH THE WEST LINE OF SAID CALLED 22.336 ACRE TRACT, A DISTANCE OF 59.81 FEET, TO THE SOUTHEAST CORNER OF SAID DRYCREEK LANE, SAME BEING THE NORTHEAST CORNER OF SAID LOT 21, FROM WHICH A 3" STEEL FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF SAID LOT 21 BEARS SOUTH 00 DEGREES 27 MINUTES 10 SECONDS EAST, A DISTANCE OF 140.27 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID DRYCREEK LANE, A DISTANCE OF 176.16 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 21, BEING AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF SAID STERLING LANE, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 21 BEARS SOUTH 00 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 140.17 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 28 SECONDS WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STERLING LANE, A DISTANCE OF 59.81 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.2418 ACRES OR 10,532 SQUARE FEET OF LAND, MORE OR LESS.



—LONESTAR—
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