

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.

GENERAL WARRANTY DEED

GRANTOR: TARRANT COUNTY, TEXAS

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

GRANTEE: B&B9, LLC

GRANTEE'S MAILING ADDRESS: 120 Hazelwood Drive
Fort Worth, Texas 76107

CONSIDERATION: The sum of Ten Dollars and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements): Approximately 11,277 square feet of land (0.259 acres) located in the William Norris Survey, Abstract Number 1165 and the Simon Akers Survey, Abstract Number 17, City of Haltom City, Tarrant County, Texas, said tract of land being labeled as Tract 13-17 Part 2 and more particularly described in Exhibit "A" attached and made a part hereto (hereinafter referred to as "the Property").

CONVEYANCE:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, and administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, EXPRESS OR IMPLIED, PAST PRESENT OR FUTURE, OF, AS TO, OR CONCERNING THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE EXISTENCE OR NONEXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS (INCLUDING BUT NOT LIMITED TO THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS) OR COMPLIANCE OF THE PROPERTY WITH APPLICABLE ENVIRONMENTAL LAWS, RULES OR REGULATION. THE SALE OF THE PROPERTY IS MADE ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT, IN CONSIDERATION OF THE AGREEMENTS OF GRANTOR, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING Y OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, ELIGIBILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PROPERTY OR ANY PORTION THEREOF.

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

IN WITNESS WHEREOF, this instrument is executed on the ____ day of December 2022.

GRANTOR:

TARRANT COUNTY, TEXAS

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 December 2022, by B. Glen Whitley, Tarrant County Judge, on behalf of Tarrant County, Texas.

Notary Public, State of Texas

Approval Form for District Attorney

Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contract or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own attorney.

AFTER RECORDING RETURN TO:
Miriam Salazar
Transportation Dept.
100 E. Weatherford Suite 401
Fort Worth, Texas 76196-0601

BEING an 11,277 square foot tract of land located in the William Norris Survey, Abstract Number 1165 and the Simon Akers Survey, Abstract Number 17, City of Haltom City, Tarrant County, Texas, and being a portion of a 1.012 acre tract of land (by deed) deeded to Tarrant County, State of Texas in the Deed filed July 30th, 1930 and recorded in Volume 1121, Page 134 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being a portion of a 1.641 acre tract of land (by deed) deeded to Tarrant County, State of Texas in the Deed filed July 30th, 1930 and recorded in Volume 1112, Page 611 (D.R.T.C.T.), said 11,277 square foot tract being more particularly described as follows:

COMMENCING at a "X" cut in concrete found (controlling monument) (CM) for the southwest corner of Lot 4, Block A, Haltom Village Addition, 2nd Revision, an addition to the City of Haltom City, Tarrant County, Texas as recorded in Cabinet A, Slide 1570 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said "X" cut in concrete being the southeast corner of Lot 2, Block A of said Haltom Village Addition, 2nd Revision recorded in Cabinet A, Slide 1570 (P.R.T.C.T.), said "X" cut in concrete also being in the north line of Lot 3, Block A of said Haltom Village Addition, 2nd Revision recorded in Cabinet A, Slide 1570 (P.R.T.C.T.);

THENCE North 89 degrees 41 minutes 37 seconds East, with the south line of said Lot 4 and with the north line of said Lot 3, a distance of 17.17 feet to a point for the calculated reconstructed northeast corner of said Lot 3, said point being a calculated reconstructed interior corner of said Lot 4;

THENCE South 33 degrees 04 minutes 13 seconds East, with the southwesterly line of said Lot 4 and with the northeasterly line of said Lot 3, a distance of 18.85 feet to a point for a calculated reconstructed angle corner in the southwesterly line of said Lot 4, said point being a calculated reconstructed angle corner in the northeasterly line of said Lot 3;

THENCE South 40 degrees 52 minutes 25 seconds East, with the southwesterly line of said Lot 4 and with the northeasterly line of said Lot 3, a distance of 98.36 feet to a 5/8 inch iron rod with cap stamped "Gorronдона and Assoc. Inc. Fort Worth, Texas" set in the proposed northwesterly right-of-way line of East Belknap Street (S.H. 183 and S.H. 26) (a variable width right-of-way), said 5/8 inch iron rod with cap stamped "Gorronдона and Assoc. Inc. Fort Worth, Texas" being the beginning of a non-tangent curve to the left whose chord bears South 46 degrees 42 minutes 45 seconds West, a distance of 76.50 feet;

THENCE with the proposed northwesterly right-of-way line of said East Belknap Street (S.H. 183 and S.H. 26) and with said non-tangent curve to the left having a radius of 2,924.33 feet, a central angle of 01 degrees 29 minutes 56 seconds, and an arc length of 76.50 feet to a 5/8 inch iron rod with cap stamped "Gorrrondona and Assoc. Inc. Fort Worth, Texas" set for the **POINT OF BEGINNING** at Baseline A Station 275+72.68, 59.33 feet Left, having surface coordinates of North 6,977,751.05, East 2,348,646.60, said 5/8 inch iron rod with cap stamped "Gorrrondona and Assoc. Inc. Fort Worth, Texas" being the end of said non-tangent curve to the left, said 5/8 inch iron rod with cap stamped "Gorrrondona and Assoc. Inc. Fort Worth, Texas" being the intersection of the proposed northwesterly right-of-way line of said East Belknap Street (S.H. 183 and S.H. 26) with the existing northerly right-of-way line of Denton Highway (US Highway 377) (a variable width right-of-way), said 5/8 inch iron rod with cap stamped "Gorrrondona and Assoc. Inc. Fort Worth, Texas" being in the northerly line of said 1.012 acre tract of land, said 5/8 inch iron rod with cap stamped "Gorrrondona and Assoc. Inc. Fort Worth, Texas" being in the southerly line of said Lot 3, said 5/8 inch iron rod with cap stamped "Gorrrondona and Assoc. Inc. Fort Worth, Texas" also being the beginning of a non-tangent curve to the left whose chord bears South 45 degrees 14 minutes 10 seconds West, a distance of 74.21 feet, from which a 3/4 inch iron rod found (CM) for corner in the existing northwesterly right-of-way line of said East Belknap Street (S.H. 183 and S.H. 26) bears a chord bearing of North 55 degrees 42 minutes 39 seconds East, a distance of 51.59 feet, said 3/4 inch iron rod being in the southerly line of said Lot 3, said 3/4 inch iron rod being in the northerly line of said 1.012 acre tract of land;

- (1) **THENCE** with the proposed northwesterly right-of-way line of said East Belknap Street (S.H. 183 and S.H. 26) and with said non-tangent curve to the left having a radius of 2,924.33 feet, a central angle of 01 degrees 27 minutes 15 seconds, and an arc length of 74.21 feet to a 5/8 inch iron rod with cap stamped "Gorrrondona and Assoc. Inc. Fort Worth, Texas" set for the end of said non-tangent curve to the left, said 5/8 inch iron rod with cap stamped "Gorrrondona and Assoc. Inc. Fort Worth, Texas" being the beginning of a reverse curve to the right whose chord bears South 49 degrees 32 minutes 14 seconds West, a distance of 33.36 feet;
- (2) **THENCE** with the proposed northwesterly right-of-way line of said East Belknap Street (S.H. 183 and S.H. 26) and with said reverse curve to the right having a radius of 190.33 feet, a central angle of 10 degrees 03 minutes 22 seconds, and an arc length of 33.41 feet to a 5/8 inch iron rod with cap stamped "Gorrrondona and Assoc. Inc. Fort Worth, Texas" set for the end of said reverse curve to the right, said 5/8 inch iron rod with cap stamped "Gorrrondona and Assoc. Inc. Fort Worth, Texas" being the beginning of a compound curve to the right whose chord bears South 64 degrees 02 minutes 14 seconds West, a distance of 21.50 feet;

- (3) **THENCE** with the proposed northwesterly right-of-way line of said East Belknap Street (S.H. 183 and S.H. 26) and with said compound curve to the right having a radius of 65.33 feet, a central angle of 18 degrees 56 minutes 39 seconds, and an arc length of 21.60 feet to a 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" set for the end of said compound curve to the right, said 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" being the intersection of the proposed northwesterly right-of-way line of said East Belknap Street (S.H. 183 and S.H. 26) with the proposed northeasterly right-of-way line of Denton Highway (US Highway 377) (a variable width right-of-way);
- (4) **THENCE** North 80 degrees 58 minutes 09 seconds West, with the proposed northeasterly right-of-way line of said Denton Highway (US Highway 377), a distance of 56.30 feet to a 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" set for the beginning of a non-tangent curve to the right whose chord bears North 48 degrees 19 minutes 02 seconds West, a distance of 16.22 feet;
- (5) **THENCE** with the proposed northeasterly right-of-way line of said Denton Highway (US Highway 377) and with said non-tangent curve to the right having a radius of 65.33 feet, a central angle of 14 degrees 15 minutes 38 seconds, and an arc length of 16.26 feet to a 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" set for the end of said non-tangent curve to the right, said 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" being the beginning of a compound curve to the right whose chord bears North 31 degrees 39 minutes 26 seconds West, a distance of 87.86 feet;
- (6) **THENCE** with the proposed northeasterly right-of-way line of said Denton Highway (US Highway 377) and with said compound curve to the right having a radius of 265.33 feet, a central angle of 19 degrees 03 minutes 34 seconds, and an arc length of 88.26 feet to a 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" set for the end of said compound curve to the right said 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" being the beginning of a compound curve to the right whose chord bears North 17 degrees 17 minutes 07 seconds West, a distance of 103.37 feet;

- (7) **THENCE** with the proposed northeasterly right-of-way line of said Denton Highway (US Highway 377) and with said compound curve to the right having a radius of 612.33 feet, a central angle of 09 degrees 41 minutes 03 seconds, and an arc length of 103.50 feet to a 5/8 inch iron rod with cap stamped "Gorrondona and Assoc. Inc. Fort Worth, Texas" set for the end of said compound curve to the right, said 5/8 inch iron rod with cap stamped "Gorrondona and Assoc. Inc. Fort Worth, Texas" being the intersection of the proposed northeasterly right-of-way line of said Denton Highway (US Highway 377) with the existing northerly right-of-way line of said Denton Highway (US Highway 377), said 5/8 inch iron rod with cap stamped "Gorrondona and Assoc. Inc. Fort Worth, Texas" being in the southerly line of said Lot 3, said 5/8 inch iron rod with cap stamped "Gorrondona and Assoc. Inc. Fort Worth, Texas" also being in an easterly line of said 1.012 acre tract of land at Baseline C Station 175+36.23, 44.60 feet Right, said 5/8 inch iron rod with cap stamped "Gorrondona and Assoc. Inc. Fort Worth, Texas" also being the beginning of a non-tangent curve to the left whose chord bears South 65 degrees 35 minutes 35 seconds East, a distance of 265.69 feet, from which a 5/8 inch iron rod with cap stamped "Gorrondona and Assoc. Inc. Fort Worth, Texas" set for the northwest corner of said Lot 3 bears a chord bearing of North 10 degrees 08 minutes 42 seconds West, a distance of 32.11 feet, said 5/8 inch iron rod with cap stamped "Gorrondona and Assoc. Inc. Fort Worth, Texas" being the southwest corner of said Lot 2, said 5/8 inch iron rod with cap stamped "Gorrondona and Assoc. Inc. Fort Worth, Texas" also being in the existing easterly right-of-way line of said Denton Highway (US Highway 377);
- (8) **THENCE** with the existing northerly right-of-way line of said Denton Highway (US Highway 377), with the southerly line of said Lot 3, with an easterly line of said 1.012 acre tract of land, and with said non-tangent curve to the left having a radius of 173.10 feet, a central angle of 100 degrees 15 minutes 04 seconds, and an arc length of 302.87 feet to **POINT OF BEGINNING** and containing 11,277 square feet or 0.259 acres of land, more or less.

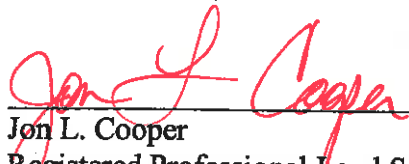
NOTES:

All 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 (baseline A and C) unless otherwise noted.

A plat of same date accompanies this description.

I, Jon L. Cooper, 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.



Jon L. Cooper
Registered Professional Land Surveyor No. 5254
Gorronдона & Associates, Inc.
7524 Jack Newell Blvd.
Fort Worth, Texas 76118
Office 817-496-1424 Fax 817-496-1768



LOT 2
OWNER:
B & B 9, L.L.C.
C.C.F. NO. D211134042
O.P.R.T.C.T.

HALTOM CITY
TARRANT COUNTY

24' MUTUAL INGRESS, EGRESS
EASEMENT AND FIRE LANE
CABINET A, SLIDE 1570
P.R.T.C.T.

BLOCK A
HALTOM VILLAGE ADDITION,
2ND REVISION
CABINET A, SLIDE 1570
P.R.T.C.T.

BASELINE C CURVE DATA
DELTA=39°42'54"
D.O.C.=08°44'57"
RADIUS=655.00
LENGTH=442.59'
CHORD BEARING=N 19°44'57" W
CHORD DISTANCE=434.21'

BASELINE A CURVE DATA
DELTA=12°01'43"
D.O.C.=01°59'59"
RADIUS=2,865.00
LENGTH=601.48'
CHORD BEARING=N 45°42'03" W
CHORD DISTANCE=600.37'

OWNER: LOT 4
B & B 9, L.L.C.
C.C.F. NO. D211134042
O.P.R.T.C.T.

24' MUTUAL INGRESS, EGRESS
EASEMENT AND FIRE LANE
CABINET A, SLIDE 1570
P.R.T.C.T.

WILLIAM NORRIS SURVEY
A-1165

SIMON AKERS SURVEY

LOT 3 A-17

OWNER:
B & B 9, L.L.C.
C.C.F. NO. D211134042
O.P.R.T.C.T.

P.O.B. PROPOSED
SURPLUS TRACT
TRACT 13-17 PART 2

STA. 275+72.68
59.33' LT BL A
N=8,977,761.05
E=2,348,646.60

PROPOSED SURPLUS
TRACT 13-17 PART 2
11,277 SQ. FT.
0.259 AC.

PROPOSED
DRAINAGE EASEMENT

EXISTING R.O.W. LINE

PORTION OF 8 ACRES
G. W. HALTOM
VOLUME 1149, PAGE 636
D.R.T.C.T.

EAST BELKNAP STREET
(S.H. 183 & S.H. 26)
276+00

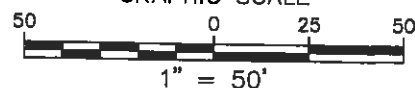
1641 ACRES (BY DEED)
TARRANT COUNTY
STATE OF TEXAS
VOLUME 112, PAGE 611
D.R.T.C.T.

CURVE TABLE

CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C1	2924.33'	01°29'56"	S 46°42'45" W	76.50'	76.50'
C2	173.10'	17°08'28"	N 55°42'39" E	51.59'	51.79'
C3	2924.33'	01°27'15"	S 45°14'10" W	74.21'	74.21'
C4	190.33'	10°03'22"	S 49°32'14" W	33.36'	33.41'
C5	65.33'	18°56'39"	S 64°02'14" W	21.50'	21.60'
C6	65.33'	14°15'38"	N 48°19'02" W	16.22'	16.26'
C7	265.33'	19°03'34"	N 31°39'26" W	87.86'	88.26'
C8	612.33'	09°41'03"	N 17°17'07" W	103.37'	103.50'
C9	173.10'	10°38'41"	N 10°08'42" W	32.11'	32.16'
C10	173.10'	100°15'04"	S 65°35'35" E	265.69'	302.87'



GRAPHIC SCALE



* DENOTES A CALCULATED AREA

© 2012



PLAT OF A SURVEY
OF PROPOSED SURPLUS TRACT 13-17 PART 2

FILE		DIVISION		PARCEL NUMBER	PROPOSED SURPLUS TRACT 13-17 PART 2	
US 377		6		AREA SUMMARY	ACRES	SQUARE FEET
SCALE 1" = 50'		FEDERAL AID PROJECT NO.		TOTAL AREA	2.653	115,565
		RCSJ NO. 0081-01-048		AREA WITHIN TxDOT ROW	0.259	11,277
		COUNTY TARRANT		REMAINDER AREA	2.394	104,288

EXHIBIT "A"

PAGE 7 OF 7
as of 9/18/13

LEGEND

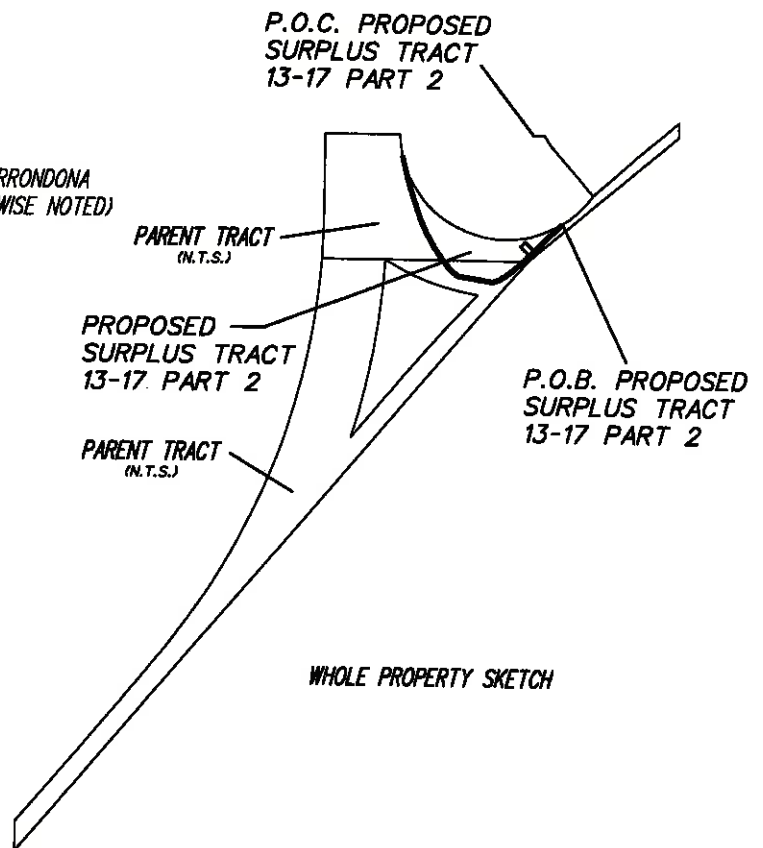
CAB. CABINET
 C.C.F. NO. COUNTY CLERK'S FILE NUMBER
 D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER
 ESMT. EASEMENT
 IR IRON ROD
 IRC IRON ROD WITH CAP
 LT LEFT
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
 PG. PAGE
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 R.O.W. RIGHT OF WAY
 RT RIGHT
 U.E. UTILITY EASEMENT
 VOL. VOLUME
 (CM) CONTROLLING MONUMENT

NOTES:

1. 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.
2. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
3. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (BASELINE B AND D) UNLESS OTHERWISE NOTED.

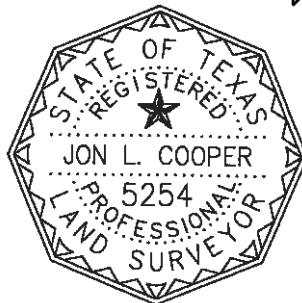
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA & ASSOC. INC. FT WORTH, TEXAS" (UNLESS OTHERWISE NOTED)

— S — APPROXIMATE SURVEY LINE
 — E — EXISTING R.O.W. LINE
 — P — PROPERTY LINE
 — — PROPOSED R.O.W. LINE



I, JON L. COOPER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION 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.

Jon L. Cooper
 JON L. COOPER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS NO. 5254



* DENOTES A CALCULATED AREA

PLAT OF A SURVEY
 OF PROPOSED SURPLUS TRACT 13-17 PART 2

PARCEL NUMBER				PROPOSED SURPLUS TRACT 13-17 PART 2	
AREA SUMMARY				ACRES	SQUARE FEET
TOTAL AREA				2.653	115,565
AREA WITHIN TxDOT ROW				0.259	11,277
REMAINDER AREA				2.394	104,288

© 2012



FILE

US 377

DIVISION
6SCALE
1" = 50'

FEDERAL AID PROJECT NO.

RCSJ NO.
0081-01-048COUNTY
TARRANT