



0.0#139979

**COMMISSIONERS COURT
COMMUNICATION**

REFERENCE NUMBER _____

PAGE 1 OF 51

DATE: 12/13/2022

SUBJECT: APPROVAL OF COMMERCIAL CONTRACT AMENDMENT, REAL ESTATE LISTING AGREEMENT AND GENERAL WARRANTY DEED WITH NS TRINITY, D/B/A RE/MAX TRINITY FOR THE SALE OF TWO SURPLUS PROPERTIES AT THE CORNER OF DENTON HIGHWAY (US 377) AND E. BELKNAP STREET (TX 183) IN THE CITY OF HALTOM CITY

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve an Commercial Contract Amendment, a Real Estate Listing Agreement and a General Warranty Deed between Tarrant County and NS Trinity, d/b/a RE/MAX Trinity (Formerly Coan Companies, LLC, d/b/a RE/MAX Trinity) (RE/MAX) related to the sale of two (2) surplus properties described as approximately 38,137 square foot tract of land situated in the Simon Akers Survey, Abstract Number 17 and an 11,277 square foot tract of land situated in the William Norris Survey, Abstract Number 116 and the Simon Akers Survey, Abstract Number 17, both in the City of Haltom City.

BACKGROUND

On February 27, 1930, the Commissioners Court, through Court Order #2257, approved the funding to acquire the necessary right-of-way for Ft. Worth-Grapevine Road, also known as Project No. 358 and now known as US 377.

On September 3, 1930, the County acquired the necessary right-of-way for the Ft. Worth-Grapevine Road by way of deed filed in the official records of Tarrant County under Volume 1121, Page 134 and Volume 1112, Page 611.

On March 1, 2022, the Commissioners Court, through Court Order #137612, approved a resolution declaring these two (2) tracts of land as surplus real property and authorized the sale of the properties through a licensed Broker.

On March 15, 2022, the Commissioners Court, through Court Order #137719, approved a real estate listing agreement, expiring on July 31, 2022, with RE/MAX to sell said surplus properties as authorized by Section 263.008 of the Texas Local Government Code. Since the original listing agreement expired, an extension was requested with a termination date of October 31, 2022.

On May 24, 2022, the Commissioners Court, through Court Order #138241, approved a commercial contract for both properties with a closing date of no later than July 8, 2022.

SUBMITTED BY: Transportation

PREPARED BY: Miriam Salazar
APPROVED BY:



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: _____ DATE: 12/13/2022 PAGE 2 OF 51

On August 30, 2022, the Commissioners Court, through Court Order #139004, approved a real estate listing agreement and an extension to the contract, both expiring on October 31, 2022. Since the previous listing agreement expired, an extension was requested with a termination date of February 28, 2023.

On November 28, 2022, a Quitclaim was received from the State and was filed in Tarrant County Deed Records Instrument #D222256548.

On November 29, 2022, RE/MAX transmitted an amendment to the contract. The purpose of the amendment is to establish a new closing date of no later than February 28, 2023.

The Criminal District Attorney's office has approved the contracts as to form.

FISCAL IMPACT

The County will pay the broker's fee of six percent (6%) of the gross selling price, the cost of the title policy and the closing costs of the sale. These costs will be deducted from the sale of the property.

Please Note: Due to the volume of information, copies of the entire packet are not being reproduced for distribution. However, the information may be viewed online in the Commissioners Court's agenda on the Tarrant County website or in the Commissioners Court records within the County Clerk's Office.



EXCLUSIVE LISTING AGREEMENT

This EXCLUSIVE LISTING AGREEMENT ("Agreement") is made and entered into by and between RE/MAX Trinity ("Broker") and TARRANT COUNTY, TEXAS ("Owner").

WITNESSETH:

WHEREAS, Owner is the owner of the following tract of land located in Tarrant County, Texas (said tract of land hereinafter referred to as the "Property"):

Tract

Approximately 38,137 square feet of land (0.876 acres) located in 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 1 and more particularly described in Exhibit "A" attached and made a part hereto.

and,

WHEREAS, Owner desires to appoint Broker as its exclusive listing agent with respect to selling the surface estate only of the Property, and Broker desires to accept such appointment as exclusive listing agent subject to the terms and provisions hereof.

NOW THEREFORE, for and in consideration of the receipt of Ten and No/100 Dollars (\$10.00), the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, Broker and Owner hereby agree as follows:

1. Appointment. Owner hereby appoints Broker as its exclusive listing agent with sole authority to represent Owner during the term of this Agreement in the sale of the Property, at a sales price to be determined by Owner payable in immediately available funds at the closing of such sale, subject to the terms and conditions found herein. The Property's mineral estate is to be excluded from the sale. Broker cannot outsource or sub-contract Broker's duties under this Agreement. After this Agreement has been fully executed Broker shall designate an agent within Broker's firm to handle the listing and inform Owner of the designation. Owner has the right to request at any time a different agent be designated if the agent originally designated by Broker is unsatisfactory to Owner.

2. Term. Broker's appointment as exclusive listing agent shall commence upon the execution of this Agreement by all parties and shall terminate on February 28, 2023, or until the appointment is earlier terminated under the provisions hereof (paragraph 5).

3. Broker's Duties. The Broker will provide the following services with respect to the Property:

- (a) Marketing of the Property.
- (b) Providing Owner with monthly updates.

(c) Conducting all showings of the Property.

(d) Listing the Property with a multiple listing service for the term of this Agreement.

4. Broker's Fee and Compensation of Other Brokers. In consideration for Broker providing the above-mentioned services, Owner hereby agrees to pay the following sums as compensation hereunder:

(a) Owner will pay a commission in an amount equal to the sum of six percent (6%) of the gross selling price for the Property to Broker upon the actual closing of the sale of the Property under a contract accepted by Owner.

(b) As part of the requirement of listing the Property with a multiple listing service during the term of this Agreement, the Broker will allow other brokers to show the Property to prospective buyers. Pursuant to Section 263.008 of the Texas Local Government Code, if any broker produces a ready, willing, and able buyer who has submitted the highest cash offer on or after the 30th day after the date the Broker herein lists the Property with a multiple-listing service, and the Owner desires to accept said offer, then at closing of the sale of the Property the Broker herein will offer to split the Broker's commission, paying the other broker 3% of the sales price.

(c) Owner's obligation to Broker relating to the payment of Commission shall survive the termination of this Agreement with respect to any contract of sale which is fully executed by both Owner and a Purchaser within 30 days of the termination of this Agreement, so long as the Purchaser is a "registered prospect" and the sale actually closes. For purposes hereof, the term "registered prospect" means any person whose interest in the Property and contact with Broker has been disclosed to Owner in writing on or before the fifth (5th) day following termination of the Agreement. Broker and Owner each covenant and agree one to the other to operate in good faith with respect to the registration of prospects.

(d) No Commission shall be payable to Broker under any scenario unless a Property is actually sold.

5. Termination Privilege. Either party shall have the right to terminate this Agreement at any time, without cause, upon ten (10) days prior written notice to the other. Upon any termination hereof, regardless of how such termination has arisen, Broker, if requested in writing to do so, shall promptly deliver to Owner copies of all marketing materials and other related matters in Broker's possession, or subject to Broker's custody or control, which relate solely to the Property.

6. Limitations on Broker's Authority. It is hereby agreed and acknowledged that the sales price and other terms and conditions of any contract to sell the Property are

within the Owner's sole and absolute discretion and Broker shall not represent to anyone that Broker is authorized to bind the Owner with respect to the sale of the Property, without first obtaining the prior express written consent of Owner to do so.

7. Notices. All notices required or permitted to be given hereunder shall be sent by certified mail, return receipt requested, postage prepaid, addressed to the parties hereto at the following addresses, or at such other addresses as shall be specified by written notice delivered in accordance herewith:

If to Owner: Tarrant County
 Miriam Salazar
 100 E. Weatherford
 Fort Worth, TX 76196-0601

If to Broker: RE/MAX Trinity
 Attn: Graham Stiles, President
 2600 W. 7th Street, Suite 146
 Ft. Worth, TX 76107

All notices delivered in accordance herewith shall be deemed to have been delivered three (3) days after deposited as aforesaid in a duly authorized depository of the United States Postal Service.

8. Modification. This Agreement shall inure to the benefit of the Parties hereto, and no modification hereto shall be valid or binding unless such is made in writing signed by the parties hereto.

9. Binding Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of Texas and the obligations of the parties hereto are, and shall be, performable in Tarrant County, Texas. Where required for proper interpretation, words in the singular shall include the plural, masculine gender shall include the neuter and the feminine, and vice versa.

10. Headings. The descriptive headings of the several paragraphs contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

11. Attorney's Fees. In the event it becomes necessary for either party hereto to file a suit to enforce this Agreement or any provisions contained herein, the party prevailing in such action shall be entitled to recover, in addition to all other remedies or damages, reasonable attorney's fees incurred in such suit.

12. Complete Agreement. This Agreement constitutes the entire agreement among the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith.

13. Form 1295 Acknowledgement. Broker acknowledges and agrees that [it/she/he] has fully, accurately, and completely disclosed all interested parties in the attached Form 1295, and has acknowledged the completeness of this disclosure by filing

the Form 1295, attached as Exhibit "B" to this Agreement, with the Texas Ethics Commission as required by law.

This document is executed effective as of the 13 day of December, 2022.

BROKER:

RE/MAX Trinity

By: 

Name: Graham Stiles

Title: President

OWNER:

TARRANT COUNTY

By: 

B. Glen Whitley

Tarrant County Judge

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.

Exhibit "A"

Proposed Surplus Tract 13-17 Part 1

US 377

RCSJ: 0081-01-048

9-18-2013

Exhibit A, Page 1 of 8

BEING a 38,137 square foot tract of land located in 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 38,137 square foot tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" set for the northwest corner of Lot 1, Block A, Whataburger No. 1 Subdivision, an addition to the City of Haltom City, Tarrant County, Texas as recorded in Cabinet A, Slide 1103 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" being in the existing south right-of-way line of Fossil Drive (an existing 60' dedicated right-of-way);

THENCE North 86 degrees 36 minutes 20 seconds East, with the north line of said Lot 1 and with the south right-of-way line of said Fossil Drive, a distance of 188.65 feet to a 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" set for the intersection of the existing south right-of-way line of said Fossil Drive with the proposed westerly right-of-way line of Denton Highway (US Highway 377) (a variable width right-of-way), from which a 3/4 inch iron rod found (controlling monument) (CM) for the northeast corner of said Lot 1 bears North 86 degrees 36 minutes 20 seconds East, a distance of 23.75 feet, said 3/4 inch iron rod being the intersection of the existing south right-of-way line of said Fossil Drive with the existing westerly right-of-way line of Denton Highway (US Highway 377) (a variable width right-of-way);

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 "Gorrdona 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 "Gorrdona 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 "Gorrdona 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 "Gorrdona 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 "Gorrdona and Assoc. Inc. Fort Worth, Texas" being in the southerly line of said Lot 3, said 5/8 inch iron rod with cap stamped "Gorrdona 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 "Gorrdona 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 "Gorrdona 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 "Gorrdona 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 "Gorrdona 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 "Gorrrondona 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 "Gorrrondona 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 "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 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrrondona and Assoc. Inc. Fort Worth, Texas" being the southwest corner of said Lot 2, said 5/8 inch iron rod with cap stamped "Gorrrondona 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.

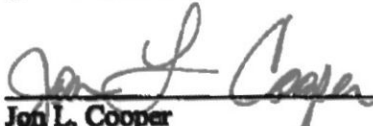
NOTES:

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



EXHIBIT "A"

LOT 2
OWNER:
B & B 9, L.L.C.
C.C.F. NO. D21134042
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.

BASELINE C CURVE DATA
DELTA=39°42'54"
D.O.C.=08°44'57"
RADIUS=855.00
LENGTH=442.58'
CHORD BEARING=N 19°44'57" W
CHORD DISTANCE=434.21'

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

BASELINE A CURVE DATA
DELTA=12°01'43"
D.O.C.=01°59'59"
RADIUS=2,885.00
LENGTH=801.48'
CHORD BEARING=N 45°42'03" W
CHORD DISTANCE=600.37'

OWNER: LOT 4
B & B 9, L.L.C.
C.C.F. NO. D21134042
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

EXISTING R.O.W. LINE
LOT 3
OWNER:
B & B 9, L.L.C.
C.C.F. NO. D21134042
O.P.R.T.C.T.

P.O.B. PROPOSED
SURPLUS TRACT
TRACT 13-17 PART 2
STA. 275+72.88
59.33' LT BL A
N=8,977,761.05
E=2,340,846.80

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

PROPOSED
DRAINAGE EASEMENT

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

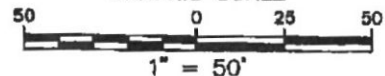
EAST BELKNAP STREET
(S.H. 183 & S.H. 26)
276+00

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°42'38" 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



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

FILE	US 377	DIVISION	6
SCALE	1" = 50'	FEDERAL AID PROJECT NO.	
		ROJ NO.	0081-01-048
		COUNTY	TARRANT

PARCEL NUMBER	PROPOSED SURPLUS TRACT 13-17 PART 2	
AREA SUMMARY	ACRES	SQUARE FEET
TOTAL AREA	2.653	115,585
AREA WITHIN TxDOT ROW	0.259	11,277
REMAINDER AREA	2.394	104,288

EXHIBIT "A"

PAGE 7 OF 7
as of 8/18/13

LEGEND

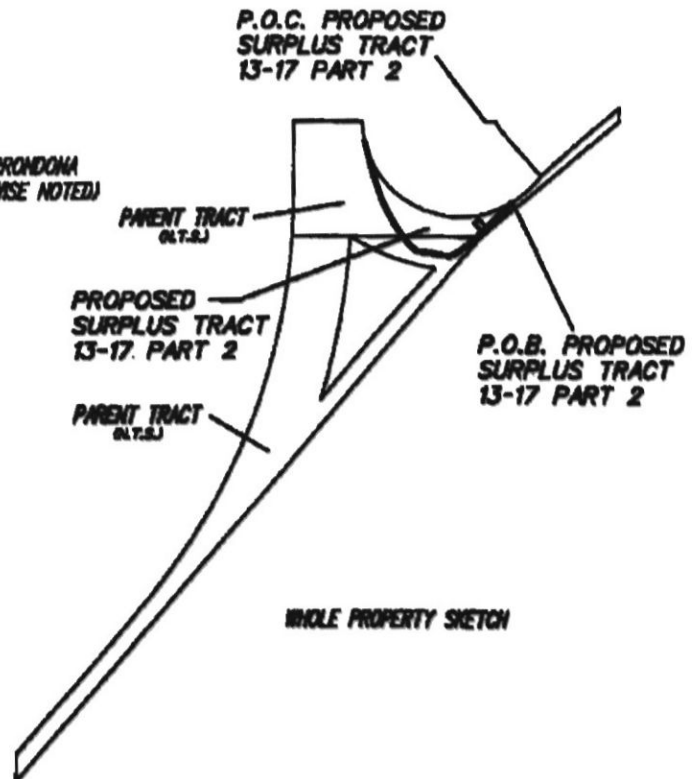
CAB. CABINET
 C.C.F. NO. COUNTY CLERK'S FILE NUMBER
 D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 DXXXXX COUNTY CLERK'S DOCUMENT NUMBER
 ESMT. EASEMENT
 IR IRON ROD
 IRC IRON ROD WITH CAP
 LT LEFT
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
 PG. PAGE
 P.O.B. POINT OF BEGINNING
 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

- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONIA & 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

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.



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
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS NO. 5254



* DENOTES A CALCULATED AREA

<div> <div>© 2012</div> <div> </div> </div>	PLAT OF A SURVEY OF PROPOSED SURPLUS TRACT 13-17 PART 2				PARCEL NUMBER	PROPOSED SURPLUS TRACT 13-17 PART 2	
	FILE	US 377	DIVISION 6	AREA SUMMARY		ACRES	SQUARE FEET
	SCALE 1" = 50'	FEDERAL AID PROJECT NO.	ROUTE NO. 0081-01-048	COUNTY TARRANT	TOTAL AREA	2.653	115,585
					AREA WITHIN TxDOT ROW	0.258	11,277
					REMAINDER AREA	2.394	104,308

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2016-106139

Date Filed:
08/30/2016

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

RE/MAX Trinity
Fort Worth, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Tarrant County, TX

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

TBD
Real Estate Brokerage Services

4 Name of Interested Party

City, State, Country (place of business)

Nature of interest
(check applicable)

Controlling

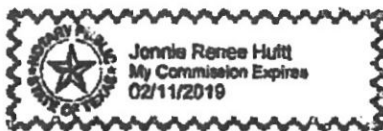
Intermediary

5 Check only if there is NO Interested Party.



6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



[Signature]

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said GRAHAM STILES, this the 31st day of AUGUST, 20 16, to certify which, witness my hand and seal of office.

[Signature]
Signature of officer administering oath

JONNIE RENEE HUITT
Printed name of officer administering oath

NOTARY
Title of officer administering oath

EXCLUSIVE LISTING AGREEMENT

This EXCLUSIVE LISTING AGREEMENT ("Agreement") is made and entered into by and between RE/MAX Trinity ("Broker") and TARRANT COUNTY, TEXAS ("Owner").

WITNESSETH:

WHEREAS, Owner is the owner of the following tract of land located in Tarrant County, Texas (said tract of land hereinafter referred to as the "Property"):

Tract

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.

and,

WHEREAS, Owner desires to appoint Broker as its exclusive listing agent with respect to selling the surface estate only of the Property, and Broker desires to accept such appointment as exclusive listing agent subject to the terms and provisions hereof.

NOW THEREFORE, for and in consideration of the receipt of Ten and No/100 Dollars (\$10.00), the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, Broker and Owner hereby agree as follows:

1. Appointment. Owner hereby appoints Broker as its exclusive listing agent with sole authority to represent Owner during the term of this Agreement in the sale of the Property, at a sales price to be determined by Owner payable in immediately available funds at the closing of such sale, subject to the terms and conditions found herein. The Property's mineral estate is to be excluded from the sale. Broker cannot outsource or sub-contract Broker's duties under this Agreement. After this Agreement has been fully executed Broker shall designate an agent within Broker's firm to handle the listing and inform Owner of the designation. Owner has the right to request at any time a different agent be designated if the agent originally designated by Broker is unsatisfactory to Owner.

2. Term. Broker's appointment as exclusive listing agent shall commence upon the execution of this Agreement by all parties and shall terminate on February 28, 2023, or until the appointment is earlier terminated under the provisions hereof (paragraph 5).

3. Broker's Duties. The Broker will provide the following services with respect to the Property:

(a) Marketing of the Property.

- (b) Providing Owner with monthly updates.
- (c) Conducting all showings of the Property.
- (d) Listing the Property with a multiple listing service for the term of this Agreement.

4. Broker's Fee and Compensation of Other Brokers. In consideration for Broker providing the above-mentioned services, Owner hereby agrees to pay the following sums as compensation hereunder:

- (a) Owner will pay a commission in an amount equal to the sum of six percent (6%) of the gross selling price for the Property to Broker upon the actual closing of the sale of the Property under a contract accepted by Owner.
- (b) As part of the requirement of listing the Property with a multiple listing service during the term of this Agreement, the Broker will allow other brokers to show the Property to prospective buyers. Pursuant to Section 263.008 of the Texas Local Government Code, if any broker produces a ready, willing, and able buyer who has submitted the highest cash offer on or after the 30th day after the date the Broker herein lists the Property with a multiple-listing service, and the Owner desires to accept said offer, then at closing of the sale of the Property the Broker herein will offer to split the Broker's commission, paying the other broker 3% of the sales price.
- (c) Owner's obligation to Broker relating to the payment of Commission shall survive the termination of this Agreement with respect to any contract of sale which is fully executed by both Owner and a Purchaser within 30 days of the termination of this Agreement, so long as the Purchaser is a "registered prospect" and the sale actually closes. For purposes hereof, the term "registered prospect" means any person whose interest in the Property and contact with Broker has been disclosed to Owner in writing on or before the fifth (5th) day following termination of the Agreement. Broker and Owner each covenant and agree one to the other to operate in good faith with respect to the registration of prospects.
- (d) No Commission shall be payable to Broker under any scenario unless a Property is actually sold.

5. Termination Privilege. Either party shall have the right to terminate this Agreement at any time, without cause, upon ten (10) days prior written notice to the other. Upon any termination hereof, regardless of how such termination has arisen, Broker, if requested in writing to do so, shall promptly deliver to Owner copies of all marketing materials and other related matters in Broker's possession, or subject to Broker's custody or control, which relate solely to the Property.

6. Limitations on Broker's Authority. It is hereby agreed and acknowledged that the sales price and other terms and conditions of any contract to sell the Property are within the Owner's sole and absolute discretion and Broker shall not represent to anyone that Broker is authorized to bind the Owner with respect to the sale of the Property, without first obtaining the prior express written consent of Owner to do so.

7. Notices. All notices required or permitted to be given hereunder shall be sent by certified mail, return receipt requested, postage prepaid, addressed to the parties hereto at the following addresses, or at such other addresses as shall be specified by written notice delivered in accordance herewith:

If to Owner: Tarrant County
 Miriam Salazar
 100 E. Weatherford
 Fort Worth, TX 76196-0601

If to Broker: RE/MAX Trinity
 Attn: Graham Stiles, President
 2600 W. 7th Street, Suite 146
 Ft. Worth, TX 76107

All notices delivered in accordance herewith shall be deemed to have been delivered three (3) days after deposited as aforesaid in a duly authorized depository of the United States Postal Service.

8. Modification. This Agreement shall inure to the benefit of the Parties hereto, and no modification hereto shall be valid or binding unless such is made in writing signed by the parties hereto.

9. Binding Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of Texas and the obligations of the parties hereto are, and shall be, performable in Tarrant County, Texas. Where required for proper interpretation, words in the singular shall include the plural, masculine gender shall include the neuter and the feminine, and vice versa.

10. Headings. The descriptive headings of the several paragraphs contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

11. Attorney's Fees. In the event it becomes necessary for either party hereto to file a suit to enforce this Agreement or any provisions contained herein, the party prevailing in such action shall be entitled to recover, in addition to all other remedies or damages, reasonable attorney's fees incurred in such suit.

12. Complete Agreement. This Agreement constitutes the entire agreement among the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith.

13. Form 1295 Acknowledgement. Broker acknowledges and agrees that [it/she/he] has fully, accurately, and completely disclosed all interested parties in the attached Form 1295, and has acknowledged the completeness of this disclosure by filing the Form 1295, attached as Exhibit "B" to this Agreement, with the Texas Ethics Commission as required by law.

This document is executed effective as of the 13 day of December, 2022.

BROKER:

RE/MAX Trinity

By: 

Name: Graham Stiles

Title: President

OWNER:

TARRANT COUNTY

By: 

B. Glen Whitley

Tarrant County Judge

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.

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 "Gorrrondona 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 "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 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrrondona 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 "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 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrrondona and Assoc. Inc. Fort Worth, Texas" being the southwest corner of said Lot 2, said 5/8 inch iron rod with cap stamped "Gorrrondona 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.

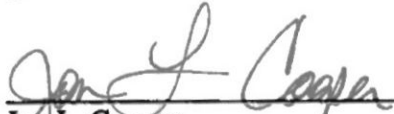
NOTES:

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



EXHIBIT "A"

PAGE 6 OF 7
as of 9/18/13

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

BASELINE C CURVE DATA
DELTA=39°42'54"
D.O.C.=08°44'57"
RADIUS=855.00
LENGTH=442.59'
CHORD BEARING=N 19°44'57" W
CHORD DISTANCE=434.21'

HALTOM CITY
TARRANT COUNTY

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

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
A-17

LOT 3
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=6,977,751.05
E=2,348,646.60

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

PROPOSED
DRAINAGE EASEMENT

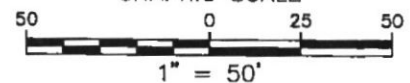
PORTION OF 8 ACRES
G. W. HALTOM
VOLUME 1149, PAGE 636
D.R.T.C.T.

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

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

US 377

DIVISION
6

SCALE
1" = 50'

FEDERAL AID PROJECT NO.

RCSJ NO.
0081-01-048

COUNTY
TARRANT

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

EXHIBIT "A"

PAGE 7 OF 7
as of 9/18/13

LEGEND

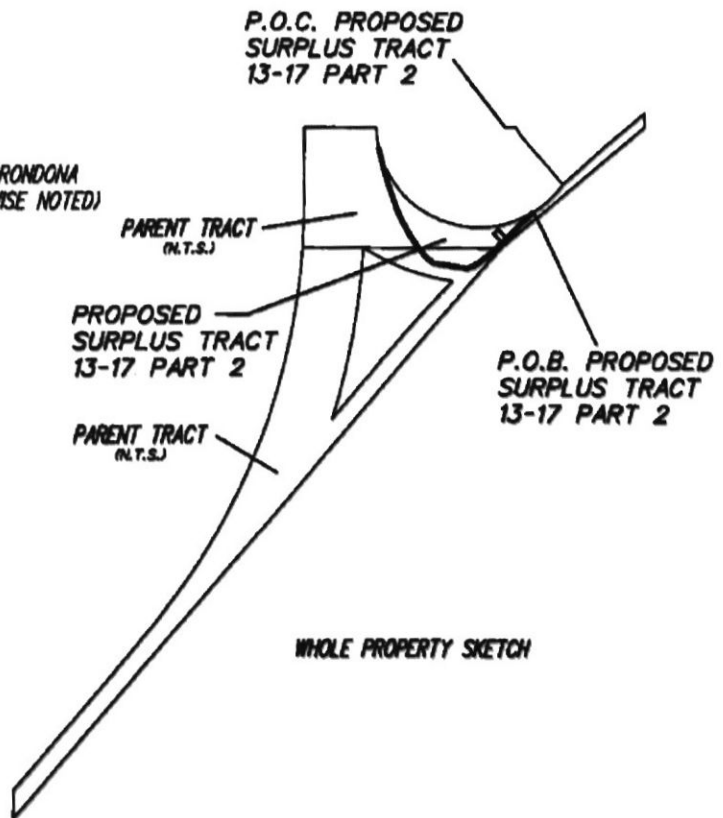
CAB. CABINET
C.C.F. NO. COUNTY CLERK'S FILE NUMBER
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER
ESMT. EASEMENT
IR IRON ROD
IRC IRON ROD WITH CAP
LT LEFT
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT 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
ICM CONTROLLING MONUMENT

● 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)

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— E — EXISTING R.O.W. LINE
— P — PROPERTY LINE
— — PROPOSED R.O.W. LINE

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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.



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

<div> <div>© 2012</div> <div> </div> </div>	PLAT OF A SURVEY OF PROPOSED SURPLUS TRACT 13-17 PART 2				PARCEL NUMBER		PROPOSED SURPLUS TRACT 13-17 PART 2	
	FILE	US 377	DIVISION 6	COUNTY TARRANT	AREA SUMMARY		ACRES	SQUARE FEET
	SCALE 1" = 50'	FEDERAL AID PROJECT NO.	RS&J NO. 0081-01-048		TOTAL AREA		2.053	115,585
					AREA WITHIN TxDOT ROW		0.259	11,277
					REMAINDER AREA		2.394	104,288

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 38,137 square feet of land and all improvements, if any, situated in the Simon Akers Survey, Abstract Number 17, city of Haltom City, Tarrant County, TX, said tract of land being labeled "Surplus Tract 13-17, Part 1" 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 13 day of December, 2022.

GRANTOR:

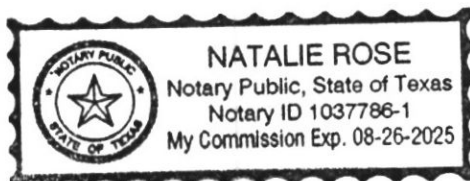
TARRANT COUNTY, TEXAS

By: B. Glen Whitley
Judge B. Glen Whitley
Tarrant County Judge

(ACKNOWLEDGMENT)

**STATE OF TEXAS
COUNTY OF TARRANT**

This instrument was acknowledged before me on the 13th day of December 2022, by B. Glen Whitley, Tarrant County Judge, on behalf of Tarrant County, Texas.



Natalie Rose
Notary Public, State of Texas

Approval Form for District Attorney

A handwritten signature in black ink, consisting of a stylized 'Z' followed by a capital 'A', positioned above a horizontal line.

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

Exhibit "A"

Proposed Surplus Tract 13-17 Part 1

US 377

RCSJ: 0081-01-048

9-18-2013

Exhibit A, Page 1 of 8

BEING a 38,137 square foot tract of land located in 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 38,137 square foot tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" set for the northwest corner of Lot 1, Block A, Whataburger No. 1 Subdivision, an addition to the City of Haltom City, Tarrant County, Texas as recorded in Cabinet A, Slide 1103 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" being in the existing south right-of-way line of Fossil Drive (an existing 60' dedicated right-of-way);

THENCE North 86 degrees 36 minutes 20 seconds East, with the north line of said Lot 1 and with the south right-of-way line of said Fossil Drive, a distance of 188.65 feet to a 5/8 inch iron rod with cap stamped "Gorrendona and Assoc. Inc. Fort Worth, Texas" set for the intersection of the existing south right-of-way line of said Fossil Drive with the proposed westerly right-of-way line of Denton Highway (US Highway 377) (a variable width right-of-way), from which a 3/4 inch iron rod found (controlling monument) (CM) for the northeast corner of said Lot 1 bears North 86 degrees 36 minutes 20 seconds East, a distance of 23.75 feet, said 3/4 inch iron rod being the intersection of the existing south right-of-way line of said Fossil Drive with the existing westerly right-of-way line of Denton Highway (US Highway 377) (a variable width right-of-way);

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 "Gorrendona 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 "Gorrendona 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 "Gorrondonga 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 "Gorrondonga 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 "Gorrondonga 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 "Gorrondonga 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 "Gorrondonga and Assoc. Inc. Fort Worth, Texas" being in the southerly line of said Lot 3, said 5/8 inch iron rod with cap stamped "Gorrondonga 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 "Gorrondonga 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 "Gorrondonga 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 "Gorrondonga 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 "Gorrondonga 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 "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 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 "Gorrendona and Assoc. Inc. Fort Worth, Texas" being in the southerly line of said Lot 3, said 5/8 inch iron rod with cap stamped "Gorrendona 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 "Gorrendona 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 "Gorrendona 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 "Gorrendona and Assoc. Inc. Fort Worth, Texas" being the southwest corner of said Lot 2, said 5/8 inch iron rod with cap stamped "Gorrendona 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



EXHIBIT "A"

LOT 2
OWNER:
B & B 9, L.L.C.
C.C.F. NO. D21134042
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.

BASELINE C CURVE DATA
DELTA=39°42'54"
D.O.C.=08°44'57"
RADIUS=855.00
LENGTH=442.58'
CHORD BEARING=N 19°44'57" W
CHORD DISTANCE=434.21'

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

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

BASELINE A CURVE DATA
DELTA=12°01'43"
D.O.C.=01°59'58"
RADIUS=2,885.00
LENGTH=801.48'
CHORD BEARING=N 45°42'03" W
CHORD DISTANCE=600.37'

OWNER: LOT 4
B & B 9, L.L.C.
C.C.F. NO. D21134042
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

EXISTING R.O.W. LINE
LOT 3
OWNER:
B & B 9, L.L.C.
C.C.F. NO. D21134042
O.P.R.T.C.T.

P.O.B. PROPOSED
SURPLUS TRACT
TRACT 13-17 PART 2
STA. 275+72.88
58.33' LT BL A
N=6,877,751.05
E=2,348,846.80

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

PROPOSED
DRAINAGE EASEMENT

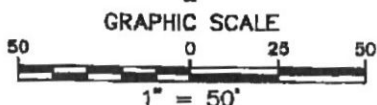
PORTION OF 8 ACRES
G. W. HALTOM
VOLUME 1149, PAGE 636
D.R.T.C.T.

EAST BELKNAP STREET
(S.H. 183 & S.H. 26)
275+00

1.841 ACRES (BY DEED)
TARRANT COUNTY
STATE OF TEXAS
VOLUME 1142, PAGE 611
D.R.T.C.T.

CURVE TABLE

CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C1	2924.33'	0°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'	0°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'	18°03'34"	N 31°39'26" W	87.86'	88.26'
C8	612.33'	08°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'



* DENOTES A CALCULATED AREA



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

FILE	US 377	DIVISION	6
SCALE	1" = 50'	FEDERAL AID PROJECT NO.	ROSJ NO. 0081-01-048
		COUNTY	TARRANT

PARCEL NUMBER	PROPOSED SURPLUS TRACT 13-17 PART 2	
AREA SUMMARY	ACRES	SQUARE FEET
TOTAL AREA	2.653	115,565
AREA WITHIN TxDOT ROW	0.258	11,277
REMAINDER AREA	2.394	104,288

EXHIBIT "A"

PAGE 7 OF 7
09 of 3/18/13

LEGEND

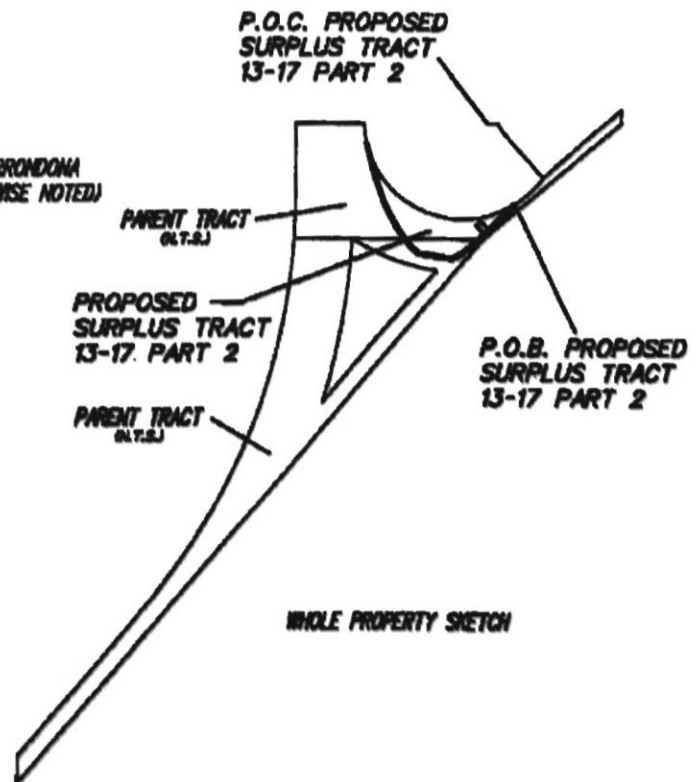
CAB. CABINET
C.C.F. NO. COUNTY CLERK'S FILE NUMBER
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER
ESMT. EASEMENT
IR IRON ROD
IRC IRON ROD WITH CAP
LT LEFT
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT 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
ICM CONTROLLING MONUMENT

- 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

NOTES

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



* DENOTES A CALCULATED AREA

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					AREA WITHIN TxDOT ROW	0.258	11,277
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NUMBER.

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100 E. Weatherford St.
Fort Worth, Texas 76196-0601

GRANTEE: B&B9, LLC

GRANTEE'S MAILING ADDRESS: 120 Hazelwood Drive
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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 13 day of December 2022.

GRANTOR:

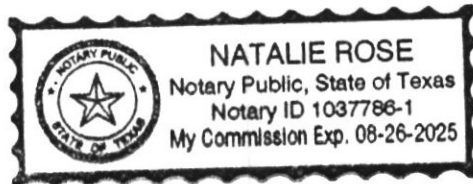
TARRANT COUNTY, TEXAS

By: B. Glen Whitley
Judge B. Glen Whitley
Tarrant County Judge

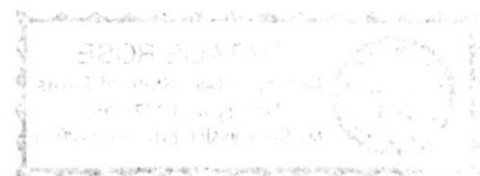
(ACKNOWLEDGMENT)

**STATE OF TEXAS
COUNTY OF TARRANT**

This instrument was acknowledged before me on the 13th day of December 2022, by B. Glen Whitley, Tarrant County Judge, on behalf of Tarrant County, Texas.



Natalie Rose
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 "Gorrondona 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 "Gorrondona 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 "Gorronдона 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 "Gorronдона 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 "Gorronдона 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 "Gorronдона 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 "Gorronдона and Assoc. Inc. Fort Worth, Texas" being in the southerly line of said Lot 3, said 5/8 inch iron rod with cap stamped "Gorronдона 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 "Gorronдона 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 "Gorronдона 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 "Gorronдона 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 "Gorronдона 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 "Gorrrondona 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 "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 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrrondona 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 "Gorrondonga 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 "Gorrondonga 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 "Gorrondonga and Assoc. Inc. Fort Worth, Texas" being in the southerly line of said Lot 3, said 5/8 inch iron rod with cap stamped "Gorrondonga 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 "Gorrondonga 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 "Gorrondonga 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 "Gorrondonga and Assoc. Inc. Fort Worth, Texas" being the southwest corner of said Lot 2, said 5/8 inch iron rod with cap stamped "Gorrondonga 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



EXHIBIT "A"

LOT 2
OWNER:
B & B 9, L.L.C.
C.C.F. NO. D21134042
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.

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'

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

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

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. D21134042
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
A-17

LOT 3
OWNER:
B & B 9, L.L.C.
C.C.F. NO. D21134042
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=8,977,751.05
E=2,348,846.60

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

PROPOSED
DRAINAGE EASEMENT

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

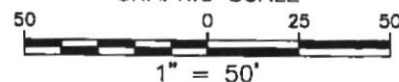
1.841 ACRES (BY DEED)
TARRANT COUNTY
STATE OF TEXAS
VOLUME 1112, PAGE 611
D.R.T.C.T.

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	US 377	DIVISION	6
SCALE	1" = 50'	FEDERAL AID PROJECT NO.	RCSJ NO. 0081-01-048
		COUNTY	TARRANT

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

EXHIBIT "A"

PAGE 7 OF 7
as of 9/18/13

LEGEND

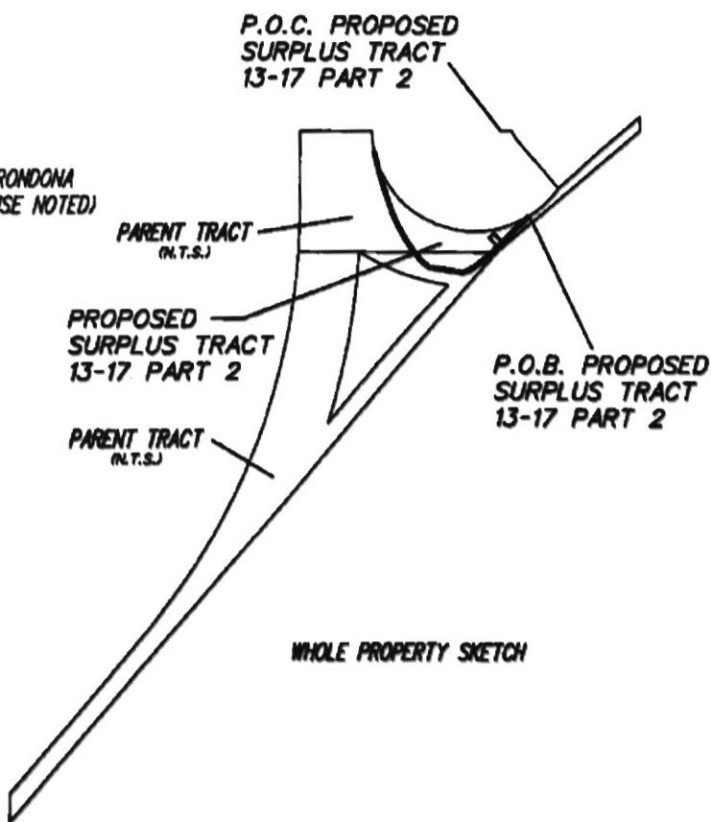
CAB. CABINET
C.C.F. NO. COUNTY CLERK'S FILE NUMBER
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER
ESMT. EASEMENT
IR IRON ROD
IRC IRON ROD WITH CAP
LT LEFT
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT 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

● 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

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.




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

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



COMMERCIAL CONTRACT AMENDMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2022

AMENDMENT TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

corner of Denton Hwy & E Belknap, Haltom City, TX

Effective September 15, 2022, Seller and Buyer amend the contract as follows: (Check all applicable boxes.)

- ☐ A. **Sales Price:** The sales price in Paragraph 3 of the contract is changed to:
- Cash portion payable by Buyer at closing. \$ _____
- Sum of all financing described in the contract. \$ _____
- Sales price (sum of cash portion and sum of all financing) \$ _____
- ☐ B. **Property Description:** The Property's legal description in Paragraph 2A of the contract is changed to the legal description described on the attached Exhibit _____ or as follows:
- ☐ C. **Repairs:** Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing:
- ☐ D. **Extension of Feasibility Period:** Prior to the expiration of the feasibility period, Buyer may extend the feasibility period until 11:59 p.m. on _____ (date) by delivering \$ _____ to the title company as additional earnest money.
- (1) \$ _____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the sales price only upon closing of the sale. If Buyer terminates under this Paragraph D, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.
- (2) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:
- (a) The additional independent consideration.
- (b) (Check no boxes or only one box.)
- ☐ all or ☐ \$ _____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under the contract.

If no dollar amount is stated in this Paragraph D as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

(TXR-1932) 07-08-22

Initialed for Identification by Seller [Signature] and Buyer [Signature]

Page 1 of 2

The Newberry Company, Inc., 200 Bailey Avenue Suite 200 Fort Worth, TX 76107
Huck Newberry

Phone: 8179196300 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Purchase Tarrant

- ☐ E. Extension of Financing Deadline: The deadline for Buyer to give notice of inability to obtain the:
- ☐ (1) Third party loan(s) described in Subparagraph A(2) of the Commercial Contract Financing Addendum is extended until _____ (date).
- ☐ (2) Assumption approval described in Subparagraph B(6) of the Commercial Contract Financing Addendum is extended until _____ (date).
- ☐ (3) Buyer has paid Seller additional consideration of \$ _____ for the extension financing deadline. This additional consideration ☐ will ☐ will not be credited to the sales price upon the closing of the sale.
- ☒ F. Closing: The closing date in Paragraph 10A of the contract is changed to February 28, 2023.
- ☐ G. Expenses: At closing Seller will pay the first \$ _____ of Buyer's expenses under Paragraph 13 of the contract.
- ☐ H. Waiver of Right to Terminate: Upon final acceptance of this Amendment, Buyer waives the right to terminate under Paragraph 7B of the contract.
- ☐ I. Counterparts: If this amendment is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.
- ☐ J. Other Modifications:

Seller: Tarrant County Texas

By: _____

By (signature): B. Glen Whitley
Printed Name: **B. Glen Whitley**
Title: **County Judge**

By: _____

By (signature): _____
Printed Name: _____
Title: _____

Buyer: B&B9, LLC

By: _____

By (signature): Huck Newberry
Printed Name: **Huck Newberry**
Title: **Manager, B&B9**

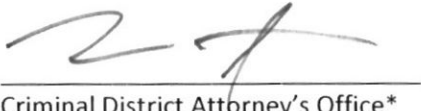
By: _____

By (signature): _____
Printed Name: _____
Title: _____

(TXR-1932) 07-08-22

Page 2 of 2

APPROVED AS TO FORM:

A handwritten signature in black ink, consisting of a stylized 'Z' followed by a flourish, positioned above a horizontal line.

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.