

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

SPECIAL WARRANTY DEED

**STATE OF TEXAS §
COUNTY OF TARRANT §**

MANSFIELD INDEPENDENT SCHOOL DISTRICT, hereinafter referred to as "Grantor," for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10) AND OTHER GOOD AND VALUABLE CONSIDERATION paid to Grantor by the **CITY OF MANSFIELD, TEXAS**, a Texas home-ruled municipal corporation, whose address is 1200 E. Broad Street, Mansfield, TX 76063, hereinafter referred to as "Grantee," the receipt and sufficiency of which are hereby acknowledged hereby GRANTS, SELLS, AND CONVEYS unto Grantee all of the following described land in the City of Mansfield, Tarrant County, Texas (the "Land"):

Being 0.096 acre of land located in the William C. Price Survey, Abstract No. 1240, Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to Mansfield Independent School District, by the deed recorded in Volume 3412, Page 447, of the Deed Records of Tarrant County, Texas. Said 0.096 acre of land being more particularly described in Exhibit "A" and "B" attached hereto, which is made a part hereof as if fully set forth herein;

together with rights, title and interests appurtenant thereto, including without limitation, all buildings, walkways, parking areas, landscaping and other improvements now located on and attached to the Land so as to constitute real property and all fixtures of any kind attached to such improvements or directly to the Land so as to constitute real property (collectively, the "Property").

All taxes and other assessments assessed against the Property for the year 2026 have been prorated or otherwise settled between the parties, and Grantee assumes and agrees to pay such taxes and assessments in full. If this Special Warranty Deed or Grantee's use of the Property after the date hereof results in additional taxes or assessments for periods before the date hereof, such taxes and assessments shall be the obligation of and paid by Grantor, except where exempt.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto Grantee and Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor.

[Signatures on following page.]

“GRANTOR”

**MANSFIELD INDEPENDENT
SCHOOL DISTRICT**

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, for Mansfield Independent School District, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of the said Mansfield Independent School District for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, A.D., 2026,

Notary Public in and for the State of Texas

PLEASE RETURN DEED TO GRANTEE:

City of Mansfield
Attn: Casey Lewis
1200 E. Broad Street
Mansfield, TX 76063

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 0.096 acre of land located in the WILLIAM C. PRICE SURVEY, Abstract No. 1240, Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to Mansfield Independent School District, by the deed recorded in Volume 3412, Page 447, of the Deed Records of Tarrant County, Texas. Said 0.096 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set at the Northwest corner of said Mansfield Independent School District Tract, also being the Southwest corner of Lot 2R, Block 1, Mansfield Utility Operations, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3647, of the Plat Records of Tarrant County, Texas;

THENCE N 65° 39' 59" E 42.35 feet, along the Northwest boundary line of said Mansfield Independent School District Tract and the Southeast boundary line of said Lot 2R, Block 1, Mansfield Utility Operations, to a ½" iron rod marked "Brittain & Crawford" set;

THENCE S 20° 32' 07" W 197.90 feet, to a ½" iron rod marked "Brittain & Crawford" set in the South boundary line of said Mansfield Independent School District Tract and the North boundary line of Union Pacific Railroad;

THENCE N 69° 59' 01" W 14.26 feet, along the South boundary line of said Mansfield Independent School District Tract and the North right-of-way line of said Union Pacific Railroad, to a ½" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Mansfield Independent School District Tract and the Southeast corner of the tract of land conveyed to the City of Mansfield, by the deed recorded in Volume 2374, Page 113, of the Deed Records of Tarrant County, Texas;

THENCE N 15° 10' 59" E 168.89 feet, along the West boundary line of said Mansfield Independent School District Tract and the East boundary line of said City of Mansfield Tract, to the POINT OF BEGINNING containing 0.096 acre (4,170 square feet) of land.

SURVEYED ON THE GROUND
JUNE 3, 2026



STUART F. SMITH
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 5454

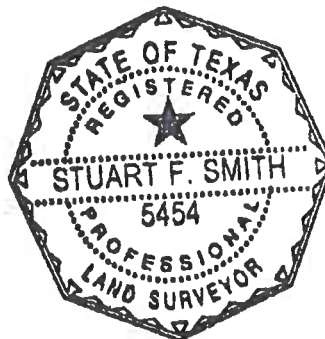


EXHIBIT 'B'

**WILLIAM C. PRICE SURVEY
ABSTRACT No. 1240**

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

NOTE:

IRS = 1/2" IRON ROD MARKED "BRITTIAN & CRAWFORD" SET

LOT 1R, BLOCK 1
MANSFIELD UTILITY OPERATIONS
CAB. A, SLIDE 3647
P.R.T.C.T.

CITY OF MANSFIELD
PART OF 8 ACRES
VOL. 2341, PG. 223
D.R.T.C.T.

CITY OF MANSFIELD
PART OF 2.14 ACRES
VOL. 2374, PG. 113
D.R.T.C.T.

LOT 2R, BLOCK 1
MANSFIELD UTILITY OPERATIONS
CAB. A, SLIDE 3647
P.R.T.C.T.

P.O.B.
1/2" IRON ROD MARKED
"BRITTIAN & CRAWFORD"
FOUND

CHAIN LINK FENCE
ON BOUNDARY LINE

Course	Bearing	Distance
L1	N 65°39'59" E	42.35'
L2	S 20°32'07" W	197.90'
L3	N 69°59'01" W	14.26'
L4	N 15°10'59" E	168.89'

0.096 ACRE
(4,170 SQ. FT.)

M.I.S.D.
3.2 ACRES
VOL. 3412, PG. 447
D.R.T.C.T.

**SURVEYED ON THE GROUND
JUNE 3, 2026**

Stuart F. Smith
STUART F. SMITH
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 5454

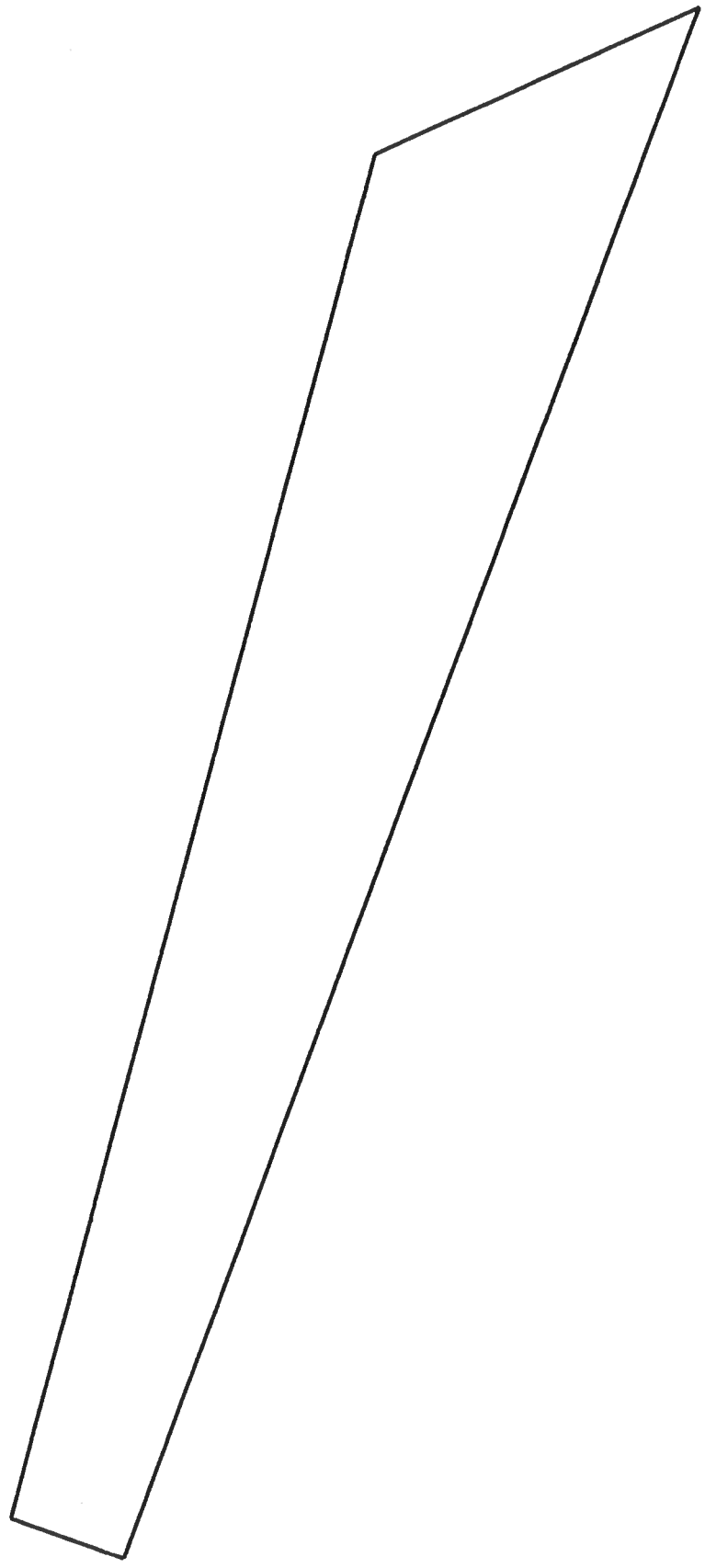


UNION PACIFIC RAILROAD

BRITTIAN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
3908 SOUTH FREEWAY, FORT WORTH, TEXAS 76110
TEL (817) 925 0211
FIRM CERTIFICATION# 1019000

**EXHIBIT MAP OF
0.096 ACRE LOCATED IN THE
WILLIAM C. PRICE SURVEY, ABSTRACT No. 1240
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

SCALE: 1"=80'
DATE: JUNE 3, 2026
PAGE: 1 OF 1



MAN Rose Park - Mansfield ISD - 0.096 Acre

6/2/2026

Scale: 1 inch= 21 feet

File: MAN Rose Park - Mansfield ISD - 0.096 Acre.ndp

Tract 1: 0.0957 Acres (4170 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/186602), Perimeter=423 ft.

- 01 n65.3959e 42.35
- 02 s20.3207w 197.90
- 03 n69.5901w 14.26
- 04 n15.1059e 168.89