



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER \_\_\_\_\_

PAGE 1 OF 6

DATE: 12/3/2024

**SUBJECT: CONSIDERATION TO CONVEY EASEMENT INTEREST FOR A  
SANITARY SEWER LINE TO THE CITY OF MANSFIELD BY MEANS OF  
AN ASSIGNMENT AND ASSUMPTION OF EASEMENT**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider the conveyance of an easement interest for a sanitary sewer line to the City of Mansfield by means of an Assignment and Assumption of Easement.

**BACKGROUND**

In 1982, a sewer line easement was acquired from a private landowner by Tarrant County, Texas, in the name of the County for use as a sanitary sewer line for the City of Mansfield. Said Sanitary Sewer Line Easement was filed in the official records of Tarrant County under Volume 7290, Page 68.

At this time, the City of Mansfield has requested that Tarrant County convey its easement interests, by way of an Assignment and Assumption of Easement, in this particular tract of land. The City of Mansfield has requested the Assignment and Assumption of the Easement so that the City can properly document the conveyance in order to possibly vacate and abandon this portion of the easement to facilitate future improvements in this area.

The Criminal District Attorney's Office has approved the Assignment and Assumption of Easement as to form.

**FISCAL IMPACT**

There is no fiscal impact associated with this request.

SUBMITTED BY	Transportation Services	PREPARED BY:	Sarah VanTassel
		APPROVED BY:	Scott Hall

ROW Form 3, Sept. 81

TARRANT COUNTY  
Right-of-Way Easement

B81-UC-48-0001

Page 1

Project # B81-46-15

Parcel # 2

STATE OF TEXAS }  
COUNTY OF TARRANT }

KNOW ALL MEN BY THESE PRESENTS:

3000 515411 2 00 W D 05/07/82

THAT Hattie Mae Taylor

of Mansfield, Tarrant County, Texas in consideration of the

sum of Four Hundred Fifty-Five and No/100 Dollars (\$ 455.00)

and other good and valuable consideration in hand paid by Tarrant County, acting through its Commissioners' Court, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto Tarrant County a permanent easement for the purposes of surveying, laying out, opening, constructing, operating, maintaining, and reconstructing a sanitary sewer line facility thereon, together with the necessary incidentals and appurtenances thereto, in, along, upon, under and across the following described property in the County of Tarrant, State of Texas, and being more particularly described as follows, to wit:

Being a 11.49 acre tract of land out of the Thos. J. Hanks Survey, Abstract 644, as described in deed recorded in Volume 3483, Page 19, DRTCT and in Affidavit of Heirship recorded in Volume 6492, Page 493, DRTCT.

The easement hereby granted on the above tract is described as a 10 foot wide strip of land whose centerline begins at a point in the west line of said Hattie Mae Taylor tract and the west line of said T. J. Hanks Survey, said point being S 30° 11' E 834.0 from the northwest corner of the T. J. Hanks Survey and 5.0 feet from the most westerly northwest corner of said Hattie Mae Taylor tract and said point being in the center of Mansfield Retta Road (County Road No. 2062);

THENCE N 60° 10' E, 1236.0 feet to a point for a corner;

THENCE S 29° 21' E, 5.0 feet west of and parallel to the east line of said Hattie Mae Taylor tract, 80.0 feet to a point for a corner;

THENCE N 60° 10' E, 5.0 feet to a point in the east line of said Hattie Mae Taylor tract.

It is hereby agreed that Grantors retain title to all of the oil, gas, sulphur and other mineral interests in and under said land but waive any and all rights to the use of the surface for the purposes of exploring, developing, mining or drilling for the same.

TO HAVE AND TO HOLD said permanent easement with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said Tarrant County forever.

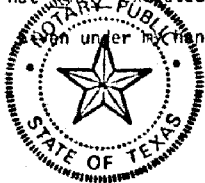
IN WITNESS WHEREOF, this instrument is executed on the 6 day of May 1982.

Hattie Mae Taylor  
Hattie Mae Taylor

SINGLE ACKNOWLEDGEMENT

STATE OF TEXAS )  
COUNTY OF Tarrant )

BEFORE ME, R. Soloski, a notary public in and for the State of Texas, on this day personally appeared Hattie Mae Taylor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



Given under my hand and seal of office, this the 6th day of May A.D. 1982.  
R. Soloski

R. SOLOSKI  
Notary Public State of Texas  
Commission Expires Oct. 9 1985

CORPORATION ACKNOWLEDGEMENT

STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, \_\_\_\_\_, a notary public in and for the State of Texas on this day personally appeared \_\_\_\_\_ of \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said \_\_\_\_\_, a corporation and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_.

Return to: R. SOLOSKI  
Tarrant County Dept. of Public Works  
401 Administration Bldg.  
100 E. Weatherford St.  
Fort Worth, TX 76102  
County Project No. B&I-46-15  
Name of Project Mansfield W. SS  
Between Mozgop Road and Mansfield-Regta Road

Right-of-Way Easement

Date MAY 7 1982 FILED COUNTY CLERK  
Hattie Mae Taylor TO TARRANT COUNTY  
Filed for Record  
A.D. 19\_\_ at \_\_ o'clock \_\_ M.  
Recorded \_\_ day of \_\_  
A.D. 19\_\_ in Tarrant, County, Texas,  
Record of Deeds, Book \_\_, Page \_\_, Clerk \_\_, Deputy \_\_

ENDORSEMENTS

STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_ of \_\_\_\_\_ County, Texas, do hereby certify that the foregoing instrument was filed on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_ with its authentication in my office on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_ at \_\_\_\_\_ o'clock \_\_ M, and duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_ at \_\_\_\_\_ o'clock \_\_ M, in the Deed Records of said County, in Volume \_\_\_\_\_ on Page \_\_\_\_\_

Witness my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_, at \_\_\_\_\_, Texas, the day and year last aforesaid.  
Madeline Hoffman  
COUNTY CLERK  
TARRANT COUNTY TEXAS  
Clerk of Court, Tarrant County, Texas



By \_\_\_\_\_, Deputy.

**ASSIGNMENT AND ASSUMPTION OF EASEMENT**

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

REFERENCE IS HEREBY MADE to Right-of-Way Easement, effective May 6, 1982, and recorded under Volume 7290, Page 68 in the Official Records of Tarrant County, Texas (the “Easement”), a copy of which is attached to this Assignment and marked “Exhibit A,” by and between Hattie May Taylor, grantor, and Tarrant County, Texas, as grantee.

WHEREAS, the Easement grants Tarrant County, Texas (“County”) an easement over certain property described therein for the purposes of constructing and installing a sanitary sewer line facility, together with the necessary incidentals and appurtenances thereto, in, along, upon, under and across the lands as described in Exhibit 1; and,

WHEREAS, Tarrant County, Texas desires to assign all of its right, title and interest under the Easement to the City of Mansfield (the “City”), for the City to use and enjoy the Easement for the purposes described therein; and,

WHEREAS, the City desires to accept and assume all of the right, title and interest of the County thereunder.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual promises contained herein, and for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties do hereby agree as follows:

1. County, as Assignor, hereby grants, conveys and assigns to the City, as Assignee, all of Assignor’s right, title and interest in and to the Easement attached hereto and marked “Exhibit 1,” together with any improvements and appurtenances thereon and thereto owned by Assignor.
2. Assignee hereby irrevocably accepts and assumes all right, title and interest in and to the Easement and all obligations thereunder.
3. Both parties acknowledge that they are each a “governmental entity” and not a “business entity” as those terms are defined in Tex. Gov’t Code § 2252.908, and therefore, no disclosure of interested parties pursuant to Tex. Gov’t Code Section 2252.908 is required.

[Remainder of this page left blank]

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ASSIGNOR:**

**ASSIGNEE:**

TARRANT COUNTY, TEXAS

CITY OF MANSFIELD

By: \_\_\_\_\_  
County Judge

By: \_\_\_\_\_  
Title:

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2024, by The Hon. Tim O’Hare, the County Judge of Tarrant County, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2015, \_\_\_\_\_, the \_\_\_\_\_ of the City of Mansfield.

\_\_\_\_\_  
Notary Public, State of Texas

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Criminal District Attorney’s Office\*

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

CO# 144434



COMMISSIONERS COURT  
COMMUNICATION

COURT ORDER NUMBER \_\_\_\_\_  
PAGE 1 OF 6  
DATE: 12/3/2024

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\*\*\* CONSENT AGENDA \*\*\*

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider the conveyance of an easement interest for a sanitary sewer line to the City of Mansfield by means of an Assignment and Assumption of Easement.

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At this time, the City of Mansfield has requested that Tarrant County convey its easement interests, by way of an Assignment and Assumption of Easement, in this particular tract of land. The City of Mansfield has requested the Assignment and Assumption of the Easement so that the City can properly document the conveyance in order to possibly vacate and abandon this portion of the easement to facilitate future improvements in this area.

The Criminal District Attorney's Office has approved the Assignment and Assumption of Easement as to form.

FISCAL IMPACT

There is no fiscal impact associated with this request.

SUBMITTED BY	Transportation Services	PREPARED BY:	Sarah VanTassel
		APPROVED BY:	Scott Hall

ROW Form 3, Sept. 81

TARRANT COUNTY

Right-of-Way Easement

B81-UC-48-0001

Page 1

Project # B81-46-15

Parcel # 2

STATE OF TEXAS }  
COUNTY OF TARRANT }

KNOW ALL MEN BY THESE PRESENTS:

3000 515411 2 .00 # D 05/07/82

THAT Hattie Mae Taylor  
of Mansfield, Tarrant County, Texas in consideration of the

sum of Four Hundred Fifty-Five and No/100 Dollars (\$ 455.00) and other good and valuable consideration in hand paid by Tarrant County, acting through its Commissioners' Court, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto Tarrant County a permanent easement for the purposes of surveying, laying out, opening, constructing, operating, maintaining, and reconstructing a sanitary sewer line facility thereon, together with the necessary incidentals and appurtenances thereto, in, along, upon, under and across the following described property in the County of Tarrant, State of Texas, and being more particularly described as follows, to wit:

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The easement hereby granted on the above tract is described as a 10 foot wide strip of land whose centerline begins at a point in the west line of said Hattie Mae Taylor tract and the west line of said T. J. Hanks Survey, said point being S 30° 11' E 814.0 from the northwest corner of the T. J. Hanks Survey and 5.0 feet from the most westerly northwest corner of said Hattie Mae Taylor tract and said point being in the center of Mansfield, Hetta Road (County Road No. 2062);

THENCE N 60° 10' E, 1734.0 feet to a point for a corner;

THENCE S 29° 21' E, 5.0 feet west of and parallel to the east line of said Hattie Mae Taylor tract, 80.0 feet to a point for a corner;

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It is hereby agreed that Grantors retain title to all of the oil, gas, sulphur and other mineral interests in and under said land but waive any and all rights to the use of the surface for the purposes of exploring, developing, mining or drilling for the same.

TO HAVE AND TO HOLD said permanent easement with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said Tarrant County forever.

IN WITNESS WHEREOF, this instrument is executed on the 6 day of May 1982.

Hattie Mae Taylor  
Hattie Mae Taylor

CE31  
CPC:mas

VOL 7290 PAGE 68

SINGLE ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, R. Soloski, a notary public in and for the State of Texas, on this day personally appeared Hattie Mae Taylor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 6th day of May A.D. 1982.



*R. Soloski*

R. SOLOSKI  
Notary Public State of Texas  
Commission Expires Oct 9 1986

CORPORATION ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, \_\_\_\_\_, a notary public in and for the State of Texas on this day personally appeared \_\_\_\_\_ of \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said \_\_\_\_\_, a corporation and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

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Return to: R. SOLOSKI  
Tarrant County Dept. of Public Works  
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100 E. Weatherford St.  
Fort Worth, TX 76102  
County Project No. BB1-46-15  
Name of Project Mansfield W. SS  
Between Mozgash Road and  
Mansfield-Repke Road

Right-of-Way Easement

FILED  
MAY 7 1982  
Hattie Mae Taylor  
TARRANT COUNTY  
Filed for Record \_\_\_\_\_ M.  
A.D. 19\_\_ at \_\_\_ o'clock \_\_\_\_\_ M.  
Recorded \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 19\_\_ in Tarrant, County, Texas,  
Record of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_  
Clerk \_\_\_\_\_, Deputy \_\_\_\_\_

ENDORSEMENTS

STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, County Clerk of said County, do hereby certify that the foregoing instrument was filed in the County Court of said County, on \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_ with its authentication, and duly recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M, in the Deed Records of said County, in Volume \_\_\_\_\_ on Page \_\_\_\_\_.

Witness my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_, at office in Fort Worth, Texas, the day and year last aforesaid.



*M. J. ...*  
COUNTY CLERK  
TARRANT COUNTY TEXAS  
Clerk of Court, Tarrant County, Texas

By \_\_\_\_\_, Deputy.

**ASSIGNMENT AND ASSUMPTION OF EASEMENT**

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

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2. Assignee hereby irrevocably accepts and assumes all right, title and interest in and to the Easement and all obligations thereunder.
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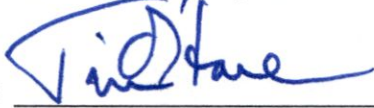
EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ASSIGNOR:**

**ASSIGNEE:**

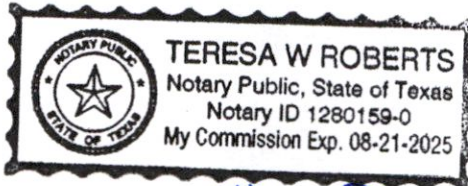
TARRANT COUNTY, TEXAS

CITY OF MANSFIELD

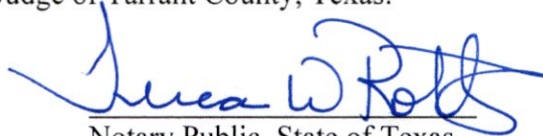
By:   
County Judge

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §



This instrument was acknowledged before me on the 5<sup>th</sup> day of December, 2024, by The Hon. Tim O'Hare, the County Judge of Tarrant County, Texas.

  
Notary Public, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 2015, \_\_\_\_\_, the \_\_\_\_\_ of the City of Mansfield.

\_\_\_\_\_  
Notary Public, State of Texas

**APPROVED AS TO FORM:**

  
Criminal District Attorney's Office\*

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