

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

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FORT WORTH District

In the city of Arlington, TARRANT COUNTY, on INTERSTATE 30, the State of Texas acquired certain land needed for highway purposes by instruments recorded in Volume 2890, Pages 454 and 365, Deed Records, Tarrant County, Texas, and in Volume 48, Page 379, Civil Minutes Records, Tarrant County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may waive payment for real property transferred to a governmental entity if the estimated cost of future maintenance on the property equals or exceeds the fair value of the property.

The fair value of the surplus land has been determined to be \$297,990, and the state's costs for maintenance and resurfacing over the next 28 years is estimated to be \$319,504.

The City of Arlington (city) has requested that the surplus land be transferred to the city in consideration of the savings to the state of future maintenance costs, since the future maintenance costs exceed the value of the surplus land.

The commission finds \$297,990 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument transferring all of the state's rights, title and interest in the surplus land to the City of Arlington, Texas, in consideration of the savings to the state of future maintenance costs; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

IT IS FURTHER ORDERED by the commission that the surplus land is removed from the state highway system and transferred to the city for control, jurisdiction and maintenance.

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

111773 MAR 26 09

Minute Number Date Passed

BEING a 18,060 square feet tract of land, more or less, situated in the County of Tarrant, State of Texas, being out of the G.W. Ragan Survey, Abstract No.1288, Tarrant County, Texas, being a portion of Lots 2, 3, 4, and 5, Block 6 out of the Avondale Place Addition, an addition to the City of Arlington, Texas, recorded in Volume 1845, Page 384, Plat Records, Tarrant County, Texas, and as conveyed by deed to the State of Texas, recorded in Volume 2890, Page 454, Deed Records, Tarrant County, Texas, also being a portion of a tract of land as conveyed by Final Judgment to the State of Texas (Texas Turnpike Authority) by Final Judgment No. 51445, recorded in Volume 48, Page 379, Civil Minutes Records, Tarrant County, Texas and a portion of a tract of land as conveyed by deed to the State of Texas, recorded in Volume 2890, Page 365, Deed Records, Tarrant County, Texas, which 18,060 square feet of land, more or less, is more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod with Dunaway cap for corner, said point being the northwest corner of Lot 3R2, conveyed by deed to Lincoln Square Ltd., as recorded in Volume 13758, Page 498, Deed Records, Tarrant County, Texas, and being in the existing easterly right-of-way line of Copeland Road (a variable width R.O.W.), said point also being 665.25 feet south of and at right angles to proposed centerline survey station 684+51.44 of Interstate Highway 30 (a variable width R.O.W.);

1. THENCE North 00°26'04" East, along said easterly right-of-way line, for a distance of 32.75 feet to a TxDOT Type II Row monument set for corner, said point being the POINT OF BEGINNING, said beginning point also being 632.50 feet south of and at right angles to proposed centerline survey station 684+52.02 of said I.H. 30, said point also being in the proposed easterly right-of-way line of Center Street (a variable width R.O.W.);

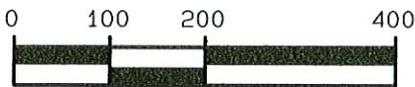
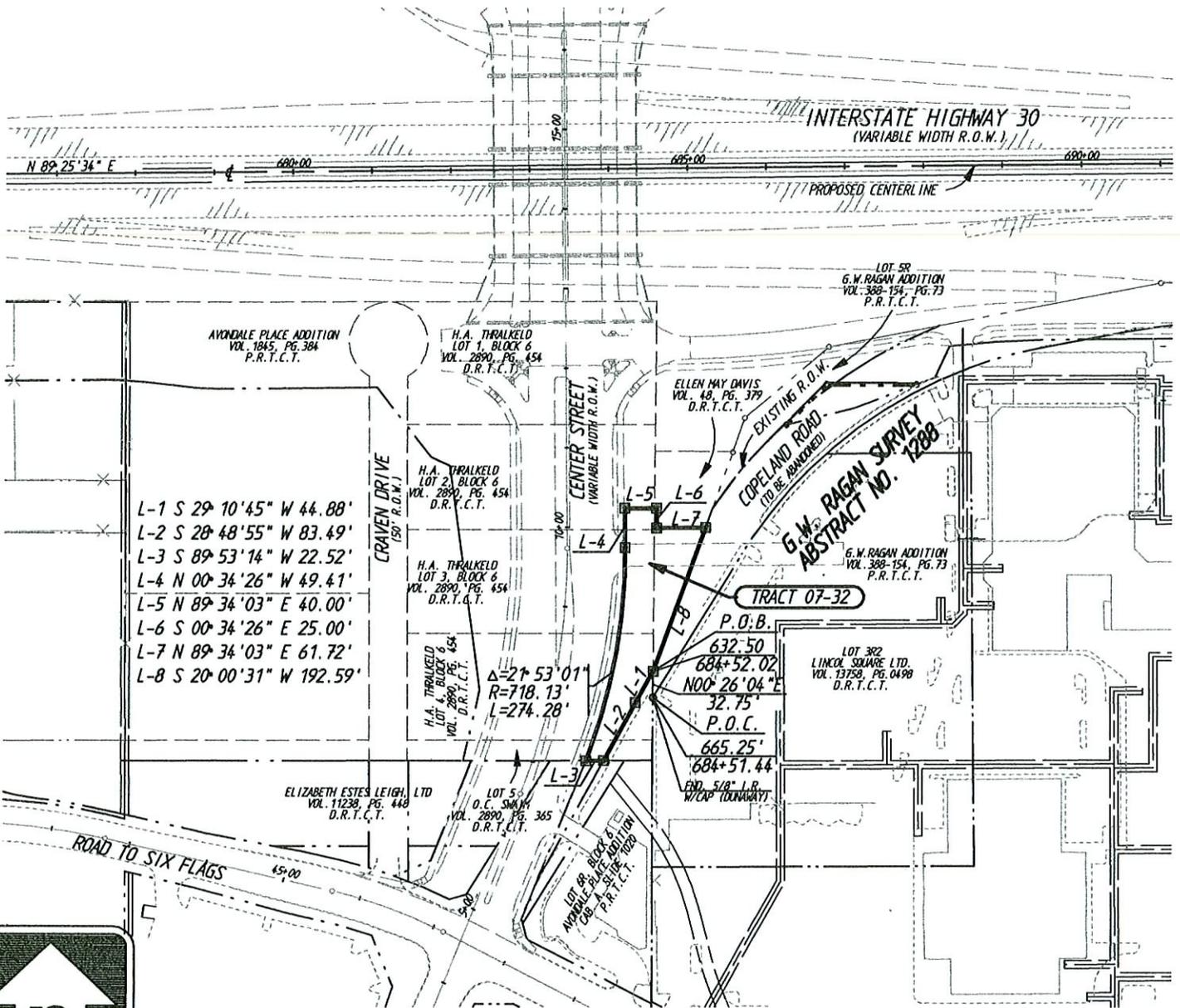
THENCE the following courses and distances along said proposed easterly right-of-way line;

2. THENCE South 29°10'45" West, for a distance of 44.88 feet to a TxDOT Type II Row monument set for corner;
3. THENCE South 28°48'55" West, for a distance of 83.49 feet to a TxDOT Type II Row monument set for corner;

4. THENCE South $89^{\circ}53'14''$ West, for a distance of 22.52 feet to a TxDOT Type II Row monument set for corner, same being in a non-tangent curve to the left whose center bears North $68^{\circ}41'25''$ West, a distance of 718.13 feet;
5. THENCE northwesterly with said non-tangent curve to the left, having a central angle of $21^{\circ}53'01''$, for a distance of 274.28 feet to a TxDOT Type II Row monument set for corner;
6. THENCE North $00^{\circ}34'26''$ West, for a distance of 49.41 feet to a TxDOT Type II Row monument set for corner;
7. THENCE North $89^{\circ}34'03''$ East, for a distance of 40.00 feet to a TxDOT Type II Row monument set for corner;
8. THENCE South $00^{\circ}34'26''$ East, for a distance of 25.00 feet to a TxDOT Type II Row monument set for corner;
9. THENCE North $89^{\circ}34'03''$ East, for a distance of 61.72 feet to a TxDOT Type II Row monument set for corner;
10. THENCE South $20^{\circ}00'31''$ West, for a distance of 192.59 feet to the POINT OF BEGINNING.

Notes: Survey sketch to accompany this legal description.

EXHIBIT "A"



SCALE: 1" = 200'

NOTE:
 LEGAL DESCRIPTION TO
 ACCOMPANY THIS SKETCH

- Marker found "as noted"
- * 5/8" smooth iron rod w/ aluminum cap stamped "TxDOT" to be set at the end of construction
- * Type II monument to be set at the end of construction
- 1/2" iron rod w/ red cap stamped "GAI"
- ▲ 60d Nail Set
- P.O.B. Point of Beginning
- ℙ Property Line
- ℙ Survey Line
- ℙ Fee Hook
- ℙ Proposed Centerline
- D.R.T.C.T. Deed Records, Tarrant County, Texas
- P.R.T.C.T. Plat Records, Tarrant County, Texas
- [] Record Information
- ||— Control of Access



TRACT 07-32
STATE OF TEXAS

18,060 Square Feet



STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
1068	02	131	I.H. 30