

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In DALLAS COUNTY, on INTERSTATE 20, a designated controlled access highway, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 962, Page 49, Deed Records of Dallas County, Texas, and the state owns and controls certain access rights to the highway facility to and from the abutting lands.

Portions of the access rights (surplus access rights), shown on Exhibit A, are no longer needed for a state highway purpose.

Texas M Squared Farms, Ltd., owner of a 29.812-acre tract of land conveyed by deed recorded in Volume 99211, Page 5162, Deed Records, Dallas County, Texas (Texas M Squared Tract), is the landowner abutting the property line along which access is proposed to be released and has requested that the state sell the surplus access rights to Texas M Squared for \$195,000.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus access rights to the abutting landowner.

The Texas Department of Transportation has determined that the sale of the surplus access rights is not expected to compromise the safety or add traffic volume in an amount to exceed the capacity of the existing highway.

It is the opinion of the commission that it is proper and correct that the state sell the surplus access rights to the abutting landowner for a cash consideration of \$195,000.

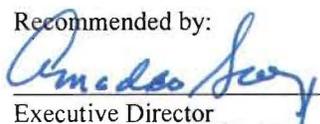
NOW, THEREFORE, the commission finds that the surplus access rights are no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument granting the state's interest in the surplus access rights to Texas M Squared Farms, Ltd., for a cash consideration of \$195,000.

IT IS FURTHER ORDERED that the surplus access rights will be exclusive to the Texas M Squared Tract, and nothing in this order shall be construed to directly or indirectly approve conveyance of access rights to the properties abutting the Texas M Squared Tract.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

112059 NOV 19 09

Minute Number Date Passed

EXHIBIT "A"

County: Dallas
Highway: IH 20
Control-Section: 2374-03

July 30, 2009
Page 1 of 6

Tract 32 Access Description

Being an Access Line having a total distance of 260 feet, delineating a permitting of access to the transportation facility in four locations from the adjacent property along Interstate Highway 20, situated in the Levi Dixon Survey, abstract Number 380, City of Dallas, Dallas County, Texas; and being the common boundary line of the southern right of way line of Interstate Highway 20 of called 11.972 Acre tract called Parcel 32, as conveyed by instrument to the State of Texas, as recorded in Volume 962, Page 0049, Deed Records Dallas County, Texas, and the northern lines of a called 29.812 Acre tract of land being conveyed by deed to Texas M Squared Farms, LTD., as recorded in Volume 99211, Page 5162, Deed Records Dallas County, Texas; said Access Lines being more particularly described in four Parts by metes and bounds as follows:

Part One

COMMENCING at a ½ inch iron rod found in the existing southern right of way line of Interstate Highway 20, and at the northeast corner of a tract of land conveyed by deed to Eller Media Company, as recorded in Volume 2000197, Page 635, Deed Record Dallas County Texas and the northwest corner of said Texas M Squared Farms, LTD., tract of land; from which a ½ inch iron rod found at the intersection of Honeysuckle Lane and Interstate Highway 20, being the northwest corner of said Eller Media Company tract of land bears South 71 degrees 32 minutes 35 seconds West a distance of 260.33 feet;

THENCE North 71 degrees 32 minutes 35 seconds East along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 151.07 feet to a ½ inch iron rod with cap set for the **POINT OF BEGINNING** of this "Access Line";

- (1.) THENCE North 71 degrees 32 minutes 35 seconds East along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 65.00 feet to a ½ inch iron rod with cap set for the end said "Access Line".

EXHIBIT "A"

County: Dallas
Highway: IH 20
Control-Section: 2374-03

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Tract 32 Access Description

Part Two

COMMENCING at a ½ inch iron rod found in the existing southern right of way line of Interstate Highway 20, and at the northeast corner of a tract of land conveyed by deed to Eller Media Company, as recorded in Volume 2000197, Page 635, Deed Record Dallas County Texas and the northwest corner of said Texas M Squared Farms, LTD., tract of land; from which a ½ inch iron rod found at the intersection of Honeysuckle Lane and Interstate Highway 20, being the northwest corner of said Eller Media Company tract of land bears South 71 degrees 32 minutes 35 seconds West a distance of 260.33 feet;

THENCE North 71 degrees 32 minutes 35 seconds East along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land, a distance of 628.22 feet to a ½ inch iron rod with cap set for the **POINT OF BEGINNING** of this "Access Line";

- (1.) THENCE North 71 degrees 32 minutes 35 seconds East along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 4.93 feet to a ½ inch iron rod with cap set at an angle point in the southern right of way line of said Interstate Highway 20 and said Texas M Squared Farms tract of land;
- (2.) THENCE South 87 degrees 56 minutes 43 seconds East (called South 87 degrees 54 minutes 04 seconds East in said State of Texas instrument) along the southern Right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 60.07 feet to a ½ inch iron rod with cap set for the end said "Access Line".

EXHIBIT "A"

County: Dallas
Highway: IH 20
Control-Section: 2374-03

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Tract 32 **Access Description**

Part Three

COMMENCING at a ½ inch iron rod found in the existing southern right of way line of Interstate Highway 20, and at the northeast corner of a tract of land conveyed by deed to Eller Media Company, as recorded in Volume 2000197, Page 635, Deed Record Dallas County Texas and the northwest corner of said Texas M Squared Farms, LTD., tract of land; from which a ½ inch iron rod found at the intersection of Honeysuckle Lane and Interstate Highway 20, being the northwest corner of said Eller Media Company tract of land bears South 71 degrees 32 minutes 35 seconds West a distance of 260.33 feet;

THENCE North 71 degrees 32 minutes 35 seconds East along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 633.15 feet to a ½ inch iron rod with cap set at an angle point in the southern right of way line of said Interstate Highway 20 and said Texas M Squared Farms tract of land;

THENCE South 87 degrees 56 minutes 43 seconds East (called South 87 degrees 54 minutes 04 seconds East in the said State of Texas instrument) along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 128.41 feet (called 128.16 feet in said State of Texas instrument) to a ½ inch iron rod found at an angle point in the southern right of way line of said Interstate Highway 20 and said Texas M Squared Farms tract of land;

THENCE North 71 degrees 31 minutes 10 seconds East (called North 71 degrees 32 minutes 35 seconds East in said State of Texas instrument) along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land, a distance of 336.77 feet to a ½ inch iron rod with cap set for the **POINT OF BEGINNING** of this "Access Line";

- (1.) THENCE North 71 degrees 31 minutes 10 seconds East (called North 71 degrees 32 minutes 35 seconds East in said State of Texas instrument) along the southern Right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 65.00 feet to a ½ inch iron rod with cap set for the end said "Access Line".

EXHIBIT "A"

County: Dallas
Highway: IH 20
Control-Section: 2374-03

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Tract 32 Access Description

Part Four

COMMENCING at a ½ inch iron rod found in the existing southern right of way line of Interstate Highway 20, and at the northeast corner of a tract of land conveyed by deed to Eller Media Company, as recorded in Volume 2000197, Page 635, Deed Record Dallas County Texas and the northwest corner of said Texas M Squared Farms, LTD., tract of land; from which a ½ inch iron rod found at the intersection of Honeysuckle Lane and Interstate Highway 20, being the northwest corner of said Eller Media Company tract of land bears South 71 degrees 32 minutes 35 seconds West a distance of 260.33 feet;

THENCE North 71 degrees 32 minutes 35 seconds East along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 633.15 feet to a ½ inch iron rod with cap set at an angle point in the southern right of way line of said Interstate Highway 20 and said Texas M Squared Farms tract of land;

THENCE South 87 degrees 56 minutes 43 seconds East (called South 87 degrees 54 minutes 04 seconds East in said State of Texas instrument) along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 128.41 feet (called 128.16 feet in said State of Texas instrument) to a ½ inch iron rod found at an angle point in the southern right of way line of said Interstate Highway 20 and said Texas M Squared Farms tract of land;

THENCE North 71 degrees 31 minutes 10 seconds East (called North 71 degrees 32 minutes 35 seconds East in said State of Texas instrument) along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land, a distance of 855.03 feet (called 854.39 feet in said State of Texas instrument) to a ½ inch iron rod found at an angle point in the southern right of way line of said Interstate Highway 20 and said Texas M Squared Farms tract of land;

THENCE North 55 degrees 12 minutes 19 seconds East (called North 55 degrees 21 minutes 14 seconds East in said State of Texas instrument) along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 59.10 feet to a ½ inch iron rod with cap set for the **POINT OF BEGINNING** of this "Access Line";

EXHIBIT "A"

County: Dallas
Highway: IH 20
Control-Section: 2374-03

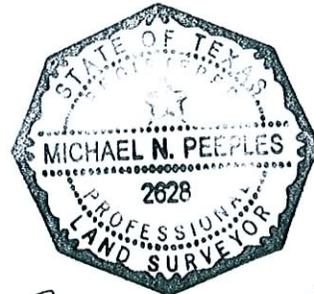
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Tract 32 Access Description

- (1) THENCE North 55 degrees 12 minutes 19 seconds East (called North 55 degrees 21 minutes 19 seconds East in said State of Texas instrument) along the southern right of way line of said Interstate Highway 20 and a northern line of said Texas M Squared Farms, LTD., tract of land a distance of 65.00 feet to a ½ inch iron rod with cap set for the end said "Access Line".

Access is permitted across the "Access Line".

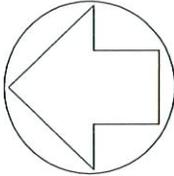
Bearings Based on South line of
I-20 Parcel 32, Volume 962, Page 0049
D.R.D.C.T.




Michael N. Peeples
Registered Public
Land Surveyor #2628

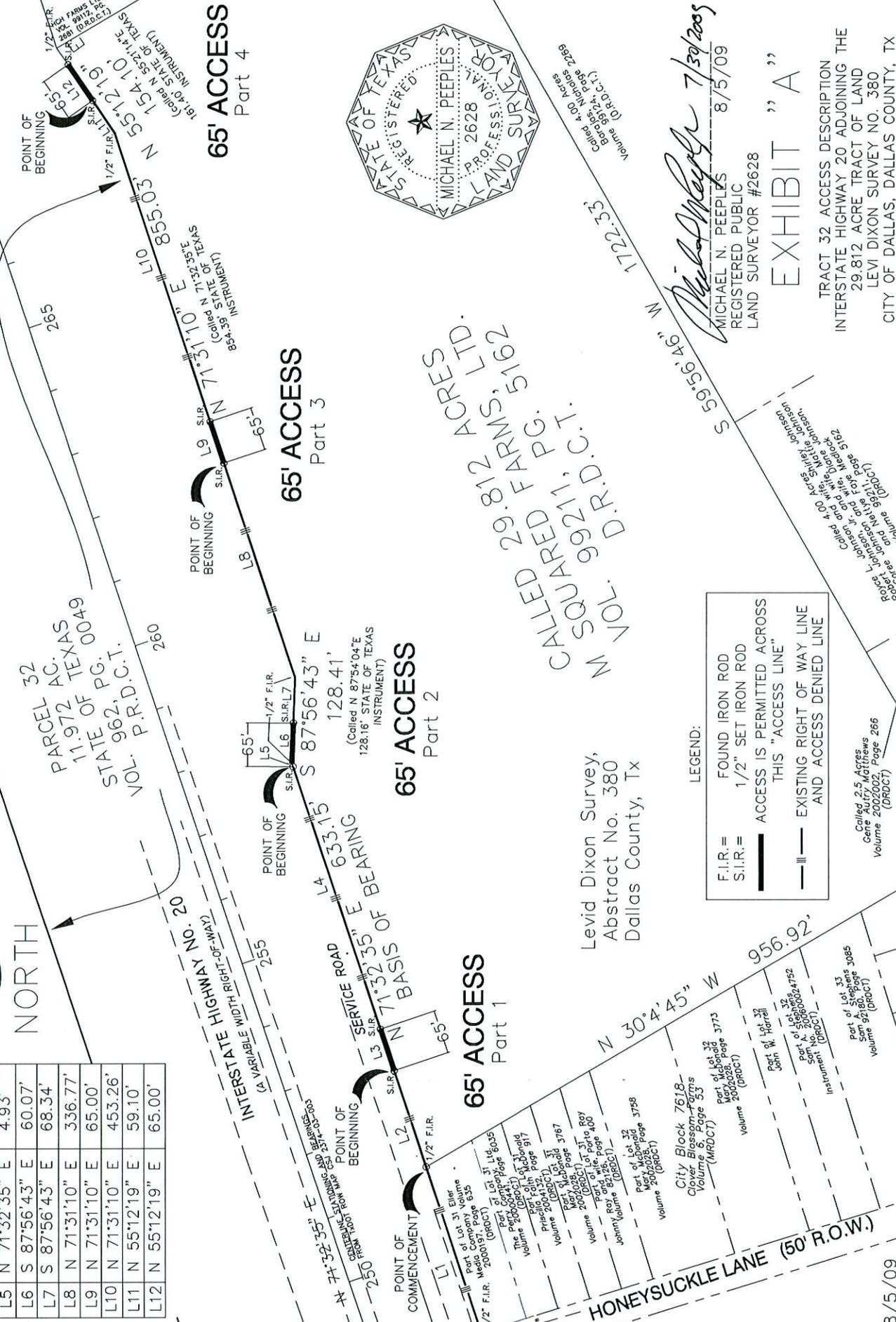
7/30/2009
Date

EXHIBIT "A"



LINE TABLE			
L1	S 71°32'35" W	260.33'	
L2	N 71°32'35" E	151.07'	
L3	N 71°32'35" E	65.00'	
L4	N 71°32'35" E	412.15'	
L5	N 71°32'35" E	4.93'	
L6	S 87°56'43" E	60.07'	
L7	S 87°56'43" E	68.34'	
L8	N 71°31'10" E	336.77'	
L9	N 71°31'10" E	65.00'	
L10	N 71°31'10" E	453.26'	
L11	N 55°12'19" E	59.10'	
L12	N 55°12'19" E	65.00'	

BASIS OF BEARING:
SOUTH LINE OF I-20
PARCEL 32, VOL. 962, PG. 0049
ACCESS IS PROHIBITED ACROSS
CONTROL OF ACCESS LINE



Michael Peoples
MICHAEL N. PEOPLES
REGISTERED PUBLIC
LAND SURVEYOR #2628
8/5/09

EXHIBIT "A"
TRACT 32 ACCESS DESCRIPTION
INTERSTATE HIGHWAY 20 ADJOINING THE
29.812 ACRE TRACT OF LAND
LEVI DIXON SURVEY NO. 380
CITY OF DALLAS, DALLAS COUNTY, TX

LEGEND:

- F.I.R.= FOUND IRON ROD
- S.I.R.= 1/2" SET IRON ROD
- ACCESS IS PERMITTED ACROSS THIS "ACCESS LINE"
- EXISTING RIGHT OF WAY LINE AND ACCESS DENIED LINE

Called 2.5 Acres
Gene Auriy Matthews
Volume 2020002, Page 266
(DRDCT)