

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 68124, Page 1829, 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.

Dallas Land, LLC, owner of a 3.106-acre tract of land conveyed by deed recorded in Instrument No. 200600279497, Official Public Records, Dallas County, Texas (Dallas Land 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 Dallas Land, LLC, for \$132,597.

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 \$132,597.

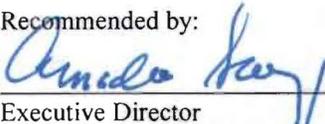
NOW, THEREFORE, the commission finds that the surplus access rights are no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument granting the state's interest in the surplus access rights to Dallas Land, LLC, for a cash consideration of \$132,597.

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

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

112060 NOV 19 09

Minute Date
Number Passed

County: Dallas
Highway: IH 20

ACCESS LINE DESCRIPTION

BEING an Access Line delineating a permitting of access to the transportation facility from the adjacent property along Interstate Highway 20 (IH 20 a/k/a LBJ Freeway), situated in the Levi Dixon Survey, Abstract No. 380, City of Dallas, Dallas County, Texas, as conveyed to the State of Texas by deed recorded in Volume 68124, Page 1829, Deed Records of Dallas County, Texas, said Access Line being part of the property frontage on IH 20 of a called 3.106 acre tract of land conveyed to Dallas, LLC by deed recorded in County Clerk Instrument No. 200600279497, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the southeast line of IH 20 (a variable width right of way) with the northwest line of Cedardale Road (a 60 foot right of way), said point being the southeast corner of a called 1.791 acre tract of land conveyed to The Perry Company by deed recorded in Volume 2001198, Page 5960, Deed Records of Dallas County, Texas; Thence, the following courses and distances with the southeast line of IH 20:

- N 30°24'33" W, a distance of 30.0 feet;
- S 78°38'00" W, a distance of 96.4 feet;
- S 71°32'35" W, passing at a distance of 618.05 feet a found 1/2 inch iron rod at the northwest corner of the said Perry Company tract and the northeast corner of the said Dallas, LLC tract, continuing in all a distance of 1,025.78 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" for the Point of Beginning of the said Access Line, at approximate center line station 293+94;

THENCE, S 71°32'35" W, continuing with the southeast line of IH 20, a distance of 64.00 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" at the end of the said Access Line, at approximate center line station 293+30.

Note: Texas State Plane Coordinate System, North Central Zone, NAD 83. Conversion from surface to grid by dividing by a combined scale factor of 0.99987.

Access is permitted across this "Access Line".

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies that the description hereon and the accompanying plat of even date represents an actual survey made on the ground under my supervision.

Dated: August 8, 2009



L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



EXHIBIT "A"

ACCESS LINE ON IH 20 ROW
 LEVI DIXON SURVEY, ABSTRACT NO. 380
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



SCALE: 1"=100'
 0 50 100

NUM	BEARING	DISTANCE
L1	S39°26'43"W	42.56'

Job No. 08513
 Date: August 8, 2009

LEGEND

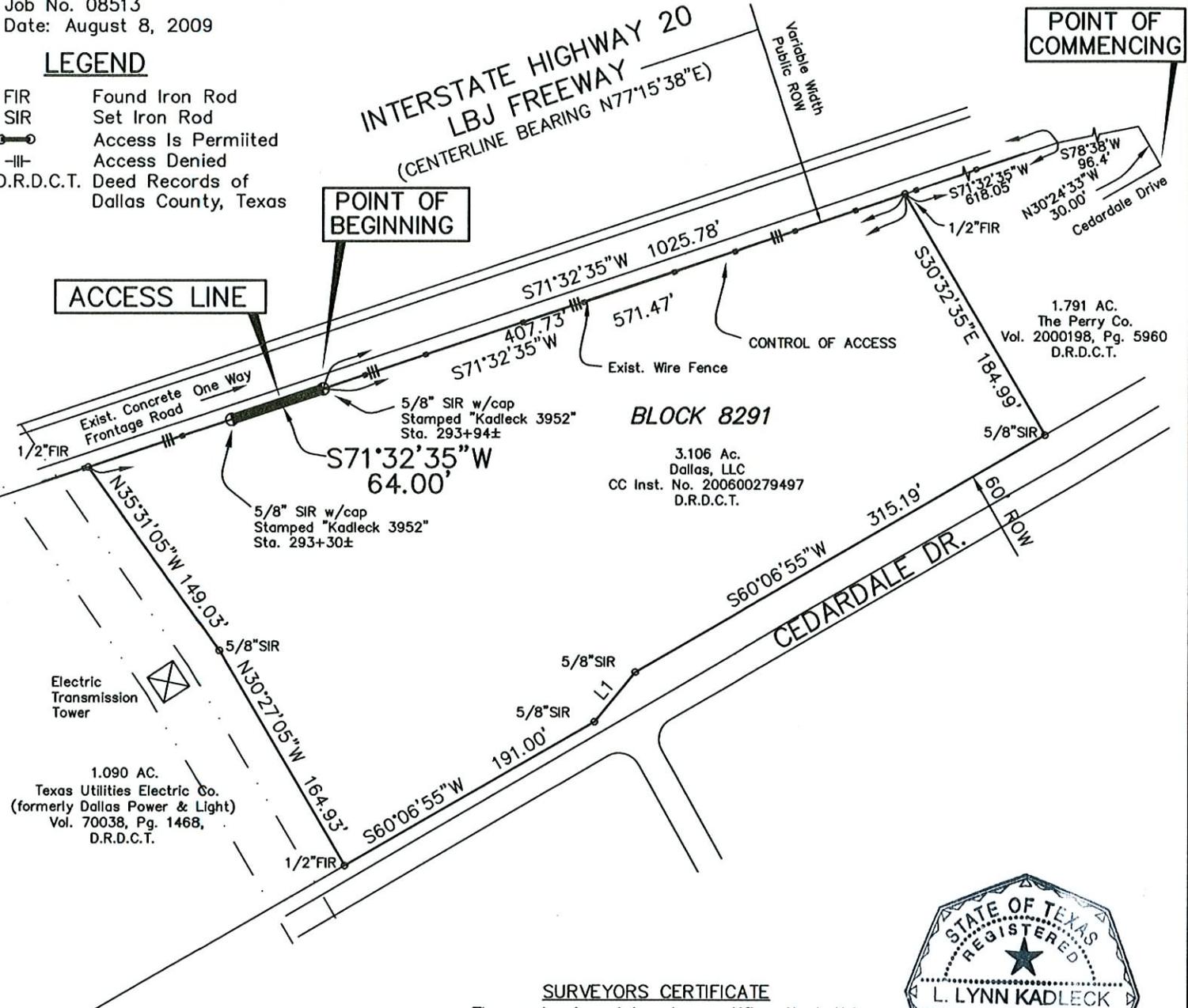
- FIR Found Iron Rod
- SIR Set Iron Rod
- Access Is Permitted
- Access Denied
- D.R.D.C.T. Deed Records of Dallas County, Texas

INTERSTATE HIGHWAY 20
 LBJ FREEWAY
 (CENTERLINE BEARING N77°15'38"E)

POINT OF COMMENCING

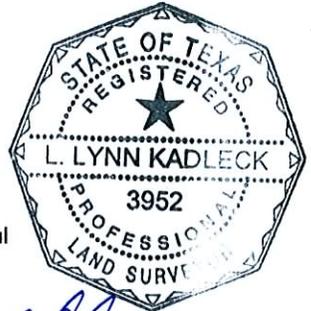
POINT OF BEGINNING

ACCESS LINE



SURVEYORS CERTIFICATE

The undersigned hereby certifies that this map or plat hereon and the accompanying description of even date represents an actual survey made on the ground under my supervision.



L. Lynn Kadleck
 L. Lynn Kadleck
 Registered Professional
 Land Surveyor No. 3952

NOTE:
 The bearing basis is a bearing of S 71°32'35" W for the southeast line of Interstate Highway 20, as indicated in the deed to the State of Texas recorded in Volume 68124, Page 1829, D.R.D.C.T. and the deed to Dallas, LLC recorded in County Clerk Instrument No. 2100600279497 D.R.D.C.T.

NOTE:
 Texas State Plane Coordinate System, North Central Zone, NAD 83. Conversion from surface to grid by dividing by a combined scale factor of 0.99987.