

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

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DALLAS District

In the city of Dallas, DALLAS COUNTY, on STATE HIGHWAY LOOP 12, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 4051, Page 379, Deed Records of Dallas County, Texas.

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

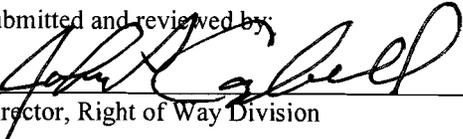
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Dallas Legacy Investments is the abutting landowner and has requested that the surplus land be sold for \$14,000.

The commission finds \$14,000 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

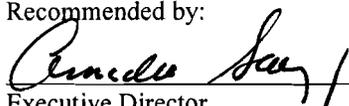
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Dallas Legacy Investments for \$14,000; 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.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112136 JAN 28 10

Minute Date
Number Passed

Highway: LP12
County: Dallas
Control Section: 0581-02

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EXHIBIT "A"
Surplus Property, S.H. 180 and S.H. Loop 12

Being 11225 Square feet, or 0.2577 acres in the John Horton Survey, Abstract 611 in Dallas County, Texas, and being part of that tract described as Parcel # 2 in deed to the State of Texas recorded in Volume 4051, Page 379, Deed Records, Dallas County, Texas. (TXDOT Parcel 79A), being part of Dallas City Block 8333, and being more fully described as follows:

BEGINNING at a ½ inch iron rod (control monument) set and capped "Harp 2002", located within the current Right of Way of LP12 and SH 180, said rod having Texas State Plane grid Coordinates: North 6959391.36, and East 2455371.51, and being North 89° 34' 41" West 255.6 feet and North 12° 56' 46" West 1.03 feet from a ½ inch iron rod found at the Southeast corner of Lot 1 of Arcadia Gardens Addition to the City of Dallas as recorded in Volume 1, Page 451, Map Records Dallas County, Texas, and is the Southeast corner of Parcel 79A, Parcel 2, and the Southwest corner of a tract of land described as Parcel 75K in a deed to the State of Texas recorded in Volume 4022, Page 463, Deed Records, Dallas County, Texas, and being an angle point in the new Right of Way line of LP12;

Call One

Thence North 89° 19' 30" West along the new Right of Way line of LP12 for a distance of 113.83 feet to a ½ inch iron rod set and capped " Harp 2002" for the Southwest corner of the tract described herein, and being at the beginning of a non tangent curve to the right with a radius of 39.00 feet, and a chord of North 81° 50' 06" West 15.58 feet, the center of which bears North 03° 20' 39" West 39.00 feet;

Call Two

Thence Northwesterly with said curve to the right and said new Right of Way line for an arc distance of 15.58 feet to the end of said curve.

Call Three

Thence North 00° 53' 28" West with said new Right of Way line a distance of 90.86 feet to a 1/2 inch iron rod set and capped "Harp 2002" for the Northwest corner of the tract described herein, and being in the East line of State of Texas Parcel 48 as described in Volume 69050, Page 1137, Deed Record Dallas County, Texas, and being for the Southwest corner of said Dallas Legacy Investments tract, and being in the existing Easterly Right of Way of LP 12;

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Call Four

Thence North $89^{\circ} 07' 11''$ East with the South line of said Dallas Legacy Investments Tract and the existing Right of Way of LP12 a distance of 108.59 to a $\frac{1}{2}$ inch iron rod Found at the Southeast corner of said Dallas Legacy Investments tract, and being the Northeast corner of the tract described herein;

Call Five

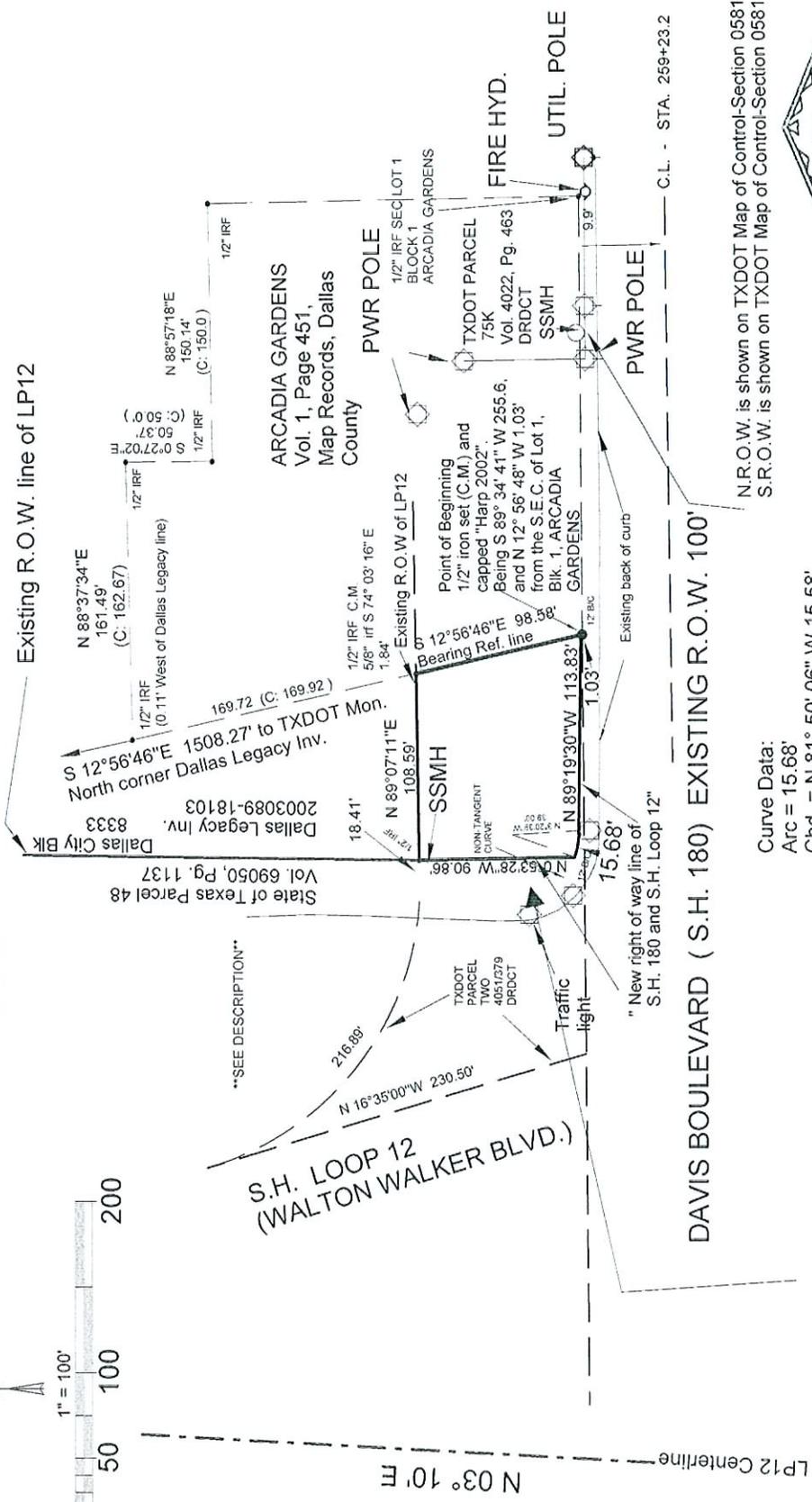
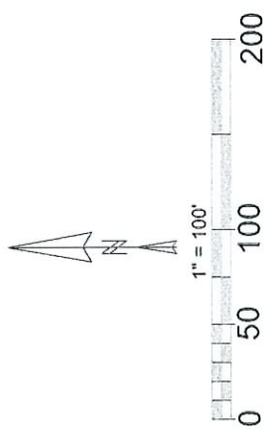
Thence South $12^{\circ} 56' 46''$ East 98.58 feet to the Point of Beginning, and containing 11225 square feet, or 0.2577 acres of land, the plat of which is incorporated by reference herein.

Ted B. Harp, R.P.L.S. 2002
4-09-2009



0.2577 ACRE SURPLUS PROPERTY
 S.H. 180 AT S.H. LOOP 12 (WALTON WALKER)

11225 S.F. OUT OF STATE OF TEXAS TRACT DESCRIBED IN VOLUME 4051, PAGE 379, DEED RECORDS, DALLAS COUNTY, TEXAS (TXDOT PARCEL 79A) IN THE JOHN HORTON SURVEY, ABSTRACT 611, DALLAS COUNTY, TEXAS.



Curve Data:
 Arc = 15.68'
 Chd. = N 81° 50' 06" W 15.58'

N.R.O.W. is shown on TXDOT Map of Control-Section 0581-02 as station 259+73.2
 S.R.O.W. is shown on TXDOT Map of Control-Section 0581-02 as station 258+73.2



PREPARED FROM AN ACTUAL ON THE GROUND SURVEY
 BY ME. ALL DATA BASED ON TEXAS STATE PLANE
 COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202)
 GRID. ** Bearings are T.S.P.C. Grid bearings. All data
 collected using Trimble RTK Network
 1/2" IRON RODS CAPPED "HARP 2002"
 set at all new corners.