

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the city of Fort Worth, TARRANT COUNTY, on ROSEDALE STREET, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 14173, Page 409, Deed Records of Bexar County, Texas.

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

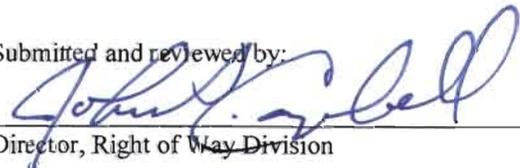
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Fort Worth Midtown LD, LLC, doing business in Texas as Raymond Fort Worth Hotel Land Development, LLC, a Wisconsin limited liability company, is the abutting landowner and has requested that the surplus land be sold to the company for \$21,100.

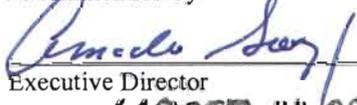
The commission finds \$21,100 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a department 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 Fort Worth Midtown LD, LLC, doing business in Texas as Raymond Fort Worth Hotel Land Development, LLC, a Wisconsin limited liability company, for \$21,100; 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

112367 JUL 29 10

Minute Number Date Passed

EXHIBIT A
PROPERTY DESCRIPTION

BEING A 1,188 SQUARE FOOT TRACT OF LAND SITUATED IN THE ETHELBERG S. HARRIS SURVEY, ABSTRACT NO. 688, AND BEING A PORTION OF THAT CALLED 4,604 SQUARE FOOT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 14173, PAGE 409, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAID 1,188 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "BURY+PARTNERS" AT THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 1R, BLOCK 6-R, MISTLETOE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, FILED FOR RECORD IN CABINET A, SLIDE 10965, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.), AND FROM WHICH A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "DUNAWAY ASSOC. INC." BEARS NORTH 00°37'01" EAST, A DISTANCE OF 0.77 FEET;

THENCE ALONG THE COMMON LINE OF SAID LOT 1R AND SAID 4,604 SQUARE FOOT TRACT OF LAND, THE FOLLOWING:

NORTH 00°39'46" EAST, A DISTANCE OF 29.53 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "WLA" FOR CORNER, FROM WHICH AN "X" CUT FOUND IN A CONCRETE SIDEWALK BEARS NORTH 61°48'14" EAST, 0.76 FEET;

SOUTH 89°20'14" EAST, A DISTANCE OF 23.70 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "WLA" FROM WHICH AN "X" CUT FOUND IN A CONCRETE SIDEWALK BEARS NORTH 63°19'43" EAST A DISTANCE OF 0.77 FEET, AND BEING AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 711.94 FEET;

SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°08'34" FOR AN ARC LENGTH OF 26.63 FEET, A CHORD BEARING OF SOUTH 88°15'57" EAST, AND A CHORD DISTANCE OF 26.62 FEET TO A 5/8-INCH IRON ROD SET WITH A CAP STAMPED "BURY+PARTNERS" FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 73°25'23" WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 74°05'09" FOR AN ARC LENGTH OF 51.72 FEET, A CHORD BEARING OF SOUTH 53°37'11" WEST AND A CHORD DISTANCE OF 48.19 FEET TO A 5/8-INCH IRON ROD SET WITH A CAP STAMPED "BURY+PARTNERS" FOR THE POINT OF TANGENCY;

THENCE NORTH 89°20'14" WEST, A DISTANCE OF 11.85 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A COMPUTED AREA OF 1,188 SQUARE FEET OF 0.0272 ACRES OF LAND.

NOTES: THE BEARINGS RECITED HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY OF WEST ROSEDALE STREET BEING NORTH 89°28'02" WEST, AS SHOWN ON THE PLAT FILED FOR RECORD IN CABINET A, SLIDE 10965, P.R.T.C.T.

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

REVISED: UPDATED OWNERSHIP - 9/23/08 & 2/19/09

b Bury+Partners
ENGINEERING SOLUTIONS
5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972)991-0011 Fax (972)991-0278
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DESCRIPTION TO ACCOMPANY SKETCH
OF 0.0272 ACRES (1,188 SQ. FT.)
SITUATED IN THE ETHELBERG S. HARRIS SURVEY,
ABSTRACT NO. 688, TARRANT COUNTY, TEXAS

RAYMOND
MANAGEMENT
COMPANY

DATE: 07/15/08 | SCALE: N/A | DRAWN BY: CRR | CHECKED BY: DJD | PROJECT No. 30508-01.97 | PAGE 1 OF 3

NORTH



* LEGEND *

- CIRF 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "BURY+PARTNERS"
- CIRS 5/8 INCH IRON ROD WITH CAP "BURY+PARTNERS" SET UNLESS OTHERWISE NOTED
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- C.C.F.N. COUNTY CLERK'S FILE NO.
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- ESMT. EASEMENT
- (XXX) RECORD BEARING/DISTANCE

NOTES:

THE BEARINGS RECITED HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ROSEDALE STREET, BEING NORTH 89°28'02" WEST, AS SHOWN ON THE PLAT FILED FOR RECORD IN CAB. A, SLIDE 10965, P.R.T.C.T.

SEE SHEET 3 OF 3 FOR ADDITIONAL PROPERTY CORNER INFORMATION.

SCALE IN FEET



0 25 50

SCALE: 1" = 50'

OWNER:
FORT WORTH
MIDTOWN LD, LLC
C.C.F.N. D207448364,
D.R.T.C.T.

LOT 1R, BLOCK 6-R,
MISTLETOE HEIGHTS ADDITION
CAB. A, SLIDE 10965
P.R.T.C.T.

FORT WORTH PIPELINE
COMPANY, LLC
C.C.F.N. D207354287,
D.R.T.C.T.

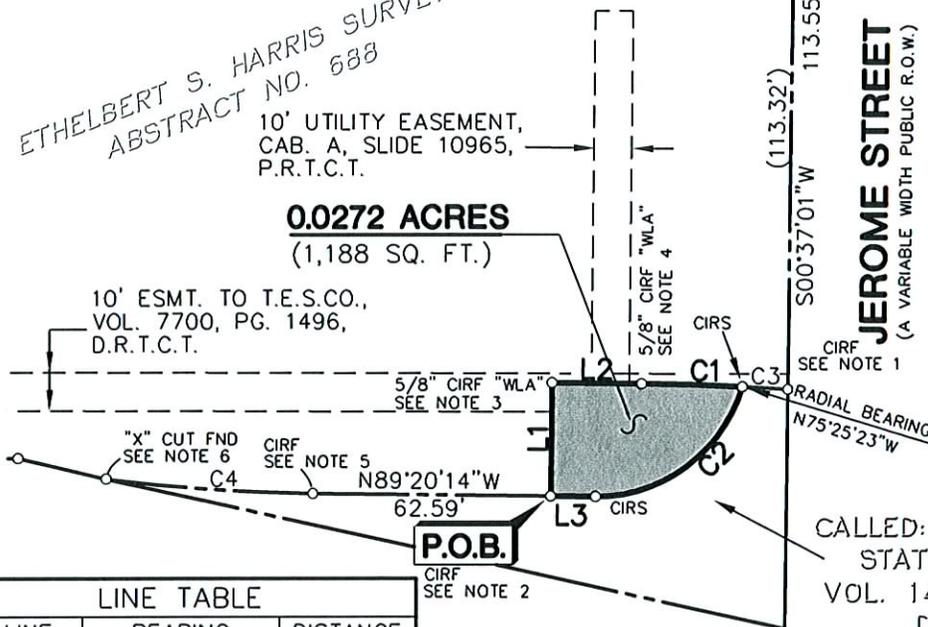
LOT 1, BLOCK 5
MISTLETOE HEIGHTS VOL.
388-59, PG. 25,
P.R.T.C.T.

ETHELBERT S. HARRIS SURVEY
ABSTRACT NO. 688

10' UTILITY EASEMENT,
CAB. A, SLIDE 10965,
P.R.T.C.T.

0.0272 ACRES
(1,188 SQ. FT.)

10' ESMT. TO T.E.S.CO.,
VOL. 7700, PG. 1496,
D.R.T.C.T.



CALLED: 4,604 SQ. FT.
STATE OF TEXAS
VOL. 14173, PG. 409
D.R.T.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°39'46"E	29.53'
L2	S89°20'14"E	23.70'
L3	N89°20'14"W	11.85'

WEST ROSEDALE STREET
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DISTANCE
C1	711.94'	2°08'34"	26.63'	S88°15'57"E	26.62'
C2	40.00'	74°05'09"	51.72'	S53°37'11"W	48.19'
C3	711.94'	0°57'35"	11.92'	S86°42'52"E	11.92'
C4	482.28'	6°28'42"	54.53'	S86°05'53"E	54.50'

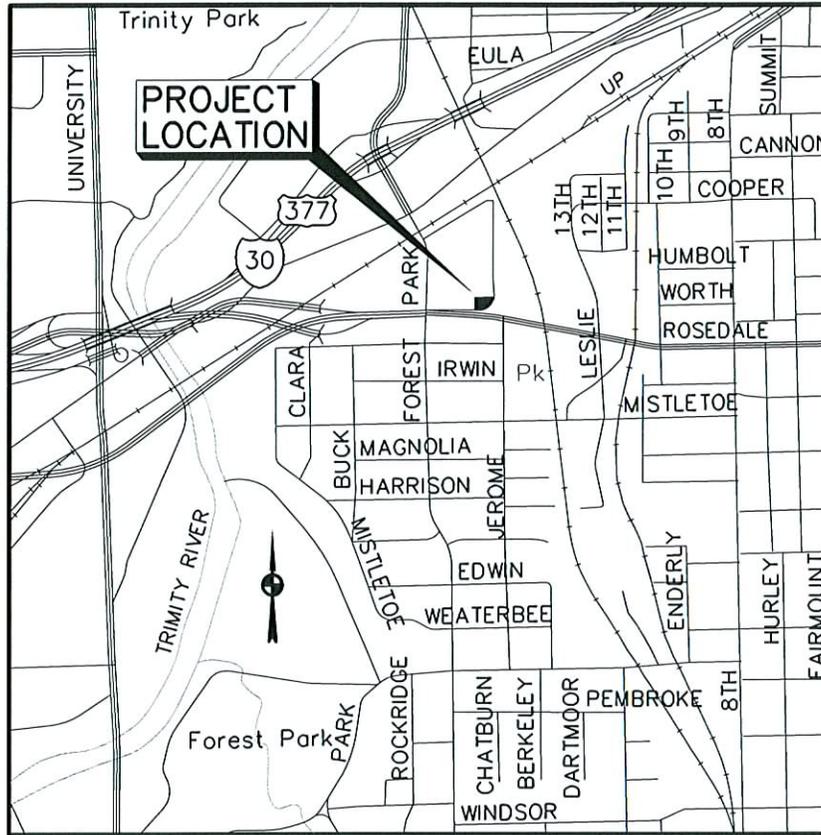


REVISED: UPDATED OWNERSHIP
09/23/08 & 2/19/09

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SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0272 ACRES (1,188 SQ. FT.)
SITUATED IN THE ETHELBERT S. HARRIS SURVEY,
ABSTRACT NO. 688, TARRANT COUNTY, TEXAS

**RAYMOND
MANAGEMENT
COMPANY**



NOT TO SCALE
MAPSCO 76L

*** PROPERTY CORNER NOTES ***
(REFER TO SKETCH, PAGE 2 OF 3)

1. 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "BURY+PARTNERS", FROM WHICH A 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "DUNAWAY ASSOC. INC." BEARS N00°37'01"E, 0.40 FEET.
2. 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "BURY+PARTNERS", FROM WHICH A 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "DUNAWAY ASSOC. INC." BEARS N64°02'14"E, 0.77 FEET.
3. 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "WLA" FROM WHICH AN "X" CUT FOUND IN A CONCRETE SIDEWALK BEARS N61°48'14"E, 0.76 FEET.
4. 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "WLA" FROM WHICH AN "X" CUT FOUND IN A CONCRETE SIDEWALK BEARS N63°19'43"E, 0.77 FEET.
5. 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "BURY+PARTNERS", FROM WHICH A 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "DUNAWAY ASSOC. INC." BEARS N64°50'54"E, 0.70 FEET.
6. "X" CUT FOUND IN A CONCRETE SIDEWALK, FROM WHICH AN "X" CUT FOUND IN SAID CONCRETE SIDEWALK BEARS NORTH 76° 09' 02" EAST, 0.75 FEET.

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VICINITY MAP/NOTES
FOR 0.0272 ACRES (1,188 SQ. FT.)
SITUATED IN THE ETHELBERT S. HARRIS SURVEY,
ABSTRACT NO. 688, TARRANT COUNTY, TEXAS

**RAYMOND
MANAGEMENT
COMPANY**

DATE: 07/15/08 SCALE: N/A DRAWN BY: CRR CHECKED BY: DJD PROJECT No. 30508-01.97 PAGE 3 OF 3