

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the city of Irving, DALLAS COUNTY, on STATE HIGHWAY 114, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 5630, Page 68, 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.

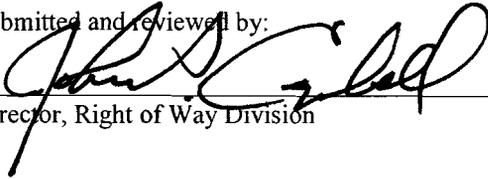
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to a governmental entity with the authority to condemn the property.

The cities of Dallas and Fort Worth have requested that the surplus land be sold to the cities for \$86,370.

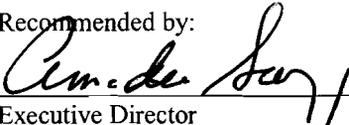
The commission finds \$86,370 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

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 conveying all of the state's rights, title and interest in the surplus land to the cities of Dallas and Fort Worth for \$86,370; 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

**112676 APR 28 11**

Minute Number Date Passed

EXHIBIT "A"

COUNTY: DALLAS  
HIGHWAY: STATE HIGHWAY 114  
CONTROL-SECTION:

Page 1 of 4  
9/25/2009

LEGAL DESCRIPTION FOR A 0.7931 ACRE SURPLUS PROPERTY

BEING A 0.7931 ACRE TRACT OF LAND, SITUATED IN THE BBB&C RR CO SURVEY, ABSTRACT NO. 194, CITY OF IRVING, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 9.593 ACRE TRACT OF LAND DESCRIBED IN DEED FROM JOHN C. LIPSCOMB, ET UX, VIRGINIA S. LIPSCOMB TO THE STATE OF TEXAS AS RECORDED IN VOLUME 5630, PAGE 68 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), SAID 0.7931 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET FOR THE SOUTHEAST CORNER OF A 12.547 ACRE TRACT OF LAND DESCRIBED IN DEED FROM VERDIE LIPSCOMB STEWART, TO THE STATE OF TEXAS AS RECORDED IN VOLUME 5630, PAGE 141, DRDCT, THE SAME BEING THE MOST EASTERLY CORNER OF A 9.218 ACRE TRACT OF LAND DESCRIBED AS S.H. 114, R.W. 353-4-21, TRACT NO. 406 IN A QUITCLAIM DEED FROM WILLIAM P. CLEMENTS, JR., GOVERNOR OF THE STATE OF TEXAS TO THE CITY OF DALLAS, TEXAS AND THE CITY OF FORT WORTH, TEXAS AS RECORDED IN VOLUME 7033, PAGE 1961, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID POINT BEING IN THE WEST LINE OF SAID 9.593 ACRE TRACT OF LAND;

- 1) THENCE, SOUTH 50° 05' 29" EAST, LEAVING THE WEST LINE OF SAID 9.593 ACRE TRACT OF LAND, OVER AND ACROSS SAID 9.593 ACRE TRACT OF LAND, ALONG AND WITH THE PROPOSED NEW SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 114, A DISTANCE OF 374.40 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET FOR CORNER, BEING IN THE SOUTH LINE OF SAID 9.593 ACRE TRACT OF LAND, THE SAME BEING THE NORTH RIGHT OF WAY LINE OF GENTRY SCHOOL ROAD, A 40.00 FOOT RIGHT OF WAY (APPROXIMATE) SEE NOTE 1;
- 2) THENCE, SOUTH 89° 44' 00" WEST (NORTH 89° 27' WEST, PARENT DEED), ALONG AND WITH THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 114, THE SAME BEING THE SOUTH LINE OF SAID 9.593 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID GENTRY SCHOOL ROAD, A DISTANCE OF 286.07 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET FOR THE SOUTHWEST CORNER OF SAID 9.593 ACRE TRACT OF LAND;
- 3) THENCE, NORTH 00° 16' 00" WEST (NORTH 0° 33' EAST, PARENT DEED), LEAVING THE NORTH LINE OF SAID GENTRY SCHOOL ROAD, ALONG AND WITH THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 114 AND THE WEST LINE OF SAID 9.593 ACRE TRACT OF LAND, A DISTANCE OF 241.54 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7931 ACRES OF LAND, MORE OF LESS.

EXHIBIT "A"

COUNTY: DALLAS  
HIGHWAY: STATE HIGHWAY 114  
CONTROL-SECTION:

Page 2 of 4  
9/25/2009

LEGAL DESCRIPTION FOR A 0.7931 ACRE SURPLUS PROPERTY

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY ARE THE FOLLOWING MONUMENTS IN THE PROPOSED RIGHT-OF-WAY OF STATE HIGHWAY 114 AS DESCRIBED IN A LEGAL DESCRIPTION OF PARCEL 58, STATE HWY 114, CSJ 0353-03-088, 2-18-08, EXHIBIT A, AS PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION. PARCEL 58 BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE – NAD 83 (93).

FOUND 5/8" SMOOTH IRON ROD  
CAPPED WITH ALUMINUM DISC  
STAMPED "TEXAS DEPARTMENT OF  
TRANSPORTATION ROW"  
CALL 13  
(HELD)

FOUND 5/8" SMOOTH IRON ROD  
CAPPED WITH ALUMINUM DISC  
STAMPED "TEXAS DEPARTMENT OF  
TRANSPORTATION ROW"  
CALL 16  
(ROTATED)

FOUND: SOUTH 72° 01' 23" WEST, 1438.73'  
CALCULATED: SOUTH 72° 01' 23" WEST, 1438.68'

NOTE:

1. GENTRY SCHOOL ROAD IS NO LONGER USED BY THE PUBLIC. NO REMNANTS OF ROAD SURFACE WERE FOUND IN THE RIGHT-OF-WAY.  
(NO RECORD OF ABANDONMENT FOUND)



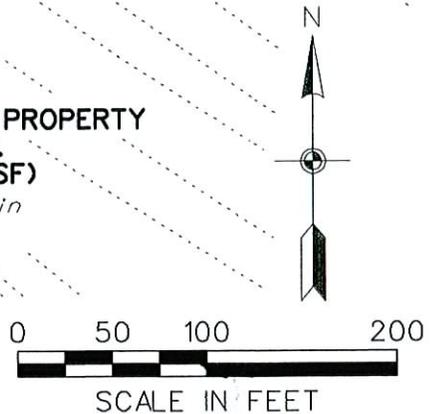
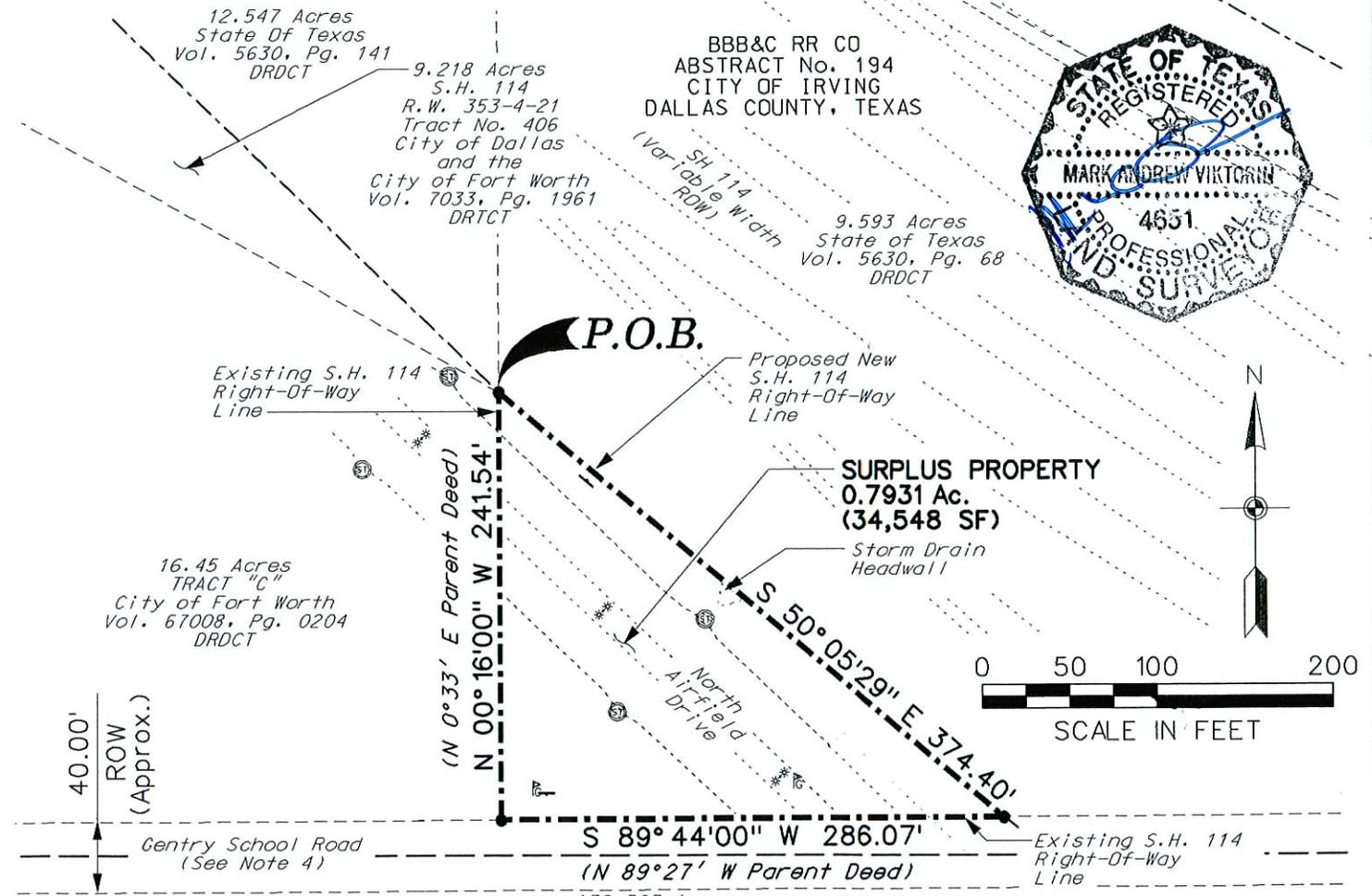
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THE BASIS OF BEARING FOR THIS SURVEY ARE THE FOLLOWING MONUMENTS IN THE PROPOSED RIGHT-OF-WAY OF STATE HIGHWAY 114 AS DESCRIBED IN THE LEGAL DESCRIPTION OF PARCEL 58, STATE HWY 114, CSJ 0353-03-088, 2-18-08, EXHIBIT A, AS PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION. PARCEL 58 BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE-NAD 83 (93).

FOUND  $\frac{5}{8}$  INCH SMOOTH IRON ROD  
CAPPED WITH ALUMINUM DISC  
STAMPED "TEXAS DEPARTMENT OF  
TRANSPORTATION ROW".  
CALL 13 (HELD)

FOUND  $\frac{5}{8}$  INCH SMOOTH IRON ROD  
CAPPED WITH ALUMINUM DISC  
STAMPED "TEXAS DEPARTMENT OF  
TRANSPORTATION ROW".  
CALL 16 (ROTATED)

FOUND: SOUTH 72°01'23" WEST, 1438.73'  
CALCULATED: SOUTH 72°01'23" WEST, 1438.68'



**NOTE:**

- $\frac{5}{8}$  INCH IRON ROD CAPPED "DFW BOUNDARY" SET AT CORNERS UNLESS OTHERWISE NOTED.
- DRTCT: DEED RECORDS TARRANT COUNTY, TEXAS.
- DRDCT: DEED RECORDS DALLAS COUNTY, TEXAS.
- GENTRY SCHOOL ROAD IS NO LONGER USED BY THE PUBLIC. NO REMNANTS OF ROAD SURFACE WERE FOUND IN THE RIGHT-OF-WAY. (NO RECORD OF ABANDONMENT FOUND)

**LEGEND**

- SURPLUS PROPERTY BOUNDARY
- DEED LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- SURVEY LINE
- \*\* LIGHT POLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ GAS PIPELINE MARKER
- SIGN

**DALLAS/FORT WORTH INTERNATIONAL AIRPORT BOARD**

DRAWN BY: TDP  
APPROVED BY: MAV  
ISSUE DATE: SEPT 2009

P.O. BOX 612008 DFW, DALLAS/FORT WORTH AIRPORT, TEXAS 75261

**EXHIBIT A  
SURPLUS PROPERTY  
0.7931 AC.**

BBB&C RR CO Survey,  
Abstract No. 194, City Of Irving,  
Dallas County, Texas

CONTRACT NUMBER :

SHEET NUMBER  
**3**  
OF 4 SHEETS  
DFW-

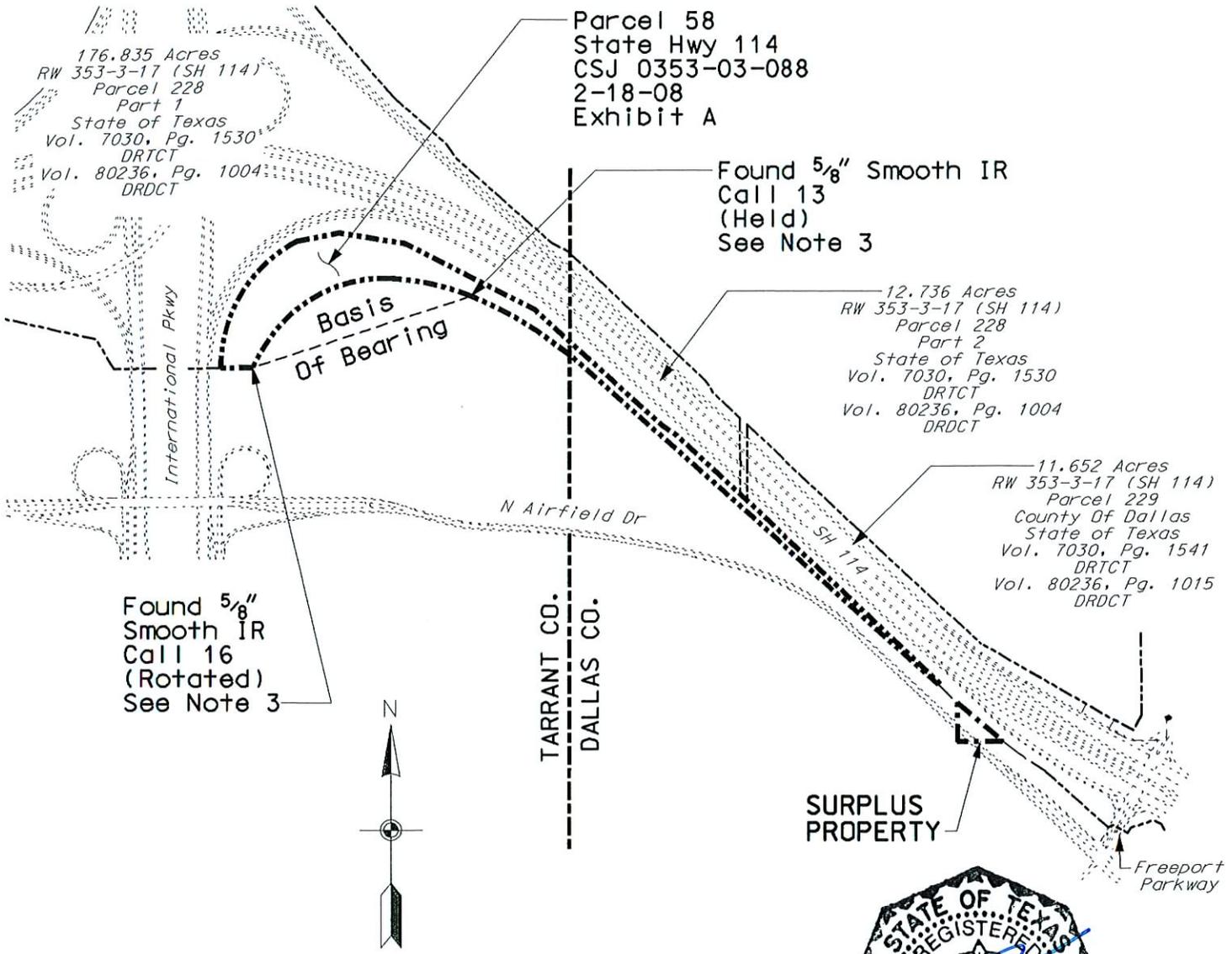
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FOUND 5/8 INCH SMOOTH IRON ROD  
CAPPED WITH ALUMINUM DISC  
STAMPED "TEXAS DEPARTMENT OF  
TRANSPORTATION ROW"  
CALL 13 (HELD)

FOUND 5/8 INCH SMOOTH IRON ROD  
CAPPED WITH ALUMINUM DISC  
STAMPED "TEXAS DEPARTMENT OF  
TRANSPORTATION ROW"  
CALL 16 (ROTATED)

FOUND: SOUTH 72°01'23" WEST, 1438.73'  
CALCULATED: SOUTH 72°01'23" WEST, 1438.68'



- NOTE:**
1. DRTCT: DEED RECORDS TARRANT COUNTY, TEXAS.
  2. DRDCT: DEED RECORDS DALLAS COUNTY, TEXAS.
  3. 5/8" SMOOTH IRON ROD CAPPED WITH ALUMINUM DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW".



**DALLAS/FORT WORTH INTERNATIONAL AIRPORT BOARD**

DRAWN BY: TDP  
APPROVED BY: MAV  
ISSUE DATE: SEPT 2009

P.O. BOX 812008 DFW, DALLAS/FORT WORTH AIRPORT, TEXAS 75261

EXHIBIT A  
**SURPLUS PROPERTY**  
LOCATION MAP & BASIS OF BEARING  
DALLAS COUNTY, TARRANT COUNTY, TEXAS  
CONTRACT NUMBER :

SHEET NUMBER  
**4**  
OF 4 SHEETS  
DFW-