

TEXAS TRANSPORTATION COMMISSION

HOOD County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In HOOD COUNTY, on FARM TO MARKET ROAD 4, the State of Texas acquired certain land needed for highway purposes by instrument recorded in Volume 1720, Page 501, Deed Records of Hood County, Texas.

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

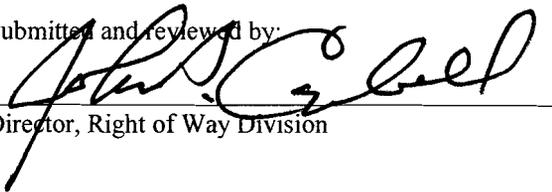
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Cardinal Ridge, LLC, is the abutting landowner and has requested that the surplus land be sold to the company for \$25,500.

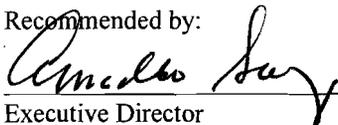
The commission finds \$25,500 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

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 Cardinal Ridge, LLC, for \$25,500; 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

112660 APR 28 11

Minute
Number

Date
Passed

Tract 09-21
FM 4 Corner Clip
01-20-10
Exhibit A, Page 1 of 2

Being 3775.61 square feet (0.087 Acres) of land more or less, situated in the County of Hood, State of Texas, and being out of the R. MERRITT SURVEY, Abstract No. 355, and being a part of that called 0.571 hectares (1.411 acres) of land conveyed by J.S. Luton to the State of Texas by deed dated March 5th 1999 and recorded in Volume 1720, Page 501, Deed Records, Hood County, Texas, and which 3775.61 square feet (0.087 acres) of land is more particularly described as follows;

BEGINNING at a concrete monument found on the Southerly Right of Way line of US Highway 377 (53.133 meters left of Centerline station 0+014.792 of FM 4),and the Northeasterly corner of said 0.571 hectares (1.411 acres) of land, same being the most Northerly West corner of a called 4.546 acre tract of land conveyed by John Henry Luton, Trustee of the Doris Z. Luton Grantor Trust by deed dated May 5th, 2008 to Bellaire North Investments of Texas, L.P., a limited Texas Partnership as recorded in Volume 2398, Page 345, Deed Records, Hood County, Texas;

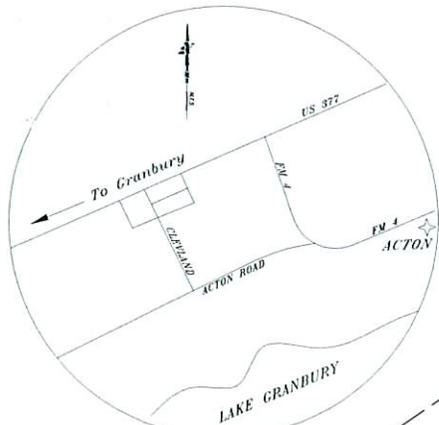
THENCE South 12°27'14" West with the common lines of said Bellaire North Investments of Texas L.P. Called 4.546 acre tract and the State of Texas called 0.571 hectares (1.411 acres) a distance of 146.09 feet to a broken concrete monument found on the East line of FM 4;

THENCE North 31°00'52" West a distance of 50.00 feet to a capped iron rod stamped "RPLS #5596" set;

THENCE North 12°28'06" East a distance of 73.50 feet to a capped iron rod stamped "RPLS #5596" set;

THENCE North 55°53'34" East a distance of 50.00 feet to the POINT OF BEGINNING and containing 3775.61 (0.087 acres) of land more or less

NOTE: Survey sketch to accompany this legal description.



US HWY 377

0+000.000
℄ FM 4

(N 55°53'34" E)

N 31°00'52" W
50.00'

N 55°53'34" E
50.00'

N 12°28'06" E
73.50"

3775.61 Sq. Ft.

S 12°27'14" W
146.09"
(fixes of Bearings)

POB

(174.32')
53.133m

0+014.792

Called 4.546 Acres
BELLAIRE NORTH INVESTMENTS L.P.
Volume 2398, Page 345
D.R.H.C.T.

Called 1.411 Acres
STATE OF TEXAS
Volume 1720, Page 501
D.R.H.C.T.

Broken Concrete Monument Found

(S 31°00'32" E)
R.O.W. LINE

FM 4

℄ FM 4

0+100



LEGEND

- PROPERTY LINE
- POB** POINT OF BEGINNING
- ℄ CENTER LINE
- R.O.W.** RIGHT OF WAY
- D.R.H.C.T.** DEED RECORDS, HOOD COUNTY, TEXAS

NOTES:

Legal description to accompany this survey sketch.
Bearings are based on deed recorded in Volume 1720, Page 501,
Deed Records, Hood County, Texas.

Exhibit "A" page 2 of 2

BRAZOS LAND SURVEYING
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CLEBURNE, TEXAS 76033
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FAX (817) 665-9223
saddeluser@aol.com



TRACT 09-21
3775.61 Sq. Ft.