

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In TARRANT COUNTY, on INTERSTATE HIGHWAY 30, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 2927, Page 199, Deed Records of Tarrant County, Texas.

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

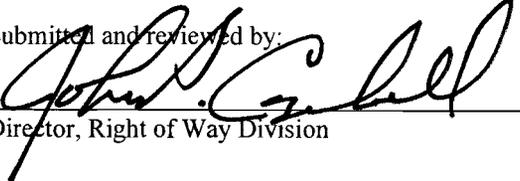
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Moritz Interests, Ltd., is the abutting landowner and has requested that the surplus land be sold to the partnership for \$577,000.

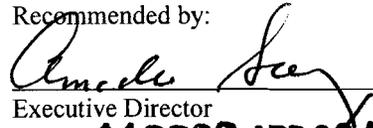
The commission finds \$577,000 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

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 Moritz Interests, Ltd., for \$577,000; 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

112682 APR 28 11

Minute
Number

Date
Passed

BEING a 53,701 square feet tract of land more or less, situated in the County of Tarrant, State of Texas, being out of the G.W. Ragan Survey, Abstract No. 1288, Tarrant County, Texas, and being a portion of a tract of land conveyed to the State of Texas in Volume 2927, Page 199 (Parcel No. 2-39), Deed Records, Tarrant County, Texas and also being part of Interstate Highway 30 (a variable width right-of-way), which 53,701 square feet of land, more or less, is more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said point being the southwest corner of Tract "CR", Block 2, Parkway Central Addition, as recorded in Volume 388-159, Page 57, Plat Records, Tarrant County, Texas, also being in the existing north right-of-way line of Ryan Plaza Drive (a variable width R.O.W.) and the existing east right-of-way line of Lincoln Drive (a 60 foot R.O.W.) said commencing point being 889.38 feet North of and at right angles to centerline survey station 685+14.21 of I.H. 30,

1. THENCE North 21°58'11" West, leaving said existing north right-of-way line and following along said existing east right-of-way line, for a distance of 86.79 feet to a point for corner, being in a non-tangent curve to the right whose center bears South 86°03'12" West, 870.04 feet;
2. THENCE southwesterly with said non-tangent curve to the right having a central angle of 09°47'35", for a distance of 148.71 feet to a 1/2 inch iron rod with red cap stamped GAI set for corner, being the POINT OF BEGINNING, and being 821.71 feet North of and at right angles to centerline survey station 684+78.60 of said I.H. 30, said point also being located in the existing north right-of-way line of said I.H. 30;
3. North 68°01'49" East, following along said north right-of-way line of I.H. 30, a distance of 159.58 feet to a 1/2 inch iron rod with red cap stamped GAI set for corner;
4. North 89°26'49" East, continuing along said north right-of-way line, a distance of 215.40 feet to a 1/2 inch iron rod with red cap stamped GAI set for corner;
5. North 60°31'49" East, continuing along said north right-of-way line, a distance of 321.43 feet to a 5/8 inch smooth iron rod with aluminum cap set for corner;

6. South $44^{\circ}12'05''$ West, leaving said north right-of-way line, a distance of 158.24 feet to a 5/8 inch smooth iron rod with aluminum cap set for corner, being in a tangent curve to the right whose center bears North $45^{\circ}47'55''$ West, 615.00 feet;
7. THENCE southwesterly with said tangent curve to the right having a central angle of $45^{\circ}13'29''$, for a distance of 485.43 feet to a 5/8 inch smooth iron rod with aluminum cap set for corner;
8. THENCE South $89^{\circ}25'34''$ West, a distance of 35.31 feet to a 5/8 inch smooth iron rod with aluminum cap set for corner;
9. THENCE North $40^{\circ}54'19''$ West, a distance of 97.08 feet to a 5/8 inch smooth iron rod with aluminum cap set for corner, being in a non-tangent curve to the left whose center bears North $84^{\circ}09'12''$ West, a distance of 870.04 feet;
10. THENCE northeasterly with said non-tangent curve to the left having a central angle of $00^{\circ}26'40''$, for a distance of 6.75 feet to the POINT OF BEGINNING.

TRACT "CR", BLOCK 2
 PARKWAY CENTRAL ADDITION
 VOL. 388-159, PG. 57
 P.R.T.C.T.

TRACT "B-R1", BLOCK 2
 PARKWAY CENTRAL ADDITION
 VOL. 388-155, PG. 31
 P.R.T.C.T.

G.W. RAGAN SURVEY
 A-1288

EXISTING NORTH ROW LINE
 OF INTERSTATE HIGHWAY 30

- L-1 N21°58'11"W 86.79'
- L-2 N68°01'49"E 159.58'
- L-3 N89°26'49"E 215.40'
- L-4 N60°31'49"E 321.43'
- L-5 S44°12'05"W 158.24'
- L-6 S89°25'34"W 35.31'
- L-7 N40°54'19"W 97.08'

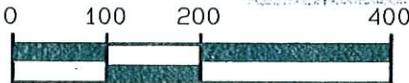
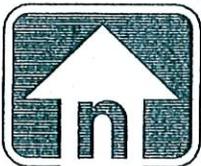
- C-1
 $\Delta=09^{\circ}47'35''$
 $R=870.04'$
 $L=148.71'$
- C-2
 $\Delta=45^{\circ}13'29''$
 $R=615.00'$
 $L=485.43'$
- C-3
 $\Delta=00^{\circ}26'40''$
 $R=870.04'$
 $L=6.75'$

STA. 683+44.52 WESTBOUND FRONTAGE ROAD =
 STA. 17+10.00 N. CENTER ST.

INTERSTATE HIGHWAY 30 (VARIABLE WIDTH R.O.W.)

PROPOSED CENTERLINE

STA. 683+45 I.H. 30 =
 STA. 14+50 CENTER STREET



SCALE: 1"=200'

SEE R.O.W. STRIP MAP SHEET 14 & 23

NOTE:
 LEGAL DESCRIPTION TO
 ACCOMPANY THIS SKETCH

- ⊙ Marker found "as noted"
- * 5/8" smooth iron rod w/ aluminum cap stamped "TxDOT" to be set at the end of construction
- ⊞ * Type II monument to be set at the end of construction
- 1/2" iron rod w/ red cap stamped "GAI"
- ▲ 60d Nail Set
- P.O.B. Point of Beginning
- ℙ Property Line
- § Survey Line
- Z Fee Hook
- ⌒ Proposed Centerline
- D.R.T.C.T. Deed Records, Tarrant County, Texas
- P.R.T.C.T. Plat Records, Tarrant County, Texas
- [] Record Information
- ||— Control of Access
- NOTE: 1/2" iron rod w/red cap stamped "GAI" will be set at the time of construction



TRACT 10-11
 STATE OF TEXAS

53,701 Square Feet

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535



STATE	DIST.	COUNTY
TEXAS	FTW	TARRANT
CONT.	SECT.	JOB
1068	02	131
HIGHWAY NO.		
I.H. 30		