

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the city of Kennedale, TARRANT COUNTY, on BUSINESS US 287, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 2844, Page 155, and Volume 2844, Page 157, Deed Records of Tarrant County, Texas.

Portions of the land (surplus land), described in Exhibit A, are 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 City of Kennedale has requested that the surplus land be sold to the city for \$30,400.

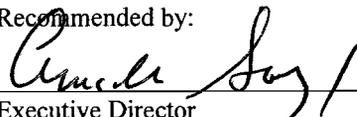
The commission finds \$30,400 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

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 City of Kennedale for \$30,400; 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

**112704 MAY 26 11**

Minute Number      Date Passed

EXHIBIT A  
TRACT 10-14A

COUNTY: TARRANT  
HIGHWAY: US HIGHWAY BUS 287

Page 1 of 2  
September 15, 2010

DESCRIPTION OF A PORTION OF LOT 8, BLOCK 4  
OAK CREST SUBDIVISION, TARRANT COUNTY, TEXAS

Being 0.085 acres of land located in Lot 8, Block 4, Oak Crest a subdivision of a portion of the David Strickland Survey and a part of Blocks 43, 55, and 56 of the Shelby County School Lands, situated Southeast of Fort Worth in Tarrant County, Texas, according to the plat recorded in Volume 388-C, Page 81, Plat Records, Tarrant County, Texas, being a portion of the tract of land described in the deed to the State of Texas, recorded in Volume 2844, Page, 155, Deed Records, Tarrant County, Texas. Said 0.085 acres of land being more particularly described as follows:

BEGINNING at a point in the Southeast line of said Lot 8, at the South corner of said State of Texas tract, lying N47°24'18"E a distance of 94.38 feet from an 1" pipe found at the South corner of said Lot 8;

THENCE N42°35'42"W, a distance of 50.00 feet along the Southwest line of said State of Texas tract to a point in the Northwest line of said Lot 8, Being the West corner of said State of Texas tract, from which an 1" pipe found at the West corner of said Lot 8 bears S47°24'18"W a distance of 99.17 feet;

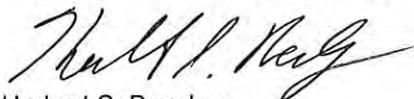
THENCE N47°24'18"E, a distance of 72.00 feet along said Northwest line to a point at the South corner of a tract of land described in the deed to the State of Texas recorded in Volume 3575, Page 654, Deed Records, Tarrant County, Texas, from which the North corner of said Lot 8 bears N47°24'18"E a distance of 12.00 feet;

THENCE S47°01'36"E, a distance of 50.15 feet to a point in said Southeast line of Lot 8, from which the East corner of said Lot 8 bears N47°24'18"E a distance 8.12 feet, said point lying a distance of 71.24 feet Southwesterly and perpendicular to the Texas Department of Transportation centerline survey station 548+43.06;

THENCE S47°24'18"W, a distance of 75.88 feet along said Southeast line to the point of beginning, containing 0.085 acres of land.

The bearings recited hereon are oriented to NAD 83 North Central Texas Grid.

SEE 81/2"X11" PLAT ATTACHED



Herbert S. Beasley  
Registered Professional  
Land Survey No. 4050

EXHIBIT A  
TRACT 10-14A

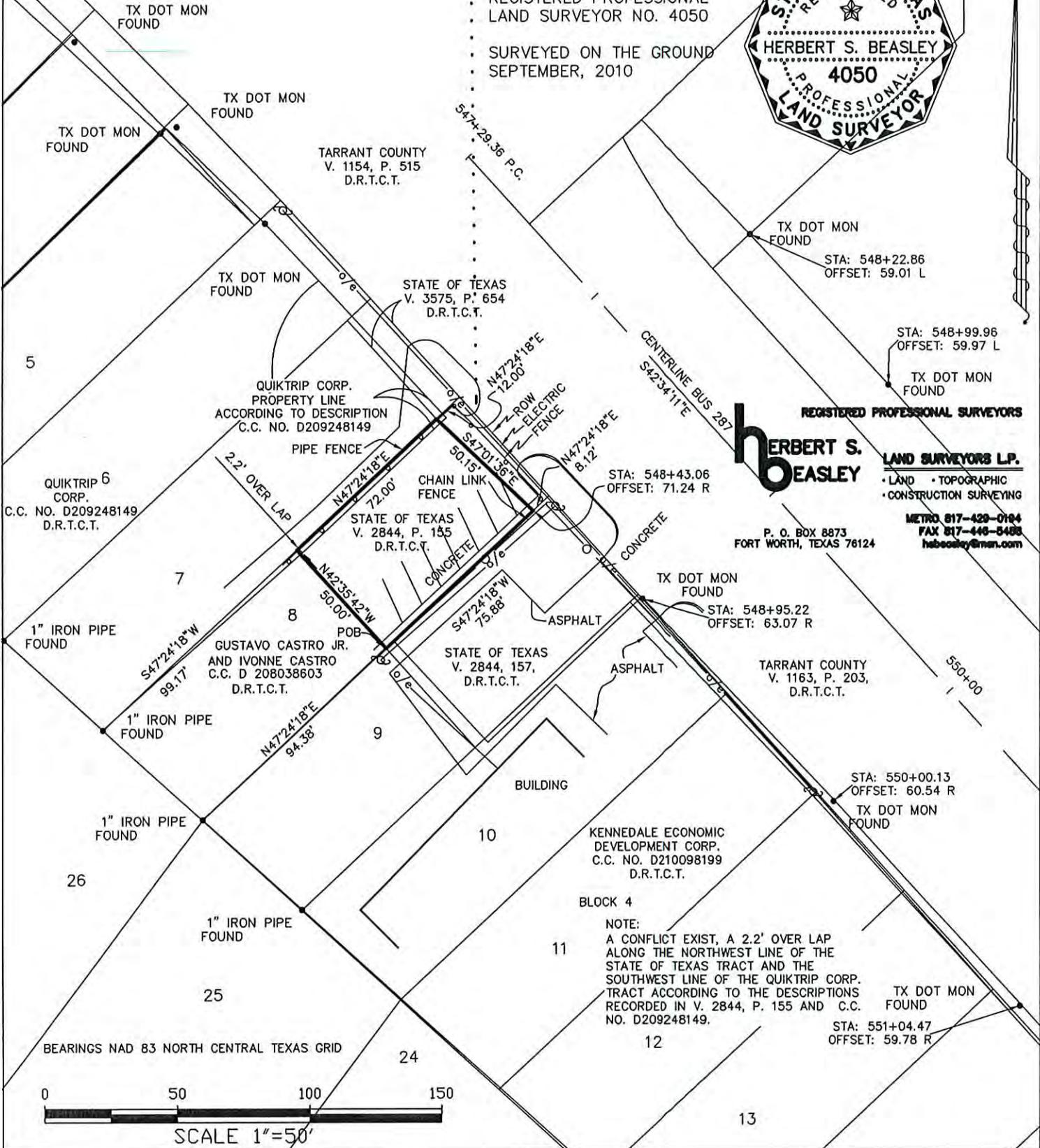
SEE 8-1/2"X11"  
DESCRIPTION ATTACHED

**SURVEY MAP  
OF  
0.085 ACRES LOCATED IN  
LOT 8, BLOCK 4, OAK CREST  
SUBDIVISION, V. 388-C, P. 81,  
P.R.T.C.T.**

*Herbert S. Beasley*

HERBERT S. BEASLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4050

SURVEYED ON THE GROUND  
SEPTEMBER, 2010



**REGISTERED PROFESSIONAL SURVEYORS**  
**HERBERT S. BEASLEY**  
**LAND SURVEYORS LP.**  
• LAND • TOPOGRAPHIC  
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FORT WORTH, TEXAS 76124

NOTE:  
A CONFLICT EXIST, A 2.2' OVER LAP  
ALONG THE NORTHWEST LINE OF THE  
STATE OF TEXAS TRACT AND THE  
SOUTHWEST LINE OF THE QUIKTRIP CORP.  
TRACT ACCORDING TO THE DESCRIPTIONS  
RECORDED IN V. 2844, P. 155 AND C.C.  
NO. D209248149.

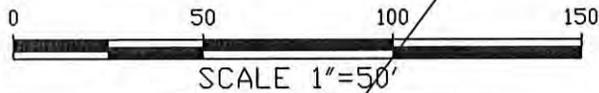


EXHIBIT A  
TRACT 10-14B

COUNTY: TARRANT  
HIGHWAY: US HIGHWAY BUS 287

Page 1 of 2  
October 14, 2010

DESCRIPTION OF A PORTION OF LOT 9, BLOCK 4  
OAK CREST SUBDIVISION, TARRANT COUNTY, TEXAS

Being 0.089 acres of land located in Lot 9, Block 4, Oak Crest a subdivision of a portion of the David Strickland Survey and a part of Blocks 43, 55, and 56 of the Shelby County School Lands, situated Southeast of Fort Worth in Tarrant County, Texas, according to the plat recorded in Volume 388-C, Page 81, Plat Records, Tarrant County, Texas, being a portion of the tract of land described in the deed to the State of Texas, recorded in Volume 2844, Page, 157, Deed Records, Tarrant County, Texas. Said 0.089 acres of land being more particularly described as follows:

BEGINNING at a point in the Northwest line of said Lot 9, at the West corner of said State of Texas tract, lying N47°24'18"E a distance of 94.38 feet from an 1" pipe found at the West corner of said Lot 9 ;

THENCE N47°24'18"E, a distance of 75.88 feet along said Northwest line to a point, said point lying S47°24'18"W a distance of 8.12 feet from the North corner of said Lot 9, said point also lying a distance of 71.24 feet Southwesterly and perpendicular to the Texas Department of Transportation centerline survey station 548+43.06;

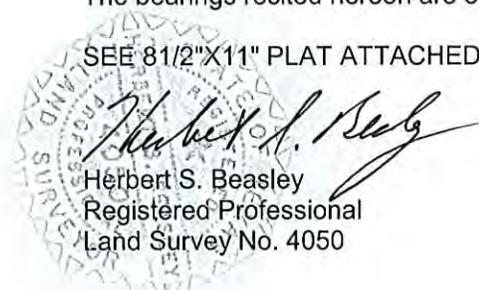
THENCE S47°01'36"E, a distance of 50.15 feet to a point in the Southeast line of said Lot 9, being the West corner of a tract of land described in the deed to the State of Texas recorded in Volume 11666, Page 1278, Deed Records, Tarrant County, Texas, from which the East corner of said Lot 9 bears N47°24'18"E a distance of 4.25 feet and from which a Texas Highway Department monument bears N74°15'35"E a distance of 4.79 feet;

THENCE S47°24'18"W, a distance of 79.75 feet along said Southeast line to a point, being the South corner of said State of Texas tract described in Volume 2844, Page 157, said point lying N47°24'18"E a distance of 89.58 feet from an 1" pipe found at the South corner of said Lot 9;

THENCE N42°35'42"W, a distance of 50.00 feet along the Southwest line of said State of Texas tract described in Volume 2844, Page 157 to the point of beginning, containing 0.089 acres of land.

The bearings recited hereon are oriented to NAD 83 North Central Texas Grid.

SEE 81/2"X11" PLAT ATTACHED



*Herbert S. Beasley*  
Herbert S. Beasley  
Registered Professional  
Land Surveyor No. 4050

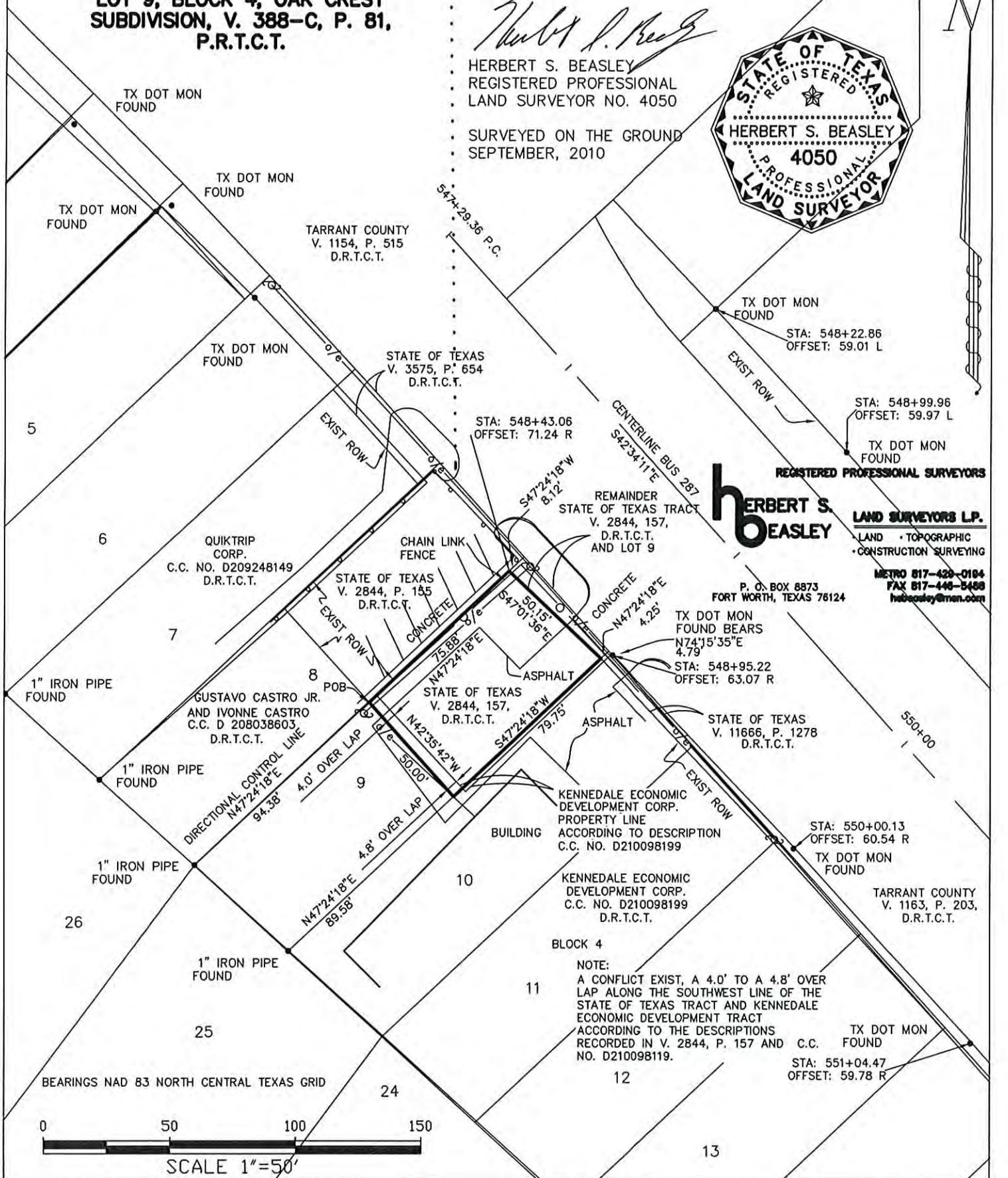
SEE 8-1/2"x11"  
DESCRIPTION ATTACHED

**SURVEY MAP  
OF  
0.089 ACRES LOCATED IN  
LOT 9, BLOCK 4, OAK CREST  
SUBDIVISION, V. 388-C, P. 81,  
P.R.T.C.T.**

*Herbert S. Beasley*

HERBERT S. BEASLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4050

SURVEYED ON THE GROUND  
SEPTEMBER, 2010



**REGISTERED PROFESSIONAL SURVEYORS**  
**HERBERT S. BEASLEY**  
**LAND SURVEYORS LP.**  
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KENNEDALE ECONOMIC  
DEVELOPMENT CORP.  
PROPERTY LINE  
ACCORDING TO DESCRIPTION  
C.C. NO. D210098199

KENNEDALE ECONOMIC  
DEVELOPMENT CORP.  
C.C. NO. D210098199  
D.R.T.C.T.

**NOTE:**  
A CONFLICT EXIST, A 4.0' TO A 4.8' OVER  
LAP ALONG THE SOUTHWEST LINE OF THE  
STATE OF TEXAS TRACT AND KENNEDALE  
ECONOMIC DEVELOPMENT TRACT  
ACCORDING TO THE DESCRIPTIONS  
RECORDED IN V. 2844, P. 157 AND  
NO. D210098119.

