

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the city of Euless, TARRANT COUNTY, on STATE HIGHWAY 360, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 8787, Page 1310, Deed Records of Tarrant County, Texas.

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

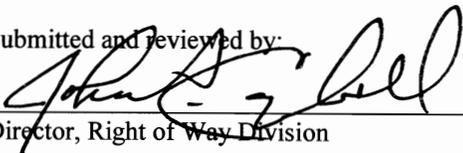
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Navasota Harwood Lot 6, LLC, is an abutting landowner and has requested that the surplus land be sold to the company for \$300,000.

The commission finds \$300,000 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

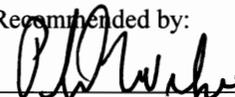
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Navasota Harwood Lot 6, LLC, for \$300,000; 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

112891 OCT 27 11

Minute Number Date Passed

Surplus Property
Tract 10-26A
DATE: March 29, 2011
Exhibit A, Page 1 of 3

All that certain 1.5840 acres of land, which is out of Parcel 31, a 2.295 acre tract described in the deed to the State of Texas, recorded in Volume 8787, Page 1310 in the Deed Records of Tarrant County, Texas (called D.R.T.C.T. hereafter), in the R. Crowley Survey, A-312, City of Euless, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a cap stamped "Spoooner" found for the northeast corner of the 0.063 acre tract described in the deed to the City of Euless, recorded in Volume 16154, Page 551 D.R.T.C.T., at the intersection of the north right-of-way line of Harwood Road (R.O.W. Varies, 60' from the centerline at this point), and the existing west right-of-way line of State Highway 360, common to the east line of Lot 6, Block 11, Villages of Bear Creek, an addition to the City of Euless, recorded in Volume 388-203, Page 70 in the Plat Records of Tarrant County, Texas, from which a 1/2" iron rod with a cap stamped "Spoooner" found for the northwest corner of said 0.063 acre tract bears South 89° 56' 42" West - 148.21', said Point of Beginning is 686.63' southwesterly of and at right angles to centerline survey station 499+45.68' of said State Highway 360;

(1) THENCE North 00° 59' 12" East along the existing west right-of-way line of said State Highway 360, a distance of 20.69' to a Texas Department of Transportation (called TXDOT hereafter) monument found for an angle corner;

(2) THENCE North 45° 41' 00" East continuing along the existing west right-of-way line of said State Highway 360, a distance of 88.75' to a point on a curve to the right, having a central angle of 21° 16' 45", a radius of 507.46' and a chord bearing and distance of North 11° 34' 37" East - 187.39', from which a bent 1/2" iron rod found bears South 65° 43' East - 2.30';

(3) THENCE along said curve to the right, continuing along the existing west right-of-way line of said State Highway 360, passing at an arc length of 113.15' a 1/2" iron rod found for the northeast corner of said Lot 6, Block 11, Villages of Bear Creek, common to the most easterly southeast corner of the 4.5711 acre tract described in the deed to Bear Creek Joint Venture, recorded in Volume 11253, Page 76 D.R.T.C.T., continuing for a total arc length of 188.47' to a TXDOT monument found for the end of curve;

(4) THENCE North 22° 13' 00" East continuing along the existing west right-of-way line of said State Highway 360, a distance of 177.55' to a 5/8" iron rod found for the northeast corner of said 4.5711 acre tract, common to the northwest corner of said Parcel 31 and common to the southwest corner of Parcel 30, a 0.529 acre tract described in the deed to the State of Texas, recorded in Volume 8421, Page 720 D.R.T.C.T.;

(5) THENCE South 89° 59' 30" East along the common line of said Parcel 31 and said Parcel 30, a distance of 92.64' to a 1/2" iron rod with a cap stamped "SPRY" set for the northeast corner of the herein described tract, in the proposed west right-of-way line of said State Highway 360, which is also a point on a curve the left, having a central angle of 11° 40' 01", a radius of 1850.00', and a chord bearing and distance of South 00° 24' 32" West - 376.06', from which an "X" in concrete found for the common east corner of said Parcel 31 and said Parcel 30 bears South 89° 59' 30" East - 40.48';

(6) THENCE along said curve to the left, along the proposed west right-of-way line of said State Highway 360, an arc distance of 376.71' to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner of the herein described tract,

(7) THENCE South 42° 07' 41" West continuing along the proposed west right-of-way line of State Highway 360, a distance of 66.56' to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner of the herein described tract, in the proposed north right-of-way line of the said Harwood Road, 65' from the existing centerline of said Harwood Road;

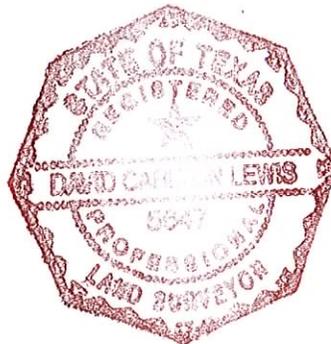
(8) THENCE South 89° 56' 42" West - 112.40' along the proposed north right-of-way line of said Harwood Road, 65' from the existing centerline of said Harwood Road, to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner of the herein described tract;

(9) THENCE South 87° 07' 30" West - 101.63' continuing along the proposed north right-of-way line of said Harwood Road, to the POINT OF BEGINNING and containing 1.5840 acres (69,000 square feet) of land.

I hereby certify to the Texas Department of Transportation that this survey prepared by me was actually made upon the ground, March 23, 2011.


4/18/11

David Carlton Lewis
R.P.L.S. No. 5647



Notes:

a. This Metes and Bounds Description is issued in conjunction with the survey by Spry Surveyors, of the same certification date shown hereon, hereby referenced as Page 3 of 3. This Metes and Bounds Description is Page 1 and 2 of 3.

b. All bearings shown hereon are based the west right-of-way line of State Highway 360, as shown on Texas Department of Transportation Project No. R.W. 8002-1-38, last revised October 16, 1995.

THE BUCHANAN FAMILY
LIMITED PARTNERSHIP
VOL. 14669, PAGE 293 D.R.T.C.T.

JAMES F. WIDENER
VOL. 5980, PAGE 451 D.R.T.C.T.

ORIGINAL TXDOT R.O.W.
PARCEL 30-0.529 ACRE
STATE OF TEXAS
VOL. 8421, PAGE 720
D.R.T.C.T.

EXHIBIT A, PAGE 3 OF 3



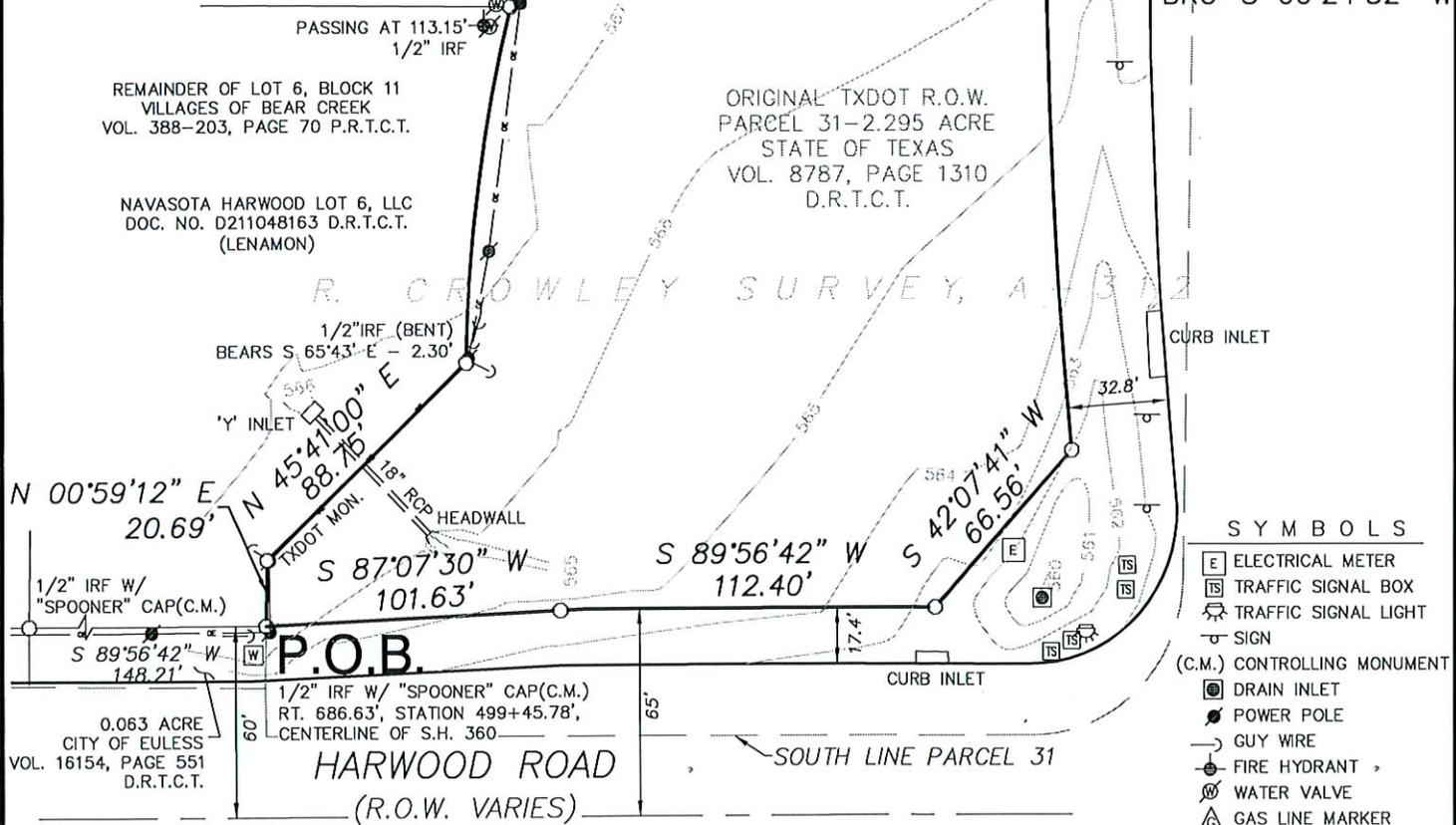
[Signature]
4/18/11

DAVID CARLTON LEWIS, R.P.L.S. 5647
Surveyed on the ground March 23, 2011 TXDOT MON.

L=188.47'
R=507.46'
Δ=21°16'45"
C LEN=187.39'
BRG=N 11°34'37" E

**SURPLUS PROPERTY
TRACT 10-26A
1.5840 ACRES
69,000 SQ. FT.**

L=376.71'
R=1850.00'
Δ=11°40'01"
C LEN=376.06'
BRG=S 00°24'32" W



SYMBOLS

| | |
|-------|----------------------|
| [E] | ELECTRICAL METER |
| [TS] | TRAFFIC SIGNAL BOX |
| [TL] | TRAFFIC SIGNAL LIGHT |
| [S] | SIGN |
| [CM] | CONTROLLING MONUMENT |
| [DI] | DRAIN INLET |
| [PP] | POWER POLE |
| [GW] | GUY WIRE |
| [FH] | FIRE HYDRANT |
| [WV] | WATER VALVE |
| [GLM] | GAS LINE MARKER |

NOTES

- This survey is issued in conjunction with the Metes and Bounds Description by Spry Surveyors, of the same certification date shown hereon, hereby referenced as Page 1 and 2 of 3. This survey is Page 3 of 3.
- All bearings shown hereon are based the west right-of-way line of State Highway 360, as shown on TXDOT Project No. R.W. 8002-1-38, last revised October 16, 1995.
- Unless otherwise noted, all property corners are a 1/2" iron rod with a cap stamped "SPRY".

SURPLUS PROPERTY - TRACT 10-26A

1.5840 ACRES, STATE HIGHWAY 360
IN THE R. CROWLEY SURVEY, A-312
CITY OF EULESS, TARRANT COUNTY, TEXAS

| | | |
|-----------------------|-----------------|-------------------------|
| ISSUE DATE: 3/29/2011 | SCALE: 1" = 60' | PROJECT NO.: 034-011-10 |
|-----------------------|-----------------|-------------------------|