

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the town of Northlake, DENTON COUNTY, on STATE HIGHWAY 114, the State of Texas acquired certain land for highway purposes by instrument recorded as County Clerk Document No. 97-R0064701, Official Records of Denton County, Texas.

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

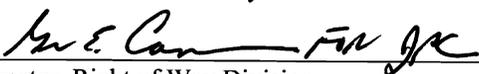
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to a governmental entity with the authority to condemn the property.

The Town of Northlake has requested that the surplus land be sold to the town for \$16,216.

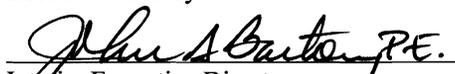
The commission finds \$16,216 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

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 Town of Northlake, Texas, for \$16,216; 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:

  
\_\_\_\_\_  
Interim Executive Director

**112856 SEP 29 11**

Minute Date  
Number Passed

County: Denton  
Highway: Interstate Highway 35W / State Highway 114  
Control-Section: 0081-13

Description for a 0.0931 Acre Surplus Tract

BEING a tract or parcel of land situated in the Lewis Medlin Survey, Abstract No. 830, Town of Northlake, Denton County, Texas and being a part of Parcel 29A, a surplus area of State Highway 114 (variable width right-of-way), described in Agreed Judgment, recorded in County Clerk Document No. 97-R0064701 of the Official Records of Denton County, Texas, being more particularly described as follows:

COMMENCING at a 5/8-inch found iron rod with Aluminum Disk stamped Texas Department of Transportation ROW on the north right of way of State Highway 114 at approximate station 1130+00 of State of Texas Department of Transportation Right of way Project Denton County State Highway 114 ROW CSJ No. 0353-02-066;

THENCE North 85 degrees 35 minutes 04 seconds West, along said north right of way, a distance of 95.21 feet to a point for corner;

THENCE North 87 degrees 34 minutes 59 seconds West, continuing along said north right of way, a distance of 361.77 feet to a point for corner;

THENCE North 88 degrees 05 minutes 10 seconds West, continuing along said north right of way, passing at a distance of 24.23 feet the most easterly southeast corner of Lot 7, Block 5 of Northport Addition, an addition to the Town of Northlake, Denton County, Texas, as recorded in Document No. 2009-205, Plat Records of Denton County, Texas, continuing in all, a distance of 63.49 feet to a point for corner;

THENCE North 44 degrees 31 minutes 38 seconds West, along the common line between said north right of way and the south line of said Lot 7, Block 5, a distance of 186.24 feet to a 1/2-inch set iron rod with yellow cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") for the POINT OF BEGINNING;

1. THENCE South 36 degrees 09 minutes 23 seconds West, departing said common line, along the new right of way line of State Highway 114 and being a Denial of Access Line, a distance of 40.53 feet to a 1/2-inch set iron rod with cap for corner;
2. THENCE North 44 degrees 31 minutes 38 seconds West, along said new right of way line, parallel to the common line between said north right-of-way line and the south line of said Lot 7, Block 5, and being a Denial of Access Line, a distance of 101.34 feet to a 1/2-inch set iron rod with cap for corner being at the intersection of the new right of way line of said State Highway 114 and the new right of way line of said Interstate 35W;

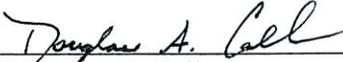
3. THENCE North 36 degrees 09 minutes 23 seconds East, along the new right of way line Interstate Highway 35W and being a Denial of Access Line, a distance of 40.53 feet to a 1/2-inch found iron rod with plastic cap stamped "Pacheco Koch" at the intersection of the north right-of-way line of said State Highway 114 and the east right-of-way line of Interstate Highway 35W (variable width right-of-way), being the southwest corner of said Lot 7, Block 5;
4. THENCE South 44 degrees 31 minutes 38 seconds East, departing said east right-of-way line and along the common line between said north right-of-way line and the south line of said Lot 7, Block 5, a distance of 101.34 feet to the POINT OF BEGINNING AND CONTAINING 0.0931 acres or 4,053 square feet of land, more or less.

Access is prohibited across the "Denial of Access Line" to the highway facility from the adjacent property.

Basis of bearing is based on the east right-of-way line of Interstate Highway 35W as recorded in Document No. 2007-57347, in the Deed Records of Denton County, Texas.

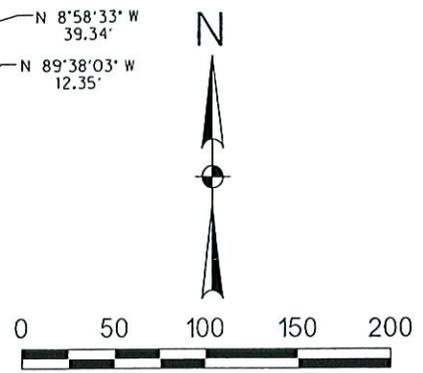
A survey plat of even date herewith accompanies this legal description.

I, Douglas A. Calhoun, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

  
\_\_\_\_\_  
Douglas A. Calhoun  
Registered Professional Land Surveyor  
Texas No. 5619

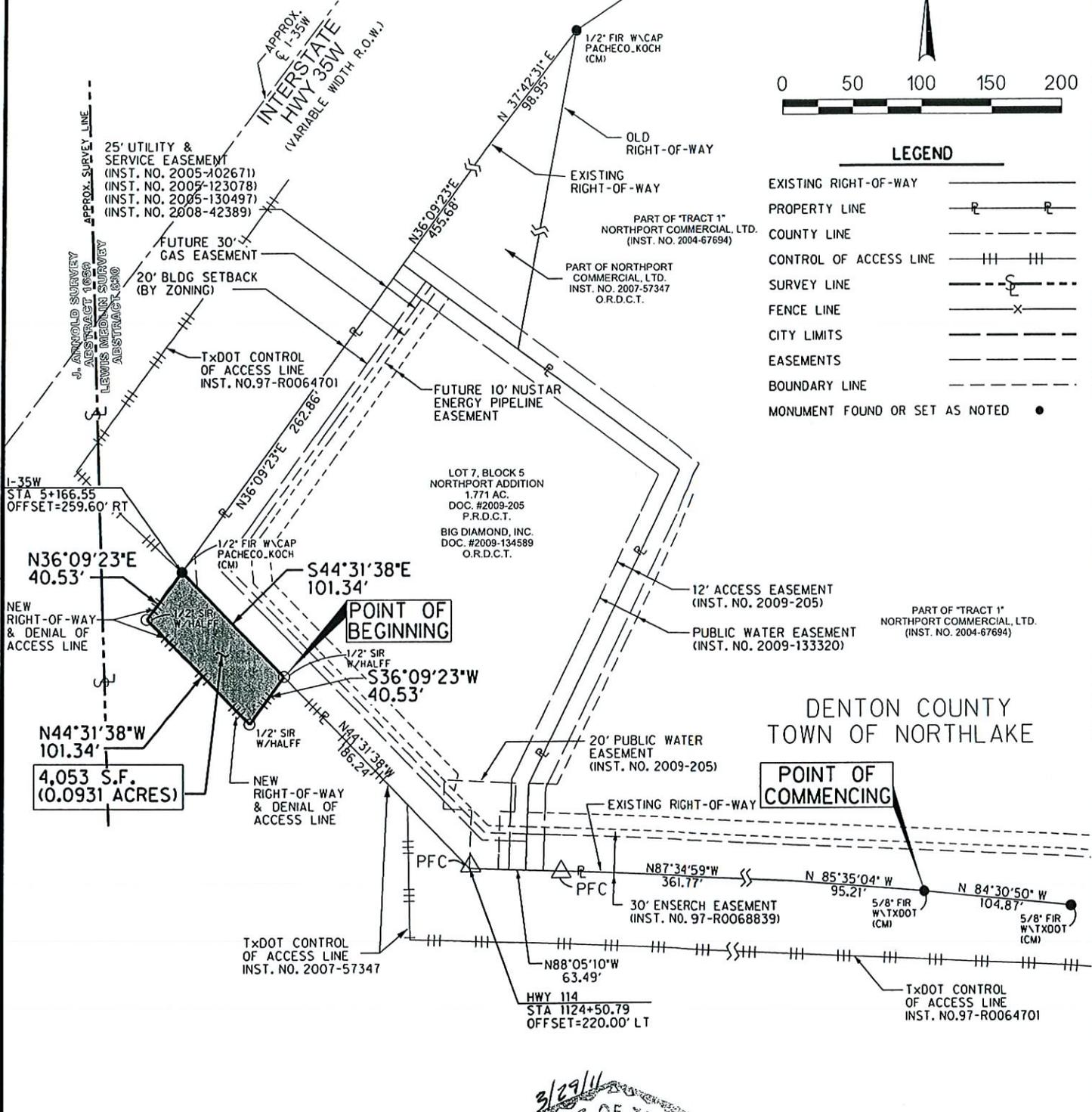


0.0931 ACRE SURPLUS PROPERTY  
STATE HIGHWAY 114  
4,054 S.F. TRACT OF LAND IN THE  
LEWIS MEDLIN SURVEY - ABSTRACT 830  
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS



**LEGEND**

EXISTING RIGHT-OF-WAY	—
PROPERTY LINE	— R — R —
COUNTY LINE	—
CONTROL OF ACCESS LINE	— III — III —
SURVEY LINE	— S —
FENCE LINE	— X —
CITY LIMITS	—
EASEMENTS	—
BOUNDARY LINE	—
MONUMENT FOUND OR SET AS NOTED	●



DENTON COUNTY  
TOWN OF NORTHLAKE



I HERBY CERTIFY THAT THIS PLAN IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

*Douglas A. Calhoun*  
DOUGLAS A. CALHOUN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS No. 5619

STATE HWY 114  
(VARIABLE WIDTH R.O.W.)  
PARCEL 29A  
CC #97-R0064701

APPROX.  
STATE HWY 114

ALL BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W AS RECORDED IN DOCUMENT NO. 2007-57347, IN THE DEED OF RECORDS OF DENTON COUNTY, TEXAS.

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