

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the city of Arlington, TARRANT COUNTY, on INTERSTATE-30, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 2919, Page 253, and Volume 2925, Page 164, Deed Records of Tarrant County, Texas.

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

GIC-Turnpike, L.P., is the abutting landowner and has requested to purchase the surplus land for \$3.55 million.

The commission finds \$3.55 million 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 GIC-Turnpike, L.P., for \$3.55 million; 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

113183 JUN 28 12

Minute Number

Date Passed

Tract 07-18
I.H. 30
CSJ: 1068-02-133
08/10/07
Exhibit A, Page 1 of 4

BEING a 444,036 square feet tract of land more or less, situated in the County of Tarrant, State of Texas, being out of the William O'Neal Survey, Abstract No. 1190, Tarrant County, Texas, and being all of Parcel 2-41 as conveyed by deed from Ft. Worth National Bank Trustees to the State of Texas, in Volume 2919, Page 253, Deed Records, Tarrant County, Texas, and a portion of Parcel 2-40 as conveyed by deed from Norma Sherman to the State of Texas, in Volume 2925, Page 164, Deed Records, Tarrant County, Texas, and a portion of Parcel 2-40B and Parcel 2-41A as conveyed by deed from Ft. Worth National Bank Trustees to the State of Texas, in Volume 2919, Page 253, Deed Records, Tarrant County, Texas, which 444,036 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 Lot 22, William O'Neal Addition, recorded in Cabinet A, Slide 758, Plat Records, Tarrant County, Texas and the intersection of the existing north right-of-way line of I.H. 30 (a variable width R.O.W.) and the existing east right-of-way line of Collins Street (a variable width R.O.W.), said beginning point also being 133.78 feet North of and at right angles to proposed centerline survey station 699+21.93 of said I.H. 30;

THENCE the following courses and distances along said existing East right-of-way line;

1. North 03°11'02" West, along said existing East right-of-way line, for a distance of 53.91 feet to a 1/2 inch iron rod found for corner;
2. North 17°58'51" East, along said existing East right-of-way line, for a distance of 133.43 feet to a TxDot Type II Row monument set for corner, said point being in a corner-clip in the proposed north right-of-way line of said Interstate Highway 30, said point also being the POINT OF BEGINNING;
3. THENCE North 45°34'26" West, along said proposed corner-clip, for a distance of 102.01 feet to a TxDot Type II Row monument set for corner, said point being the proposed east right-of-way line of said Collins Street;

THENCE the following courses and distances along said proposed east right-of-way line;

4. North 00°34'26" West, a distance of 263.31 feet to a TxDot Type II Row monument set for corner, same being in a curve to the right whose center bears North 89°25'34" East, 1890.00 feet;

5. Northeasterly with said curve to the right, having a central angle of $02^{\circ}50'27''$, for a distance of 93.71 feet to a TxDot Type II Row monument set for corner;
 6. North $02^{\circ}16'01''$ East, for a distance of 204.65 feet to a TxDot Type II Row monument set for corner, same being in a curve to the left whose center bears North $87^{\circ}43'59''$ West, 2070.00 feet;
 7. Northwesterly with said curve to the left, having a central angle of $04^{\circ}00'42''$, for a distance of 144.93 feet to a TxDot Type II Row monument set for corner;
 8. North $01^{\circ}44'41''$ West, for a distance of 195.09 feet to a TxDot Type II Row monument set for corner, said point being the most southerly point of a corner-clip with said proposed east tight-of-way line of Collins Street and the proposed south and west right-of-way line of Wet-N-Wild Way (a variable width R.O.W.);
 9. THENCE North $43^{\circ}44'05''$ East, along said corner-clip, for a distance of 42.07 feet to a TxDot Type II Row monument set for corner, said point being the most northerly point of said corner-clip;
- THENCE the following courses and distances along said proposed south right-of-way line;
10. North $89^{\circ}12'51''$ East, for a distance of 234.90 feet to a TxDot Type II Row monument set for corner, same being in a curve to the right whose center bears South $00^{\circ}47'09''$ East, 359.00 feet;
 11. Southeasterly with said curve to the right, having a central angle of $89^{\circ}47'59''$, for a distance of 562.66 feet to a TxDot Type II Row monument set for corner;
 12. South $00^{\circ}59'10''$ East, for a distance of 574.08 feet to a 5/8 inch iron rod with aluminum cap stamped "TXDOT" set for corner, said point being in the most easterly line of said Turnpike-Waldrop tract;
 13. THENCE North $24^{\circ}17'06''$ West, leaving said proposed west line, continuing along said east line, for a distance of 46.00 feet to a 1/2 inch iron rod found for corner;
 14. THENCE North $00^{\circ}47'02''$ West, for a distance of 362.21 feet to a 3/4 inch iron rod found for corner;

Tract 07-18
I.H. 30
CSJ: 1068-02-133
08/10/07
Exhibit A, Page 3 of 4

15. THENCE South $89^{\circ}16'33''$ West, for a distance of 29.48 feet to a 3/4 inch iron rod found for corner;
16. THENCE South $50^{\circ}56'19''$ West, for a distance of 353.94 feet to a 1/2 inch iron rod found for corner;
17. THENCE South $50^{\circ}46'19''$ West, for a distance of 282.30 feet to a 1/2 inch iron rod found for corner;
18. THENCE South $17^{\circ}58'51''$ West, for a distance of 64.06 feet to the POINT OF BEGINNING;

NOTE: Survey sketch to accompany this legal description.

