

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH Districts

In the city of River Oaks, TARRANT COUNTY, on STATE HIGHWAY 183, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 1471, Page 140, Deed Records of Tarrant County, Texas.

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

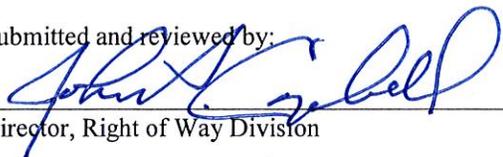
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

QuikTrip Corporation is the abutting landowner and has requested to purchase the surplus land for \$446,760.

The commission finds \$446,760 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 QuikTrip Corporation for \$446,760; 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

**113301 SEP 27 12**

Minute Date  
Number Passed

**LEGAL DESCRIPTION**

**BEING** a tract of land situated in the City of River Oaks, Tarrant County, Texas out of the B.M. Hagerty Survey, Abstract No. 655 and being part of existing right of way of Jacksboro Highway (State Highway 199) and River Oaks Boulevard (State Highway 183), being part of that 22.996 acre tract described in Right-of-Way Deed to the State of Texas as recorded in Volume 1471, Page 140, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a cotton spindle found in the southwest right of way line of said Jacksboro Highway, the northeast corner of Lot 15, Block 5, Rockwood Terrace according to the plat thereof recorded in Volume 388-B, Page 164, Plat Records, Tarrant County, Texas;

**THENCE**, South 45 degrees, 30 minutes, 30 seconds East, a distance of 255.77 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

**THENCE**, South 02 degrees, 09 minutes, 09 seconds West, a distance of 40.38 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

**THENCE**, South 49 degrees, 48 minutes, 47 seconds West, a distance of 296.23 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

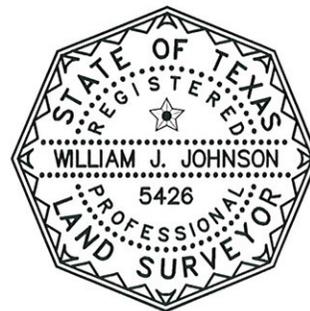
**THENCE**, North 41 degrees, 04 minutes, 00 seconds West, a distance of 86.96 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in the northwest right of way line of said River Oaks Boulevard, the southeast line of Lot 16, Block 5 of said Rockwood Terrace;

**THENCE**, along said common line, North 48 degrees, 56 minutes, 00 seconds East, a distance of 98.88 feet to a P.K. nail found, a southeast corner of said Lot 16, Block 5, the beginning of a corner clip;

**THENCE**, along said corner clip, the southeast line of said Lots 15 and 16, Block 5, North 05 degrees, 41 minutes, 44 seconds East, a distance of 281.62 feet to the POINT OF BEGINNING and containing 49,640 square feet or 1.0192 acres of land, more or less.

**NOTE:** Bearings are based on Right-of-Way Deed to the State of Texas recorded in Volume 1471, Page 140, Deed Records, Tarrant County, Texas. Northwest right-of-way line of River Oaks Blvd. (Highway 183) held as North 48 degrees 56 minutes 00 seconds East.

  
 William J. Johnson  
 Registered Professional Land Surveyor No. 5426



NOTE: A GRAPHIC EXHIBIT OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.

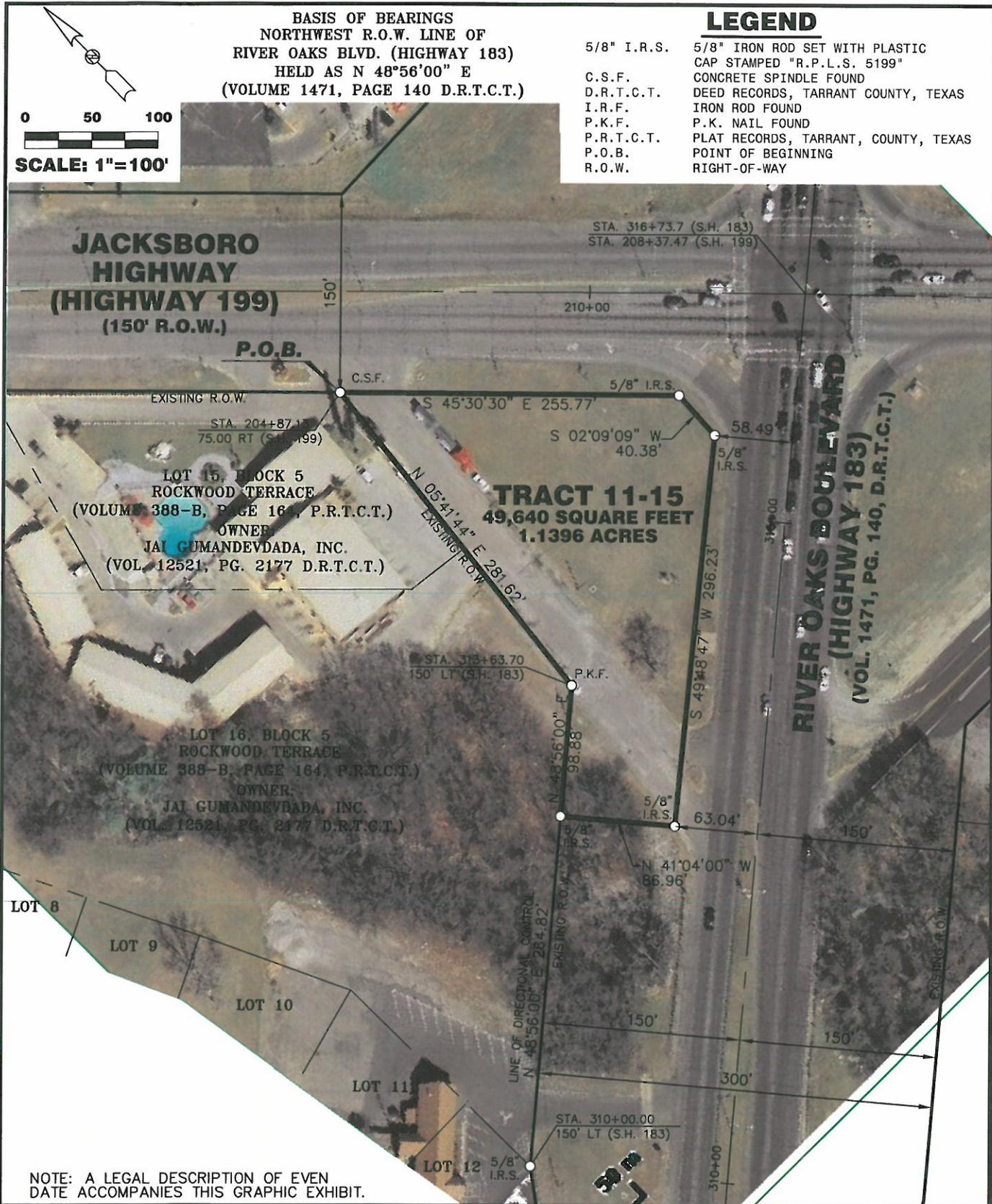
**EXHIBIT A**

**1.1396 ACRES OF EXISTING RIGHT OF WAY  
 JACKSBORO HIGHWAY AND RIVER OAKS BOULEVARD  
 B.M. HAGERTY SURVEY, ABSTRACT NO. 655  
 CITY OF RIVER OAKS, TARRANT COUNTY, TEXAS**

Date: 07/05/2012 Scale: N/A Project No. 1114989



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