TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

FORT WORTH District

In the city of Fort Worth, TARRANT COUNTY, on INTERSTATE-820, the state of Texas acquired certain land for highway purposes by instrument recorded as Instrument No. D205292577, Deed Records of Tarrant County, Texas.

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

An easement interest over a portion of the surplus land is needed for highway drainage purposes (drainage easement), described in Exhibit B, and is reserved to the state.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Department of Transportation advertised the surplus land for sale.

James D. Finley submitted a bid of $750,500, which was the successful bid.

The Texas Transportation Commission (commission) finds $750,500 to be a fair and reasonable value of the state's rights, title and interest in the surplus land, subject to the drainage easement.

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, subject to the drainage easement, to James D. Finley for a cash consideration of $750,500; 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

113303 SEP 27 12

Minute Number | Date Passed

PROPERTY DESCRIPTION
9.773 Acres

Being a 9.773 acre (425,700 square feet) tract of land, more or less, situated in the Nancy Johnson Survey, Abstract No. 887, Tarrant County, Texas, being all of that certain tract of land described as Tract 1 and Tract 2 in a deed to the State of Texas and recorded in Instrument Number D205292577, D.R.T.C.T., said Tract 1 being Lot 2, Block 1, Cahoba Business Addition, as filed in Cabinet A, Slide 5846, Plat Records, Tarrant County, Texas (P.R.T.C.T.) said 9.773 acre tract being more particularly described by metes and bounds as follows;

Beginning at a brass cap in concrete stamped Lake Worth Boundary Monument found, as shown on the Lake Worth Boundary Maps, File F-83, on file at the Department of Engineering of the City of Fort Worth, on the north line of a tract of land to the City of Fort Worth as recorded in Volume 350, Page 461, D.R.T.C.T. for the southeast corner of said Tract 2 and being the most southerly southwest corner of said Lot 2, Block 1, from which a brass cap in concrete stamped Lake Worth Boundary Monument found bears South 89° 42' 32" East, a distance of 798.29 feet;

1) Thence North 89° 42' 32" West, along the south line of said Tract 2, a distance of 102.45 feet a 5/8 inch plastic capped iron rod stamped "TRANSYSTEMS CORPORATION" found for the southwest corner of said Tract "C", same being the northeast right-of-way line of Cahoba Drive (a 60 foot right-of-way) as dedicated per plat recorded in Cabinet A, Slide 5516, P.R.T.C.T. and being on a curve to the left whose center bears South 62° 54' 42" West, a distance of 830.21 feet;

2) Thence in a northwesterly direction along said curve to the left, same having a central angle of 22° 53' 17", a distance of 331.64 feet, and a long chord which bears North 38°31'56"West, 329.44 feet, to a 5/8 inch plastic capped iron rod stamped "TRANSYSTEMS CORPORATION" set for northwest corner of said Tract 2, same being the most southerly southeast corner of Lot 1-R, Block 1, Cahoba Business Addition, as filed in Cabinet A, Slide 8004, P.R.T.C.T.;

3) Thence North 32° 53' 49" East, along the common northwest line of said Tract 2 and the most southerly southeast line of said Lot 1-R, a distance of 36.73 feet to a 5/8 inch plastic capped iron rod stamped "TRANSYSTEMS CORPORATION" found for the northeast corner of said Tract 2 and the most southerly east corner of Lot 1-R, Block 1, same being on a west line of said Lot 2, Block 1;

4) Thence North 44° 52' 00" West, along the common line of said Lot 1-R and said Lot 2, Block 1, a distance of 67.74 feet to a 5/8 inch plastic capped iron rod stamped "TRANSYSTEMS CORPORATION" found for the most northerly southwest corner of said Lot 2, Block 1, same being a common interior corner of said Lot 1-R, Block 1;

5) North 32° 53' 39" East, along the common line of said Lot 1-R and said Lot 2, Block 1, a distance of 12.74 feet to a 5/8 inch plastic capped iron rod stamped "TRANSYSTEMS CORPORATION" found;

6) North 13° 06' 33" West, along the common line of said Lot 1-R and said Lot 2, Block 1, a distance of 156.33 feet to a 5/8 inch plastic capped iron rod stamped "TRANSYSTEMS CORPORATION" found at the beginning of a curve to the right whose center bears North 76° 53' 27" East, a distance of 60.00 feet;

7) In a northerly direction along said curve to the right, same having a central angle of 37° 45' 52", a distance of 39.55 feet and a long chord which bears North 05°46'23"East, 38.83 feet to a 5/8 inch plastic capped iron rod stamped "TRANSYSTEMS CORPORATION" found for the end of said curve;

8) North 24° 39' 19" East, along the common line of said Lot 1-R and said Lot 2, Block 1, a distance of 222.04 feet to a 5/8 inch plastic capped iron rod stamped "TRANSYSTEMS CORPORATION" found on the southerly right-of-way line of IH 820 (a variable width right-of-way), same being the northwest corner of said Lot 2, Block 1 and the northeast corner of said Lot 1-R, Block 1, from which a TxDOT Type II monument found bears South 71° 08' 57" West 217.58 feet;

9) North 71° 08' 57" East, along the north line of said Lot 2, Block 1 and said southerly right-of-way line, a distance of 82.97 feet to a 5/8 inch plastic capped iron rod stamped "TRANSYSTEMS CORPORATION" found at the beginning of a curve to the left whose center bears North 18° 50' 53" West, 2,894.79 feet;

10) In a easterly direction along said curve to the left, same having a central angle of 04° 49' 19", a distance of 243.62 feet and a long chord which bears North 68°44'27"East, 243.55 feet to a 5/8 inch plastic capped iron rod stamped "TRANSYSTEMS CORPORATION" found for the northeast corner of said Lot 2, Block 1, same being the northwest corner of Lot 1, Block 1, Allen's Landing as recorded in Cabinet A, Slide 4235, P.R.T.C.T.;

11) Thence South 25° 19' 17" East, along the common east line of said Lot 2, Block 1 and the west line of said Lot 1, Block 1, a distance of 396.95 feet to a 3 inch metal post found for the southwest corner of said Lot 1, Block 1;

12) Thence South 25° 21' 15" East, continuing along the east line of said Lot 2, Block 1 and the west line of a tract of land to Quebec 820 Partners, LP, recorded in Instrument Number D205041458, D.R.T.C.T., a distance of 552.22 feet to the southeast corner of said Lot 2, Block 1 and the southwest corner of said Quebec 820 Partners tract being in the north line of said City of Fort Worth tract, from which a brass cap in concrete Lake Worth Boundary Monument found bears South 89° 42' 32" East, a distance of 354.08 feet;

13) Thence North 89° 42' 32" West, along the common south line of Lot 2, Block 1 and north line of said City of Fort Worth tract, a distance of 444.22 feet to the POINT OF BEGINNING and containing 9.773 acre (425,700 square feet) of land more or less.

Notes:

1) Basis of Bearing is the west property line of said Lot 2, Block 1, Cahoba Business Addition, Cabinet A, Slide 5846, P.R.T.C.T.,

2) A Survey map accompanies this description.

3) 20' utility easement along the Northwest; 10' Southwestern Bell Telephone easement along the southwest, Northwest and Northeast;7.5' Texas Utlities easement along the Southwest and a 60' drainage easement along the West property line as shown on the plat recorded in Cabinet A, Slide 5846, Plat Records of Tarrant County, Texas. (Affects)

4) Easement to the State of Texas by Judgement in Condemnation under Cause No. 96-16906-73, as recorded in Volume 5465, Page 776, Real Property Records of Tarrant County, Texas. (Does not affect)

5) Mineral estate and interest, and all rights incident thereto, described in instrument filed 10/04/2005, cc# D205292577, Real Property Records of Tarrant County, Texas. Title to said interest not checked subsequent to the date thereof. (Affects)

6) Mineral estate and interest, and all rights incident thereto, described in instrument filed 08/09/2005, cc# D205231459, Real Property Records of Tarrant County, Texas. Title to said interest not checked subsequent to the date thereof. Correction filed 08/30/2005, cc# D205257000, Real Property Records of Tarrant County, Texas. (Affects)

7) Mineral lease, and all rights incident thereto, to Finley Resources, Inc., from Cahoba 820, Ltd., described in instrument filed 06/17/2005, cc# D205172226, Real Property Records of Tarrant County, Texas. Title to said interest not checked subsequent to the date thereof. (Affects)

8) Abutter's rights of ingress and egress to Highway No. 820 from subject property to the State of Texas, as recorded in Volume 5465, Page 776, Real Property Records of Tarrant County, Texas. (Affects)

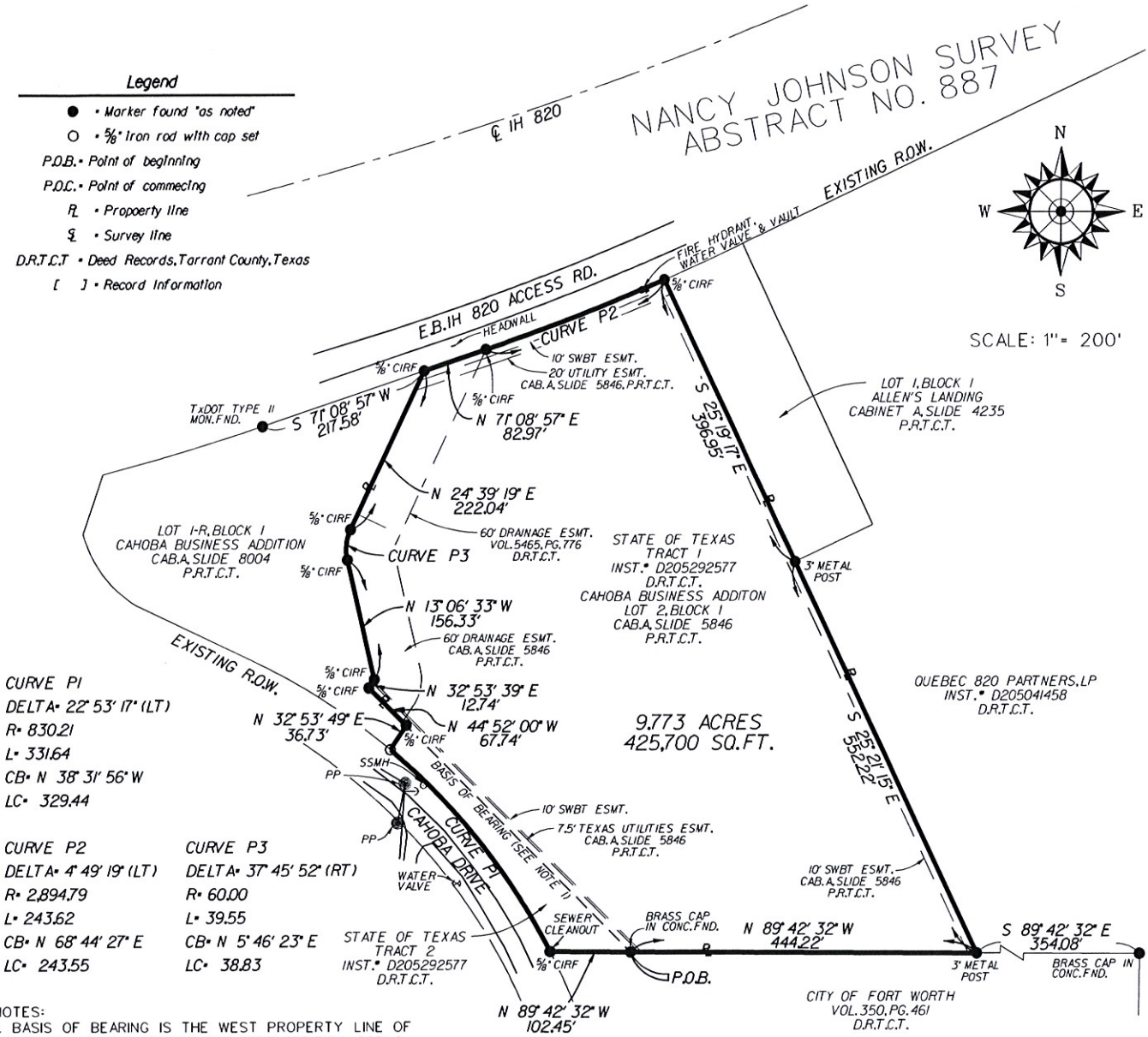
9) Terms, conditions and easements as set out in Special Warranty Deed dated 10/17/2000, from the City of Fort Worth, to Cahoba 820, Ltd., filed 01/17/2001, recorded in Volume 14691, Page 65, Real Property Records of Tarrant County, Texas. (Affects)

Surveyor Certification

That I, David L. Dawson, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August, 2011 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

David L. Dawson
Registered Professional Land Surveyor
Texas Registration No. 4672
Dated: August 19, 2011

EXHIBIT A
BOUNDARY SURVEY OF 9.773 ACRES



CURVE P1
DELTA= 22° 53' 17" (LT)
R= 830.21
L= 331.64
CB= N 38° 31' 56" W
LC= 329.44

CURVE P2
DELTA= 4° 49' 19" (LT)
R= 2,894.79
L= 243.62
CB= N 68° 44' 27" E
LC= 243.55

CURVE P3
DELTA= 37° 45' 52" (RT)
R= 60.00
L= 39.55
CB= N 5° 46' 23" E
LC= 38.83

NOTES:
1. BASIS OF BEARING IS THE WEST PROPERTY LINE OF LOT 2, BLOCK 1, CAHOBA BUSINESS ADDITION, CAB. A, SLIDE 5846, P.R.T.C.T. (N 44° 52'00"W).
2. A PROPERTY DESCRIPTION ACCOMPANIES THIS MAP.

THAT I, DAVID L. DAWSON, A REGISTERED PROFESSIONAL IN THE STATE OF TEXAS, HEREBY STATES THAT THIS SURVEY WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY MADE IN AUGUST, 2011 UNDER MY SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THIS SURVEY SUBSTANTIALLY CONFORMS WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

D.L.D. 8-19-11

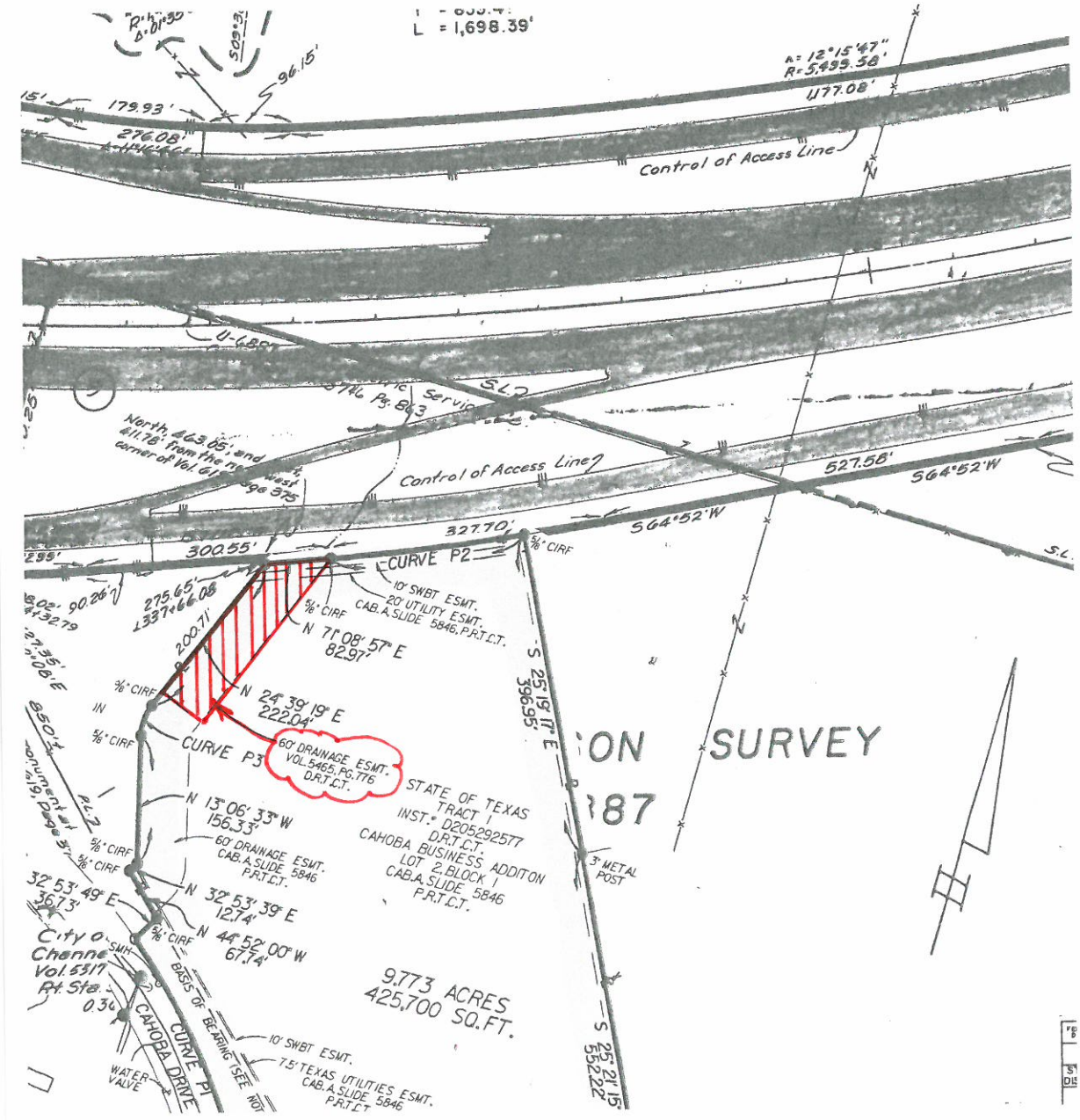
DAVID L. DAWSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4672

STATE OF TEXAS
DAVID L. DAWSON
4672
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 8-17-11
DRAWN BY: JAK
CHECKED BY: DLD
JOB No: P202040288
PAGE 5 OF 5

TranSystems
500 W. 7th ST. SUITE 1100
FORT WORTH, TEXAS 76102
(817) 339-8950

9.773 ACRES

Exhibit B

A permanent easement for the purpose of opening, constructing and maintaining drainage channels in, on, over and across the land described for an easement originally acquired by the State of Texas and described as Parcel 9(E) Part 1 in Judgement of Court in Absence of Objections, dated May 30, 1973, and filed of record in Volume 5465, Page 776 of the Deed Records of Tarrant County, Texas.