

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the city of Dallas, DALLAS COUNTY, on STATE HIGHWAY SPUR 354, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 2170, Page 608, and Volume 1845, Page 130, Deed Records of Dallas County, Texas.

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

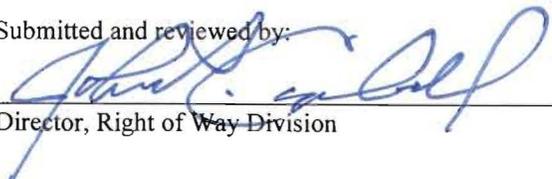
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Brook Hollow Golf Club is the abutting landowner and has requested that the surplus land be sold to the company for \$4,398.

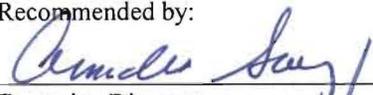
The commission finds \$4,398 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus land is no longer needed for a state highway purpose and that the value of the surplus land is less than \$10,000 and authorizes the executive director to execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Brook Hollow Golf Club for \$4,398; 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

111694 JAN 29 09

Minute Number Date Passed

Exhibit "A"
0.0183 ACRE SURPLUS TRACT
U.S. HIGHWAY NO. 77
DALLAS BLOCK 6065
HARRY HINES BOULEVARD
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 798 square feet of land, more or less, in the Dickerson Parker Survey, Abstract Number 1113, City of Dallas, Dallas County, Texas, and being in the City of Dallas Block 6065, and being part of a tract of land conveyed by deed from Hubert H. Hoskins to the State of Texas, as recorded in Volume 2170, Page 608, Deed Records Dallas County, Texas, and being a part of the land being described in a deed dated the 15th day of June 1934, from John G. Holloway and wife, Adeline Holloway, to Hubert H. Hoskins, as recorded in Volume 1845, Page 130, Deed Records, Dallas County, Texas; said 798 square feet of land being more particularly described by the metes and bounds as follows:

Commencing at a 1/2" iron found in the southwesterly line of Harry Hines Boulevard (variable width right-of-way), being the most southeasterly corner of a Right-of-Way Dedication, Brookhollow Road, Block 6065 described in Ordinance No. 24849, Exhibit C, Tract II, recorded in Volume 2002103, Page 5918, Deed Records, Dallas County, Texas and being the beginning of a curve to the left;

Thence with the arc of said curve to the left, the southwesterly line of Harry Hines Boulevard and the northeasterly line of said right-of-way dedication, at 98.79 feet pass the most northerly corner of said right-of-way dedication, being the most easterly northeast corner of a 1.460 acre tract of land described in a special warranty deed to Brook Hollow Golf Club recorded in Volume 2001075, Page 6617, said deed records, and continue with said curve to the left, the southwesterly line of Harry Hines Boulevard and the northeasterly line of said 1.460 acre tract a total distance of 267.00 feet to a 5/8" iron with aluminum cap set stamped "B.H.G.C.A R.P.L.S. 4224". Said curve to the left has a radius of 2,773.00 feet, a central angle of 05 degrees 31 minutes 01 seconds and a long chord which bears N 44 degrees 43 minutes 26 seconds W, 266.90 feet;

Thence N 47 degrees 29 minutes 00 seconds W, with the southwesterly line of Harry Hines Boulevard and the northeasterly line of said 1.460 acre tract 12.60 feet a 5/8" iron with aluminum cap set stamped "B.H.G.C.A R.P.L.S. 4224" in the southerly line of said 0.145 of an acre tract and also being the **POINT OF BEGINNING**;

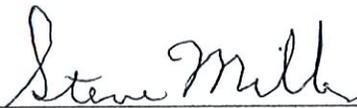
(1) Thence S 80 degrees 57 minutes 00 seconds W with a southwesterly line of Harry Hines Boulevard, a line of said 1.460 acre tract and the southerly line of said 0.145 of an acre tract, 41.50 feet to an "ell" corner of said 1.460 acre tract and the southwest corner of said 0.145 of an acre tract;

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U.S. HIGHWAY NO. 77
DALLAS BLOCK 6065
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(2) Thence N 06 degrees 54 minutes 18 seconds E with a southwesterly line of Harry Hines Boulevard, a line of said 1.460 acre tract and the westerly line of said 0.145 of an acre tract, 39.99 feet to a 5/8" iron with aluminum cap set stamped "B.H.G.C.A R.P.L.S. 4224" at the most northerly northeast corner of said 1.460 acre tract and from which a 1/2" capped iron found in the southwesterly line of Harry Hines Boulevard at the most easterly corner of a Right-of-Way Abandonment, Brookhollow Road, Between Blocks 6066 and 6067 described in Ordinance No. 24849, Exhibit A, Tract II, recorded in Volume 2002103, Page 5918, said deed records, bears N 47 degrees 42 minutes 54 seconds W, 210.04 feet;

(3) Thence being the new ROW of Harry Hines Boulevard, S 47 degrees 29 minutes 00 seconds E, 49.08 feet of the point of beginning and containing 0.0183 of an acre or 798 square feet of land.

All bearing are based on the centerline as shown on the ROW map for U.S. Highway No. 77, Woodlawn Hospital to 5-Points (Harry Hines Boulevard), City of Dallas, Dallas County, dated 1939 and having a Control-Section-Number of 0196-03-009.



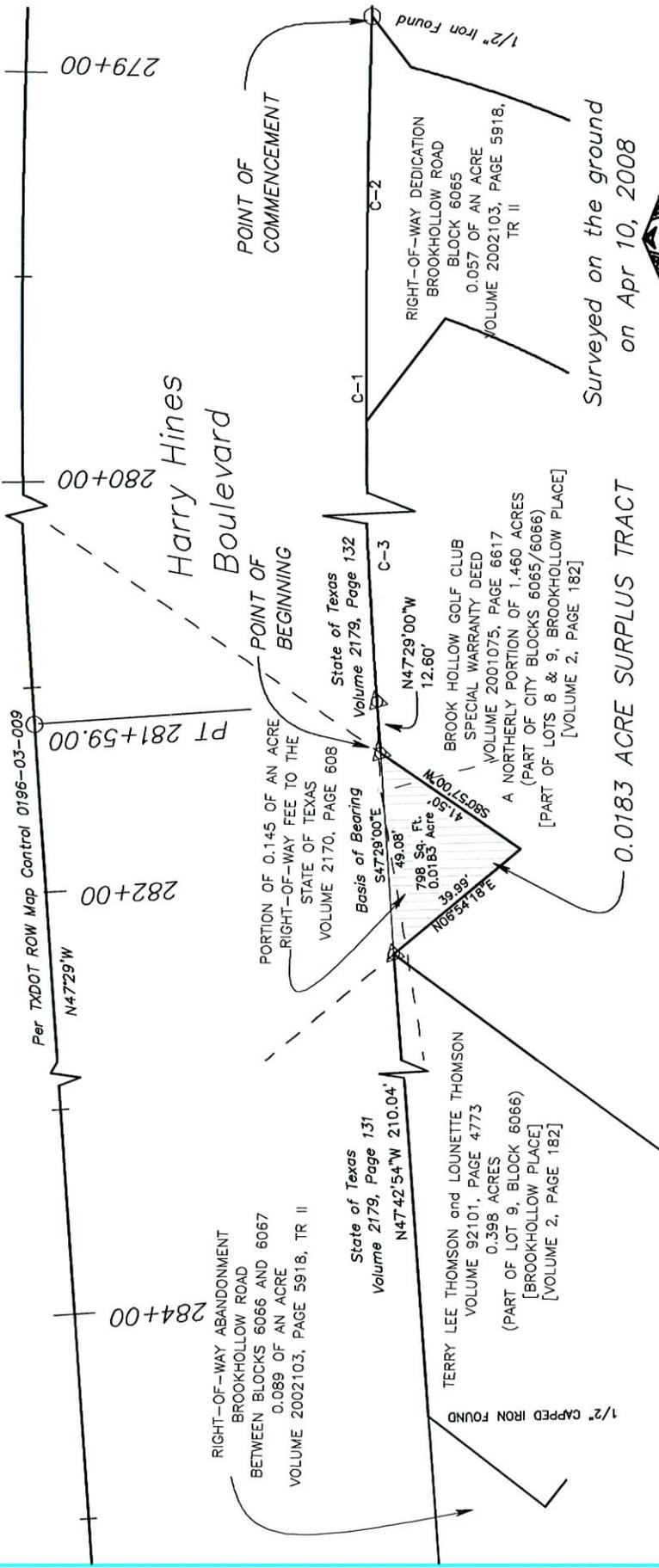
September 2, 2008

Steve Miller, R.P.L.S.
Texas Registration No. 4224
Miller Surveying, Inc.
430 Mid-Cities Boulevard
Hurst, Texas 76054
Ph: 817 577-1052

Date



EXHIBIT "A"
0.0183 ACRE SURPLUS TRACT
 U.S. Highway No. 77
 Dallas Block 6065
 Harry Hines Boulevard
 City of Dallas, Dallas County, Texas



Surveyed on the ground
 on April 10, 2008

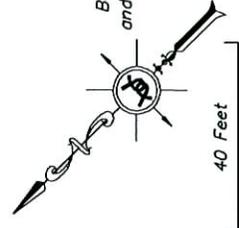


By: *Steve Miller*
 Steve Miller, R.P.L.S. 4224
 September 2, 2008
 Sheet 3 of 3

LEGEND

- ROW/Boundary Line
- - - Overhead Utility Line
- Power Pole
- △ 5/8" Iron with Aluminum Cap Set Stamped "B.H.G.C.A. R.P.L.S. 4224"

The Basis of Bearing is the centerline as shown on the ROW map for U.S. Highway No. 77, Woodlawn Hospital to 5-Points (Harry Hines Boulevard), City of Dallas, Dallas County, dated 1939 and having a Control-Section-Number of 0196-009-03.



CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	2773.00'	267.00'	5°31'01"	266.90'	N 44°43'26" W
C-2	2773.00'	98.79'	0°20'29"	98.79'	N 42°59'03" W
C-3	2773.00'	168.21'	0°32'32"	168.18'	N 45°44'44" W