

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the city of Fort Worth, TARRANT COUNTY, on INTERSTATE 30, the State of Texas acquired certain land needed for state highway purposes by instrument recorded in Volume 8162, Page 678, Deed Records of Tarrant County, Texas.

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

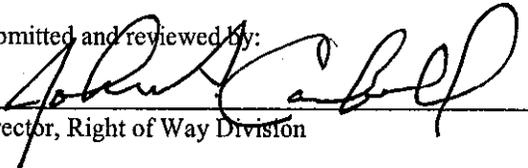
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land.

The City of Fort Worth has requested that the surplus land be sold to the city for \$731,000.

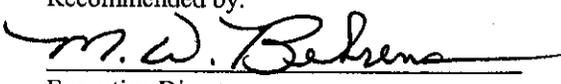
The commission finds \$731,000 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

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 City of Fort Worth, Texas, for \$731,000; 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

110214 AUG 25 05

Minute
Number

Date
Passed

Being a 31,773 square foot tract of land situated in the John Childress Survey, Abstract 250, City of Fort Worth, Tarrant County, Texas and being a portion of that certain tract of land conveyed to the State of Texas by instrument recorded in Volume 8162, Page 678, of the Deed Records of Tarrant County, Texas, also being portions of Lots 1, 2, & 3, Block One Frank Kent Subdivision an addition to said City of Fort Worth according to the plat thereof recorded in Volume 388-95, Page 51 of the Plat Records of Tarrant County Texas and further described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "HUITT ZOLLARS" found on the existing southerly right-of-way line of Lancaster Avenue (a variable width right-of-way), also being on the northerly line of that certain tract of land conveyed to Harmony Realty Corporation by instrument recorded in Volume 9569, Page 2158, of said Deed Records and being North $57^{\circ}38'01''$ East, 304.94 feet from a 5/8-inch iron rod with cap stamped "SURVCON INC." found for the common southerly corner of said Harmony tract and that certain tract of land conveyed to the Fort Worth Transportation Authority by instrument recorded in Volume 13395, Page 0137, of said Deed Records, said beginning point being 222.98 feet southerly of and at right angles to centerline survey station 264+81.78 of Lancaster Avenue (Interstate Highway 30 (old alignment));

- (1) THENCE North $76^{\circ}31'00''$ West along said existing southerly right-of-way line, 78.68 feet to a found "PK" nail and from which a railroad spike found bears North $36^{\circ}47'$ West, 1.1 feet;
- (2) THENCE North $80^{\circ}53'00''$ West continuing along said existing southerly right-of-way line, 112.30 feet to a cotton spindle found at the beginning of a curve to the left whose center bears South $09^{\circ}06'37''$ West, 7629.44 feet;
- (3) THENCE Westerly, 120.88 feet along said existing southerly right-of-way line and the arc of said curve to the left and through a central angle of $00^{\circ}54'28''$ to cotton spindle found at the beginning of a non-tangent curve to the left whose center bears North $63^{\circ}09'59''$ West, 200.25 feet, from which a PK Nail found bears North $81^{\circ}52'18''$ West, 23.66 feet;
- (4) THENCE Northerly, 46.43 feet along the arc of said non-tangent curve to the left and through a central angle of $13^{\circ}17'04''$ to a "X" cut in concrete set on the original southerly right-of-way line of Lancaster Avenue and the north line of said Lots 1, 2, & 3 as described in document recorded in aforesaid Volume 8162, Page 678;
- (5) THENCE South $87^{\circ}32'00''$ East along said original southerly right-of-way line and said north line of Lots 1, 2, & 3, 475.57 feet to a "X" cut in concrete set at the beginning of a curve to the right whose center bears North $51^{\circ}30'42''$ West, 587.27 feet;
- (6) THENCE Southwesterly, 130.29 feet along the arc of said curve to the right and through a central angle of $12^{\circ}42'42''$ to a 5/8-inch iron rod with cap stamped "SURVCON INC" found on northwesterly corner of the aforesaid Fort Worth Transportation Authority's tract and being on the aforesaid existing southerly right-of-way line of Lancaster Avenue;
- (7) THENCE North $80^{\circ}53'00''$ West along said existing southerly right-of-way line, 93.72 feet to the POINT OF BEGINNING and containing a computed area of 31,773 square feet.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based on document recorded in Volume 8162, Page 678 of the Deed Records of Tarrant County, Texas.



JOHN CHILDRESS SURVEY
A - 250

0 100 200

Scale ~ IN Feet

EXISTING RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

⊙ CURVE DATA
Δ=10°25'04"
R=3819.72'
L=694.52'

LANCASTER AVENUE

260+00

265+00

PT 266+17.25

Δ=13°17'04"
R=200.25'
L=46.43'

ORIGINAL LANCASTER AVENUE RIGHT-OF-WAY

STATE OF TEXAS

VOLUME 8162, PAGE 678, D.R.T.C.T.

S87°32'00"E

475.57'

N51°30'42"W

MAIN STREET
EXISTING MAIN STREET RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

PROPOSED MAIN STREET RIGHT-OF-WAY

HARMONY REALTY CORPORATION
VOLUME 9569, PAGE 2158, D.R.T.C.T.

LOT 1 BLOCK ONE
FRANK KENT SUBDIVISION
VOLUME 388-95, PAGE 51
P.R.T.C.T.

FORT WORTH TRANSPORTATION AUTHORITY
VOLUME 13395, PAGE 0137
D.R.T.C.T.

LOT 3

LOT 2

PK NAIL FOUND
23.86'
N89°52'18"W

COTTON SPINDLE FOUND

COTTON SPINDLE FOUND

PK NAIL FOUND
RAILROAD SPIKE
FOUND BEARS
N36°47'W, 11'

3/4" INCH IRON ROD
W/CAP STAMPED
"HUIT ZOLLARS"
FOUND
P.O.B.
222.98'
264+81.78'

Δ=12°42'42"
R=581.27'
L=130.29'

Δ=00°54'28"
R=7629.44'
L=120.88'

N80°53'00"W
112.30'

N76°31'00"W
78.68'

N80°53'00"W
93.72'

N57°38'00"E
304.94'

3/4" INCH IRON ROD
W/CAP STAMPED
"SURVCON INC"
FOUND

Note: Legal Description to accompany this survey sketch.
Note: Directional Control is based on Deed Volume 8162, Page 678 D.R.T.C.T.

Page 2 of 2

- - Marker found "as noted"
- - Set Corner "As Noted"
- - Type II monument to be set at the end of construction
- - 3/4" smooth iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- P.O.B. - Point Of Beginning
- ⊙ - Property Line
- ⊙ - Survey Line
- ⊙ - Fee Hook
- ⊙ - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [] - Record Information
- — — - Control of Access

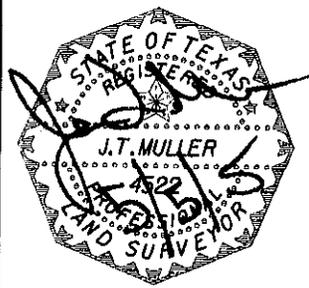
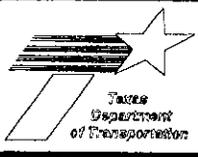
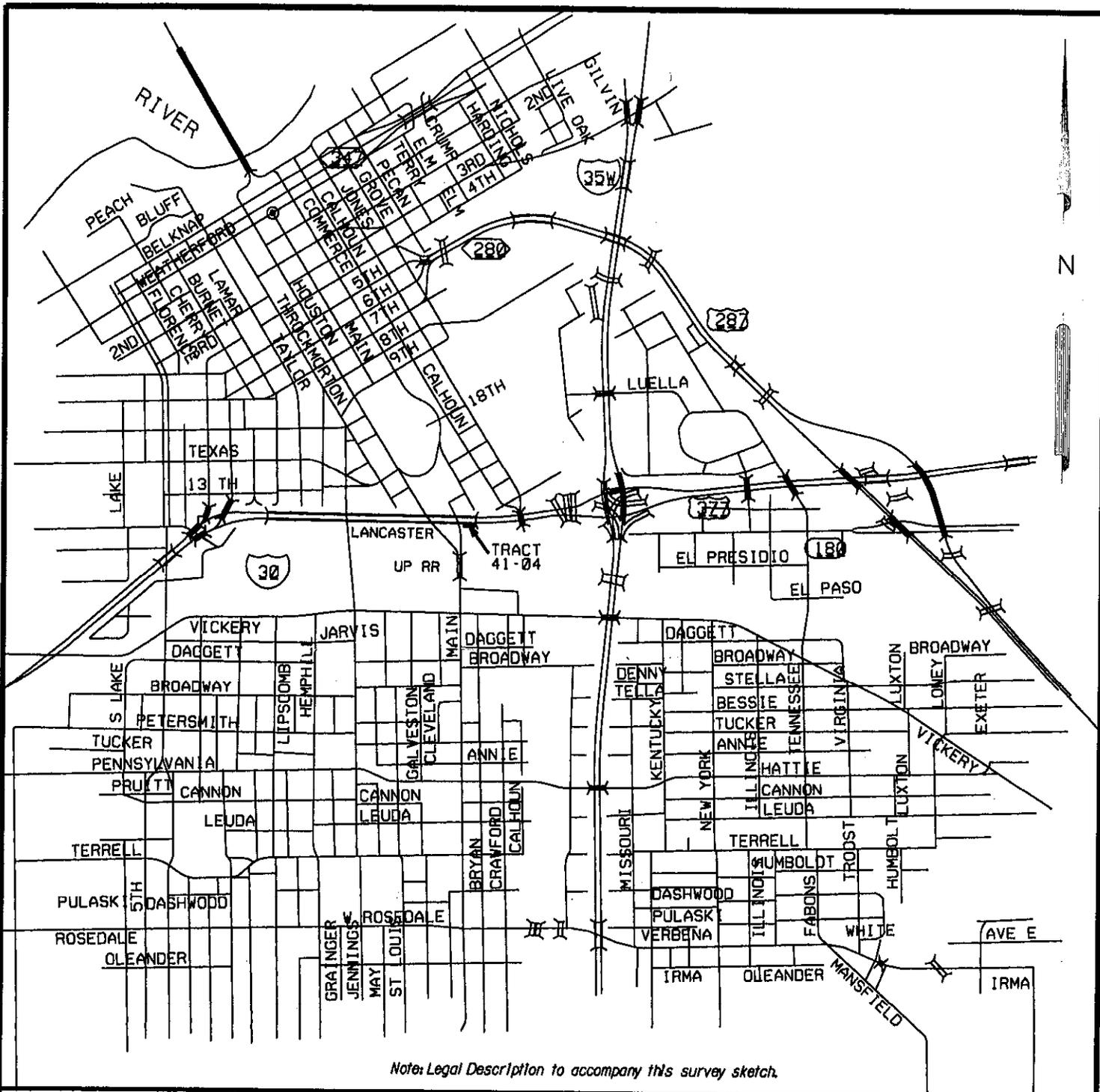


EXHIBIT A
SURPLUS PROPERTY
TRACT 41-04
I.H. 30
31,773 sq.ft.



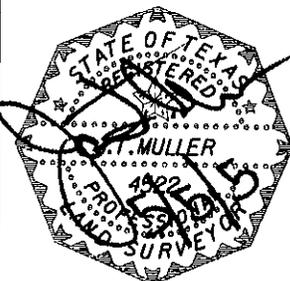
ENGLISH DISTANCES (FEET)			
①	⑤	⑨	
②	⑥	⑩	
③	⑦	⑪	
④	⑧	⑫	

STATE	DIST.	COUNTY	
TEXAS	FTW	Tarrant	
CONT.	SECT.	JOB	HIGHWAY NO.
1068	01	187	IH 30

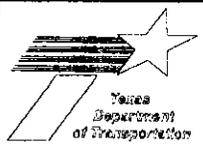


Note: Legal Description to accompany this survey sketch.

- - Marker found "as noted"
 - - Set Corner "As Noted"
 - - Type II monument to be set at the end of construction
 - - 1/2" smooth iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- P.O.B. - Point Of Beginning
- P - Property Line
 - S - Survey Line
 - Z - Fee Hook
 - Q - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
 P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [] - Record Information
 ——— Control of Access



VICINITY MAP
 TRACT 41-04
 31,773 sq.ft.
 STATE OF TEXAS



ENGLISH DISTANCES (FEET)		
①	⑤	⑨
②	⑥	⑩
③	⑦	⑪
④	⑧	⑫

STATE	DIST.	COUNTY	
TEXAS	FTW	Tarrant	
CONT.	SECT.	JOB	HIGHWAY NO.
1068	01	187	1H 30