

TEXAS TRANSPORTATION COMMISSION

JOHNSON County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In JOHNSON COUNTY, on PARK ROAD 21, the State of Texas (state) acquired certain land for a state highway purpose by instruments recorded in Volume 356, Page 398; Volume 357, Page 248; and Volume 525, Page 754, Deed Records of Johnson County, Texas.

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

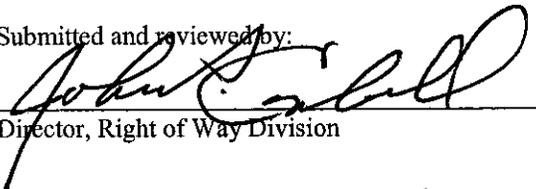
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

William D. Ratliff, III is the abutting landowner and has requested that the state sell the surplus land to him for \$2,700.

The commission finds \$2,700 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 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 William D. Ratliff, III for \$2,700; 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

110680 AUC 24 06

Minute Number Date Passed

PROPERTY DESCRIPTION
PART I

BEING 32,803.99 square feet of land, more or less, situated in the County of Johnson, State of Texas, and being a portion of that tract of land conveyed by deed to the State of Texas in Volume 356, Page 398, (0.481 acres) dated JUNE 16, 1947, and Volume 357, Page 248, & Volume 525, Page 754, situated in the John Dabney Survey, Abstract No. 210, Johnson County, Texas, as recorded in deed records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 4" steelpost located at the Northwest corner of a 70 acre tract of land conveyed by deed to William Ratliff, in Volume 3371, Page 988, Deed Records Johnson County, Texas, said post also located in the old southerly Right of Way line of Old State Highway 174, 68.67 feet, right of Park Road 21 centerline station 311+38.97;

THENCE N 30° 33' 09" W 18.67 feet, to the Southerly Right of Way line of Park Road 21, (100.00 foot Right of Way) to a set 5/8" iron with yellow Fort Worth Surveying cap, for a corner, and the beginning of a curve to the left:

THENCE along the Southerly Right of Way line of Park Road 21, and said curve to the left (whose Radius is 2914.92 feet, with a central angle of 6° 36' 14", with a long chord that bears N 48° 50' 05" E, 335.78 feet), a distance of 335.97 feet, to a set 5/8" iron with yellow Fort Worth Surveying cap, for a corner;

THENCE N 45° 32' 00" E 194.44 feet, along the Southerly Right of Way line of Park Road 21, to a set 5/8" iron with yellow Fort Worth Surveying cap, for a corner;

THENCE S 13° 05' 03" E 133.18 feet, to a set 5/8" iron with yellow Fort Worth Surveying cap, for a corner, and the beginning of a curve to the right:

THENCE along said curve to the right and along the old right of way line of Highway 174, (whose radius is 421.97 feet, with a central angle of 08° 56' 52", with a long chord that bears S 57° 44' 41" W 65.83 feet), a distance of 65.90 feet, to a set 5/8" iron with yellow Fort Worth Surveying cap, for a corner;

THENCE S 59° 41' 16" W 413.00 feet, continuing along the old right of way line of Highway 174, to THE PLACE OF BEGINNING, and containing 0.7531 acres, or 32,803.99 square feet of land, more or less.

NOTES:

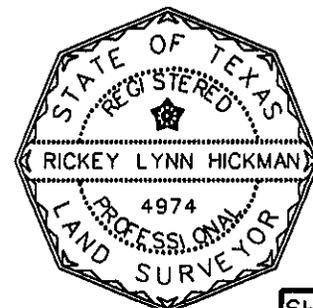
1. Directional control is based on South R.O.W. line of Old State Highway 174, Park Road 21, as shown on Exhibit.
2. Survey Exhibit to accompany this legal description.
3. This Survey was done without the benefit of a title policy.
4. No portion of the property is located in a 100-year Flood Plain as delineated on Flood Insurance Rate Map Number 48251C0175 F dated September 27, 1991.

CERTIFICATION

I, Rickey Lynn Hickman, a Registered Professional Land Surveyor, do hereby certify that the survey hereon accurately represents the results of an on the ground survey made under my direction and supervision, that all corners and boundary lines and the location of all improvements, fences, and roads are as shown, and that there are no encroachments, boundary conflicts, protrusions, flood plains, public roads, alleys, drainage courses, improvements or easements apparent on or adjacent to the ground, except as shown.

Rickey Lynn Hickman 10-4-05

RICKEY LYNN HICKMAN RPLS *4974



FORT WORTH SURVEYING
8000 COUNTY ROAD 517
ALVARADO TEXAS, 76009
817-790-5900

JOB * 2005047

DATE: 08/XX/05

DRAWN: CKB

CHECKED: RLH

SHT. NO.
1 OF 3

PROPERTY DESCRIPTION
PART II

BEING 20,852.81 square feet of land, more or less, situated in the County of Johnson, State of Texas, and being a portion of that tract of land conveyed by deed to the State of Texas in Volume 357, Page 248, (4.302 acres) dated June 23, 1947, and Volume 525, Page 754, situated in the John Dabney Survey, Abstract No. 210, Johnson County, Texas, as recorded in deed records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8" iron with yellow Fort Worth Surveying cap, on the Southerly Right of Way line of Park Road 21 (a 100.00 foot Right of Way) located 50.00 feet right of centerline station 317+12.80, for the Northeast corner of this tract:

THENCE N 45° 32' 00" E 232.80 feet, along the Southerly Right of Way line of Park Road 21, (100.00 foot, Right of Way) to a set 5/8" iron with yellow Fort Worth Surveying cap for a corner, and the beginning of a curve to the right:

THENCE along said curve to the right and along the old Southerly right of way line of Highway 174, (whose radius is 421.97 feet, with a central angle of 45° 28' 53", with a long chord that bears S 24° 26' 54" W 326.23 feet), a distance of 334.96 feet, to a set 5/8" iron with yellow Fort Worth Surveying cap, for a corner:

THENCE N 13° 05' 03" W 137.47 feet, to THE PLACE OF BEGINNING, and containing 0.4787 acres, or 20,852.81 square feet of land, more or less.

NOTES:

1. Directional control is based on South R.O.W. line of Old State Highway 174, Park Road 21, as shown on Exhibit.
2. Survey Exhibit to accompany this legal description.
3. This Survey was done without the benefit of a title policy.
4. No portion of the property is located in a 100-year Flood Plain as delineated on Flood Insurance Rate Map Number 48251C0175 F dated September 27, 1991.

CERTIFICATION

I, Rickey Lynn Hickman, a Registered Professional Land Surveyor, do hereby certify that the survey hereon accurately represents the results of an on the ground survey made under my direction and supervision, that all corners and boundary lines and the location of all improvements, fences, and roads are as shown, and that there are no encroachments, boundary conflicts, protrusions, flood plains, public roads, alleys, drainage courses, improvements or easements apparent on or adjacent to the ground, except as shown.

Rickey Lynn Hickman 10-4-05

RICKEY LYNN HICKMAN RPLS *4974



FORT WORTH SURVEYING
8000 COUNTY ROAD 517
ALVARADO TEXAS, 76009
817-798-5988

JOB * 2005047

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SHT. NO.
2 OF 3

