

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In Arlington, TARRANT COUNTY, on INTERSTATE 20, the State of Texas acquired certain land needed for state highway purposes by instruments recorded in Volume 4895, Page 849, and Volume 5018, Page 443, 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.

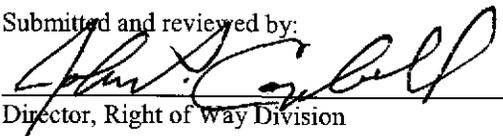
In accordance with Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Arlington Highlands, Ltd., a Texas limited partnership, is the abutting landowner and has requested that the surplus land be sold for \$24,050.

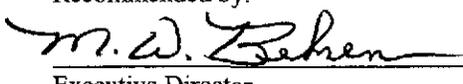
The commission finds \$24,050 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

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 Arlington Highlands, Ltd., a Texas limited partnership, for \$24,050; 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

**110808 DEC 14 06**

Minute Date  
Number Passed

County (Tarrant)  
Surplus Tract (9-05)  
Highway (IH 20)

**EXHIBIT A**

**Surplus Property  
Interstate Highway No. 20  
Tract 9-05  
0.0502 Acres of Land  
H.G. Lynch Survey, A-956  
City of Arlington  
Tarrant County, Texas**

**BEING** all that certain tract or parcel of land situated in the H.G. Lynch Survey, Abstract No. 956, City of Arlington, Tarrant County, Texas, same being a portion of the existing right-of-way of Interstate Highway No. 20, a variable width right-of-way as conveyed to the State of Texas by deeds recorded in Volume 4895, Page 849 and Volume 5018, Page 443 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows.

**COMMENCING** at a Texas Department of Transportation brass monument found in concrete for corner in the aforesaid north right-of-way line, as described by the aforementioned deed to the State of Texas recorded in Volume 5018, Page 443, Tarrant County Deed Records, same being at a common southerly southeast corner of that certain called 24.7058 acre tract of land conveyed to Arlington Highlands, Ltd. by M5 Limited Partnership by deed recorded in County Clerk's File No. D205322396, Official Public Records of Tarrant County, Texas and being 205 feet left of Highway Engineer's Centerline Station 513+00, and having the following coordinates based on Arlington Monument No. AR51: N=6,932,656.80 and E=2,396,810.94 (NAD 83);

**THENCE** along the north right-of-way of said Interstate Highway No. 20, North 61° 39' 03" East (N 62° 19' E Record), a distance of 19.03 feet to a 5/8" iron rod set for corner;

**THENCE** continuing along the north right-of-way of said Interstate Highway No. 20, the following courses and distances numbered (1) through (4):

(1) North 61° 39' 03" East (N 62° 19' E Record), a distance of 38.85 feet to a 5/8" iron rod found for corner;

(2) South 86° 30' 27" East, a distance of 34.81 feet (S 86° 43' E – 34.19' Record) to a 5/8" iron rod found for corner at an easterly southeast corner of said Arlington Highlands, Ltd. called 24.7058 acre tract and a common westerly southwest corner of that certain called 1.2259 acre tract of land conveyed to Arlington Highlands, Ltd. by Cheney Mathes I20 Limited Partnership No. II by deed recorded in County Clerk's File Number D205322398, Official Public Records of Tarrant County, Texas;

(3) South 87° 04' 46" East, a distance of 40.09 feet (S 86° 43' E – 40.81' Record) to a 1" iron rod found for corner;

**EXHIBIT A**

**Surplus Property  
Interstate Highway No. 20  
Tract 9-05  
0.0502 Acres of Land  
H.G. Lynch Survey, A-956  
City of Arlington  
Tarrant County, Texas**

**(4) South 55° 49' 35" East (S 55° 45' E Record), a distance of 39.22 feet to a 5/8" iron rod set for corner;**

**THENCE departing said north right-of-way line and said Arlington Highlands, Ltd. called 1.2259 acre tract, North 86° 51' 50" West, a distance of 141.63 feet to the POINT OF BEGINNING AND CONTAINING 0.0502 ACRES or 2,186 SQUARE FEET OF LAND, more or less.**

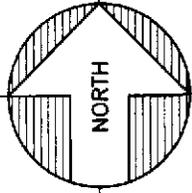
**Revised August 16, 2006  
Amended June 7, 2006  
Revised May 1, 2006  
Metes and Bounds Description  
Prepared April 8, 2005 From  
Public Records, Highway Plans  
And Surveys.**



**By:**

*David Petree*

**David Petree, RPLS  
Registered Professional Land Surveyor No. 1890**



# H. G. LYNCH SURVEY, ABSTRACT NO. 956

(CALLED 24.894 ACRES)  
HS LIMITED PARTNERSHIP  
VOLUME 12006, PAGE 1898  
D.R.T.C.T.

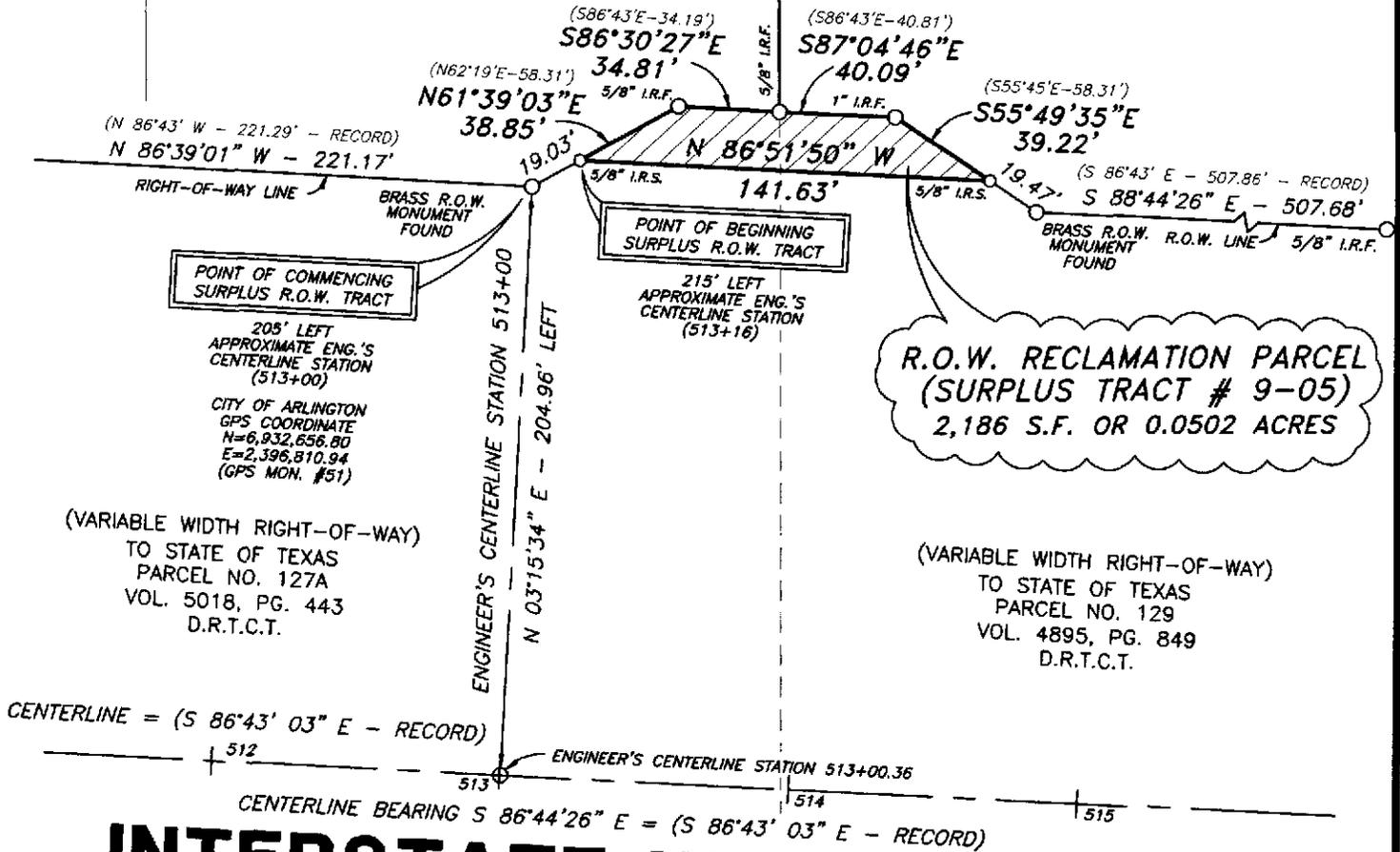
ARLINGTON HIGHLANDS, LTD.  
CCF# D205322396

HOHM FAMILY LIMITED PARTNERSHIP  
VOL. 12006, PG. 1898  
D.R.T.C.T.

ARLINGTON HIGHLANDS, LTD.  
CCF# D205322397

CHENEY MATHEIS I 20 LIMITED PARTNERSHIP NO. 1  
C.C.F. NO. 04-20880  
D.R.T.C.T.

ARLINGTON HIGHLANDS, LTD.  
CCF# D205322398



**R.O.W. RECLAMATION PARCEL  
(SURPLUS TRACT # 9-05)  
2,186 S.F. OR 0.0502 ACRES**

(VARIABLE WIDTH RIGHT-OF-WAY)  
TO STATE OF TEXAS  
PARCEL NO. 127A  
VOL. 5018, PG. 443  
D.R.T.C.T.

(VARIABLE WIDTH RIGHT-OF-WAY)  
TO STATE OF TEXAS  
PARCEL NO. 129  
VOL. 4895, PG. 849  
D.R.T.C.T.

# INTERSTATE HIGHWAY NO. 20

**EXHIBIT A  
SURPLUS PROPERTY  
INTERSTATE HIGHWAY NO. 20  
TRACT NO. 9-05  
0.0502 ACRES OF LAND  
H.G. LYNCH SURVEY, ABSTRACT NO. 956  
CITY OF ARLINGTON  
TARRANT COUNTY, TEXAS**

**BEARING BASIS:**

THE EASTERLY  
RIGHT-OF-WAY OF MATLOCK  
ROAD, AS PER PLAT OF LOT  
3R, DALFIN ADDITION,  
RECORDED IN CABINET A,  
SLIDE 8830, PLAT RECORDS  
OF TARRANT COUNTY, TEXAS.

MAP REVISED AUGUST 16 2006  
MAP AMENDED JUNE 7, 2006  
MAP REVISED MAY 1, 2006  
MAP PREPARED APRIL 8, 2005  
FROM PUBLIC RECORDS, STATE  
HIGHWAY PLANS AND SURVEYS.

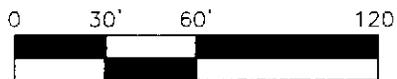
BY:

*David Petree*

DAVID PETREE, RPLS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: 214-358-4500  
FAX: 214-358-4600



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GRAPHIC SCALE: 1"=60'