

TEXAS TRANSPORTATION COMMISSION

JOHNSON County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the city of Joshua, JOHNSON COUNTY, on STATE HIGHWAY 174, the State of Texas (state) acquired certain land needed for highway purposes by instrument recorded in Volume 369, Page 601, 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 landowners.

Willard T. Rider and wife, Donna L. Rider, are the abutting landowners and have requested that the surplus land be sold to them for \$3,260.

The commission finds \$3,260 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 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 Willard T. Rider and wife, Donna L. Rider, for \$3,260; 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:

*John L. Campbell*

Director, Right of Way Division

Recommended by:

*M. W. Behrens*

Executive Director

110462 FEB 23 06

Minute Number Date Passed

PROPERTY DESCRIPTION

BEING 6520.25 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 369, Page 601, ( 0.139 acres ) dated Nov. 29, 1949, and Volume 370, Page 386, ( 0.098 acres ) situated in the W.P. Gentry Survey, Abstract No. 307, 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 concrete Highway monument in the West R.O.W. Line of State Highway 174;

THENCE N 01° 47' 05" W 186.75, feet along the East line of the W.T. Rider tract to a set 5/8" iron rod with cap for a corner;

THENCE S 67° 35' 00" E 76.56, feet to the West R.O.W. Line of State Highway 174, to a set 5/8" iron rod with cap for a corner;

THENCE S 22° 25' 00" W 170.34, feet along the West R.O.W. Line of State Highway 174, to THE PLACE OF BEGINNING, and containing 0.1497 acres, or 6520.25 square feet of land more or less.

NOTES:

1. Directional control is based on West R.O.W. line of State Highway 174 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

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 2-15-05*  
RICKEY LYNN HICKMAN RPLS \*4974



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

JOB \* 2005012

DATE: 2-15-05

DRAWN: CKB

CHECKED: RLH

SHT. NO.  
1 OF 2



# LOCATION MAP

