TEXAS TRANSPORTATION COMMISSION

COLLIN County

MINUTE ORDER

DALLAS District

In the city of Wylie, COLLIN COUNTY, on STATE HIGHWAY 78, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 5140, Page 2534, Land Records of Collin County, Texas.

A portion of the land (Tract 1), 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 any interest in real property acquired and no longer needed for a state highway purpose.

Wylie Industrial Court Development, Ltd., is the abutting landowner and has requested to purchase Tract 1 for $128,925.

The commission finds $128,925 to be a fair and reasonable value of the state's right, title, and interest in Tract 1.

IT IS THEREFORE ORDERED by the commission that Tract 1 is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in Tract 1 to Wylie Industrial Court Development, Ltd., for $128,925; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title, and interest, 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 land.

Submitted and reviewed by:

Interim Director, Right of Way Division

Recommended by:

Executive Director

114480 JAN 28 16

Minute Number | Date Passed

EXHIBIT "A"

County: Collin
Highway: State Highway 78
RCSJ: 0281-02-072

TRACT 1

BEING 8,830 square feet [0.2027 acres] of land in the City of Wylie, Collin County, Texas, out of the S.B. Shelby Survey, A-820, and being part of that called 9.0787 acres of land described in a deed from Ronald L. Harris, County Judge of the County of Collin, State of Texas to The State of Texas as recorded in Volume 5140, Page 2534 of the Land Records of Collin County, Texas, and being further described as follows:

COMMENCING at a 1/2 inch steel rod found on the Southeast line of Industrial Court, at the West corner of Lot 1 of Railroad Industrial Park as recorded in Volume C, Page 748 of the Plat Records of Collin County, Texas, and at the North corner of Lot 2R of Replat of Railroad Industrial Park as recorded in Volume 2006, Page 526 of the Plat Records of Collin County, Texas;

THENCE South 40 degrees 48 minutes 13 seconds East, 161.96 feet along the Northeast line of Lot 2R to a 1/2 inch steel rod found on the existing right of way line of State Highway No. 78, and at the South corner of that called 0.049 acres of land described as Tract 2 in a deed to Wylie Industrial Court Development, Ltd. as recorded under CC# 20070622000861130 of the Official Public Records of Collin County, Texas, said 1/2 inch steel rod found being the POINT OF BEGINNING;

1) THENCE North 52 degrees 18 minutes 42 seconds East, 205.75 feet along the existing Northwest line of said State Highway No. 78, same being the Northwest line of said 9.0787 acres to a 5/8 inch steel rod set capped "Boundary Solutions" at an angle point in said right of way, and on the West line of Birmingham Street, and at the Southeast corner of said 0.049 acres;

2) THENCE South 01 degrees 36 minutes 29 seconds East, along the West line of said Birmingham Street and along the existing right of way of said State Highway No. 78, passing existing right of way line of State Highway No. 78 at 34.65 feet, and continuing along the new right of way line of State Highway No. 78 for a total of 57.72 feet to a 5/8 inch steel rod set capped "Boundary Solutions" for corner at angle point in new right of way of State Highway No. 78

3) THENCE South 51 degrees 58 minutes 34 seconds West, 169.17 feet along the new right of way line of State Highway No. 78 to a 5/8 inch steel rod set capped "Boundary Solutions" at the East corner of said Lot 2R, and on the existing right of way line of State Highway No. 78;

4) THENCE North 40 degrees 48 minutes 13 seconds West, 47.71 feet along the Northeast line of said Lot 2R and the existing right of line of State Highway No. 78 to the POINT OF BEGINNING, containing 0.2027 acres or 8,830 square feet of land.

This property description is accompanied by a separate plat.

Note: Bearings based on Northwest line of called 9.0787 acres (Vol. 5140, Pg. 2534).

Boundary Solutions, Inc.
107 McKinney Street
Farmersville, Texas 75442
214-499-8472

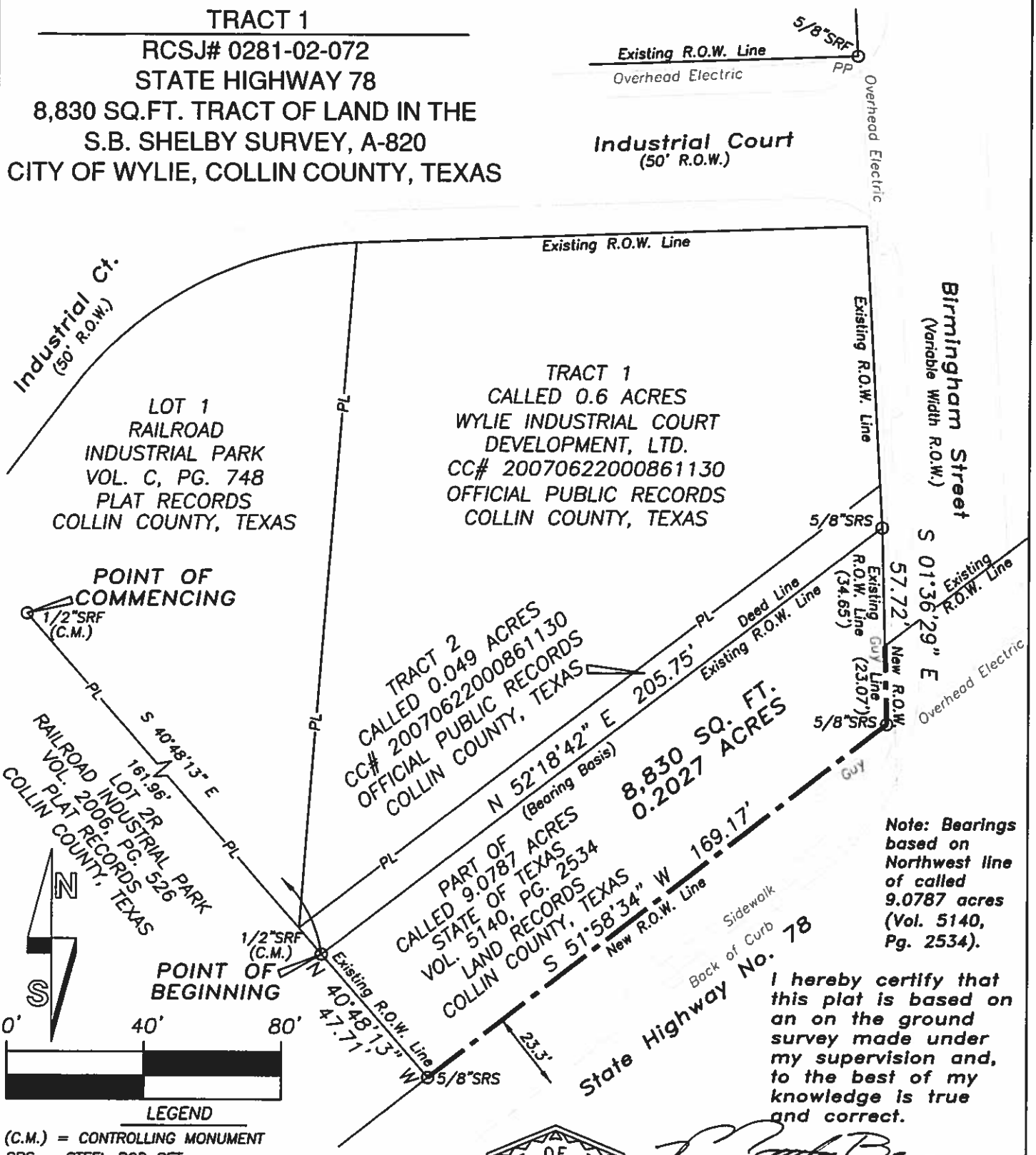
Matthew Busby
R.P.L.S. No. 5751

January 22, 2015
Revised, 5-18-15
TxDot Comments

EXHIBIT "A"

TRACT 1

RCSJ# 0281-02-072
STATE HIGHWAY 78
8,830 SQ.FT. TRACT OF LAND IN THE
S.B. SHELBY SURVEY, A-820
CITY OF WYLIE, COLLIN COUNTY, TEXAS



Note: Bearings based on Northwest line of called 9.0787 acres (Vol. 5140, Pg. 2534).

LEGEND

(C.M.) = CONTROLLING MONUMENT
SRS = STEEL ROD SET
SRF = STEEL ROD FOUND
EXISTING RIGHT OF WAY LINE
PROPERTY LINE —PL—
NEW RIGHT OF WAY LINE

REFERENCE TxDOT R.O.W. Map S.H. 78
From F.M. 544 To East of Eubanks
RCSJ# 0281-02-057
SHEETS 2 & 3

STATE OF TEXAS
REGISTERED
MATTHEW BUSBY
5751
PROFESSIONAL
LAND SURVEYOR

I hereby certify that this plat is based on an on the ground survey made under my supervision and, to the best of my knowledge is true and correct.

Matthew Busby
R.P.L.S. No. 5751
January 22, 2015
Revised, 5-18-15
TxDot Comments

This plat is accompanied by a separate property description.