

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the city of Dallas, DALLAS COUNTY, on INTERSTATE 20, the state of Texas acquired certain land needed for highway purposes by instruments recorded in Volume 68249, Page 1686, and Volume 834, Page 1506, Deed Records of Dallas County, Texas.

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

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 David Anderson is the abutting landowner and has requested to purchase the surplus land for \$9,500.

The commission finds \$9,500 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, 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 David Anderson for \$9,500.

Submitted and reviewed by

*[Handwritten signature]*  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

*[Handwritten signature]*  
\_\_\_\_\_  
Executive Director

**113465 JAN 31 13**

Minute Number      Date Passed

**EXHIBIT "A"**

**County: Dallas**  
**Highway: IH20 West of Honeysuckle Ln. On EB frontage road in Dallas**  
**Control Section: 2374-03**  
**File: #S-2011-004 (William David Anderson)**

**Page 1 of 3**  
**January 17, 2012**

**Description for a 0.3662 Acre Surplus Tract**

**BEING ALL OF THAT** certain 15,956 square feet [0.3662 acres] lot, tract, or parcel of land lying and being situated in the City of Dallas and the County of Dallas, Texas, and being more particularly described as follows:

**BEING** in the Harvey Casey Survey, Abstract Number 307, Dallas County, Texas, and being in City Block 7618, and being part of Lot 30 of Clover Blossom Farms, an addition to the City of Dallas, Texas, recorded in Volume 6, at Page 53, of the Map Records of Dallas County, Texas, and being also a part of that certain called 20,000 square feet lot, tract or parcel of land called Parcel 11 conveyed to the State of Texas, as described in a Judgement filed in the records of County Court of Dallas County at Law No.2, Dallas County, Texas; Cause No. CC-66-5686-b, styled *State of Texas, et al vs. Simon Ramirez and wife, Josefina Ramirez, et al*, recorded in Volume 68249 at Page 1686, of the Deed Records of Dallas County, Texas, and being also a part of that certain called 1.255 acre lot, tract or parcel of land called Parcel 10 conveyed to the State of Texas, as described in a Deed from Jack Rattikin, Trustee, and Marion Ainsworth Lucas, recorded in Volume 834 at Page 1506, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1-1/2" iron pipe found in the easterly line of Honeysuckle Lane, a 50.00 feet wide public right-of-way, for the southwesterly corner of Lot 31 same being the northwesterly corner of Lot 32 of said Clover Blossom Farms;

**THENCE** departing said common corner and continuing with the westerly line of said Lot 31 and the easterly line of Honeysuckle Lane, North 17° 11' 31" West, a distance of 270.92 feet to a 5/8" iron rebar found for the intersection of the existing easterly line of said Honeysuckle Lane with the existing southerly line of Interstate I-20, a variable width public right-of-way at this point, same being the present northwesterly corner of Lot 31;

**THENCE** departing the existing southerly line of Interstate I-20 and the present northwesterly corner of Lot 31, South 49° 43' 17" West, a distance of 54.35 feet to a 5/8" iron rebar with a plastic orange cap stamped "PROBECK 5187" set for the intersection of the existing westerly line of said Honeysuckle Lane with the existing southerly line of Interstate I-20, a variable width public right-of-way at this point, same being in the one time easterly line of Parcel 10, same also being the **POINT OF BEGINNING** and the most northeasterly corner of the herein described tract of land;

- 1) **THENCE** continuing with the one time easterly line of Parcel 10 and the existing westerly line of Honeysuckle Lane, South 17° 11' 31" East, passing at a distance of 14.08 feet the existing northeasterly corner of Parcel 11, continuing in all a total distance of 64.08 feet to a 5/8" iron rebar with a plastic orange cap stamped "PROBECK 5187" set for corner in the existing westerly line of Honeysuckle Lane with the existing southerly public right-of-way line of said Interstate I-20, same being the southeasterly corner of Parcel 11, same being also the northeasterly corner that certain lot, tract or parcel of land conveyed to William David Anderson and wife, Deborah Anderson, recorded in Volume 86219 at Page 5368 of the Deed Records of Dallas County, Texas;
- 2) **THENCE** continuing with the existing southerly line of said Parcel 11 and the northerly line of William Anderson's lot, tract or parcel of land, South 72° 48' 29" West, a distance of 400.00 feet to a 5/8" iron rebar with a plastic orange cap stamped "PROBECK 5187" set for corner, same being the northwesterly corner of William Anderson's lot, tract or parcel of land;

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County: Dallas  
Highway: IH20 West of Honeysuckle Ln. On EB frontage road in Dallas  
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January 17, 2012

Description for a 0.3662 Acre Surplus Tract

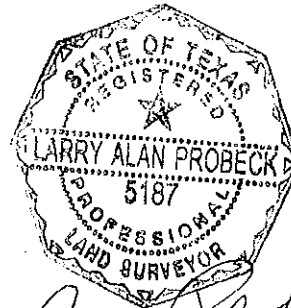
- 3) **THENCE** continuing with the existing westerly line of said Parcel 11 and departing the northerly line of William Anderson's lot, tract or parcel of land, North 17° 11' 31" West, a distance of 8.27 feet to a 5/8" iron rebar with a plastic orange cap stamped "PROBECK 5187" set for corner in the proposed new southerly line of Interstate I-20, a variable width public right-of-way at this point, said 5/8" iron rebar being 30.00 feet south of and perpendicular to the existing concrete back of curb of the eastbound service road of Interstate I-20;
- 4) **THENCE** continuing 30.00 feet parallel with and south of the existing concrete back of curb of the eastbound service road of Interstate I-20 and with the proposed new southerly line of said Parcel 11, also being a Control of Access Line, North 63° 28' 37" East, a distance of 266.48 feet to a 5/8" iron rebar with a plastic orange cap stamped "PROBECK 5187" set for corner, same being the beginning of a non-tangent curve to the right having a radius of 1188.61 feet and a chord bearing and distance of North 67° 33' 16" East, 137.62 feet;
- 5) **THENCE** continuing northeasterly with the proposed new southerly line of Interstate I-20 and said Control of Access Line, and said curve to the right, through a central angle of 6° 38' 16", an arc distance of 137.70 feet to the end of said curve and the **PLACE OF BEGINNING** containing 15,956 square feet or 0.3662 acres of land.

**Basis of Bearings:** The bearings are based on the southerly line called for in a Deed to the State of Texas as recorded in Volume 68249 at Page 1686, of the Deed Records of Dallas County, Texas, called to be South 72° 48' 29" West.

Larry A. Probeck, RPLS  
Texas Registration No. 5187  
Texas Licensed Surveying Firm: 100426-00

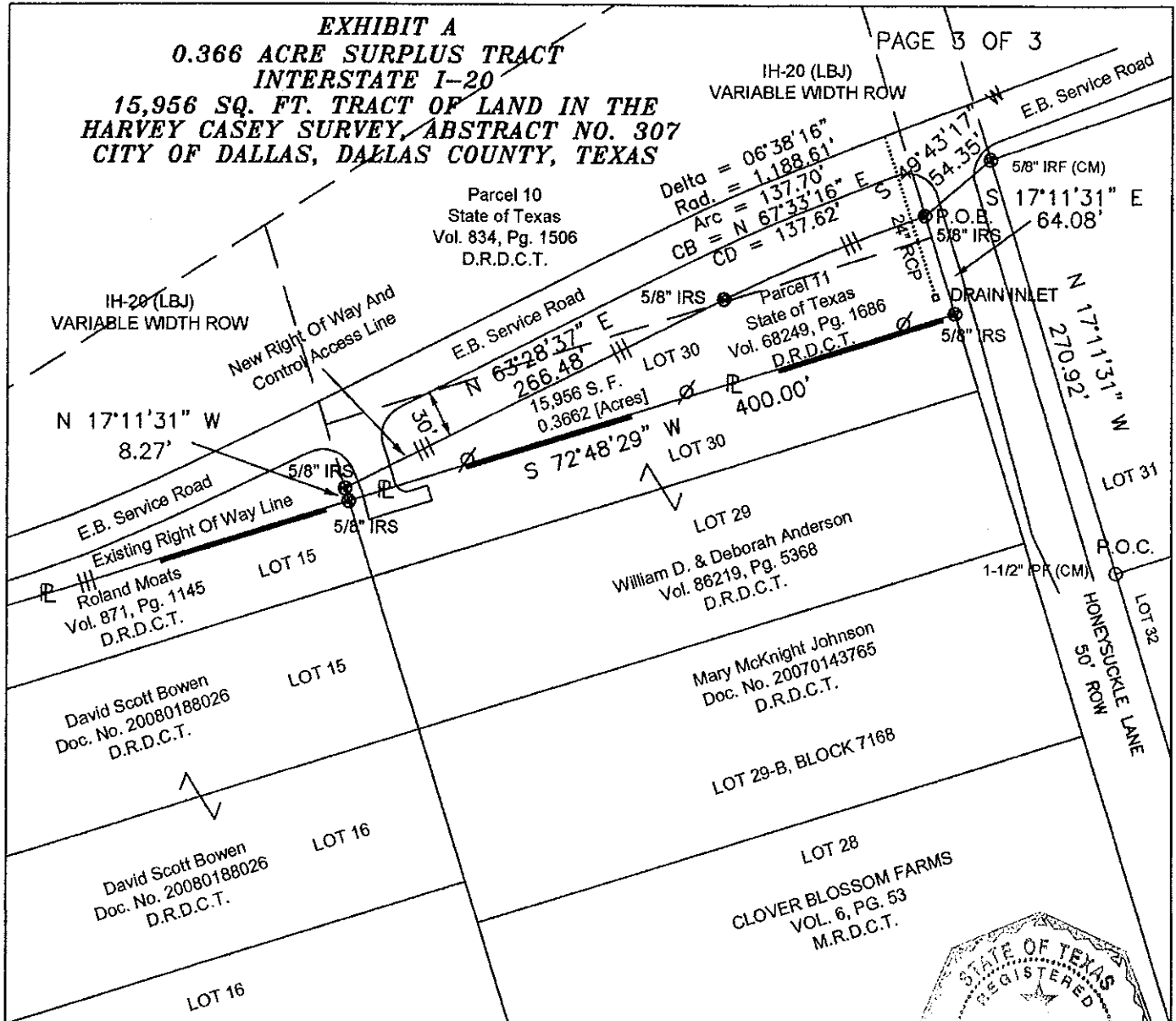
Probeck Land Surveyors  
PO Box 550695  
Dallas, Texas 75355-0695  
Ph. 214-549-5349

Revised: August 30, 2012



*Larry Probeck*  
JAN. 17, 2012

**EXHIBIT A**  
**0.366 ACRE SURPLUS TRACT**  
**INTERSTATE I-20**  
**15,956 SQ. FT. TRACT OF LAND IN THE**  
**HARVEY CASEY SURVEY, ABSTRACT NO. 307**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

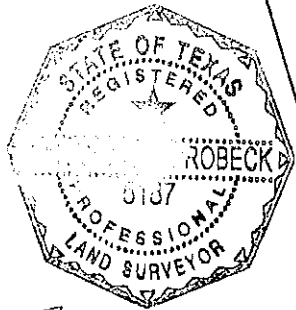


Parcel 10  
 State of Texas  
 Vol. 834, Pg. 1506  
 D.R.D.C.T.

IH-20 (LBJ)  
 VARIABLE WIDTH ROW

Delta = 06°38'16"  
 Rad. = 1,188.61'  
 Arc = 137.70'  
 CB = N 67°33'16" E  
 CD = 137.62'

Parcel T1  
 State of Texas  
 Vol. 68249, Pg. 1686  
 D.R.D.C.T.



Jan. 17, 2012

**NOTES:**

ALL BEARINGS ARE BASED ON THE SOUTHERLY LINE CALLED FOR IN A DEED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 68249, AT PAGE 1686, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND SHOWN ON THE TxDOT MAP FOR INTERSTATE I-20 REVISED JAN. 12, 1966.

C.M. = CONTROLLING MONUMENT  
 ALL CORNERS SET ARE 5/8" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "R.P.L.S. 5187". (R)

POWER OR UTILITY POLE (P)

REVISED: AUGUST 30, 2012



**PROBECK LAND SURVEYORS**  
 PO BOX 550695  
 DALLAS, TEXAS 75355-0695  
 OFFICE (214) 549-5349  
 TEXAS LICENSED FIRM NO. 100426-00

*Larry Probeck*

Larry Probeck, RPLS  
 Texas Registration No. 5187  
 January 17, 2012