

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

Near the City of Euless, Tarrant County, on Trinity Boulevard near FM 157, the State of Texas acquired certain land for highway purposes by instruments recorded in Instrument No. D199304593 and Instrument No. D200041066 of the Deed Records of Tarrant County, Texas.

All of the land, which is described in Exhibit A as TRACT 14-07 PART 2 (tract), 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 right of way no longer needed for a state highway purpose to abutting and adjoining landowners.


Harold D. Pierce and Carolyn Pierce, Co-Trustees of the H & C Pierce Family Trust, is an abutting landowner and has requested to purchase the tract for \$206,000.

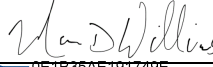
The commission finds \$206,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract 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 the tract to Harold D. Pierce and Carolyn Pierce, Co-Trustees of the H & C Pierce Family Trust, for \$206,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom 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:

Recommended by:

DocuSigned by: 
BDEF0413AC9E4EC
Director, Right of Way Division

DocuSigned by: 
0E1B35AE191749E...
Executive Director

116440 February 23, 2023

Minute Date
Number Passed

All of that certain (51,395 sq. ft., 1.1799 acres) lot, tract, or parcel of land, situated in a portion of the Kitty House Survey, Abstract No. 678, City of Fort Worth, Tarrant County, Texas, being all of that certain called 0.400 acre tract described as Parcel 19 in a deed from William Skelton to the State of Texas executed on August 30, 1999, recorded in Instrument No. D199304593 of the Deed Records of Tarrant County, Texas (DRTCT), all of that certain called 0.780 acre tract described as Parcel 20 in a deed from Leatrice June Pierce Skelton joined herein pro forma by her husband, Andy J. Skelton to the State of Texas executed February 10, 2000 and recorded in Instrument No. D200041066 (DRTCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "PRISM SURVEY" for the Northeast corner of said 0.780 acre tract, the Northwest corner of Lot 4, Block 4 of Kitty House Addition, recorded in Cabinet B, Slide 2690 of the Plat Records of Tarrant County, Texas (PRTCT), having a surface coordinate of N=6,981,513.72 and E=2,391,460.53, being in the Southeast right-of-way line of Trinity Boulevard (variable width right-of-way), and being 60 feet right of and at right angles from centerline Station 97+67.32;

- 1) **THENCE** South 00 deg. 03 min. 11 sec. East along said Southeast right-of-way line, along the East line of said 0.780 acre tract, and the West line of said Lot 4, Block 4, a distance of 128.03 feet to a 1/2" iron rod found for the Southeast corner of said 0.780 acre tract and the Northeast corner of a called 1.226 acre tract described in a deed to Harold D. Pierce and Carolyn K. Pierce, Trustees of the H&C Pierce Family Trust recorded in Instrument No. D221173898 (DRTCT), from which a 1/2" capped iron rod found stamped "PRISM SURVEY" for the Southeast corner of said 1.226 acre tract and the Northeast corner of a called 5.67 acre tract described in a deed to Harold D. Pierce and Carolyn K. Pierce, Trustees of the H&C Pierce Family Trust recorded in Instrument No. D221173897 (DRTCT) bears South 00 deg. 03 min. 11 sec. East - 258.33 feet, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,273.52 feet, a central angle of 10 deg. 56 min. 46 sec., and being subtended by a chord which bears South 67 deg. 16 min. 25 sec. West - 242.93 feet;
- 2) **THENCE** in a southwesterly direction departing from said West line and continue along the South line of said 0.780 acre tract, the North line of said 1.226 acre tract, the current Southeast right-of-way line of said Trinity Boulevard, and along said curve to the left, a distance of 243.30 feet to a railroad spike found;
- 3) **THENCE** South 86 deg. 56 min. 05 sec. West non-tangent to said curve and continue along said North and South lines, and said current Southeast right-of-way line, at 29.56 feet pass a 1/2" iron rod found for the Northwest corner of said 1.226 acre tract, the Southwest corner of said 0.780 acre tract and the Southeast corner of said 0.400 acre tract, a total distance of 65.14 feet to a 1/2" iron rod found, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,303.05 feet, a central angle of 01 deg. 24 min. 50 sec., and being subtended by a chord which bears South 58 deg. 00 min. 51 sec. West - 32.15 feet;

COUNTY: TARRANT
HIGHWAY: TRINITY BOULEVARD

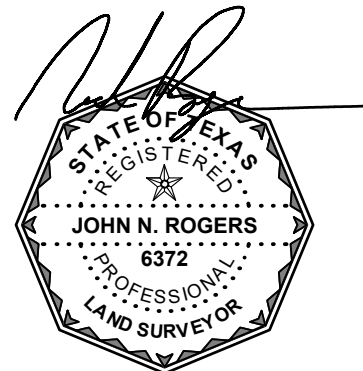
EXHIBIT "A"

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AUGUST 10, 2022

- 4) **THENCE** in a southwesterly direction along the South line of said 0.400 acre tract, the current Southeast right-of-way line of said Trinity Boulevard, and curve to the left, a distance of 32.16 feet to a 1/2" iron rod found;
- 5) **THENCE** South 57 deg. 18 min. 26 sec. West tangent to said curve, and continue along said South line and current Southeast right-of-way line a distance of 95.35 feet to a 1/2" iron rod found;
- 6) **THENCE** North 32 deg. 41 min. 34 sec. West along said South line and current Southeast right-of-way line, a distance of 77.48 feet to a 1/2" capped iron rod found stamped "PRISM SURVEY" for the most westerly Southwest corner of said 0.400 acre tract and the Southeast corner of Parcel 17 described in a deed to the State of Texas recorded in Instrument No. D201058736 (DRTCT);
- 7) **THENCE** North 00 deg. 17 min. 17 sec. West departing said Southeast right-of-way line and continue along the West line of said 0.400 acre tract and the East line of said Parcel 17, a distance of 15.91 feet to a 1/2" iron rod found for the Northwest corner of said 0.400 acre tract;
- 8) **THENCE** North 57 deg. 18 min. 26 sec. East along the North line of said 0.400 acre tract, a distance of 86.82 feet to a 1/2" iron rod found, said point being a Point of Curvature of a circular curve to the right, having a radius of 1,393.97 feet, a central angle of 16 deg. 33 min. 02 sec., and being subtended by a chord which bears North 65 deg. 34 min. 57 sec. East - 401.27 feet;
- 9) **THENCE** in a northeasterly direction along said North line and curve to the right, a distance of 402.67 feet to the **POINT OF BEGINNING**, containing 51,395 square feet or 1.1799 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from gps observation. The combined scale factor for this is 0.99985902. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to state plain grid.

Exhibit map attached and made a part hereof



8/10/2022

TRACT 14-07 PART 1 & 2, TRINITY BOULEVARD
87,316 SQUARE FOOT TRACT IN THE
KITTY HOUSE SURVEY, ABSTRACT NO. 678
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SEE SHEET 6 FOR
LEGEND, LINE &
CURVE TABLES

AS SHOWN ON
CSJ: 8665-02-001
MAPSHEET NO. 9
REVISED 08/25/1998



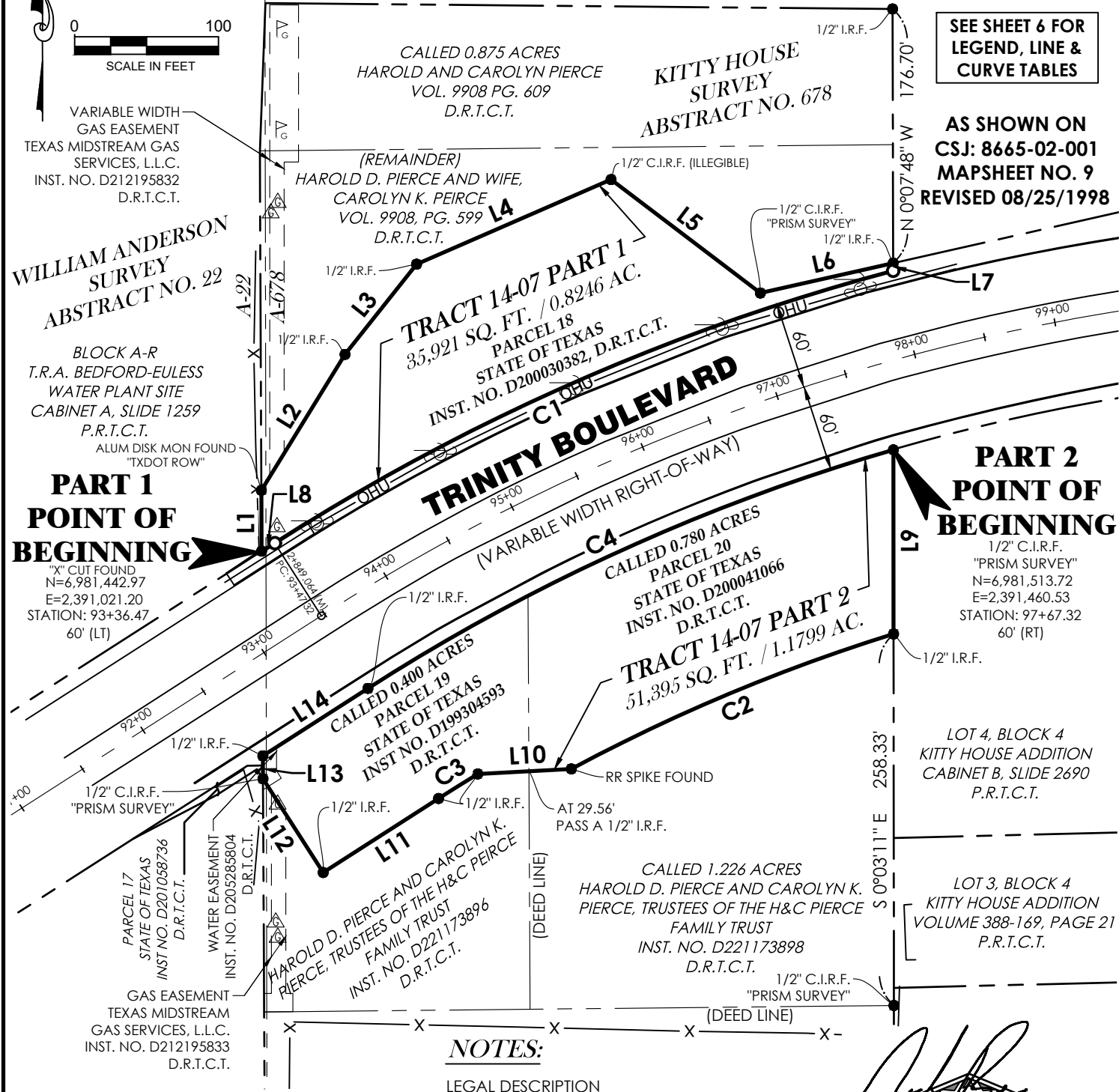
VARIABLE WIDTH
GAS EASEMENT
TEXAS MIDSTREAM GAS
SERVICES, L.L.C.
INST. NO. D212195832
D.R.T.C.T.

WILLIAM ANDERSON
SURVEY
ABSTRACT NO. 22

BLOCK A-R
T.R.A. BEDFORD-EULESS
WATER PLANT SITE
CABINET A, SLIDE 1259
P.R.T.C.T.
ALUM DISK MON FOUND
"TXDOT ROW"

**PART 1
POINT OF
BEGINNING**
"X" CUT FOUND
N=6,981,442.97
E=2,391,021.20
STATION: 93+36.47
60' (LT)

**PART 2
POINT OF
BEGINNING**
1/2" C.I.R.F.
"PRISM SURVEY"
N=6,981,513.72
E=2,391,460.53
STATION: 97+67.32
60' (RT)



NOTES:

LEGAL DESCRIPTION
ACCOMPANIES THIS EXHIBIT.

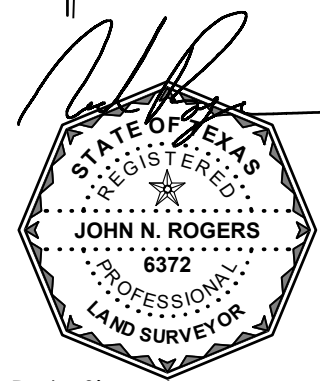
BEARINGS ARE REFERENCED TO TEXAS STATE
PLANE COORDINATE SYSTEM, NORTH
CENTRAL ZONE (4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED FROM GPS
OBSERVATION. THE COMBINED SCALE
FACTOR FOR THIS IS 0.99985902. THIS FACTOR
IS TO BE APPLIED TO ANY GROUND
COORDINATE OR DISTANCE VALUES IN
ORDER TO REDUCE SAID VALUES TO STATE
PLAIN GRID.

PREPARED BY:

**GOODWIN AND
MARSHALL** INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700



Date Signed: 8/10/2022

EXHIBIT "A"
TRACT 14-07 PART 1 & 2, TRINITY BOULEVARD
87,316 SQUARE FOOT TRACT IN THE
KITTY HOUSE SURVEY, ABSTRACT NO. 678
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1513.97'	471.80'	17°51'18"	S66°14'05"W	469.89'
C2	1273.52'	243.30'	10°56'46"	S67°16'25"W	242.93'
C3	1303.05'	32.16'	1°24'50"	S58°00'51"W	32.15'
C4	1393.97'	402.67'	16°33'02"	N65°34'57"E	401.27'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°14'45"W	42.61'
L2	N31°37'53"E	110.99'
L3	N38°24'31"E	80.04'
L4	N66°28'42"E	147.47'
L5	S52°46'30"E	130.43'
L6	N77°17'53"E	94.66'
L7	S00°07'48"E	5.37'

LINE TABLE		
LINE #	BEARING	DISTANCE
L8	S57°18'26"W	10.85'
L9	S00°03'11"E	128.03'
L10	S86°56'05"W	65.14'
L11	S57°18'26"W	95.35'
L12	N32°41'34"W	77.48'
L13	N00°17'17"W	15.91'
L14	N57°18'26"E	86.82'

LEGEND:

- 1/2" CAPPED IRON ROD SET "GOODWIN & MARSHALL"
- CORNER AS NOTED
- (M) METERS
- SQ. FT. SQUARE FEET
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- GUY ANCHOR
- ⊙ POWER POLE
- ⚠ GAS SIGN
- ⚓ GAS PIN FLAG
- BOUNDARY LINE
- - - ADJOINER LINE
- X — FENCE
- OHU — OVERHEAD UTILITY



VICINITY MAP
N.T.S.

NOTES:

LEGAL DESCRIPTION ACCOMPANIES THIS EXHIBIT MAP.

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION. THE COMBINED SCALE FACTOR FOR THIS IS 0.99985902. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLAIN GRID.



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