

TEXAS TRANSPORTATION COMMISSION

ELLIS County

MINUTE ORDER

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DALLAS District

In Midlothian, ELLIS COUNTY, on an old alignment of FARM TO MARKET ROAD 663, Ellis County (county) acquired certain land for highway purposes by instrument recorded in Volume 387, Page 93, and conveyed the land to the state of Texas by instrument recorded in Volume 390, Page 283, both recorded in the Deed Records of Ellis County, Texas.

A portion of the land (Tract 1), RCSJ 0815-08-034, described in Exhibit A, is no longer needed for state highway purposes.

The instrument conveying the land to the county contained a clause to the effect that if the land should be abandoned as a public highway, title shall revert to the grantor, his heirs and assigns.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the quitclaim of the state's interest to comply with a reversionary clause contained in the instrument that originally conveyed the interest to the state.

Hawkins Meadow, Ltd., a Texas limited partnership, is the subject of the reversion and has requested to acquire Tract 1.

The commission finds that it is proper and correct that the state quitclaim its right, title, and interest in Tract 1 to comply with the reversionary clause contained in the instrument of conveyance to the county and subsequently to the state.

IT IS THEREFORE ORDERED by the commission that Tract 1 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 quitclaiming the state's right, title, and interest in Tract 1 to Hawkins Meadow Ltd., a Texas limited partnership.

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

114724 SEPT. 29 '16

Minute  
Number

Date  
Passed

**EXHIBIT A**

County: Ellis  
Highway: F.M. 663  
Control Section: CSJ # 0815-08-034

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July 06, 2016

**Tract 1**

BEING all that certain lot, tract, or parcel of land lying in the City of Midlothian and in the W.W. RAWLS SURVEY, Abstract No. 915, Ellis County, Texas, and being a part of a called 1.42 acres tract of land conveyed by Charles B. Hawkins, et ux, to Ellis County, Texas by deed as recorded in Volume 387, Page 93, Deed Records, Ellis County, Texas, (DRECT), and from Ellis County to State of Texas as recorded in Volume 390, Page 283 DRECT, and being more particularly described as follows:

COMMENCING at a ½" steel found for the northwest corner of a called 28.936 acres tract of land conveyed to Wilbur C. Stephenson, et ux, by deed and recorded in Volume 1866, Page 2280, Official Public Records, Ellis County, Texas, (OPRECT), and in the south line of Lot 24, Block 6, Hunters Glen, Phase One, a subdivision in the City of Midlothian according to the plat thereof as recorded in Cabinet F, Slide 390, Plat Records, Ellis County, Texas, (PRECT), and being the northeast corner of a called 100 acres tract of land as conveyed to H.A. Boswell by deed and recorded in Volume 379, Page 92, DRECT, and also being in the occupied north line of the Rawls Survey;

THENCE S 89°49'44" E, 13.76 feet along the north line of the 28.936 acres tract and along the occupied north line of the Rawls Survey and along the south line of Lot 24 of Block 6 to a ½" steel rod found for the southeast corner of Lot 24 and same for Block 6 and being the southwest corner of a 2.849 acres tract (TRACT 3) of land conveyed to Haddock Realty Investors IV, LP, by deed and recorded in Volume 2295, Page 1956, OPRECT, and being in the occupied south line of the J.B. Garvin Survey, Abstract No. 402;

THENCE S 89°52'59" E, along the north line of the 28.936 acres tract and the occupied north line of the Rawls Survey and along the south line of the 2.849 acres tract and along the occupied south line of the Garvin Survey at approximately 102.93 feet pass a ½" steel rod found on line, in all, 107.96 feet to a ½" steel rod set in the old northwest line of F.M. 663 (a state road) and in the northwest line of the 1.42 acres tract;

## EXHIBIT A

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### Tract 1

THENCE N 89°09'28" E, 206.66 feet (Old FM 663 road bearing – S 89°20' E) through the old right-of-way of F.M. 663 and along the north line of the 1.42 acres tract and along the occupied north line of the Rawls Survey and along the occupied south line of the Garvin Survey to a 1/2" steel rod set in the intersection of the north line of the called 1.42 acres tract with a new northwest line of F.M. 663 (a state road) with the approximate centerline of the old alignment of F.M. 663 and the steel rod set being in the occupied north line of the Rawls Survey and in the occupied south line of the Garvin Survey and with the bearing basis for this description being from GPS observation, Texas Co-Ordinate System, North Central Zone, and said steel rod set having a beginning coordinate of: (Northing = 6853530.729, Easting = 2432517.736) for the POINT OF BEGINNING;

1. THENCE S 37°58'30" W, 48.81 feet along a southeast line of this tract and through the original 1.42 acres tract and same for the old F.M. 663 tract and along a current northwest line of F.M. 663 to a TXDOT metal disk monument found for a southeast corner of this tract and being in an original south line of the old F.M. 663 and being the northwest corner of a called 1.824 acres tract of land conveyed to the State of Texas for the new alignment of F.M. 663 and recorded in Volume 1747, Page 1109, Official Public Records, Ellis County, Texas, (OPRECT), and being the northeast corner of a residual 1.0092 acres tract of land out of the called 28.396 acres tract of land;
2. THENCE S 89°10'55" W, 7.68 feet (Right-of-way map – N 89°20' W) along a south line of this tract and same for the said 1.42 acres tract and same for the old alignment of F.M. 663 and along a north line of the 1.0092 acres tract to a 1/2" steel rod set in the beginning of a curve oriented southwesterly and counterclockwise;
3. THENCE, 411.35 feet, along the arc of said curve (Central Angle = 84°41'08"; Radius = 278.31 feet; Long Chord = S 46°50'21" W, 374.92 feet) along a southeast line of this tract and same for the said 1.42 acres tract and same for the old alignment of F.M. 663 and along a northwest line of the 1.0092 acres tract to a 1/2" steel rod set for corner,
4. THENCE S 04°29'47" W, 252.28 feet (Right-of-way map – S 05°31' W) along an east line of this tract and same for the said 1.42 acres tract and same for the old alignment of F.M. 663 and along a west line of the 1.0092 acres tract to a 1/2" steel rod set in the intersection of the east line of the old alignment of F.M. 663 and east line of the 1.42 acres tract with a new northwest line of F.M. 663 and same for the 1.824 acres tract and being southeast corner of this tract and the south corner of the 1.0092 acres tract;

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### Tract 1

5. THENCE N 85°07'30" W, 40.00 feet through the old alignment of F.M. 663 and same for the called 1.42 acres tract and along a south line of this tract to a ½" steel rod set in the original west line of the 1.42 acres tract and in the original centerline of F.M. 663 and in the original east line of the called 100 acres Boswell Tract and east line of a called 1.67 acres tract of land out of the 100 acres tract and conveyed to Ellis County in Volume 387, Page 92, DRECT, for the southwesterly corner of this tract;
6. THENCE N 04°29'47" E, 416.53 feet (Right-of-way map – N 05°31' E) along the west line of this tract and same for the said 1.42 acres tract and along the east line of the 100 acres Boswell Tract and east line of the 1.67 acres tract and along the approximate centerline of the old alignment of F.M. 663 to a ½" steel rod set in the intersection of the west line of the 1.42 acres tract with the curving northwest line of the old alignment of F.M. 663 and being the north corner of the called 1.67 acres tract and being the south corner of a 0.1416 acre residual tract of land out of the 28.936 acres tract and being in a curve oriented clockwise and to the right and being a northwesterly corner of this tract;
7. THENCE 183.35 feet along the arc of said curve (Central Angle = 29°19'09"; Radius = 358.31 feet; Long Chord = N 46°29'16" E, 181.36 feet) and along the southeast line of the 0.1416 acre portion of the 28.936 acres tract and along the northwest line of the 1.42 acres tract and same for the northwest line of the old alignment of F.M. 663 to a ½" steel rod set in the north line of the 28.936 acres tract and the north line of the 1.42 acres tract and in the south line of the 2.849 acres tract and also being in the occupied north line of the Rawls Survey and in the occupied south line of the Garvin Survey, for a northwest corner of this tract;
8. THENCE N 89°09'28" E, 206.66 feet (Right-of-way map – S 89°20' E) along the north line of this tract and same for the said 1.42 acres tract and along the occupied north line of the Rawls Survey and along the occupied south line of the Garvin Survey and through the old alignment of F.M. 663 to the POINT OF BEGINNING and containing approximately 0.9042 acre (or 39,386 square feet) of land.

**EXHIBIT A**

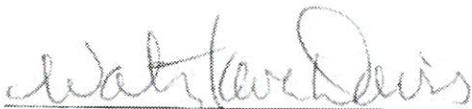
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NOTE: A plat of even date herewith accompanies this legal description.

NOTE: Referenced on TxDOT Map sheet  
Control 0815-08-001  
F.M. Highway 663  
Ellis County  
From Mountain Peak to Midlothian  
November 1947

I hereby certify that the plat and field notes are based on an actual survey made on the ground under my supervision and is true, correct and accurate as to the boundaries and areas of the subject property to the best of my knowledge.



Walter Keven Davis, R.P.L.S. # 4466



Date

