

STATE DEPARTMENT OF HIGHWAYS  
AND PUBLIC TRANSPORTATION

Dallas County

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District No. 18

# MINUTE ORDER

WHEREAS, in DALLAS COUNTY, Texas, on INTERSTATE HIGHWAY 20, it is ordered by the STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION that all bids received and opened on May 29, 1986, on 471 square feet of land, more or less, situated in the Robert Kleberg Survey, Abstract No. 716, Dallas County, Texas, and being out of and part of that certain tract of land conveyed to the State of Texas by deed recorded in Volume 81053, Page 2545, of the Deed Records of Dallas County, Texas, be and are hereby rejected.

Submitted by:

*L. C. Clarke*  
\_\_\_\_\_  
(Title)

Right of Way Engineer

Examined and recommended by:

*[Signature]*  
\_\_\_\_\_  
Deputy Director

Approved

*[Signature]*  
\_\_\_\_\_  
Engineer-Director

Deputy Director

Approved:

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

Minute Number

**84530**

Date Passed

**JUN 25 86**

Form 433-B

## INTEROFFICE MEMORANDUM

TO: Mr. M. G. Goode Date June 11, 1986  
 FROM: L. E. Clarke *LE Clarke* Responsible  
 SUBJECT: Proposed Rejection of Bids on Sale of Surplus Right of Way Desk D-15

Dallas County  
 ID 20-5(89)481  
 Control 95-13  
 9018-2-20  
 Parcel 19  
 Interstate Highway 20: South Side, Just East of  
 Relocated Belt Line Road

Attached for your approval is a proposed Minute providing for the rejection of all bids received as a result of our advertising the sale of the State's interest in a 471 square foot tract of surplus right of way, shown crosshatched on the attached sketch. Selling such land on a sealed bid basis is not covered in Commission policy Minute 45921; however, it was offered for sale on a sealed bid basis as we have done on all sales of land where State funds were involved in the purchase, in accordance with advice from the Attorney General's Office. The following is a tabulation of the bidding and our approved value.

<u>State's Approved Value</u>	<u>Bids</u>	<u>Bidders</u>
\$895.00	\$1,075.00 \$1,050.00	Brookwood Enterprises, the highest bidder Countryside Mobil Home Park, the sole abutting landowner

In accordance with our attached memorandum of February 20, 1986, the land to be sold was appraised and a value of \$895.00 was established as the value of the State's interest in the surplus land. The land was advertised for sale on a sealed bid basis and bids were opened on May 29, 1986. The District has advised that this 471 square foot tract of land is within the area of land just annexed by the City of Dallas, thus the City would be the regulatory authority regarding the control of signs. Had the State's appraiser ascertained the highest and best use of this tract to be an advertising sign site rather than being blocked with the abutting land, the District would not have requested authorization to solicit bids. Brookwood Enterprises, the high bidder, advised the District that they planned to erect an off-premises sign if awarded the bid. To recommend that the higher bidder be permitted to acquire the tract for the purpose they intended would have been contrary to policy. On this basis, Mr. Yielding rejected both bids and the respective bid deposit checks were returned. Mr. Yielding has recommended that the bids be rejected and that the file on this matter be closed. We concur with Mr. Yielding's recommendation.

Attached is a sketch showing the land involved, along with a check sheet.

Attachments

PROPOSED DISPOSAL  
OF SURPLUS LAND

LOCATION:

On Interstate Highway 20  
\_\_\_\_\_ in Dallas County

Now surplus because: Acquired to avoid leaving a valueless remainder.

Requested by District Engineer Robert L. Yielding and Dallas County Commissioners  
Court \_\_\_\_\_

State's interest in surplus land: Fee title, less oil, gas and sulphur

SERVICE FEE: We have grantee's commitment to pay service fee.

FEDERAL HIGHWAY ADMINISTRATION'S APPROVAL: Yes

ORIGIN OF SURPLUS LAND:

Out of 2.0713 acres acquired as Parcel 19 from Johnnie Cook and Vanitia Cook by  
the State in 1980 for \$94,950.00 of which \$12,500.00 was for the land only. The State  
received 90% Federal participation and a credit will be made to Federal funds out of  
the proceeds of this sale.

BIDDING:

Bids were opened May 29, 1986, the highest bid was \$ 1,075.00

The one other bid received was for \$ 1,050.00

PROPOSED ACTION:

Rejection of the \$1,075.00 high bid received from Brookwood Enterprises and the re-  
jection of the \$1,050.00 other bid received from Countryside Mobil Home Park, the  
abutting landowner.

Market value recommended by District Engineer and approved by File D-15: \$895.00