



**Texas Department of Transportation**

6230 EAST STASSNEY LANE, ROW-RES, AUSTIN, TEXAS 78744 | 512.416.2485 | WWW.TXDOT.GOV

June 23, 2023

RE: Potential Sale of State-Owned Property  
+/- 0.1262 acres; D18-057-484  
IH 45 & E. Palestine Street  
Hutchins, Dallas Co., Tx 75141

**RECEIVED**

**JUN 23 2023**

VIA FEDERAL EXPRESS

**CITY OF HUTCHINS**

Mario Vasquez  
Mayor  
City of Hutchins  
321 North Main Street  
Hutchins, TX 75141

Dear Priority Holder,

The Dallas District of the Texas Department of Transportation ("TxDOT") has determined that the above-described property is no longer needed for state highway purposes. A copy of the survey of the property is enclosed. In accordance with Texas Transportation Code § 202.021, governmental entities with the authority to condemn the real property have a priority right to purchase TxDOT real property that is sold, and this letter is a notice of your right to purchase this property.

The purchase price for this property is FORTY-THREE THOUSAND NINE HUNDRED EIGHTY-FOUR and No/100 DOLLARS (\$43,984.00), plus survey costs, appraisal costs, and any additional incurred closing costs, including the cost of any owner's title insurance policy you may require. This transaction is subject to change or cancellation by TxDOT. Furthermore, the conveyance will be made subject to any easements for access to a right of way, implied or otherwise, appurtenant to any and all properties abutting the property being sold.

To exercise your priority, you must provide TxDOT with a written election statement of your entity's intent to purchase the property on these terms, within thirty (30) days of the receipt of this letter. Please email this to: [Stephen.Dodge@txdot.gov](mailto:Stephen.Dodge@txdot.gov).

If TxDOT does not receive a written election statement, TxDOT will consider your right to purchase the property waived. If the priority holder is not interested in purchasing the property, please return the enclosed Waiver prior to the automatic 30-day waiver.

If you have any questions concerning this matter, email or call me at: (512) 416-2875.

Sincerely,  
DocuSigned by:

*Stephen Dodge*

Stephen Dodge

Director, Real Estate Services Section, Right of Way Division

cc: Ceason G. Clemens, P.E., District Engineer, Dallas District  
Jenifer Houdmann, ROW Project Delivery Manager, Dallas District

Waiver of Priority Purchase Right  
by Governmental Entity

RE: Potential Sale of State-Owned Property  
Texas Department of Transportation  
+/- 0.1262 acres; D18-057-484  
IH 45 & E. Palestine Street  
Hutchins, Dallas Co., Tx 75141

Stephen Dodge, Director  
Real Estate Services Section  
Right of Way Division  
Texas Department of Transportation  
6230 E. Stassney Lane  
Austin, Texas 78744

Dear Mr. Dodge:

We have reviewed TxDOT's letter dated June 23, 2023 regarding the proposed sale of the above-referenced property.

The Priority Holder IS NOT interested in purchasing this property.

The Priority Holder WAIVES the priority right to purchase this property.

Sincerely,

\_\_\_\_\_ [Signature]

\_\_\_\_\_ [Name]

\_\_\_\_\_ [Title]

\_\_\_\_\_ [Entity Name]

Date: \_\_\_\_\_, 20\_\_

Mario Vasquez  
Mayor  
City of Hutchins  
321 North Main Street  
Hutchins, TX 75141

**EXHIBIT "A"**

County: Dallas  
 Highway: Interstate Highway 45  
 RCSJ: 0092-02

Page 1 of 4  
 February 6, 2023

**Tract 1**


BEING all that certain parcel of land being situated in the THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, and being a portion of Tract No. II (Parcel 1) conveyed by J.J. Moore to the State of Texas by Right of Way Deed recorded in Volume 3915, Page 410 of the Deed Records of Dallas County, Texas (DRDCT) and a portion of Tract No. II (Parcel 1) (2.92 acres) conveyed by Ida Nichols, et al to the State of Texas by Right of Way Deed recorded in Volume 3925, Page 419, and being more particularly described as follows:

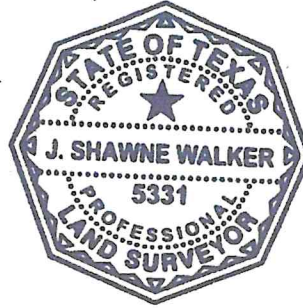
COMMENCING at a 1/2" iron rod found in the west line of Interstate Highway 45 (I-45, a variable width right of way) for the southeast corner of Lot 3, Block 1 of The William L. Smith Subdivision, an addition in the City of Hutchins, Texas, according to the plat thereof recorded in Volume 83127, Page 4214, DRDCT and at the intersection of the extended north line of a called 14 foot alley as dedicated in the plat of Jeffers, Davis and Moore Subdivision, an addition in the City of Hutchins, Texas, according to the plat thereof recorded in Volume 589, Page 2134 of the Map Records of Dallas County, Texas (MRDCT);

THENCE S 19°27'14" E, along the current east line of said alley, a distance of 13.68 feet to a 1/2" iron rod found at the intersection of the extended south line of said 14 foot alley with the west line of Interstate Highway 45 and same for said Tract No. II (Moore) for the northeast corner of Tract #1 conveyed to Maliette Landau Wolens by Special Warranty Deed recorded in Volume 96056, Page 4705, DRDCT for the PLACE OF BEGINNING;

- 1) THENCE S 34°03'30" E, along the east line of this tract, a distance of 69.07 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
- 2) THENCE S 14°31'17" E, continuing along the east line of this tract, passing the south line of said Tract No. II (Moore) and the north line of Tract No. II (Nichols), in all, a distance of 135.71 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
- 3) THENCE S 18°38'33" W, continuing along the east line of this tract, a distance of 26.8 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
- 4) THENCE S 68°36'18" W, along the south line of this tract, a distance of 63.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
- 5) THENCE S 39°30'46" W, continuing along the south line of this tract, a distance of 27.41 feet to a cotton gin spike found at the intersection of the west line of I-45 with the north line of Palestine Street (formerly Dowdy's Ferry Road, a variable right of way) for the southeast corner of this tract and the southwest corner of said Tract No. II (Nichols) and the southeast corner of Tract #3 conveyed to Maliette Landau Wolens by Special Warranty Deed recorded in Volume 96056, Page 4705, DRDCT;
- 6) THENCE N 24°35'37" E, along the east line of Tract #3 and the west line of I-45 and same for said Tract No. II (Nichols), a distance of 111.67 feet to a cotton gin spike found for a northeast corner of Tract #3 and a southeast corner of Tract #1 conveyed to Maliette Landau Wolens by Special Warranty Deed recorded in Volume 96056, Page 4705, DRDCT and a west corner of said Tract No. II (Nichols) and the southwest corner of Tract No. II (Moore);
- 7) THENCE N 34°00'57" E, along the east line of Tract #1 and the west line of I-45 and same for Tract No. II (Moore), a distance of 26.30 feet to a cotton gin spike found for an interior corner of Tract No. II (Moore) and a southeast corner of Tract #1;

- 8) THENCE N 20°07'15" W, continuing along the east line of Tract #1 and the west line of I-45 and same for Tract No. II (Moore), a distance of 143.32 feet to the PLACE OF BEGINNING and containing 5498 square feet or 0.1262 acres of land. Basis of bearings is Texas Coordinate System, North Central Zone 4202, NAD 83 per GPS observation. Coordinates are grid.

  
J. Shawne Walker, R.P.L.S.  
Texas Registration No. 5331  
TBPELS Firm No. 10112400





**Walker Land Surveying Company**  
P.O. Box 2911 Waxahachie, Texas 75168  
TBPELS Firm No. 10112400  
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Interstate Highway 45  
5,498 Square Foot Tract in the  
Thomas Freeman Survey, Abstract No. 453  
City of Hutchins, Dallas County, Texas

Lot 3, Block 1  
The William L. Smith Subdivision  
Vol. 83127, Pg. 4214  
DRDCT

P.O.C.  
1/2" IRF  
N: 6923993.64  
E: 2519821.24

P.O.B.  
1/2" IRF  
N: 6923980.74  
E: 2519825.80

S 19°27'14" E  
13.68'

Tract #1  
Vol. 96056, Pg. 4705  
DRDCT

Thomas Freeman Survey  
Abstract No. 453

Jeffers, Davis, Moore Subdivision  
Vol. 589, Pg. 2134  
MRDCT

Tract #2  
Vol. 96056, Pg. 4705  
DRDCT

Mariette Landau Wolens

Tract #4  
Vol. 96056, Pg. 4705  
DRDCT  
Finance No.

Abandoned by Owner  
(Record Not Found)

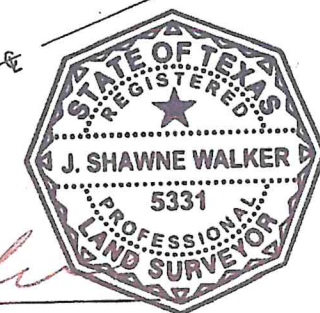
Tract #3  
Vol. 96056, Pg. 4705  
DRDCT

Tract #4  
Vol. 96056, Pg. 4705  
DRDCT  
Finance No.

Tract 1

Palestine Street  
 (Formerly Dowdy's Ferry Road)  
 (Variable Width R.O.W.)

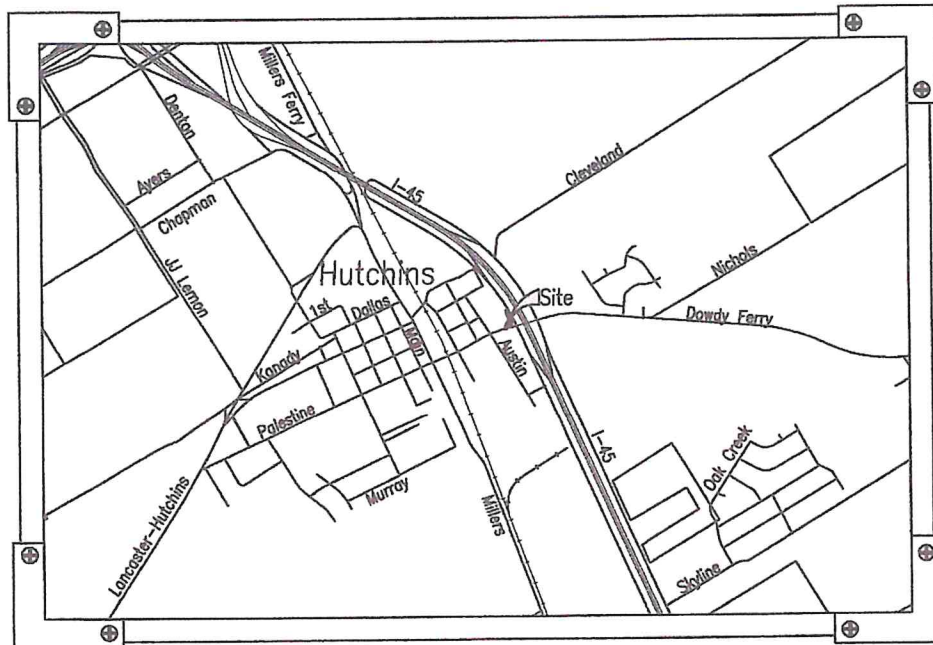
J. Shawne Walker, R.P.L.S.  
Texas Registration #5331



**WLSC****Exhibit "A"**

Interstate Highway 45  
 5,498 Square Foot Tract in the  
 Thomas Freeman Survey, Abstract No. 453  
 City of Hutchins, Dallas County, Texas

**Walker Land Surveying Company**  
 P.O. Box 2911 Waxahachie, Texas 75168  
 TBPELS Firm No. 10112400  
 Page 4 of 4



**LOCATION MAP NOT TO SCALE**

### Legend

1" IRF	1" iron rod found
1" CIRS	1" capped iron rod set with cap marked "WLSC RPLS 5331"
CGSF	Cotton Gin Spike Found
CGSS	Cotton Gin Spike Set
DRDCT	Deed Records of Dallas County, Texas
MRDCT	Map Records of Dallas County, Texas
Vol.	Volume
Pg.	Page
R.O.W.	Right of Way
C.M.	Control Monument