

TEXAS TRANSPORTATION COMMISSION

BEE County

MINUTE ORDER

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CORPUS CHRISTI District

In BEE COUNTY, on US 181, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 540, Page 624, Real Property Records, Bee County, Texas.

A portion of the land (Tract 1), 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 any interest in real property acquired and no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

Bee County (county) has requested to purchase Tract 1 for \$16,704.

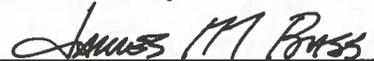
The commission finds \$16,704 to be a fair and reasonable value for the state's right, title, and interest in Tract 1.

IT IS THEREFORE ORDERED by the commission that Tract 1 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 Tract 1 to Bee County, Texas, for \$16,704; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles, and interests, 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:


Director, Right of Way Division

Recommended by:


Executive Director

114545 MAR 31 16

Minute Number Date Passed

EXHIBIT A

County: Bee
Highway: U.S. Highway 181
RCSJ: 0101-02-036

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October 16, 2014

**Property Description
Tract 1**

BEING 5.22 ACRES, MORE OR LESS, OF LAND OUT OF THE S. MORRIS SURVEY, ABSTRACT NO. 424 BEE COUNTY TEXAS, AND THE D. & J. O'BOYLE SURVEY, ABSTRACT NO. 45 BEE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found Texas Department of Transportation Type II Monument on the Northernmost Right of Way line of County Road 612 also being the Southernmost corner of the herein described Surplus Parcel from whence a found Texas Department of Transportation Type II Monument bears S 47°34'46" W, for a distance of 60 feet, thence N 42°25'14"W, for a distance of 1,311.75 feet along the Southwesterly Right of Way line of County Road 612 to a found Texas Department of Transportation Type II Monument on the Eastern Abstract Line of the S. Morris Survey in Abstract 424, said line also being the Western Abstract Line of the D. & J. O'Boyle Survey in Abstract 45. Said point also being the Northernmost corner of a 100 acre tract conveyed by Annette C. Griffith to C.H. Griffith Testamentary Trust recorded in Vol.453, Pg. 121, of the Deed Records of Bee County, Texas;

1. **THENCE** North 42°25'14" West for a distance of 2,274.25 feet along the Northeasterly Right of Way line of County Road 612, the same line being the Southwesterly line of the herein described 5.22 acre tract of land out of property conveyed by Southern Pacific Transportation Company to The State of Texas recorded in County Clerks File No. 98133 of the Real Property Records of Bee County, Texas, to a found Texas Department of Transportation Type II monument for the Westernmost corner of the Surplus Parcel described herein;
2. **THENCE** North 47°34'46" East for a distance of 100.00 feet along the Northwesterly line of the herein described 5.22 acre tract of land to a found Texas Department of Transportation Type II Monument for the Northernmost corner of said tract;

EXHIBIT A

County: Bee
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(CONTINUED)

3. **THENCE** South 42°25'14" East for a distance of 2,274.25 feet along the Northeasterly line of the herein described 5.22 acre tract of land to a found Texas Department of Transportation Type II Monument for the Easternmost corner of the herein described tract, same point being 364.82 feet left of and at a right angle to the existing U.S. Highway 181 centerline Engineer's Station 1710+06.09;

4. **THENCE** South 47°34'46" West, for a distance of 100.00 feet along the Southeasterly line to a found Texas Department of Transportation Type II Monument for the Southernmost corner also being the **POINT OF BEGINNING** and containing 5.22 acres, of land, more or less.

Bearings based on NAD83(93), Texas South Central Zone, Surface Coordinates, Scale Factor 0.999940.

A plat of even survey date herewith accompanies this metes and bounds description.

I certify that the survey was performed on the ground under my supervision on September 22, 2014.



James A. Woods 10/16/14

James A. Woods Date

Registered Professional Land Surveyor

State of Texas No. 5333

