

TEXAS TRANSPORTATION COMMISSION

LIMESTONE County

MINUTE ORDER

Page 1 of 1

WACO District

In LIMESTONE COUNTY, on STATE HIGHWAY 164, the State of Texas acquired certain land needed for state highway purposes by instrument recorded in Volume 258, Page 619, Deed Records of Limestone County, Texas.

A portion of the land (surplus land), described in Exhibit A, 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 surplus land.

Rand Oil Company, L.P., is the abutting landowner and has requested that the surplus land be sold to the company for \$7,623.

The commission finds \$7,623 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus land is no longer needed for a state highway purpose and that the value of the surplus land is less than \$10,000 and authorizes the executive director to execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Rand Oil Company, L.P., for \$7,623; 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 surplus land.

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

112183 FEB 25 10

Minute Number Date Passed

Fieldnote Description to 0.050 Acre
City of Groesbeck
A. Varela Survey, A-29
Limestone County, Texas
EXHIBIT A

Fieldnotes to all that certain lot, tract, or parcel of land situated in the City of Groesbeck, A. Varela Survey, A-29, Limestone County, Texas, being 0.050 acre, more or less, and being a part of the right of way acquisition of State Highway 164 as described in a Right of Way Deed dated February 25, 1939, from Richard E. Pierce, et ux to the State of Texas, and recorded in Volume 258, Page 619, Deed Records, Limestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at an "X" cut in concrete for the southerly corner of the referenced right of way of State Highway 164, (Volume 258, Page 619). Same being at Station 41+98.94 of State Highway 164 and in the intersection of said right of way with the northeasterly right of way of FM 937 (80' r.o.w.), conveyed in a Right of Way Deed dated November 29, 1949, from Jay Gibson to the State Highway Commission and recorded in Volume 342, Page 87. Said point further being 40 feet left of Station 2+05.09 on the baseline of FM 937, is the southwesterly corner of a called 0.504 acre tract conveyed to C. R. Rand, et ux by deed of record in Volume 601, Page 614, and bears N31°25'38"W 147.9 feet (called N30°W 143.1 feet) from a brick column found at the occupied southerly corner of the aforesaid 0.504 acre tract;

THENCE NORTH 31°25'38" WEST 57.60 feet, along the northwesterly projection of the northeasterly right of way of FM 937 and a southwesterly line of said State 164 Highway Right of Way Acquisition, to a ½" iron rod (capped R.P.L.S. 4957) set within the right of way of State Highway 164 and approximately 0.5 feet westerly of existing concrete paving.

THENCE in a northeasterly direction across and within said State Highway 164 right of way, as follows:

NORTH 53°07'44" EAST 4.61 feet approximately 0.5 feet westerly of said concrete pavement to a capped ½" iron rod set for a bend, and

NORTH 28°28'19" EAST 13.82 feet continuing approximately 0.5 feet westerly of said concrete pavement to a capped ½" iron rod set for corner in the curving southerly right of way of State Highway 164. Same being 60 feet radial and southerly of the centerline of said highway and from which a Texas Department of Transportation Type I concrete right of way monument found in the southwesterly right of way of State Highway 164 bears N65°00'47"W 2035.25 feet;

THENCE in a southeasterly direction with the southerly curving right of way of State Highway 164 along a curve to the left which has a central angle of 00°51'40", a radius of 3879.80 feet, a long chord which bears S78°27'34"E 58.30 feet, at a length of 58.30 feet an "X" cut in existing concrete paving at 60 feet right of State Highway 164 baseline Station 42+25.13. Same being the northwesterly corner of the aforementioned 0.504 Rand Oil Co. tract and bears N79°29'11"W 146.21 (called N77°31'W 141.0 feet) feet from the easterly line of said 0.504 acre tract and S86°06'32"W 701.36 feet from a Texas Department of Transportation Type I concrete monument found in the northerly right of way of State Highway 164 for the end of said curve;

THENCE SOUTH 35°29'46" WEST 64.36 feet, (called S38°08'W 72.10 feet) with a southeasterly line of the aforesaid State Highway 164 right of way and the northwesterly line of said 0.504 acre tract, to the Point of Beginning and containing 0.050 acre (2173 square feet), more or less, as shown on the accompanying survey plat of even date herewith.

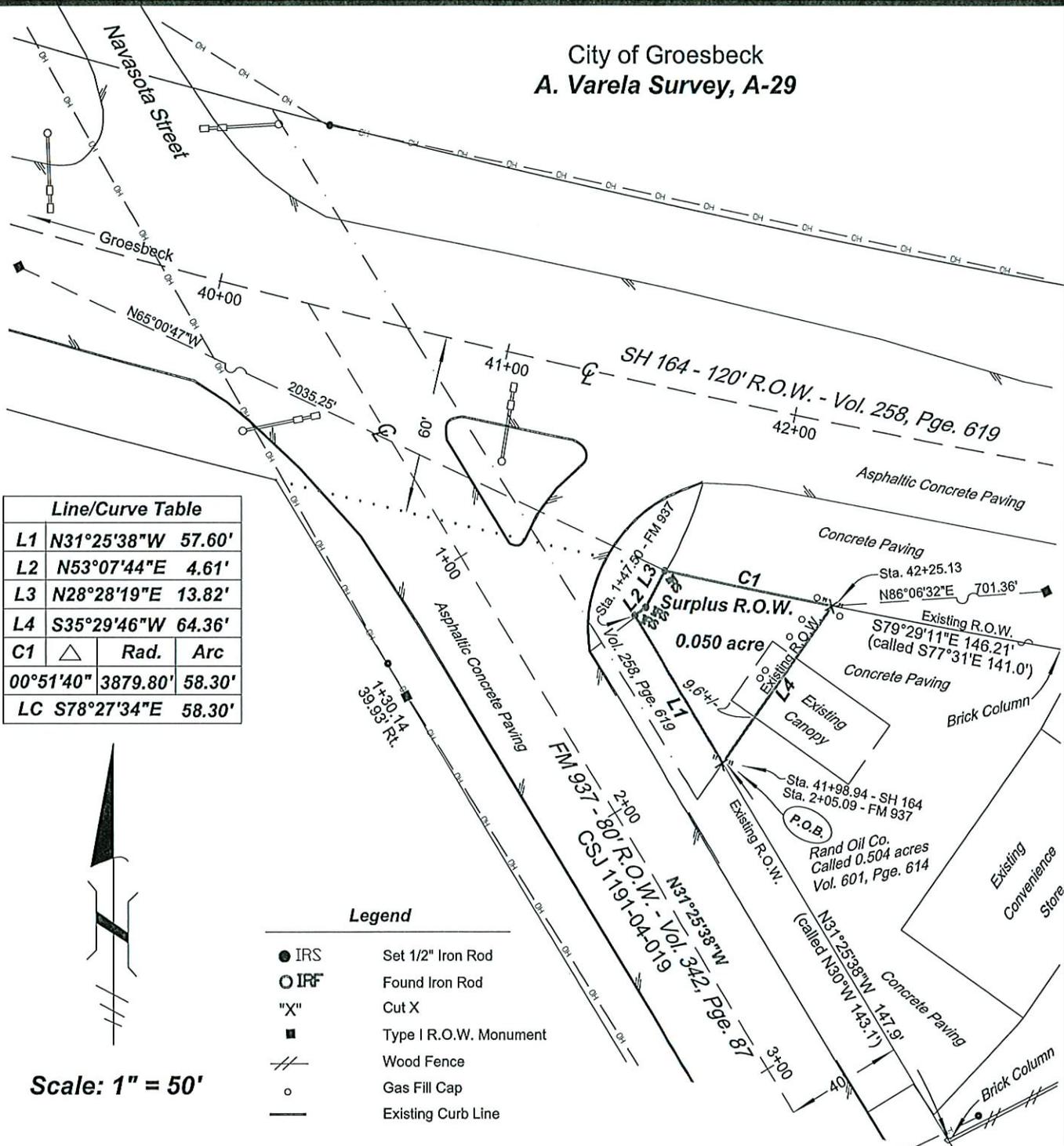
Bearing Note: Bearings are related to the 1983 N.A.D. Texas State Plane Coordinate Central Zone System as shown of the FM 937 right of way map, CSJ 1191-04-019 and R.O.W. Account 8009-01-082.



Kirk Raymond, R.P.L.S. 4957
Groesbeck, Texas
November 20, 2007



City of Groesbeck
A. Varela Survey, A-29



Line/Curve Table		
L1	N31°25'38"W	57.60'
L2	N53°07'44"E	4.61'
L3	N28°28'19"E	13.82'
L4	S35°29'46"W	64.36'
C1	△	Rad. Arc
	00°51'40"	3879.80' 58.30'
LC	S78°27'34"E	58.30'



Scale: 1" = 50'

Legend

- IRS Set 1/2" Iron Rod
- IRF Found Iron Rod
- "X" Cut X
- Type I R.O.W. Monument
- /// Wood Fence
- Gas Fill Cap
- Existing Curb Line

RAYMOND SURVEY & MAPPING

202 W. Brazos Street, Groesbeck, Texas 76642
rpls@embarqmail.com 254-729-5750

Drawn By: kr
Chk'd By:
Date: 11-20-07
Job No. 07-6809
Client Rand Oil Co.

Plat of a 0.050 acre Surplus Right of Way Parcel in the City of Groesbeck, A. Varela Survey, A-29, Limestone County, Texas.

I, Kirk Raymond, certify that this survey represents the results of an on the ground survey made by me or under my supervision during November 2007.

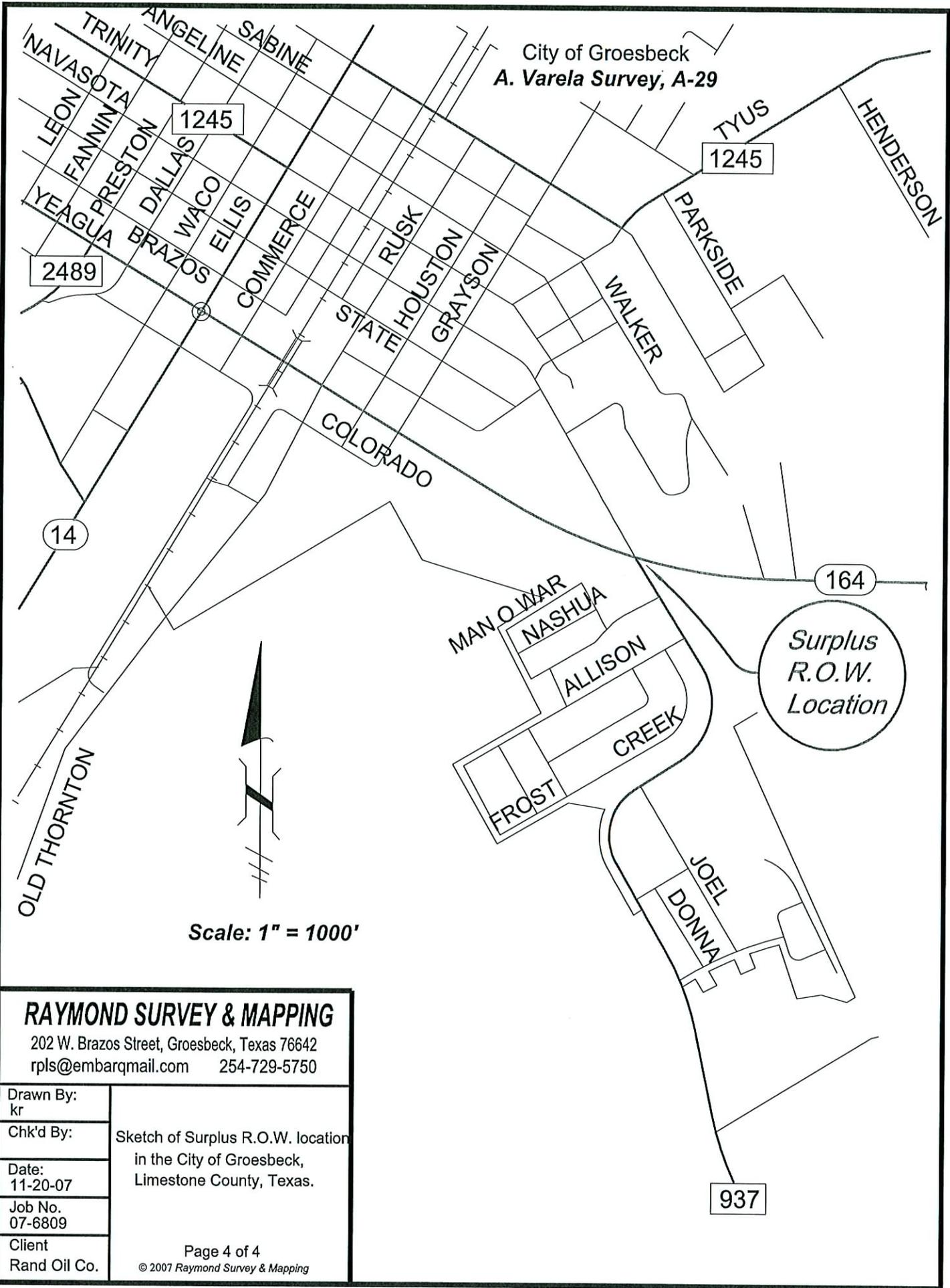
Kirk Raymond, R.P.L.S. 4957



See Attached Fieldnotes

Bearings are based upon the centerline of FM 937 in accordance with R.O.W. Account 8009-01-082/CSJ 1191-04-019.

City of Groesbeck
A. Varela Survey, A-29



*Surplus
R.O.W.
Location*

Scale: 1" = 1000'

RAYMOND SURVEY & MAPPING

202 W. Brazos Street, Groesbeck, Texas 76642
rpls@embarqmail.com 254-729-5750

Drawn By:
kr
Chk'd By:
Date:
11-20-07
Job No.
07-6809
Client
Rand Oil Co.

Sketch of Surplus R.O.W. location
in the City of Groesbeck,
Limestone County, Texas.