

TEXAS TRANSPORTATION COMMISSION

UPSHUR County

MINUTE ORDER

Page 1 of 1

ATLANTA District

In UPSHUR COUNTY, on US 259, the State of Texas acquired certain land needed for state highway purposes by instruments recorded in Volume 326, Page 581, and Volume 321, Page 819, Official Records of Upshur County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

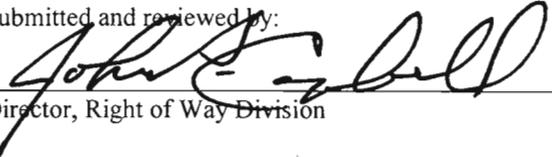
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land.

New Hope Independent Baptist Church of Ore City is the abutting landowner and has requested that the surplus land be sold to the church for \$2,358.

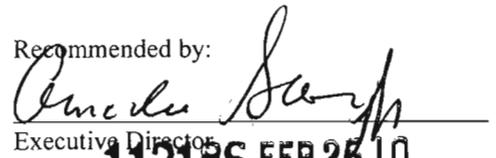
The commission finds \$2,358 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

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 New Hope Independent Baptist Church of Ore City for \$2,358; 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

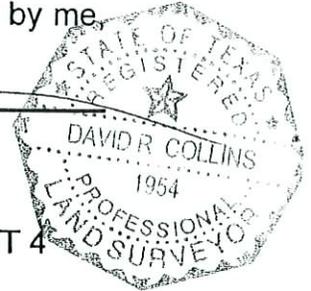
112186 FEB 25 10

Minute Number Date Passed

HIGHWAY: US HIGHWAY NO. 259
COUNTY: UPSHUR
PROJECT LIMITS
FROM: 0.1 MI. N. OF FM 726
TO: 0.3 MI S. OF FM 450
CSJ NO. 0392-02-055 (CONSTRUCTION)
CSJ NO. 0392-02-050 (ROW)

I, David R. Collins, Registered Professional Land Surveyor, do hereby certify that this property description is true and correct according to a survey made by me upon the ground.

David R. Collins, R.P.L.S.
July 24, 2009



PROPERTY DESCRIPTION FOR SURPLUS RIGHT-OF-WAY TRACT 4
NEW HOPE INDEPENDENT BAPTIST CHURCH

All that certain 0.262 of an acre tract of land located in the Annis Jackson Survey, A-260 and the J. C. Dearmore Survey, A-131, in Upshur County, Texas, being part of a 6.359 acre tract of land, conveyed from George R. Hudspeth, John H. Hudspeth and William H. Hudspeth to The State of Texas, by Deed dated October 8, 1998, and recorded in Volume 326, Page 581, of the Official Records of Upshur County, Texas, and part of a 2.303 acre tract of land conveyed from Trustees of New Hope Independent Baptist Church to The State of Texas, by Deed dated October 14, 1998, and recorded in Volume 321, Page 819, of said Official Records of Upshur County, Texas, said 0.262 of an acre of land being more particularly described as follows: (Bearing Basis: Established from the plans on U. S. Highway 259 and coordinates are converted to surface coordinates from the control used on the U. S. Highway 259 Project)

COMMENCING at a ½" Iron Rod Found on the North line of the J. C. Dearmore Survey, A-131, the Southeast corner of said Jackson Survey, the Southwest corner of the H. D. Palmer Survey, A-411, on the North line of a called 17.335 acre tract of land conveyed to New Hope Independent Baptist Church, by Deed recorded in Volume 59, Page 999, and an ell corner of the called 150 acre tract of land designated as "Tract Three", conveyed to Hudspeth, Hudspeth & Hudspeth, by Deed recorded in Volume 122, Page 807, both of said Official Records;

THENCE: S 88°58'51" W with the North line of said Dearmore Survey, same being the South line of said Jackson Survey, at 538.62 feet passing a ½" Iron Rod Found for the Southeast corner of a 0.404 acre tract of land conveyed to New Hope Independent Baptist Church by Warranty Deed recorded in Clerk's File No. 200902289, of said Official Records and continuing for a total distance of 653.53 feet to a ½" Iron Rod Found for the POINT OF BEGINNING having a Texas State Plane North Central Zone Nad 83 surface coordinate value of N: 6988492.230/E: 3127478.544, same being the Southwest corner of said 0.404 acre tract and on the existing East Right-of-way line of US Highway No. 259, 220.00 feet right of and at a right angle from the existing centerline of US Highway No. 259, at US Highway No. 259 centerline station 459+72.61;

1. THENCE: S 19°33'20" W with the existing East right-of-way line of US Highway No. 259, 22.61 feet to a Type II Concrete Right-of-Way Marker with Bronze Disk Found, 220.00 feet right of and at a right angle from the existing centerline of US Highway No. 259, at US Highway No. 259 centerline station 459+50.00;
2. THENCE: S 69°55'53" E continuing with the existing East Right-of-way line of US Highway No. 259, 64.81 feet to a Type II Concrete Right-of-Way Marker with Bronze Disk Found at the intersection of said existing East Right-of-way line and the proposed East Right-of-way line of US Highway No. 259, 284.80 feet right of and at a right angle from the existing centerline of US Highway No. 259, at US Highway No. 259 centerline station 459+49.42 and on the North Right-of-way line of Shamrock Road;
3. THENCE: S 69°17'31" W with the proposed East Right-of-way line of US Highway No. 259, 157.00 feet to a Type II Concrete Right-of-Way Marker with Bronze Disk Set, 165.00 feet right of and at a right angle from the existing centerline of US Highway No. 259, at US Highway No. 259 centerline station 458+47.95;
4. N 27°26'32" E with the proposed East Right-of-way line of US Highway No. 259, at 110.77 feet passing a 5/8" Iron Rod Set on the North line of said Dearmore Survey, on the South line of said Jackson Survey, on the North line of said 2.303 acre tract and on the South line of said called 6.359 acre tract and continuing for a total distance of 400.85 feet to a Type II Concrete Right-of-Way Marker with Bronze Disk Set at the convergence of the proposed East Right-of-way line of US Highway No. 259 with the existing East Right-of-way line of US Highway No. 259, 220.00 feet right of and at a right angle from the existing centerline of US Highway No. 259, at US Highway No. 259 centerline station 462+45.00, said Type II Concrete Right-of-Way Marker with Bronze Disk being S 19°33'20"W, 255.00 feet from a Type II Concrete Right-of-Way Marker with Bronze Disk Found;
5. THENCE: S 19°33'20" W with the existing East Right-of-way line of US Highway No. 259, 272.39 feet to the POINT OF BEGINNING, containing 0.262 of an acre of land, more or less.

100 0 100 Feet

Scale: 1"=100'

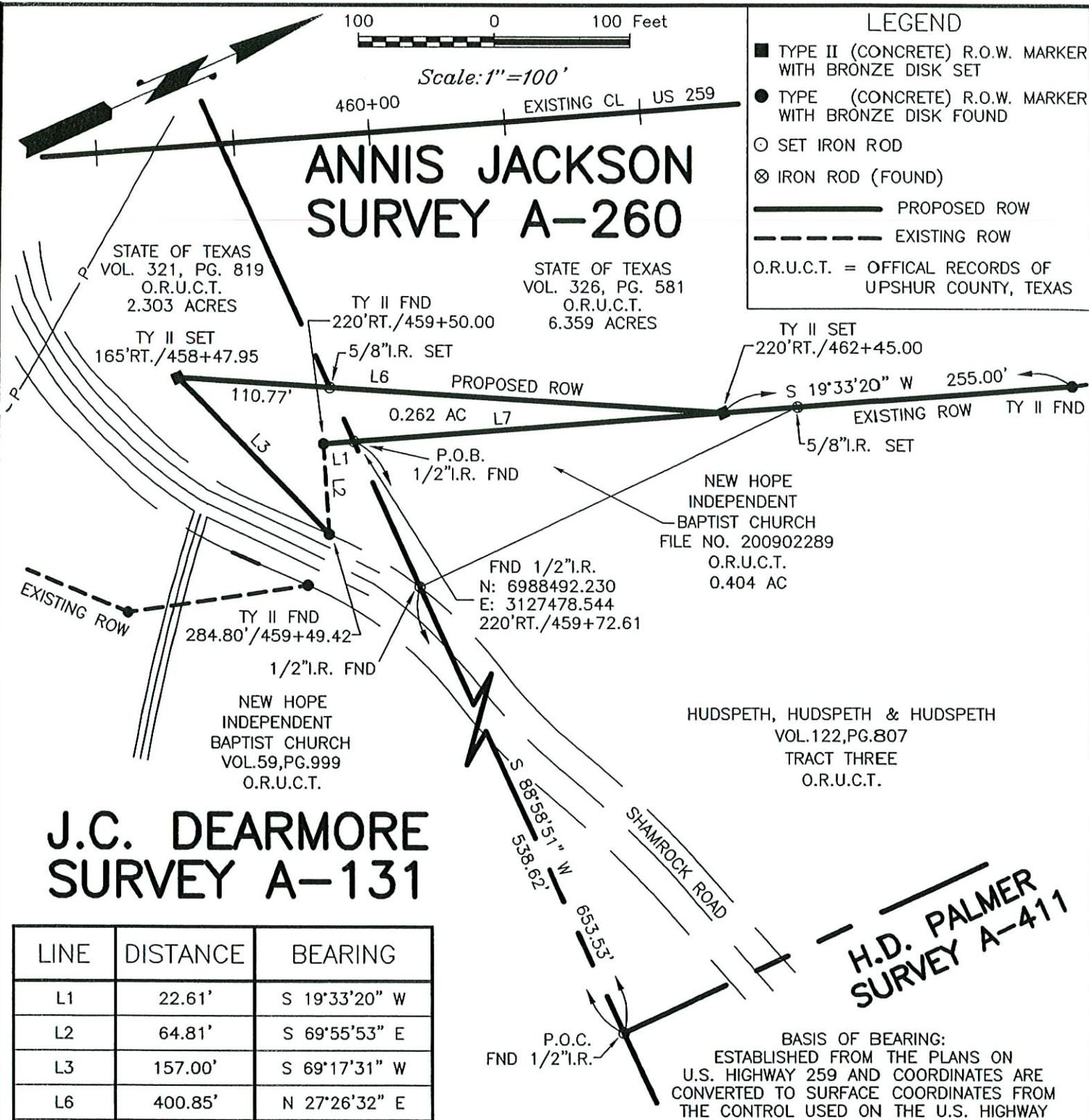
LEGEND

- TYPE II (CONCRETE) R.O.W. MARKER WITH BRONZE DISK SET
- TYPE (CONCRETE) R.O.W. MARKER WITH BRONZE DISK FOUND
- SET IRON ROD
- ⊗ IRON ROD (FOUND)
- PROPOSED ROW
- - - EXISTING ROW
- O.R.U.C.T. = OFFICAL RECORDS OF UPSHUR COUNTY, TEXAS

ANNIS JACKSON SURVEY A-260

STATE OF TEXAS
VOL. 321, PG. 819
O.R.U.C.T.
2.303 ACRES

STATE OF TEXAS
VOL. 326, PG. 581
O.R.U.C.T.
6.359 ACRES



TY II SET
165'RT./458+47.95

TY II FND
220'RT./459+50.00

TY II SET
220'RT./462+45.00

110.77'

L6 PROPOSED ROW
0.262 AC L7

S 19°33'20" W 255.00'

EXISTING ROW TY II FND

L1
P.O.B.
1/2" I.R. FND

NEW HOPE INDEPENDENT BAPTIST CHURCH
FILE NO. 200902289
O.R.U.C.T.
0.404 AC

FND 1/2" I.R.
N: 6988492.230
E: 3127478.544
220'RT./459+72.61

EXISTING ROW

TY II FND
284.80'/459+49.42

1/2" I.R. FND

NEW HOPE INDEPENDENT BAPTIST CHURCH
VOL. 59, PG. 999
O.R.U.C.T.

HUDSPETH, HUDSPETH & HUDSPETH
VOL. 122, PG. 807
TRACT THREE
O.R.U.C.T.

J.C. DEARMORE SURVEY A-131

LINE	DISTANCE	BEARING
L1	22.61'	S 19°33'20" W
L2	64.81'	S 69°55'53" E
L3	157.00'	S 69°17'31" W
L6	400.85'	N 27°26'32" E
L7	272.39'	S 19°33'20" W

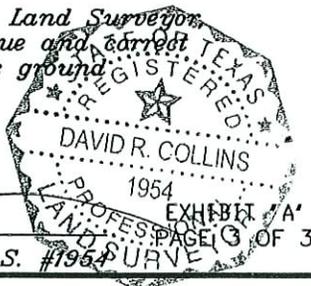
P.O.C.
FND 1/2" I.R.

BASIS OF BEARING:
ESTABLISHED FROM THE PLANS ON U.S. HIGHWAY 259 AND COORDINATES ARE CONVERTED TO SURFACE COORDINATES FROM THE CONTROL USED ON THE U.S. HIGHWAY 259 PROJECT

H.D. PALMER SURVEY A-411

I, David R. Collins, Reg. Professional Land Surveyor, do hereby certify that this Plat is true and correct according to a survey made upon the ground JULY 24, 2009.

David R. Collins



R.P.L.S. #1954

**SURPLUS RIGHT-OF-WAY TRACT 4
US HIGHWAY 259 UPSHUR COUNTY
CSJ # 0392-02-055 (CONSTRUCTION)
CSJ # 0392-02-050 (ROW)**

CALLED ACRES	TO BE ACQUIRED	REMAINING	
		LT	RT
	0.262		

COLLINS SURVEYING & MAPPING, INC.
P. O. Box 1028 Atlanta, TX 75551
Phone: (903) 796-8227

JOB # 2667A

DWG. #NHIBC2667A