TEXAS TRANSPORTATION COMMISSION

WICHITA County

MINUTE ORDER

WICHITA FALLS District

In the city of Wichita Falls, WICHITA COUNTY, on US 287, the State of Texas acquired certain land needed for highway purposes by instrument recorded in Volume 675, Page 351, Deed Records of Wichita 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.

The City of Wichita Falls is a governmental entity with the authority to condemn the property and has requested that the surplus land be sold to the city for $4,574.

The commission finds $4,574 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 the City of Wichita Falls for $4,574; 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:

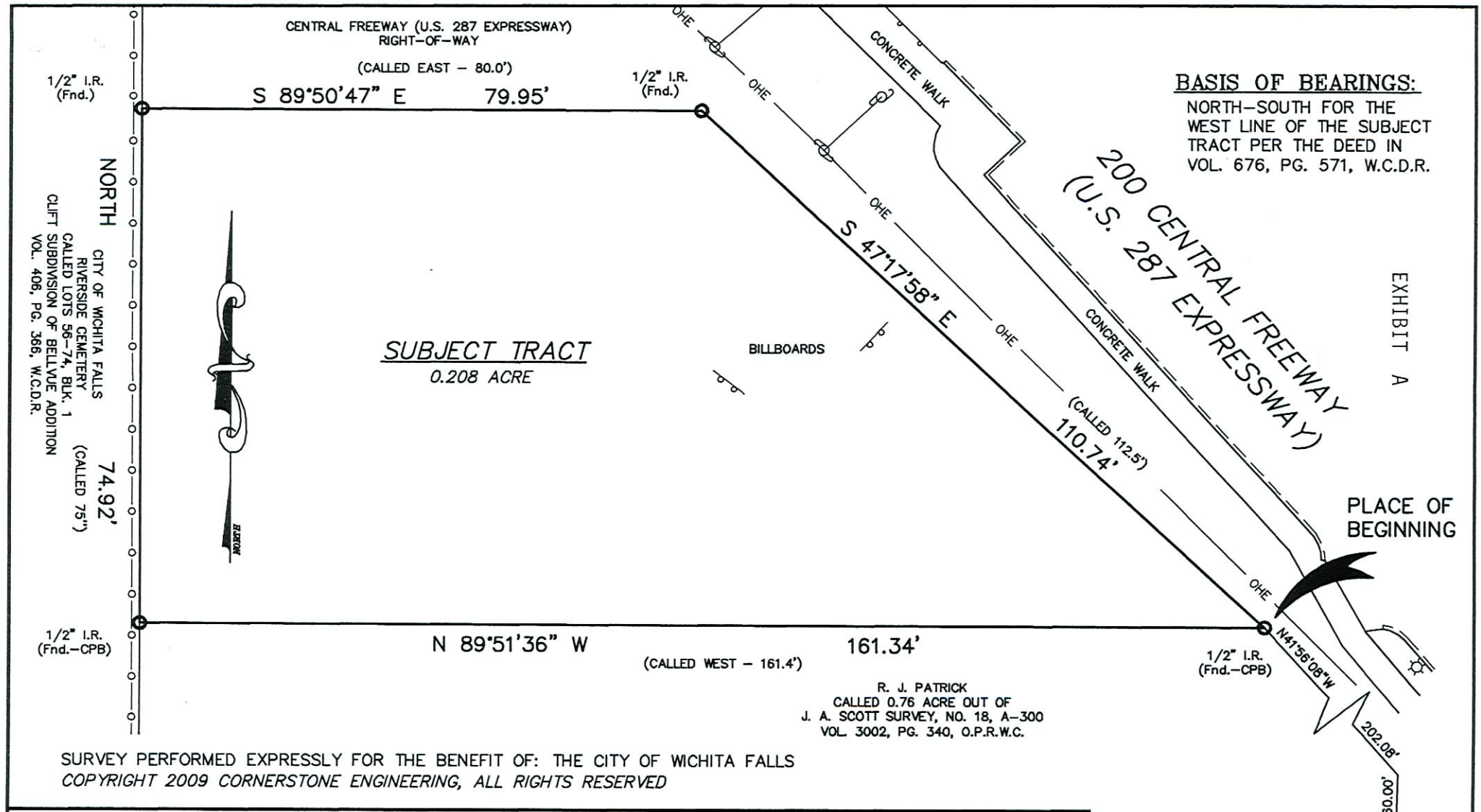
Director, Right of Way Division

Recommended by:

Executive Director

112187 FEB 25 10

Minute Number | Date Passed



SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: THE CITY OF WICHITA FALLS

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I hereby certify that this survey of this property located at 200 CENTRAL FREEWAY (U.S. 287 EXPRESSWAY) being legally described BY THAT PROPERTY DESCRIPTION PROVIDED ON SHEET 2 OUT OF THE J. A. SCOTT SURVEY NO. 18, A-300 THE CITY OF WICHITA FALLS, WICHITA COUNTY was made on the ground; represents the facts found at the time of the survey, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey as of this the 20th day of AUGUST, 2009.

MARTIN LITTEKEN, JR.

Registered Professional Land Surveyor No. 5179

STATE OF TEXAS REGISTERED MARTIN LITTEKEN, JR. 5179 PROFESSIONAL LAND SURVEYOR

KBH/MWC

Ø90242-0.DWG 1=20

Scale: 1"= 20'

CORNERSTONE ENGINEERING
2406 KELL BOULEVARD
WICHITA FALLS, TEXAS 76309
(940) 322-6450

SHEET 1 OF 2

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE CITY OF WICHITA FALLS, WICHITA COUNTY, TEXAS, BEING OUT OF THE J. A. SCOTT SURVEY NO. 18, A-300, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF CENTRAL FREEWAY ("U.S. 287") FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO R. J. PATRICK IN VOLUME 3002, PAGE 340, OFFICIAL PUBLIC RECORDS OF WICHITA COUNTY, SAID IRON ROD BEARS NORTH 00°54'33" EAST 60.00 FEET AND NORTH 41°56'08" WEST 202.08 FEET FROM A TEXAS DEPARTMENT OF TRANSPORTATION HIGHWAY MONUMENT AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. 287 WITH THE NORTH RIGHT-OF-WAY LINE OF THIRD STREET;

THENCE ALONG THE NORTH LINE OF SAID PATRICK TRACT, NORTH 89°51'36" WEST 161.34 FEET TO A 1/2 INCH IRON ROD IN THE EAST LINE OF THE RIVERSIDE CEMETERY FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION AND THE NORTHWEST CORNER OF SAID PATRICK TRACT;

THENCE ALONG THE EAST LINE OF THE RIVERSIDE CEMETERY, NORTH 74.92 FEET TO A 1/2 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. 287 FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. 287, SOUTH 89°50'47" EAST 79.95 FEET TO A 1/2 INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. 287 FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. 287, SOUTH 47°17'58" EAST 110.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.208 ACRE OF LAND (9038 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTE:

NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED. EASEMENTS AND LIMIT LINES SHOWN ARE REFLECTED ON THE FINAL PLAT.

FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (I) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (II) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (III) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR WICHITA FALLS, TEXAS, COMMUNITY PANEL NUMBER 480662 0020 E AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED SEPT. 15, 1993.
ZONE X

EXHIBIT A

STATE OF TEXAS
REGISTERED
MARTIN LITTEKEN, JR.
5179
PROFESSIONAL
LAND SURVEYOR

MARTIN LITTEKEN, JR.
Registered Professional Land Surveyor No. 5179

SHEET 2 OF 2

KBH/MWC
Scale: 1"= 20'

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