

TEXAS TRANSPORTATION COMMISSION

PANOLA County

MINUTE ORDER

Page 1 of 1

ATLANTA District

In PANOLA COUNTY, on FARM TO MARKET ROAD 1794, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 731, Page 812; Volume 488, Page 217; Volume 487, Page 609; and Volume 487, Page 732, Deed Records of Panola County, Texas.

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

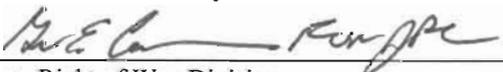
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Mt. Zion Baptist Church of Beckville, Texas, is an abutting landowner and has requested that the surplus land be sold to the church for \$7,182.

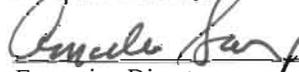
The commission finds \$7,182 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

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 Mt. Zion Baptist Church of Beckville, Texas; 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:

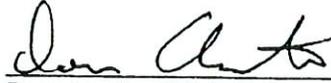

Executive Director

112217 MAR 25 10

Minute Number Date Passed

County: Panola
Highway: FM 1794
CSJ No. 1760-1-13

I, D. D. Austin, Registered Professional Land Surveyor, do hereby certify that these field notes are true and correct according to a Survey made on the ground by me.



Don Austin, R.P.L.S. No. 4431
November 21, 2008



SURPLUS RIGHT OF WAY FOR TRACT 2

BEING all that certain 1.026 acre tract of land located in the ADAM LaGRONE Survey, Abstract No. 391, Panola County, Texas, and being a part of that certain tract of land called 20.464 acres described as "Parcel No. 2" in a deed from L. D. Cross, Trustee, and Texas Utilities Generating Company, to the State of Texas, dated August 18, 1982, recorded in Vol. 731, Page 812 of the Deed Records of Panola County, Texas, also being a part of the old Farm-to-Market Road No. 1794 Right-of-Way as described in that certain Right-of-Way Deed from Archie Williams, et al, to the State of Texas, recorded in Vol. 488, Page 217 of the said Panola County Deed Records, and also being a part of that certain tract of land called 0.26 of an acre described in a deed from Jetta Bowen Yonge and husband, Charles Yonge, to the State of Texas dated March 30, 1966, recorded in Vol. 487, Page 609 of the said Deed Records, and also being a part of that certain tract of land called 0.42 of an acre described in a deed from Mt. Zion Baptist Church to the State of Texas, dated April 12, 1966, recorded in Vol. 487, Page 732 of the aforementioned Deed Records, and the said 1.026 acre subject tract is more particularly described as follows:

BEGINNING at a Type II (bronze disc) concrete Right-of-Way monument set for a corner and POINT OF BEGINNING in the occupied existing South Right-of-Way line of old Farm-to-Market Road No. 1794, being 74.46 feet right, at right angles, from the survey centerline of old Farm-to-Market Road No. 1794 at survey centerline station 245+51.50, also being 160.00 feet left, at right angles, from the survey centerline of the existing Farm-to-Market Road No. 1794 at survey centerline station 247+46.51, said Point of Beginning having coordinate values of N=6,816,598.38 and E=3,223,220.46, Texas State Plane Coordinate System, North Central Zone, NAD 83;

THENCE in a Southwesterly direction with the proposed North Right-of-Way line of Farm-to-Market Road No. 1794 a distance of 40.39 feet along a curve to the left (long chord bears South 66° 40' 11" West a distance of 40.38 feet) to a Type II (bronze disc) concrete Right-of-Way monument set for a corner at the end of said curve, being 160.00 feet left, at right angles, from the survey centerline of the existing Farm-to-Market Road No. 1794 at survey centerline station 247+10.18, from which the radius point of the said curve bears South 24° 03' 24" East at distance of 1592.40 feet;

THENCE South 66° 15' 59" West continuing with the proposed North Right-of-Way line of Farm-to-Market Road No. 1794 a distance of 154.02 feet to a Type I concrete Right-of-Way monument found for an ell corner in the North boundary line of the said parent tract called 20.464 acres, also being the Southeast corner of that certain tract of land called 59.6176 acres described as "Exhibit A" in a deed from Jack P. Williams, Mary Virginia Elliott, Frances Karen McGlenn, and Archie Darrell Williams, to Texas Utilities Mining Company, dated August 28,

1998, recorded in Vol. 1065, Page 341 of the Official Public Records of Panola County, Texas, being 160.87 feet left, at right angles, from the survey centerline of the existing Farm-to-Market Road No. 1794 at survey centerline station 245+60.00;

THENCE North 0° 32' 07" West (Called S 0° 02' 25" W 130.69') with the East boundary line of the aforesaid tract of land called 59.6176 acres a distance of 130.52 feet to a ½-inch iron rod with silver cap found for a corner in the existing South Right-of-Way line of old Farm-to-Market Road No. 1794, being 74.45 feet right, at a right angle, from the survey centerline of old Farm-to-Market Road No. 1794 at survey centerline station 243+70.50;

THENCE North 10° 55' 36" East (Called S 10° 55' 57" W 76.16') continuing with the East boundary line of the said called 59.6176 acre tract a distance of 78.48 feet to a ½-inch iron rod with silver cap found for its Northeast corner, same being the Southeast corner of that certain called 0.83 acre parcel of land described as "Exhibit A" in a deed from Texas Utilities Generating Company to Winnie Vale Metcalf Kelly, dated January 24, 1983, recorded in Vol. 731, Page 668 of the said Panola County Deed Records;

THENCE North 9° 54' 44" East with the East boundary line of the said called 0.83 acre parcel a distance of 68.06 feet to a ½-inch iron rod set for a corner in the occupied existing North Right-of-Way line of old Farm-to-Market Road No. 1794, being 70.52 feet left, at a right angle, from the survey centerline of old Farm-to-Market Road No. 1794 at survey centerline station 243+49.10;

THENCE South 72° 15' 49" East with the said occupied existing North Right-of-Way line of old Farm-to-Market Road No. 1794, passing a ½-inch iron rod found for the Southwest corner of that certain tract originally called 1½ acres described in a deed from F. D. Harris and N. S. Harris to Mt. Zion Church, dated August 24, 1891, recorded in Vol. Z, Page 82 of the said Panola County Deed Records, at 22.26 feet, passing a Type I concrete Right-of-Way monument found at 38.62 feet, and continuing on with the said occupied existing Right-of-Way line for a total distance of 220.03 feet to a ½-iron rod found for a corner at the beginning of a curve to the left, from which the radius point of said curve bears North 13° 27' 22" East a distance of 2226.80 feet, said rod being 64.96 feet left, at a right angle, from the survey centerline of old Farm-to-Market Road No. 1794 at survey centerline station 245+75.80;

THENCE in a Southeasterly direction along the existing Right-of-Way line of old Farm-to-Market Road No. 1794 a distance of 57.78 feet along a curve to the left (long chord bears South 77° 17' 14" East a distance of 57.77 feet) to a railroad spike found for the present Southeast corner of the said Mt. Zion Church tract originally called 1½ acres, the said tract having been re-surveyed in 1995 as a 0.720 acre parcel as shown per instrument recorded in Vol. 975, Page 115 of the Official Public Records of Panola County, Texas, from which corner the radius point of the said curve bears North 11° 58' 10" East a distance of 2226.80 feet, and the said railroad spike being 64.96 feet left, at a right angle, from the survey centerline of old Farm-to-Market Road No. 1794 at survey centerline station 246+35.30, and 231.12 feet left of existing survey centerline station 248+75.39;

THENCE South 44° 05' 15" West across the existing Right-of-Way of old Farm-to-Market Road No. 1794 a distance of 162.74 feet to the Point of Beginning, containing 1.026 acres of land.

Source of orientation is the Texas State Plane Coordinate System, North Central Zone, NAD 83.

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ADAM LAGRONE
A-391

Winnie Vale Metcalf Kelly
Called 0.83 Acres
Vol. 731, Pg. 668
Deed Records

Winnie Vale Metcalf
Original Tract
Called 65 Acres
Vol. 151, Pg. 133
Deed Records

Mt. Zion Church
Vol. 536, Pg. 82
Deed Records
See Also:
Vol. 975, Pg. 115
Official Public Records

(Old FM R.O.W. - Abandoned
See Vol. 731, Pg. 659
Deed Records)
(Old R.O.W.)

Texas Utilities Mining Company
Called 59.6176 Acres
Vol. 1085, Pg. 341
Official Public Records

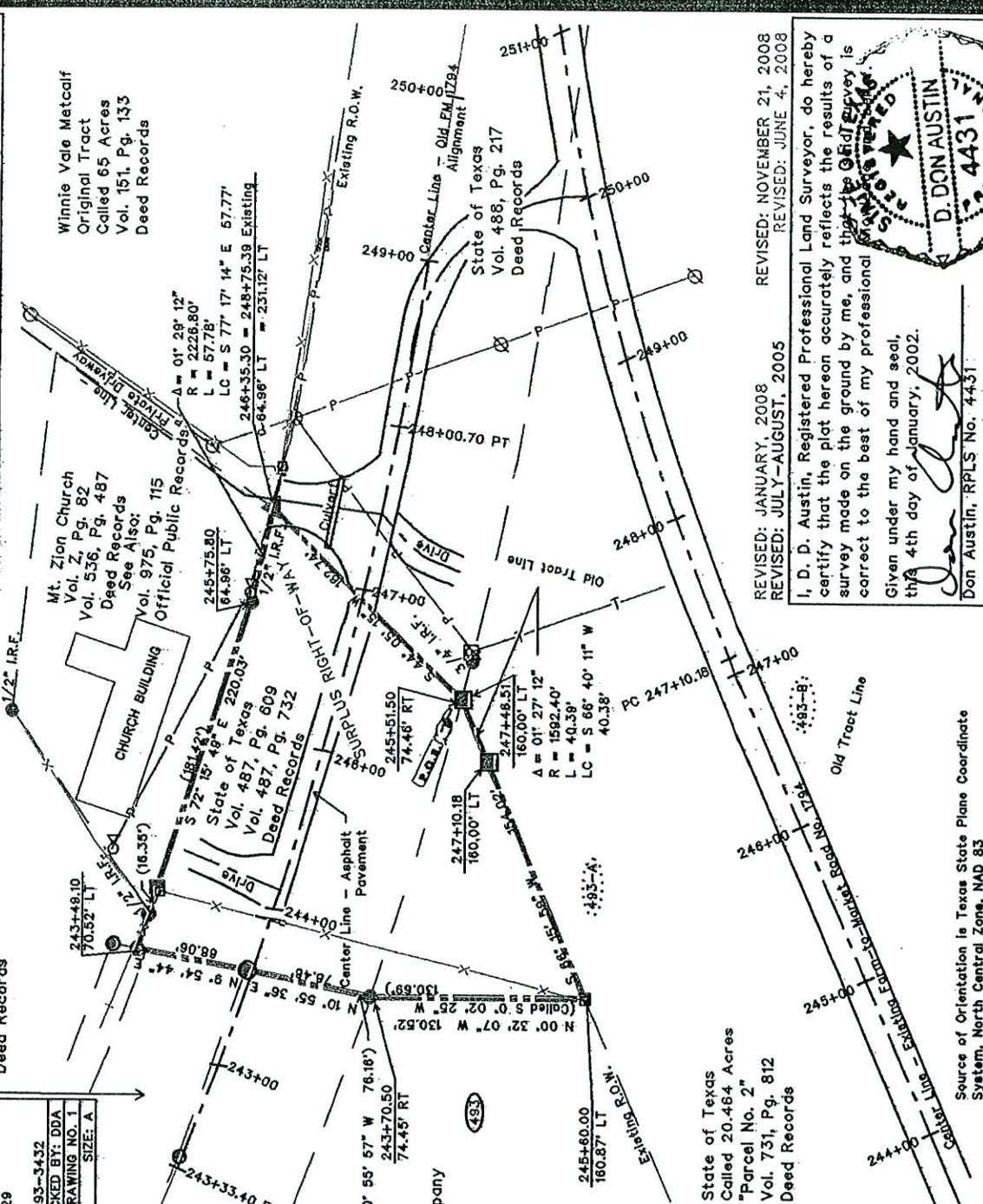
State of Texas
Called 20.464 Acres
"Parcel No. 2"
Vol. 731, Pg. 812
Deed Records

STATE OF TEXAS
SURPLUS RIGHT-OF-WAY
TOTAL 1.028 ACRE TRACT
FARM-TO-MARKET ROAD NO. 1794
CSJ 1760-1-13
PANOLA COUNTY, TEXAS

AUSTIN
SURVEYING & MAPPING
115 W. SABINE ST. P. O. BOX 629
CARTHAGE, TEXAS 75633
PHONE: (903) 693-8135 FAX: (903) 693-3432
DRAWN BY: BKA CHECKED BY: DDA
DATE: 01-04-2002 JOB NO. 01049 DRAWING NO. 1
SCALE: 1" = 100' BK. 158, PG. 68
EXHIBIT "B" PAGE 3 of 3 SIZE: A



LEGEND	
	Type I ROW Mon.
	Type II ROW Mon. Set
	1/2" Iron Rod Set (Unless Otherwise Stated)
	1/2" Iron Rod with Cap Fnd.
	Railroad Spike Fnd.
	Fence Corner
	Power Pole
	Light Pole
	Telephone Pedestal
	Barbed-Wire Fence
	Power Line
	Gate
	Existing TXU Tract Designation
	Former TUMCo Tract Designation



REVISED: JANUARY, 2008
REVISED: JULY-AUGUST, 2005
REVISED: NOVEMBER 21, 2008
REVISED: JUNE 4, 2008

I, D. D. Austin, Registered Professional Land Surveyor, do hereby certify that the plat hereon accurately reflects the results of a survey made on the ground by me, and that the said survey is correct to the best of my professional knowledge and belief.
Given under my hand and seal, this 4th day of January, 2002.

Don Austin, RPLS No. 4431

Source of Orientation is Texas State Plane Coordinate System, North Central Zone, NAD 83