

TEXAS TRANSPORTATION COMMISSION

JOHNSON County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In JOHNSON COUNTY, on PARK ROAD 21, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 357, Page 208, Deed Records of Johnson County, Texas.

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

Gayland Pugh and wife, Alice Pugh, are the abutting landowners and have requested that the surplus land be sold to them for \$5,400.

The Texas Transportation Commission (commission) finds \$5,400 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 Gayland Pugh and wife, Alice Pugh, for \$5,400; 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

112289 MAY 27 10

Minute Date
Number Passed

EXHIBIT "A"
TRACT 06-9
PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 435, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 2.889 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS IN A DEED RECORDED IN VOLUME 357, PAGE 208 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), CURRENTLY IN THE EXISTING RIGHT-OF-WAY OF OLD STATE HIGHWAY NUMBER 174 (ABANDONED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR A CORNER AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 1224 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NUMBER 174, ALSO MARKING THE NORTH CORNER OF A CALLED 0.642 ACRE "SECOND TRACT" CONVEYED TO GAYLAND PUGH, ET UX, AS DESCRIBED IN A DEED RECORDED IN VOLUME 1517, PAGE 342 D.R.J.C.T. AND SAID BEGINNING POINT BEING LOCATED S 02°00'35" E, 46.57 FEET AND S 29°54'46" E, 87.05 FEET FROM CENTERLINE STATION 84+48 OF SAID HIGHWAY NUMBER 174 AND BEING IN A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 613.14 FEET;

THENCE SOUTHWESTERLY ALONG THE COMMON SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NUMBER 174 AND THE WESTERLY LINE OF SAID 0.642 ACRE TRACT, AND SAID CURVE TO THE RIGHT WITH A CHORD BEARING OF S 20°52'25" W, 385.63 FEET AND AN ARC LENGTH OF 392.29 FEET, TO A FOUND 1/2" IRON ROD MARKING THE WEST CORNER OF SAID 0.642 ACRE TRACT, AND THE NORTH CORNER OF A CALLED 0.793 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS IN A DEED RECORDED IN VOLUME 357, PAGE 234 D.R.J.C.T., FROM WHICH POINT CENTERLINE STATION 89+34.9 OF SAID HIGHWAY NUMBER 174 BEARS N 50°47'50" W, 40.76 FEET;

THENCE S 59°22'33" W, 217.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A CORNER, MARKING CENTERLINE STATION 91+43.2 OF SAID HIGHWAY NUMBER 174;

THENCE S 59°37'36" W, (CALLED S 60°01'00" W BY SAID STATE OF TEXAS DEED RECORDED IN VOLUME 357, PAGE 208), WITH THE CENTERLINE OF SAID HIGHWAY NUMBER 174, ALSO BEING THE SOUTHERLY LINE OF SAID 2.889 ACRE TRACT AND THE NORTHERLY LINE OF SAID 0.793 ACRE TRACT, 842.34 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A CORNER, MARKING CENTERLINE STATION 99+85.5 OF SAID HIGHWAY NUMBER 174;

THENCE N 44°51'44" E, 156.96 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NUMBER 174 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE PARK ROAD NUMBER 21, ALSO BEING THE WEST CORNER OF A CALLED 2.771 ACRE TRACT OF LAND CONVEYED TO ALICE PUGH AND GAYLAND PUGH AS DESCRIBED IN A DEED RECORDED IN VOLUME 3458, PAGE 62 D.R.J.C.T., FROM WHICH POINT EXISTING CENTERLINE STATION 334+42.5 OF SAID STATE PARK ROAD NUMBER 21 BEARS N 45°08'16" W, 50.00 FEET;

THENCE N 59°37'36" E, (CALLED N 60°11'00" E) ALONG THE COMMON SOUTHERLY LINE OF SAID 2.771 ACRE TRACT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NUMBER 174, ALSO BEING THE NORTHERLY LINE OF SAID 2.889 ACRE TRACT, 685.51 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING", BEING IN A CURVE TO THE LEFT, WITH A RADIUS OF 535.16 FEET;

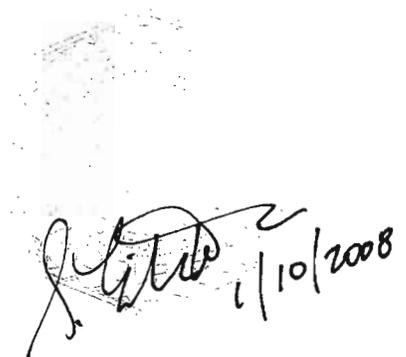
THENCE NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID 2.771 ACRE TRACT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NUMBER 174, AND SAID CURVE TO THE LEFT, WITH A CHORD BEARING OF N 40°45'47" E, 350.99 FEET (CALLED N 41°02'25" E, 346.05 FEET), AND AN ARC LENGTH OF 357.60 FEET (CALLED 352.57 FEET) TO A 1/2" IRON ROD FOUND MARKING THE COMMON EAST CORNER OF SAID 2.771 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.397 ACRE "FIRST TRACT" CONVEYED TO GAYLAND PUGH, ET UX AS DESCRIBED IN SAID DEED RECORDED IN VOLUME 1517, PAGE 342, D.R.J.C.T., AND BEING IN A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 533.14 FEET;

THENCE NORTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NUMBER 174 AND THE SOUTHEASTERLY LINE OF SAID 0.397 ACRE TRACT, AND SAID CURVE TO THE LEFT, WITH A CHORD BEARING OF N 09°24'56" E, 220.38 FEET AND AN ARC LENGTH OF 221.98 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER;

THENCE N 02°30'45" W, (CALLED N 01°57'00"W) ALONG SAID SOUTHEASTERLY LINE OF SAID 0.397 ACRE TRACT AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NUMBER 174, 29.70 FEET TO A 1/2" IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.397 ACRE TRACT AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE PARK ROAD NUMBER 21;

THENCE N 87°29'15" E, 42.12 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A CORNER IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 1224;

THENCE S 29°54'46" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 1224, 87.05 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.744 ACRES OF LAND, AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF S. ERIK DUMAS, R.P.L.S. NO. 5371 IN MARCH, 2007. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83. SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

A handwritten signature in black ink, appearing to read 'S. Erik Dumas', is written over a faint rectangular stamp. To the right of the signature, the date '1/10/2008' is handwritten.

SURVEYORS NOTES:

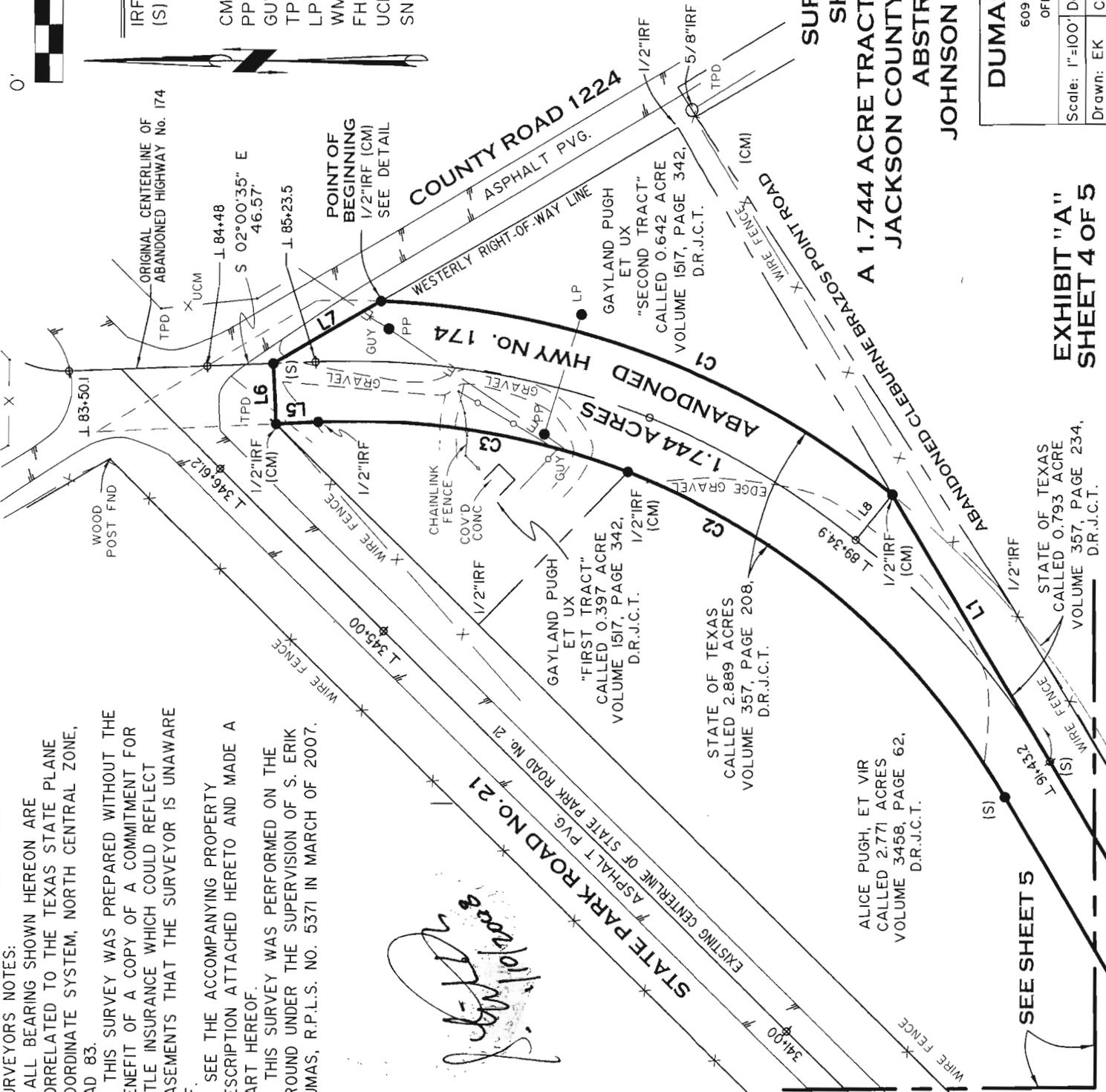
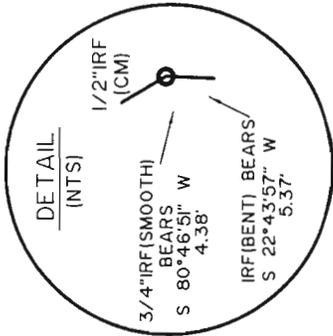
1. ALL BEARING SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE WHICH COULD REFLECT EASEMENTS THAT THE SURVEYOR IS UNAWARE OF.
3. SEE THE ACCOMPANYING PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
4. THIS SURVEY WAS PERFORMED ON THE GROUND UNDER THE SUPERVISION OF S. ERIK DUMAS, R.P.L.S. NO. 5371 IN MARCH OF 2007.

[Handwritten signature]



LEGEND

- IRF IRON ROD FOUND
- (S) IRON ROD SET WITH CAP STAMPED "DUMAS SURVEYING"
- CM. CONTROLLING MONUMENT
- PP POWER POLE
- GUY GUY WIRE
- TPD TELEPHONE PEDESTAL
- LP LIGHT POLE
- WM WATER METER
- FH FIRE HYDRANT
- UCM UNDERGROUND CABLE MARKER
- SN SIGN



SURVEY MAP SHOWING

A 1.744 ACRE TRACT OF LAND LOCATED IN THE JACKSON COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 435 JOHNSON COUNTY, TEXAS.

DUMAS LAND SURVEYING, INC.
 609 N. MAIN STREET CLEBURNE, TEXAS 76033
 OFFICE: 817-556-3440 FAX: 817-556-3545
 Scale: 1"=100' Date: 05/25/07 DWG: DS070045-SURVEY BASE
 Drawn: EK Checked: SED Job: DS070045

**EXHIBIT 'A'
SHEET 4 OF 5**

SEE SHEET 5

ALICE PUGH, ET VIR
 CALLED 2.771 ACRES
 VOLUME 3458, PAGE 62,
 D.R.J.C.T.

STATE OF TEXAS
 CALLED 2.889 ACRES
 VOLUME 357, PAGE 208,
 D.R.J.C.T.

"FIRST TRACT"
 CALLED 0.397 ACRE
 VOLUME 1517, PAGE 342,
 D.R.J.C.T.

"SECOND TRACT"
 CALLED 0.642 ACRE
 VOLUME 1517, PAGE 342,
 D.R.J.C.T.

STATE OF TEXAS
 CALLED 0.793 ACRE
 VOLUME 357, PAGE 234,
 D.R.J.C.T.