

TEXAS TRANSPORTATION COMMISSION

WICHITA County

MINUTE ORDER

Page 1 of 1

WICHITA FALLS District

In WICHITA COUNTY, on US 82/277, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 1066, Page 762; Volume 1064, Page 722; Volume 1186, Page 24; and Volume 1195, Page 361, Deed Records of Wichita County, Texas.

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

Rickey Howard Neas is the abutting landowner and has requested that the surplus land be sold to him for \$1,960.

The commission finds \$1,960 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, 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 Rickey Howard Neas, for \$1,960; 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

112507 NOV 18 10

Minute Number

Date Passed

County: Wichita
Highway No: 82

EXHIBIT A

**SURPLUS TRACT 1
0.08 ACRE**

FIELD NOTES OF 0.08 ACRE OF LAND BEING A PORTION OF LOTS 10, 11, AND 12, BLOCK 8, HIGHLAND WEST SIDE ADDITION, WICHITA FALLS, WICHITA COUNTY, TEXAS, SAID 0.08 ACRE BEING CONVEYED TO THE STATE OF TEXAS BY DEEDS RECORDED IN THE WICHITA COUNTY DEED RECORDS AT VOLUME 1066, PAGE 762, VOLUME 1064, PAGE 722, AND VOLUME 1186, PAGE 24, SAID 0.08 ACRE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

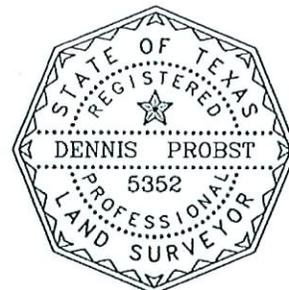
Note: Basis of bearing is the Texas State Plane Coordinate System North Central Zone, NAD 83.

BEGINNING at an iron rod set at the Southwest corner of this tract in the North line of U.S. 82 (Kell Blvd.), from which the point of commencement, an iron rod set at the intersection of the North line of U.S. 82 (Kell Blvd.) and the East line of Arthur Street, bears S 65° 10' 59" W – 15.97 feet;

1. THENCE N 01° 02' 15" E a distance of 57.52 feet to an iron rod set in the North line of said Lot 10 and the South line of a 20 foot alley, for the Northwest corner of this tract;
2. THENCE S 89° 31' 50" E, with the North line of said Lots 10, 11 and 12, and the South line of said 20 foot alley, a distance of 121.18 feet to a highway monument found at the intersection of the North line of said Lot 12 and the North line of U.S. 82 (Kell Blvd.), for the East corner of this tract;
3. THENCE S 65° 10' 59" W, with the North line of U.S. 82 (Kell Blvd.), a distance of 134.65 feet to the PLACE OF BEGINNING and containing 0.08 acre of land.

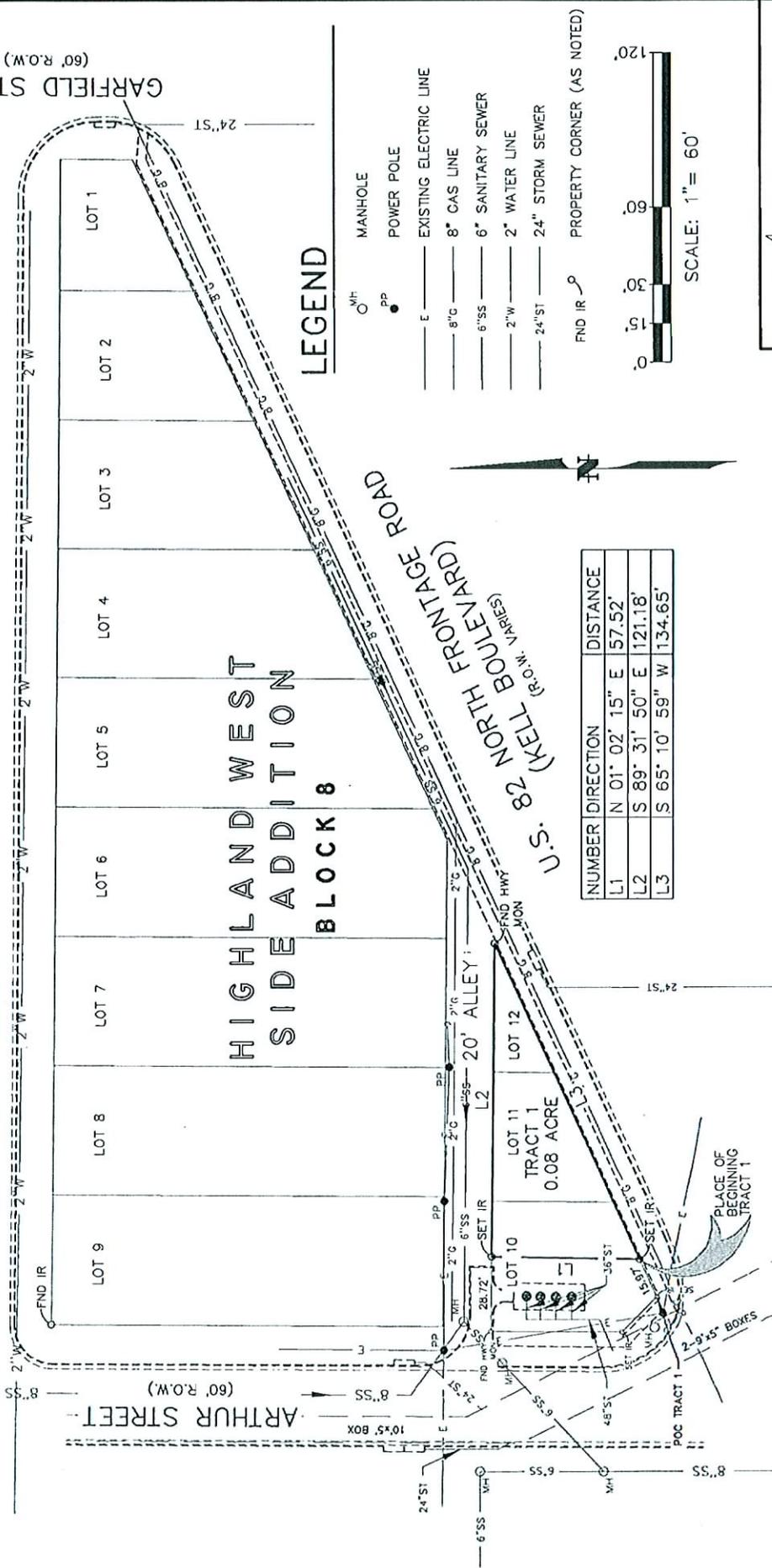
STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF WICHITA: that I, Dennis Probst, Registered
Professional Land Surveyor, do hereby
certify that I did cause to be surveyed on the ground the tract of
land shown on this plot, and to the best of my knowledge and belief,
the said description is true and correct. IN WITNESS THEREOF, my
hand and seal, this the 31st day of August, A.D., 2010

Dennis Probst 8-31-10
DENNIS L. PROBST
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5352



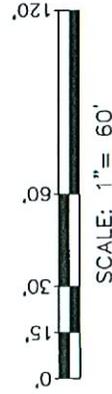
AVENUE S
(60' R.O.W.)

GARFIELD STREET
(60' R.O.W.)



LEGEND

- MH ○ MANHOLE
- PP ● POWER POLE
- E — EXISTING ELECTRIC LINE
- 8" G — 8" GAS LINE
- 6" SS — 6" SANITARY SEWER
- 2" W — 2" WATER LINE
- 24" ST — 24" STORM SEWER
- FND IR ○ PROPERTY CORNER (AS NOTED)



NUMBER	DIRECTION	DISTANCE
L1	N 01° 02' 15" E	57.52'
L2	S 89° 31' 50" E	121.18'
L3	S 65° 10' 59" W	134.65'

**HIGHLAND WEST
SIDE ADDITION
BLOCK 8**

U.S. 82 NORTH FRONTAGE ROAD
(KELL BOULEVARD)
(R.O.W. VARIES)

BASIS OF BEARINGS: Bearings based on State Plane ~ Texas North Central-NAD 83

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS, that I, Dennis Probst, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct. IN WITNESS THEREOF, my hand and seal, this the 31st day of August, A.D., 2010

Dennis Probst 8-31-10
DENNIS L. PROBST
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5352



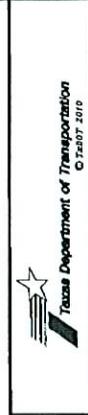
CORLETT, PROBST & BOYD, P.L.L.C.
Engineers & Surveyors
4605 Old Jacksboro Highway
Wichita Falls, Texas, 76302

PH. (940)723-1455, FAX (940)397-0549

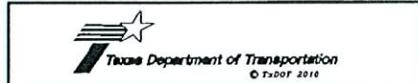
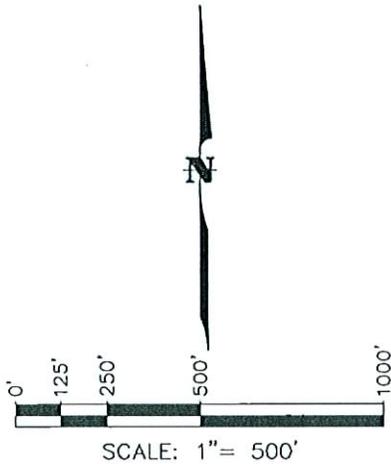
DATE	DRAWN	CHECKED	APPROVED	SCALE
AUGUST, 2010	WAT	DLP	DLP	1" = 60'

TRACT NO. SURPLUS

A PLAT OF 0.08 ACRE OF LAND OUT OF BLOCK 8, HIGHLAND WEST SIDE ADDITION, WICHITA FALLS, WICHITA COUNTY, TEXAS



County: Wichita
 Highway No: 82



CORLETT, PROBST & BOYD, P.L.L.C. Engineers & Surveyors PH. (940)723-1455, FAX (940)397-0549					4605 Old Jacksboro Highway Wichita Falls, Texas, 76302	
DATE	DRAWN	CHECKED	APPROVED	SCALE		
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A PLAT OF 0.08 ACRE OF LAND OUT OF BLOCK 8, HIGHLAND WEST SIDE ADDITION, WICHITA FALLS, WICHITA COUNTY, TEXAS						TRACT NO.
						SURPLUS

County: Wichita
Highway No: 82

EXHIBIT A

**SURPLUS TRACT 2
0.01 ACRE**

FIELD NOTES OF 0.01 ACRE OF LAND OUT OF LOT 1, BLOCK 8, HIGHLAND WEST SIDE ADDITION, WICHITA FALLS, WICHITA COUNTY, TEXAS, SAID 0.01 ACRE BEING CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN THE WICHITA COUNTY DEED RECORDS AT VOLUME 1195, PAGE 361, SAID 0.01 ACRE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

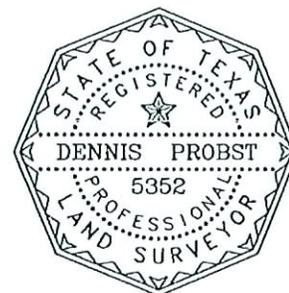
Note: Basis of bearing is the Texas State Plane Coordinate System North Central Zone, NAD 83.

BEGINNING at an iron rod set at the Northeast corner of this tract, said rod being at the Northeast corner of said Lot 1 at the intersection of the South line of Avenue S and the West line of Garfield Street, said rod bears S 89° 32' 10" E a distance of 450.81 feet from the point of commencement, an iron rod found at the Northwest corner of said Block 8;

1. THENCE S 00° 24' 08" W, with the West line of Garfield Street, a distance of 27.79 feet to an iron rod set at the intersection of the West line of Garfield Street and the North line of U.S. 82 (Kell Blvd.), for the Southeast corner of this tract
2. THENCE S 65° 10' 59" W, with the North line of U.S. 82 (Kell Blvd.), a distance of 17.06 feet to a highway monument found for the Southwest corner of this tract;
3. THENCE N 00° 05' 25" W a distance of 35.08 feet to a highway monument found in the South line of Avenue S and the North line of said Lot 1, for the Northwest corner of this tract;
4. THENCE S 89° 32' 10" E, with the South line of Avenue S and the North line of said Lot 1, a distance of 15.74 feet to the PLACE OF BEGINNING and containing 0.01 acre of land.

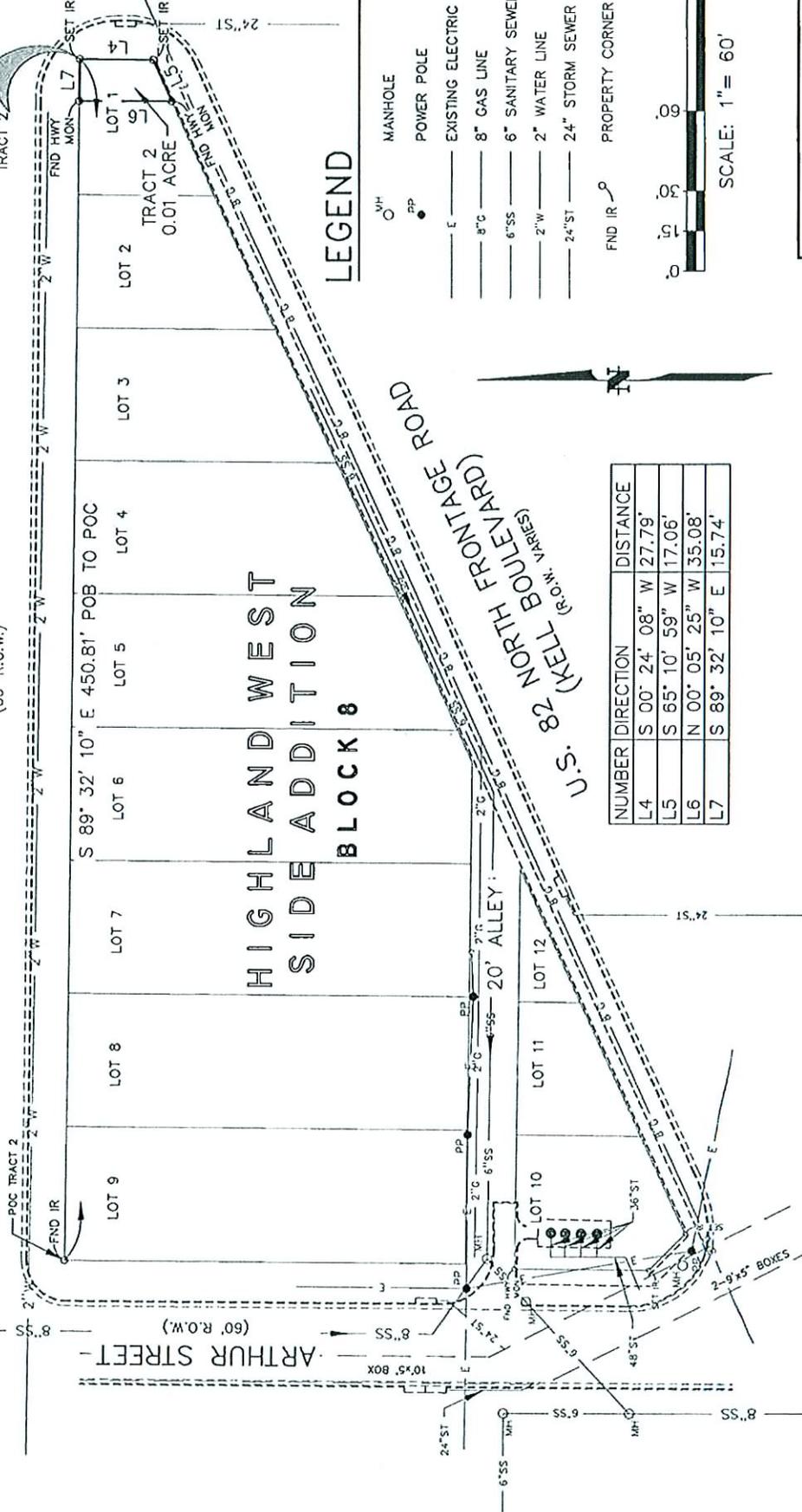
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Dennis Probst 8-31-10
DENNIS L. PROBST
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5352



AVENUE S
(60' R.O.W.)

GARFIELD STREET
(60' R.O.W.)



LEGEND

- ^{MH} MANHOLE
- ^{PP} POWER POLE
- E — EXISTING ELECTRIC LINE
- 8" G — 8" GAS LINE
- 6" SS — 6" SANITARY SEWER
- 2" W — 2" WATER LINE
- 24" ST — 24" STORM SEWER
- FND IR ○ PROPERTY CORNER (AS NOTED)

NUMBER	DIRECTION	DISTANCE
L4	S 00° 24' 08" W	27.79'
L5	S 65° 10' 59" W	17.06'
L6	N 00° 05' 25" W	35.08'
L7	S 89° 32' 10" E	15.74'



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 Engineers & Surveyors
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 Wichita Falls, Texas, 76302
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DATE	DRAWN	CHECKED	APPROVED	SCALE
AUGUST, 2010	WAT	DLP	DLP	1" = 60'
				TRACT NO.

A PLAT OF 0.01 ACRE OF LAND OUT OF
 BLOCK 8, HIGHLAND WEST SIDE ADDITION,
 WICHITA FALLS, WICHITA COUNTY, TEXAS

SURPLUS

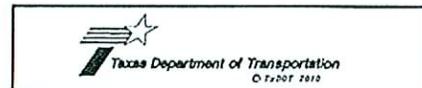
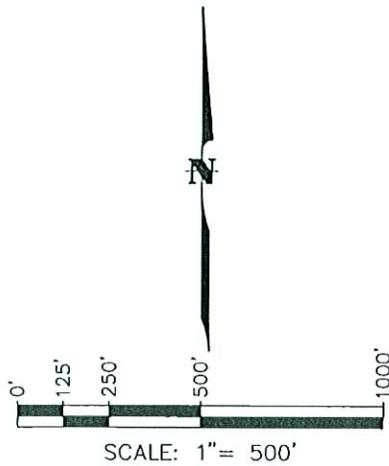
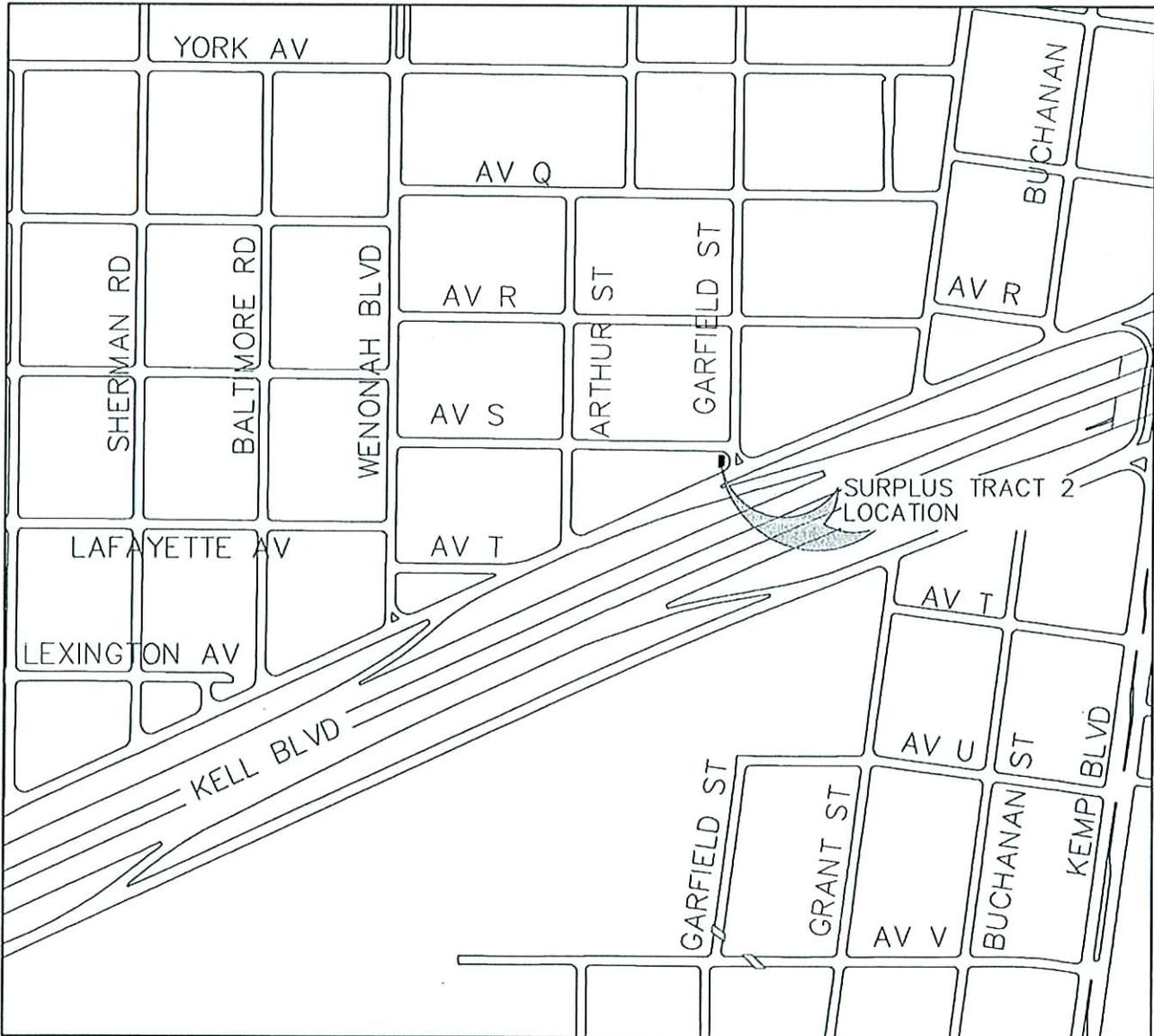
BASIS OF BEARINGS: Bearings based on State Plane ~ Texas North Central-NAD 83

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 DENNIS L. PROBST
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5352

County: Wichita
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DATE	DRAWN	CHECKED	APPROVED	SCALE
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A PLAT OF 0.01 ACRE OF LAND OUT OF BLOCK 8, HIGHLAND WEST SIDE ADDITION, WICHITA FALLS, WICHITA COUNTY, TEXAS				TRACT NO.
				SURPLUS



Subject Location
Located inside city
limits of Wichita Falls

