

TEXAS TRANSPORTATION COMMISSION

RANDALL County

MINUTE ORDER

Page 1 of 1

AMARILLO District

In RANDALL COUNTY, on US 87, the State of Texas acquired an easement interest in certain land by instrument recorded in Volume 73, Page 520, and Volume 76, Pages 158 and 159, Deed Records of Randall County, Texas.

The easement (surplus easement), described in Exhibit A, is no longer needed for a state highway purpose.

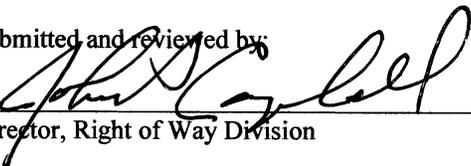
In accordance with V.T.C.A., Transportation Code, Section 202.021, the Texas Transportation Commission (commission) may waive payment for real property transferred to a governmental entity with the authority to condemn the property, if the estimated cost of future maintenance on the property equals or exceeds the fair value of the property.

The appraised value of the surplus easement is \$7,000. The Amarillo District has advised that maintenance of the surplus land for one year is estimated to cost the state \$11,021, which exceeds the value of the surplus easement. The city of Canyon has requested that the surplus easement be transferred to the city in consideration of the estimated savings to the state of future maintenance costs.

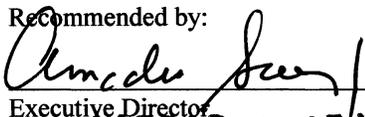
The commission finds \$7,000 to be a fair and reasonable value for the state's rights and interest in the surplus easement, and it is the opinion of the commission that it is proper and correct that the state transfer to the county all of its rights and interest in the surplus easement in consideration of the estimated savings to the state of future maintenance costs, which exceed the value of the surplus easement.

NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument transferring all of the state's rights and interest in the surplus easement to the City of Canyon, Texas, in consideration of the estimated savings to the state of future maintenance costs.

Submitted and reviewed by:

  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

  
\_\_\_\_\_  
Executive Director

112813 AUG 25 11

Minute Date  
Number Passed

**Texas Department of Transportation  
US 87 Picnic Area Surplus Tract  
Randall County, Texas**

EXHIBIT A  
**Tract 1, Part 1  
Property Description**

BEING a 3.077 acre tract of land, more or less, situated in Section 63, Block B-5, H. & G. N. Railroad Company Survey, Randall County, Texas, and being a portion of that certain tract of land conveyed to the State of Texas in a deed dated April 20, 1936 and recorded in Volume 76, Page 159, Deed Records of Randall County, Texas, and being more particularly described as follows:

COMMENCING at a ½" iron rod with cap marked "Dorsey 1912", found at the intersection of the south line of said Section 63 and the west right of way line of US Highway 87 as conveyed to the State of Texas in a right of way easement dated December 27, 1955 and recorded in Volume 209, Page 392, Deed Records of Randall County, Texas, from which a railroad spike found at the southwest corner of said Section 63 bears North 89 degrees 12 minutes 19 seconds West, a distance of 5200.20 feet, and from which the southeast corner of said Section 63 bears South 89 degrees 12 minutes 19 seconds East, a distance of 88.00 feet;

THENCE North 00 degrees 42 minutes 08 seconds East [*called northerly in vol. 209, pg. 393, Deed Records of Randall County, Texas*], along the said west right of way line of US Highway 87, a distance of 604.57 feet to a ½" iron rod with cap marked "Dorsey 1912" found on the southwesterly line of that certain tract of land conveyed to the State of Texas in a deed dated April 20, 1936 and recorded in Volume 76, Page 159, Deed Records of Randall County, Texas and being the POINT OF BEGINNING of this described tract;

THENCE North 00 degrees 42 minutes 08 seconds East, parallel to and 38 feet west of the east line of that certain tract of land conveyed to the State of Texas in deed dated April 20, 1936 and recorded in Volume 76, Page 159, Deed Records of Randall County, Texas, a distance of 932.79 feet to a 5/8" iron rod with a 3-3/4" TxDOT aluminum cap, set for the most northerly corner of this described tract;

THENCE South 45 degrees 42 minutes 08 seconds West, a distance of 158.39 feet to a ½" iron rod with cap marked "Dorsey 1912", found for a corner of that certain tract of land conveyed to the State of Texas in a deed dated April 20, 1936 and recorded in Volume 76, Page 159, Deed Records of Randall County, Texas;

THENCE continuing South 45 degrees 42 minutes 08 seconds West [*called south 45 degrees 28 minutes west in vol. 76, pg. 159, Deed Records of Randall County, Texas*], along a line of that certain tract of land conveyed to the State of Texas in a deed dated April 20, 1936 and recorded in Volume 76, Page 159, Deed Records of Randall County, Texas, a distance of 248.00 feet to a ½" iron rod with cap marked "Dorsey 1912", found

**Page 2 of 6**

**Tract 1, Part 1  
Property Description (continued)**

for the most westerly corner of that certain tract of land conveyed to the State of Texas in a deed dated April 20, 1936 and recorded in Volume 76, Page 159, Deed Records of Randall County, Texas, from which a concrete right of way marker bears North 26 degrees 18 minutes East, 6.4 feet;

THENCE South 23 degrees 17 minutes 52 seconds East [*called south 23 degrees 32 minutes east in vol. 76, pg. 159, Deed Records of Randall County, Texas*], along the southwesterly line of that certain tract of land conveyed to the State of Texas in a deed dated April 20, 1936 and recorded in Volume 76, Page 159, Deed Records of Randall County, Texas, a distance of 706.51 feet to the point of beginning.

**Tract 1, Part 2  
Property Description**

BEING a 2.324 acre tract of land, more or less, situated in Section 63, Block B-5, H. & G. N. Railroad Company Survey, Randall County, Texas, and being a portion of those certain tracts of land conveyed to the State of Texas in a deed dated February 6, 1935 and recorded in Volume 73, Page 520, Deed Records of Randall County, Texas, and a deed dated April 20, 1936 and recorded in Volume 76, Page 158, Deed Records of Randall County, Texas, being more particularly described as follows:

COMMENCING at a ½" iron rod with cap marked "Dorsey 1912", found at the intersection of the south line of said Section 63 and the west right of way line of US Highway 87 as conveyed to the State of Texas in a right of way easement dated December 27, 1955 and recorded in Volume 209, Page 392, Deed Records of Randall County, Texas, from which a railroad spike found at the southwest corner of said Section 63 bears North 89 degrees 12 minutes 19 seconds West, a distance of 5200.20 feet, and from which the southeast corner of said Section 63 bears South 89 degrees 12 minutes 19 seconds East, a distance of 88.00 feet;

THENCE North 00 degrees 42 minutes 08 seconds East, a distance of 2061.36 feet to a 5/8" iron rod with a 3-3/4" TxDOT aluminum cap, set for the POINT OF BEGINNING of this described tract;

THENCE North 00 degrees 42 minutes 08 seconds East, parallel to and 38 feet west of the east line of those certain tracts of land conveyed to the State of Texas in deed dated February 6, 1935 and recorded in Volume 73, Page 520, Deed Records of Randall County, Texas, and deed dated April 20, 1936 and recorded in Volume 76, Page 158 of Deed Records of Randall County, Texas, a distance of 706.00 feet to a 5/8" iron rod with a 3-3/4" TxDOT aluminum cap, set for the northeast corner of this described tract, from which a ½' iron rod bears North 02 degrees 52 minutes East, 39.2 feet and a concrete right of way marker bears North 07 degrees 38 minutes East, 12.0 feet;

**Tract 1, Part 2**  
**Property Description (continued)**

THENCE South 45 degrees 42 minutes 07 seconds West [*called South 45 degrees 28 minutes West in Vol. 76, Pg. 158, Deed Records of Randall County Texas*], along the northwesterly line of that certain tract of land, triangular in shape, conveyed to the State of Texas in deed dated April 20, 1936 and recorded in Volume 76, Page 158 of Deed Records of Randall County, Texas, a distance of 229.10 feet to a 5/8" iron rod with a 1-1/2" plastic TxDOT cap, set for the northwest corner of this described tract, from which a 3/4" iron pipe bears North 00 degrees 48 minutes East, 38.10 feet;

THENCE South 00 degrees 42 minutes 08 seconds West [*called South in Vol. 73, Pg. 520, Deed Records of Randall County, Texas*], along the west line of that certain tract of land conveyed to the State of Texas in deed dated February 6, 1935 and recorded in Volume 73, Page 520, Deed Records of Randall County, Texas, a distance of 544.00 feet to a 5/8" iron rod with a 1-1/2" TxDOT cap, set for the southwest corner of this described tract, from which a 1/2" iron rod with cap marked "Dorsey 1912" bears North 01 degrees 39' East, 9.0 feet and a concrete right of way marker bears North 10 degrees 46' East, 6.7 feet;

THENCE South 89 degrees 17 minutes 52 seconds East, parallel to and 56.00 feet north of the south line of that certain tract of land conveyed to the State of Texas in deed dated February 6, 1935 and recorded in Volume 73, Page 520, Deed Records of Randall County, Texas, a distance of 162.00 feet to the point of beginning.

Tract 1, Part 1 = 3.077 Acres  
Tract 1, Part 2 = 2.324 Acres  
Total = 5.401 Acres

**NOTES:**

1. A survey plat with same date accompanies this description.
2. Distances are surface distances and expressed in U.S. survey feet.
3. Basis of Bearings – Texas Coordinate System of 1983, North Zone Grid.
4. Date of field survey: January 21, 2011.

R. Mike Robbins                      1/26/11  
R. Mike Robbins                      Date  
Registered Professional Land Surveyor  
No. 5139 State of Texas



Texas Department of Transportation  
P.O. Box 7368  
Amarillo, Texas 79114-7368  
Phone: (806) 356-3317

MATCH LINE "A"

15 45' 28" W IN D.R.J.  
VOL. 76, PG. 159.  
S 45° 42' 08" W  
248.00'

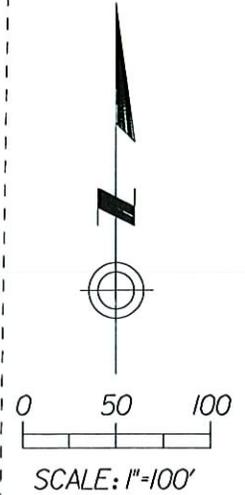
12.75' NATURAL GAS PIPELINE  
(UTILITY PERMIT DATED 12/26/1963)  
ORIGINAL PERMIT TO PIONEER NATURAL GAS,  
SIGNAGE INDICATES CURRENT OWNER AS  
ONEOK WESTERN TRANSMISSION, L.P.

TRACT 1  
PART 1  
3.077 ACRES

STATE OF TEXAS  
VOL. 76, PAGE 159, D.R.

CLERK FILE NO. 00616426  
O.P.R.

CONCRETE SLAB WITH  
BRICK & METAL CANOPY  
AND BRICK & CONCRETE  
PICNIC TABLE (TYPICAL)



LEGEND

- X — WIRE FENCE
- G — GAS PIPELINE
- ASPHALT
- CONCRETE
- FOUND MONUMENT - SEE MONUMENT NOTES
- FOUND MONUMENT TYPE I ROW MARKER (CONCRETE OBELISK)
- SET 3/8" IRON ROD WITH 1-1/2" TXDOT PLASTIC CAP
- SET 5/8" IRON ROD WITH 3-1/4" TXDOT ALUMINUM CAP
- CALCULATED POSITION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.R. DEED RECORDS OF RANDALL COUNTY
- O.P.R. OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY
- S.R. SURVEY RECORDS OF RANDALL COUNTY

MONUMENT NOTES

- (A) FOUND 1/2" IRON ROD WITH CAP MARKED "DORSEY 1912"
- (B) FOUND 1/2" IRON ROD WITH CAP MARKED "DORSEY 1912" FROM WHICH A TYPE I ROW MARKER BEARS N 26'18" E, 6.4'
- (C) FOUND RAILROAD SPIKE
- (D) FOUND 3/4" IRON PIPE

H. & G.N. RAILROAD COMPANY SURVEY  
SECTION 63, BLOCK B5

N.W. CORNER SECTION 63  
SECTION LINE  
S.W. CORNER SECTION 63  
SECTION LINE 5200.20'

N 89° 12' 19" W - 5288.20'

P.O.C. TRACT 1 PARTS 1 AND 2

N 0° 42' 08" E - 604.57'

N 0° 42' 08" E - 932.79'

PORTION OF VOL. 76, PAGE 159, D.R. RETAINED FOR RIGHT OF WAY PURPOSES

RANDALL COUNTY VOL. 59, PAGE 427, D.R.

RANDALL COUNTY VOL. 59, PAGE 549, D.R.

STATE OF TEXAS VOL. 209, PAGE 537, D.R.

SECTION LINE 5386.26' N 0° 42' 08" E

US HIGHWAY 87

SECTION 64, BLOCK B5  
G.N. RAILROAD COMPANY SURVEY

US 87 PICNIC AREA SURPLUS TRACT  
RANDALL COUNTY, TEXAS  
TRACT 1, PART 1 - 3.077 ACRES  
TRACT 1, PART 2 - 2.324 ACRES  
TEXAS DEPARTMENT OF TRANSPORTATION  
P.O. BOX 7368  
AMARILLO, TX 79114-7368  
PHONE: (806) 356-3317

MATCH LINE 'B'

VARIABLES

TRACT 1  
PART 2  
2.324 ACRES

STATE OF TEXAS  
VOL. 73, PAGE 520, D.R.

S 89°17'52" E  
162.00'

N 0°42'08" E  
706.00'

38' 50' 50'

CLERK FILE NO. 00616426  
O.P.R.

[SOUTH IN VOL. 73, PG. 520, D.R.]

S 0°42'08" W - 544.00'

P.O.B. TRACT 1  
PART 2

N 0°42'08" E - 2061.36'  
FROM P.O.C.

RANDALL COUNTY  
VOL. 59, PAGE 427, D.R.

RANDALL COUNTY  
VOL. 59, PAGE 549, D.R.

STATE OF TEXAS  
VOL. 77, PAGE 274, D.R.

CHANNEL EASEMENT  
VOL. 209, PAGE 396, D.R.

465.00'

150.00'

465.00'

H. & G.N. RAILROAD COMPANY SURVEY  
SECTION 63, BLOCK B5

PORTION OF VOL. 76, PAGE 159, D.R.  
RETAINED FOR RIGHT-OF-WAY PURPOSES

SECTION LINE  
5386.26' N 0°42'08" E

US HIGHWAY 87

H. & G.N. RAILROAD COMPANY SURVEY  
SECTION 64, BLOCK B5

STATE OF TEXAS  
VOL. 209, PAGE 537, D.R.

0 50 100  
SCALE: 1"=100'

-LEGEND-

- X - WIRE FENCE
- C - GAS PIPELINE
- ▭ - ASPHALT
- ▭ - CONCRETE
- - FOUND MONUMENT - SEE MONUMENT NOTES
- - FOUND MONUMENT TYPE I ROW MARKER (CONCRETE OBELISK)
- - SET 3/4" IRON ROD WITH 1-1/2" TxDOT PLASTIC CAP
- - SET 5/8" IRON ROD WITH 3-1/4" TxDOT ALUMINUM CAP
- - CALCULATED POSITION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.R. DEED RECORDS OF RANDALL COUNTY
- O.P.R. OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY
- S.R. SURVEY RECORDS OF RANDALL COUNTY

MONUMENT NOTES

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- (B) FOUND 1/2" IRON ROD WITH CAP MARKED 'DORSEY 1912' FROM WHICH A TYPE I ROW MARKER BEARS N 26'18" E, 6.4'
- (C) FOUND RAILROAD SPIKE
- (D) FOUND 3/4" IRON PIPE

[SOUTH IN VOL. 76, PG. 159, D.R.]

S 45°42'08" W  
248.00'

TRACT 1  
PART 1  
3.077 ACRES

STATE OF TEXAS  
VOL. 76, PAGE 159, D.R.

N 0°42'08" E  
932.79'

SECTION LINE  
5386.26' N 0°42'08" E

112'

MATCH LINE 'A'

US 87 PICNIC AREA  
SURPLUS TRACT  
RANDALL COUNTY, TEXAS  
TRACT 1, PART 1-3.077 ACRES  
TRACT 1, PART 2-2.324 ACRES

TEXAS DEPARTMENT  
OF TRANSPORTATION  
P.O. BOX 7368  
AMARILLO, TX 79114-7368  
PHONE: (806) 356-3317

SHEET 5 OF 6 SCALE: 1"=100'

SECTION LINE N 89° 19' 12" W - 5291.13'  
 N.W. CORNER SECTION 63 5203.13'  
 N.E. CORNER SECTION 63

**-LEGEND-**

- X — X WIRE FENCE
- G — GAS PIPELINE
- ASPHALT
- CONCRETE
- FOUND MONUMENT - SEE MONUMENT NOTES
- FOUND MONUMENT TYPE 1 ROW MARKER (CONCRETE OBELISK)
- SET 5/8" IRON ROD WITH 1-1/2" TXDOT PLASTIC CAP
- SET 5/8" IRON ROD WITH 3-1/4" TXDOT ALUMINUM CAP
- CALCULATED POSITION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.R. DEED RECORDS OF RANDALL COUNTY
- O.P.R. OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY
- S.R. SURVEY RECORDS OF RANDALL COUNTY

VOL. 962, PAGE 110, D.R.

LOCATION OF NORTH LINE OF ROADSIDE PARK, AS SHOWN ON SURVEY RECORDED IN BOOK 8, PAGE 189, S.R.

H. & G.N. RAILROAD COMPANY SURVEY  
 SECTION 63, BLOCK B5

S 45° 42' 07" W - 229.10'  
 S 45° 28' W IN VOL. 76, PG. 158, D.R.  
 STATE OF TEXAS VOL. 76, PAGE 158, D.R.

CLERK FILE NO. 00616426  
 O.P.R.

**MONUMENT NOTES**

- (A) FOUND 1/2" IRON ROD WITH CAP MARKED "DORSEY 1912"
- (B) FOUND 1/2" IRON ROD WITH CAP MARKED "DORSEY 1912" FROM WHICH A TYPE 1 ROW MARKER BEARS N 26° 18' E, 6.4'
- (C) FOUND RAILROAD SPIKE
- (D) FOUND 3/4" IRON PIPE

[SOUTH IN VOL. 73, PG. 520, D.R.]  
 S 0° 42' 8" W - 544.00'

TRACT 1  
 PART 2  
 2.324 ACRES

STATE OF TEXAS  
 VOL. 73, PAGE 520, D.R.

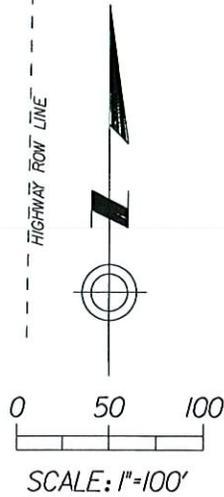
N 0° 42' 08" E - 706.00'

38' 50' 50' VARIES

STATE OF TEXAS  
 VOL. 209, PAGE 537, D.R.

H. & G.N. RAILROAD COMPANY SURVEY  
 SECTION 64, BLOCK B5

STATE OF TEXAS  
 VOL. 77, PAGE 274, D.R.



**MATCH LINE 'B'**

**NOTES:**

1. A PROPERTY DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
2. ALL DISTANCES ARE SURFACE DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET.
3. BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM OF 1983, NORTH ZONE GRID.
4. CALLS OF RECORD ARE SHOWN IN BRACKETS.
5. DATE OF FIELD SURVEY: xxx.

R. Mike Robbins 1/24/11  
 R. MIKE ROBBINS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5139, STATE OF TEXAS DATE



US 87 PICNIC AREA  
 SURPLUS TRACT  
 RANDALL COUNTY, TEXAS  
 TRACT 1, PART 1 - 3.077 ACRES  
 TRACT 1, PART 2 - 2.324 ACRES  
 TEXAS DEPARTMENT OF TRANSPORTATION  
 P.O. BOX 7368  
 AMARILLO, TX 79114-7368  
 PHONE: (806) 356-3317  
 SHEET 6 OF 6 SCALE: 1"=100'