

TEXAS TRANSPORTATION COMMISSION

SABINE County

MINUTE ORDER

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LUFKIN District

In the city of Bronson, SABINE COUNTY, on FARM TO MARKET ROAD 1, the State of Texas (state) acquired certain land for an addition to a maintenance warehouse site by instrument recorded in Volume 178, Page 495, Deed Records of Sabine County, Texas.

The land and the improvement (surplus land), described in Exhibit A, are no longer needed for a state highway purpose.

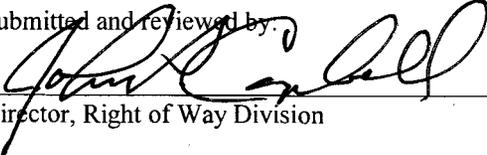
In accordance with V.T.C.A., Transportation Code, Section 202.021, the Texas Transportation Commission (commission) may waive payment for real property transferred to a governmental entity with the authority to condemn the property, if the estimated cost of future maintenance on the property equals or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

The appraised value of the surplus land is \$47,131. The Lufkin District has advised that maintenance of the surplus land for 20 years is estimated to cost the state \$63,585, which exceeds the value of the surplus land. The county has requested that the surplus land be transferred to the county in consideration of the estimated savings to the state of future maintenance costs.

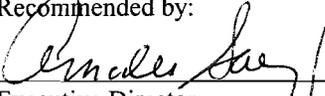
The commission finds \$47,131 to be a fair and reasonable value for the state's rights, title and interest in the surplus land, and it is the opinion of the commission that it is proper and correct that the state convey to the county all of its rights, title and interest in the surplus land in consideration of the estimated savings to the state of future maintenance costs, which exceed the value of the surplus land.

NOW, THEREFORE, the commission finds that the surplus land 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, title and interest in the surplus land to Sabine County, Texas, in consideration of the estimated savings to the state of future maintenance costs; 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

**112623 FEB 24 11**

Minute Number      Date Passed

## EXHIBIT A

Sabine County

FM 1 &

SH 184

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Fieldnotes for a 3.12 acres Tract of Land  
In the T & N O Railroad Company Survey, Abstract - 214  
In Sabine County, Texas

BEING 3.12 acres of land, situated in the T & N O Railroad Company Survey, Abstract – 214 in Sabine County, Texas, and being a part of that certain tract called FIRST TRACT: - 13.64 acres, SAVE AND EXCEPT one acre recorded in Volume 067, Page 282 of the Sabine County Deed Records, being a part of a certain tract called 6.255 acres; Roy E. Droddy & wife, Martha Marie Droddy to State of Texas; recorded in Volume 178, Page 495 of the Sabine County Deed Records, and being all of that certain tract called one acre; G.B. Carter & wife, Julia Carter to State Highway Dept. dated October 31, 1939; said 3.12 acres of land is more particularly described metes and bounds as follows:

BEGINNING at a ½ inch Iron Rod (Found), near a chain link fence corner, for the northwest corner of the called 6.255 acres tract, the most easterly south corner of a called 5.12 acres tract, called FIRST TRACT: in a deed from Roy E. Droddy and wife, Martha Marie Droddy to Willie E. Morris and wife, Elouise Morris recorded in Volume 161, Page 733 of the Sabine County Deed Records, for an interior corner of this tract, and being in the occupied northeast line of the called one acre, State Highway Dept. tract;

THENCE South 51°59'40" East, 383.32 feet across the called 6.255 acres tract, along the southwest of the residue of the called 6.255 acres tract, and the most southerly northeast line of this tract to a chain link fence post for the east corner of this tract, the south corner of the residue of the called 6.255 acres tract, in the southeast line of the called 6.255 acres tract, the southeast line of the called 13.64 acres tract, and in the northwest margin of State Highway 184 at station 59+20.84, left 50.00 feet;

THENCE South 43°33'42" West (called N 43°33' E), 270.07 feet, near a chain link fence, along the northwest margin of State Highway 184, the most easterly southeast line of this tract, the southeast line of the called 6.255 acres tract, and the southeast line of the called 13.64 acres tract to a chain link fence corner for the occupied south corner of the called 6.255 acres tract, for the most easterly south corner of this tract, for the east corner of the residue of the called 13.64 acres tract, in the southeast line of the called 13.64 acres tract, and for the northwest margin of State Highway 184 at station 57+19.81, left 50.00 feet;

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Fieldnotes for a 3.12 acres Tract of Land  
In the T & N O Railroad Company Survey, Abstract - 214  
In Sabine County, Texas

THENCE North 15°01'49" West (called S 10°53' E), 78.68 feet, near a chain link fence, along a portion of the southwest line of the called 6.255 acres tract, for an interior line of this tract, and the northeast line of the residue of the called 13.64 acres tract to a chain link fence corner for the occupied east corner of the called one acre; State Highway Dept. tract; for the occupied north corner of the residue of the called 13.64 acres tract, for and interior corner of this tract, and in the southwest line of the called 6.255 acres tract;

THENCE South 74°46'57" West, 198.59 feet, along a portion of a chain link fence, for the occupied south line of the called one acre; State Highway Dept. tract, the northwest line of the residue of the called 13.64 acres tract, and an interior line of this tract to a point in the northeast margin of Farm to Market Road 1 (at station 816+81.57, left 40.00 feet), for the west corner of the residue of the called 13.64 acres tract, the south corner of the called one acre; State Highway Dept. tract, from said point a chain link fence corner for reference bears North 74°46'57" East, 13.49 feet;

THENCE North 14°54'20" West, 428.15 feet along the occupied southwest line of the called one acre; State Highway Dept. tract, along the northeast margin of Farm to Market Road 1, and the southwest line of this tract to a point in the northeast margin of Farm to Market Road 1 (at station 821+09.72, left 40.00 feet), for the occupied west corner of the called one acre; State Highway Dept. tract, the most westerly south corner of the called 5.12 acres tract, and for the west corner of this tract, from said point, in the northeast margin of Farm to Market Road 1, a chain link fence corner for reference bears North 75°00'41" East, 1.61 feet;

THENCE North 75°00'41" East, 197.65 feet along a portion of a chain link fence line, for an interior line of the called 5.12 acres tract, the occupied northwest line of the called one acre; State Highway Dept. tract, and the northwest line of this tract to a chain link fence for the occupied north corner of the called one acre; State Highway Dept. tract, for an interior corner of the called 5.12 acres tract, and for the most northerly north corner of this tract

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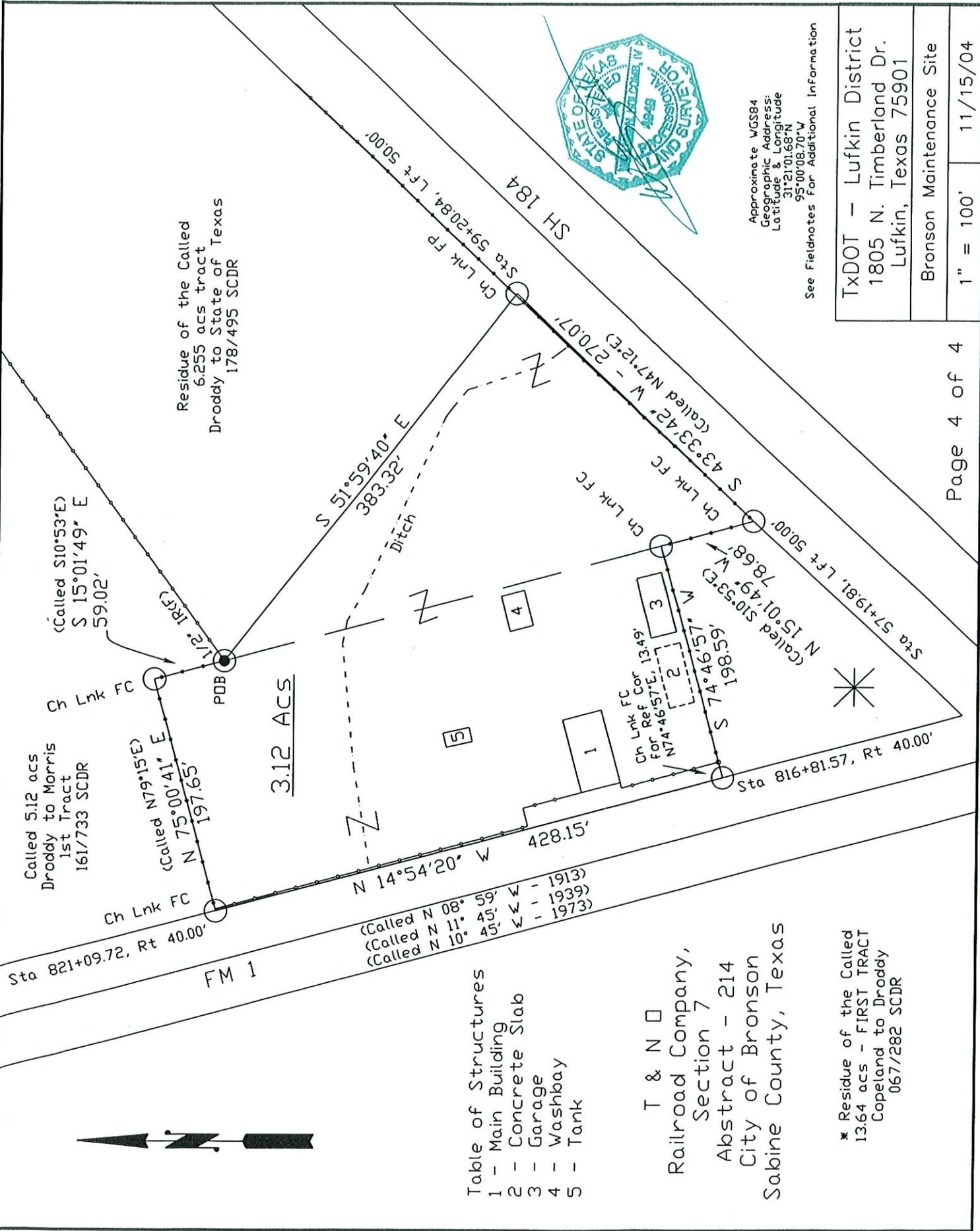
Fieldnotes for a 3.12 acres Tract of Land  
In the T & N O Railroad Company Survey, Abstract - 214  
In Sabine County, Texas

THENCE South 15°01'49" East (called S 10°53' E), 59.02 feet, near a chain link fence line, along a portion of the occupied northeast line of the called one acre; State Highway Dept. tract, and an interior line of the called 5.12 acres tract to the POINT and PLACE OF BEGINNING containing 3.12 acres of land.



William H. Holcomb, IV, RPLS – 4949  
1805 N. Timberland Dr.  
Lufkin, Texas 75901  
November 15, 2004  
Bearings based on GPS centerline line of  
Farm to Market Road 1  
(See Plat for Additional Information)





Approximate WGS84  
 Geographic Address:  
 Latitude & Longitude  
 31°21'01.68"N  
 95°00'08.70"W  
 See Fieldnotes for Additional Information

TxDOT - Lufkin District 1805 N. Timberland Dr. Lufkin, Texas 75901	
Bronson Maintenance Site	
1" = 100'	11/15/04

Called 5.12 acs  
 Droddy to Morris  
 1st Tract  
 161/733 SCDR

Residue of the Called  
 6.255 acs tract  
 Droddy to State of Texas  
 178/495 SCDR

3.12 ACS

- (Called N 08° 59' W - 1913)
- (Called N 11° 45' W - 1939)
- (Called N 10° 45' W - 1973)

- Table of Structures
- 1 - Main Building
  - 2 - Concrete Slab
  - 3 - Garage
  - 4 - Washbay
  - 5 - Tank

T & N  
 Railroad Company,  
 Section 7  
 Abstract - 214  
 City of Bronson  
 Sabine County, Texas

\* Residue of the Called  
 13.64 acs - FIRST TRACT  
 Copeland to Droddy  
 067/282 SCDR