TEXAS TRANSPORTATION COMMISSION

ARANSAS County

MINUTE ORDER

CORPUS CHRISTI District

In ARANSAS COUNTY, on FARM TO MARKET ROAD 1781 and STATE HIGHWAY 35, the State of Texas used certain land for state highway purposes.

Pursuant to Texas Transportation Code, §§201.103 and 221.001, the executive director has recommended, as shown in Exhibit A, that a segment of FM 1781 be removed from the state highway system and that control, jurisdiction and maintenance be transferred to the county.

Portions of the land (surplus land), described in Exhibit B (surplus state land) and Exhibit C (surplus no-title land), 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 waive payment for real property transferred to a governmental entity if the estimated cost of future maintenance on the property equals or exceeds the fair value of the property, and may recommend the quitclaim to the county of any interest that might have accrued to the state by use of the property, if there is no record title to the property.

The fair value of the surplus state land has been determined to be $1.7 million, and the cost of future maintenance over the next 20 years is estimated to be $3.4 million.

The county has requested that the surplus state land be transferred to the county and the surplus no-title land be quitclaimed to the county.

The commission finds $1.7 million to be a fair and reasonable value of the state's rights, title and interest in the surplus state land.

IT IS THEREFORE ORDERED by the commission that a segment of FM 1781 is removed from the state highway system from FM 3036 to SH 35, a distance of approximately 5.8 miles, and that control, jurisdiction and maintenance is transferred to the county.

FURTHER, 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 the state's rights, title and interest in the surplus state land to Aransas County, Texas, in consideration of the savings to the state of future maintenance costs, and a proper instrument quitclaiming the surplus no-title land to Aransas County, 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 state land.

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

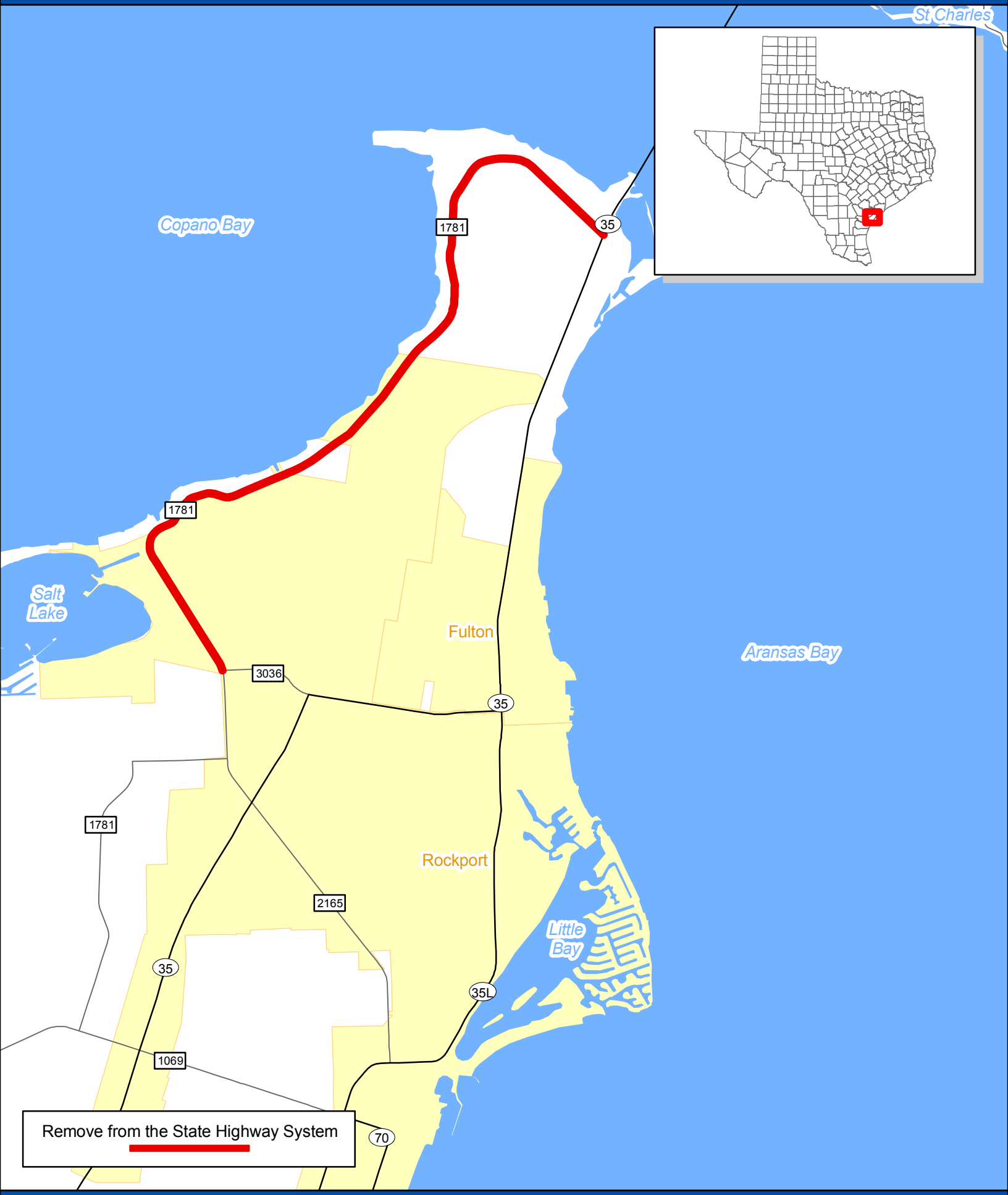
112581 JAN 27 11

Minute Number | Date Passed

Corpus Christi District

Exhibit A

Aransas County



0 0.5 1 Miles

Texas Department of Transportation
Transportation Planning and Programming Division
Data Analysis, Mapping and Reporting Branch
January 10, 2011

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Texas Department of Transportation
Notice
This map was produced for internal use within the Texas Department of Transportation. Accuracy is limited to the validity of available data as of December 31, 2010.

EXHIBIT B

PROPERTY DESCRIPTION
TRACT 1
56.38 ACRE TRACT

BEING approximately 56.38 acres of land and being out of the E Kilpatrick A-93, Joseph Hollis A-76, David Lockard A-97 and the C.O.D. Gilliland A-70 Surveys, Aransas County, Texas. Said 56.38 acres being described in two parts. Part one being 35.61 acres out of the FM 1781 Right of Way Map on file with the Texas Department of Transportation and the second tract being 20.77 acres out of the SH 35 Right of Way Map on file with the Texas Department of Transportation. These combined parts being 56.38 acres of land being more particularly described as follows;

PART 1

BEING approximately 35.61 acres of land and being all of the 80 foot wide right of way of F.M. 1781 out of the above mentioned surveys and also being comprised of the following;

Parcel 24- The portion of Parcel 24 lying north of the north right of way line of F.M. 3036 projected west to the intersection with the west line of F.M. 1781 and conveyed to the State of Texas, acting through the Texas Highway Commission, from F. G. Huffman and found in Volume M-3, Pages 238 – 240, Deed Records, Aransas County, Texas

Parcel 26- All of Parcel 26 as conveyed to the State of Texas, acting through the Texas Highway Commission, from F. G. Huffman and found in Volume M-3, Pages 242 and 243, Deed Records, Aransas County, Texas

Parcel 27- All of Parcel 27 as conveyed to the State of Texas, acting through the Texas Highway Commission, from Aransas County and found in Volume M-3, Pages 243 - 245, Deed Records, Aransas County, Texas

Parcel 28- All of Parcel 28 as conveyed to the State of Texas, acting through the Texas Highway Commission, from Emory M Spencer and found in Volume M-3, Pages 186 and 187, Deed Records, Aransas County, Texas

Parcel 29- All of Parcel 29 as conveyed to the State of Texas, acting through the Texas Highway Commission, from Milton D. Jackson and found in Volume M-3, Pages 187 - 189, Deed Records, Aransas County, Texas

Highway: FM 1781
Aransas County
RCSJ 1549-01-xxx

Parcel 30- All of Parcel 30 as conveyed to the State of Texas, acting through the Texas Highway Commission, from G. A. Ratisseau et al and found in Volume M-3, Pages 246 and 247, Deed Records, Aransas County, Texas

Parcel 31- All of Parcel 31 as conveyed to the State of Texas, acting through the Texas Highway Commission, from J. Walker, T. S. Hall, Lizzie Parr and E. M. Spencer and found in Volume M-3, Pages 189 - 191, Deed Records, Aransas County, Texas
This concludes the description of the 35.61 acres of land, more or less.

PART 2

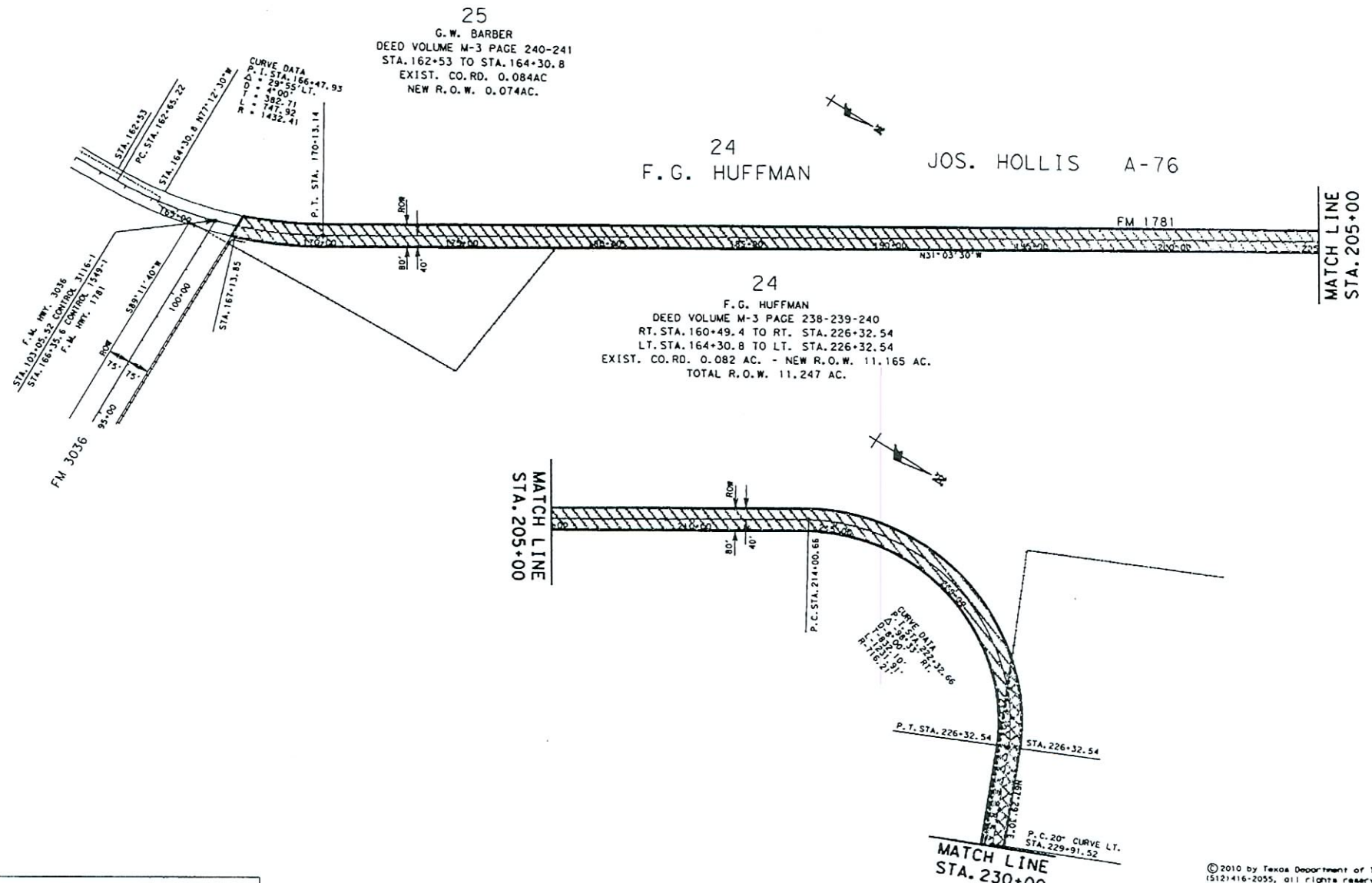
BEING 20.77 acres of land and being out of the SH 35 Right of Way Map and being labeled as Parcel 147 of same map and found as File No. 146569, Deed Records, Aransas County, Texas

This description is based on research and recorded deeds as found in Deed Records, Aransas County, Texas and from the original Right of Way Maps on file in Austin, Texas used to create these parcels and deed descriptions. This survey was not preformed on the ground.

This property description is accompanied by a plat of even date.

STATE OF TEXAS
REGISTERED
JAMES A. WOODS
5333
PROFESSIONAL
LAND SURVEYOR

James A. Woods R.P.L.S. 5333



THIS DESCRIPTION IS BASED ON REASEARCH AND RECORDED DEEDS AS FOUND IN DEED RECORDS, ARANSAS COUNTY, TEXAS AND FROM THE ORIGINAL RIGHT OF WAY MAP ON FILES IN AUSTIN, TEXAS USED TO THESE PARCELS AND DEED DESCRIPTIONS. THIS SURVEY WAS NOT PERFORMED ON THE GROUND.

JAMES A. WOODS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5333, STATE OF TEXAS
SURVEYED

STATE OF TEXAS
REGISTERED
JAMES A. WOODS
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PROFESSIONAL
LAND SURVEYOR

NOTES

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2.) THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

LEGEND

- TRACT 1 - PART 1
- TRACT 1 - PART 2
- TRACT 2

T:\CRPSURVEY\FM1781ROW\FM1781TRACT2-3.dgn

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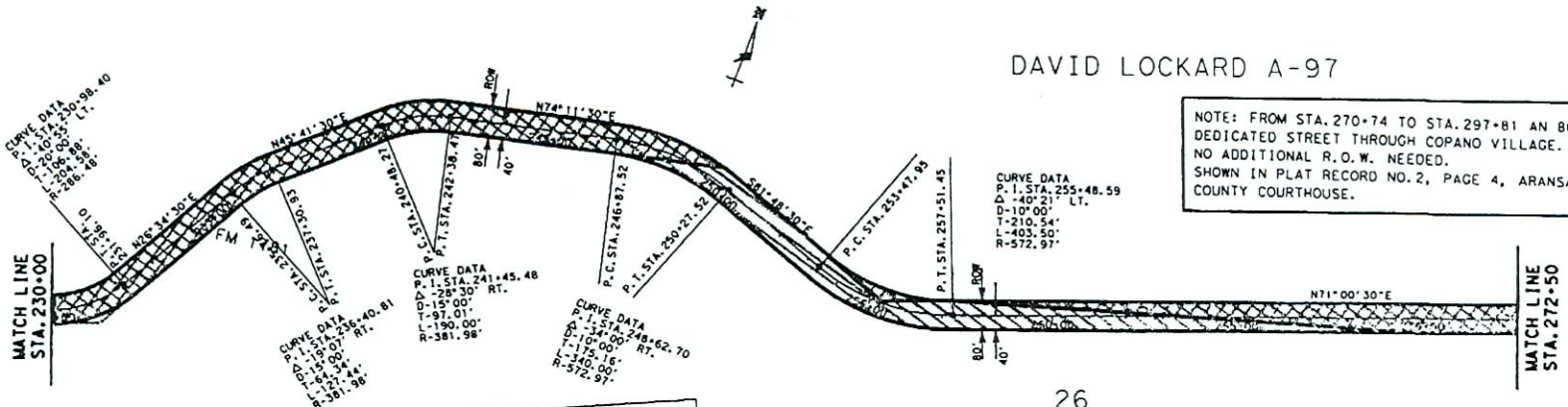
Texas Department of Transportation

FM 1781 MAP (PLAT)

SHEET 3 OF 7 SHEETS SCALE: 1"=500'

STATE	DIST.	COUNTY	
TEXAS	CRP	ARANSAS	
CONT.	SECT.	JOB	HIGHWAY NO.
1549	01		FM 1781

DAVID LOCKARD A-97



NOTE: FROM STA. 270+74 TO STA. 297+81 AN 80' FOOT DEDICATED STREET THROUGH COPANO VILLAGE. NO ADDITIONAL R.O.W. NEEDED. SHOWN IN PLAT RECORD NO. 2, PAGE 4, ARANSAS COUNTY COURTHOUSE.

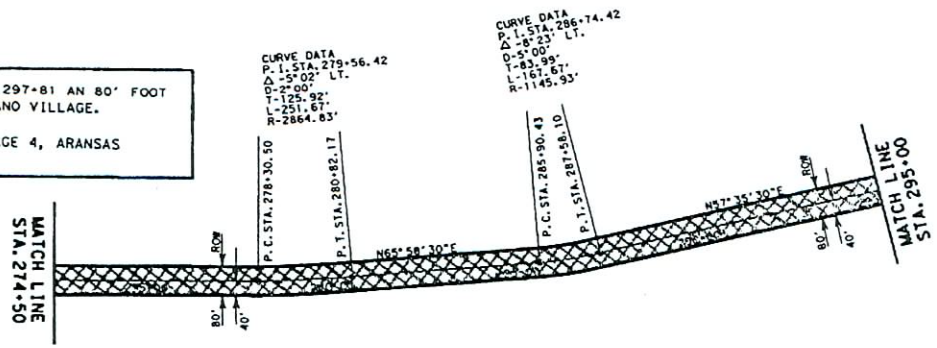
NOTE: FROM STA. 226+32 TO STA. 246+87 AN 20' FOOT DEDICATED STREET THROUGH COPANO VILLAGE. NO ADDITIONAL R.O.W. REQUIRED. SHOWN IN PLAT RECORD NO. 2, PAGE 4, ARANSAS COUNTY COURTHOUSE.

26

F.G. HUFFMAN
DEED, VOLUME, M-3 PAGE 242-243
STA. 246+87 TO STA. 270+74
EXIST. CO. RD - 1.328 AC.
NEW R.O.W. - 3.055 AC.
TOTAL - 4.383 AC.

DAVID LOCKARD A-97

NOTE: FROM STA. 270+74 TO STA. 297+81 AN 80' FOOT DEDICATED STREET THROUGH COPANO VILLAGE. NO ADDITIONAL R.O.W. NEEDED. SHOWN IN PLAT RECORD NO. 2, PAGE 4, ARANSAS COUNTY COURTHOUSE.



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PROFESSIONAL
LAND SURVEYOR

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LEGEND

- TRACT 1 - PART 1
- TRACT 1 - PART 2
- TRACT 2

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Texas Department of Transportation

FM 1781 MAP (PLAT)

SHEET 4 OF 7 SHEETS SCALE: 1"=500'

STATE	DIST.	COUNTY
TEXAS	CRP	ARANSAS
CONT.	SECT.	JOB	HIGHWAY NO.
1549	01	FM 1781

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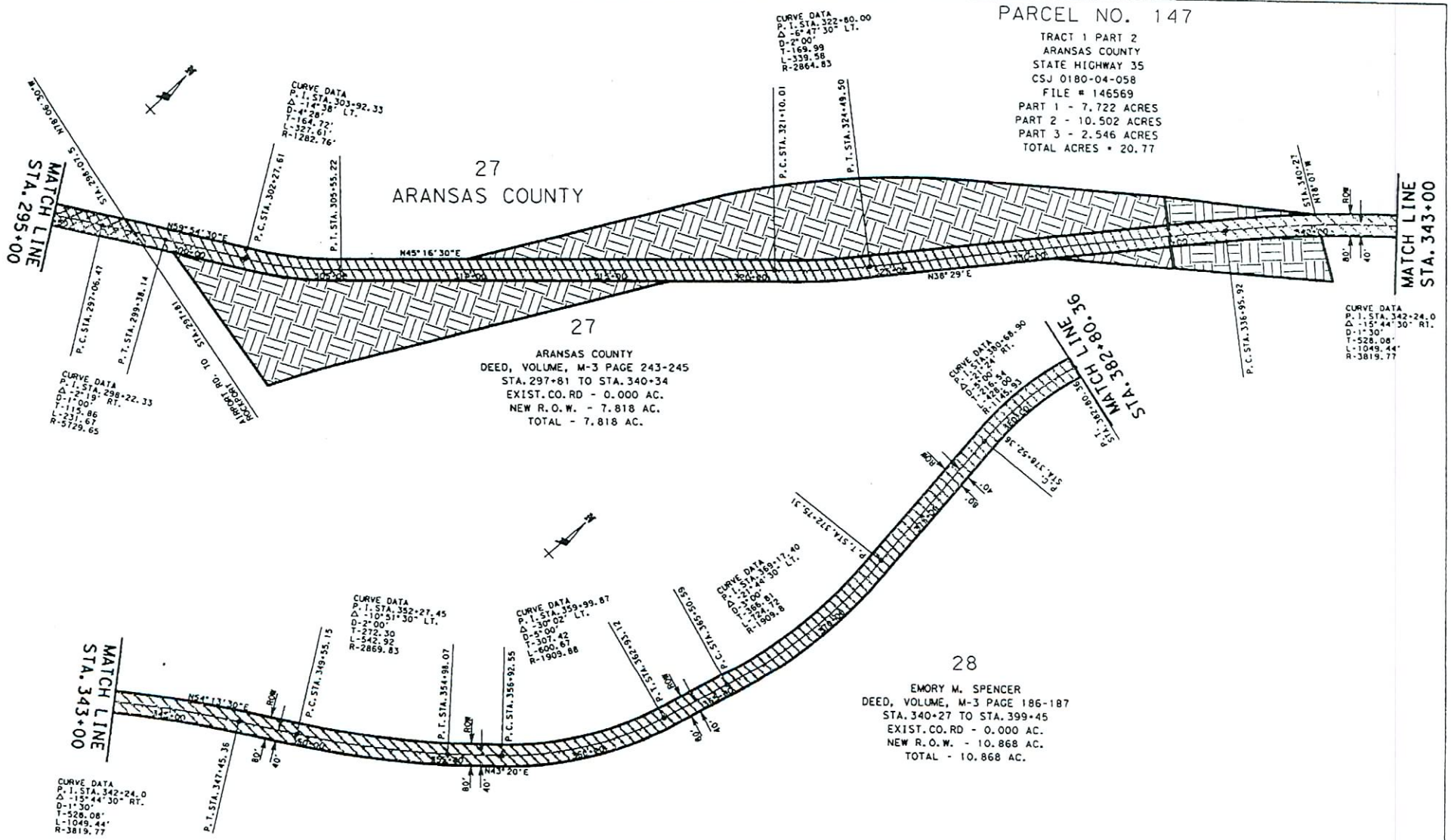
PARCEL NO. 147

TRACT 1 PART 2
ARANSAS COUNTY
STATE HIGHWAY 35
CSJ 0180-04-058
FILE # 146569
PART 1 - 7.722 ACRES
PART 2 - 10.502 ACRES
PART 3 - 2.546 ACRES
TOTAL ACRES = 20.77



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LEGEND

- TRACT 1 - PART 1
- TRACT 1 - PART 2
- TRACT 2

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Texas Department of Transportation

FM 1781
MAP (PLAT)

SHEET 5 OF 7 SHEETS SCALE: 1"=500'

STATE	DIST.	COUNTY	
TEXAS	CRP	ARANSAS	
CONT.	SECT.	JOB	HIGHWAY NO.
1549	01		FM 1781

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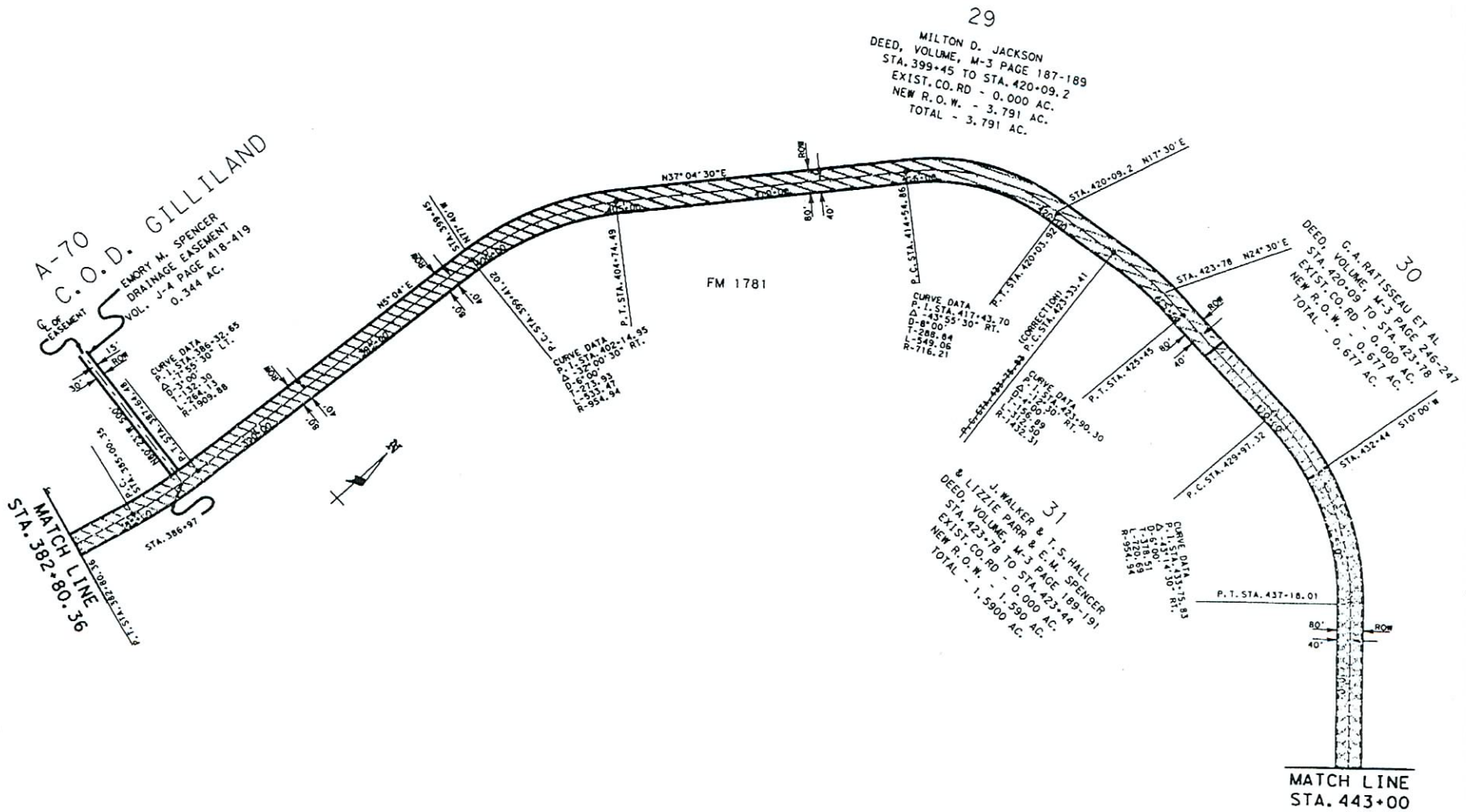

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LEGEND

- TRACT 1 - PART 1
- TRACT 1 - PART 2
- TRACT 2

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Texas Department of Transportation

FM 1781 MAP (PLAT)

SHEET 6 OF 7 SHEETS SCALE: 1"=500'

STATE	DIST.	COUNTY	
TEXAS	CRP	ARANSAS	
CONT.	SECT.	JOB	HIGHWAY NO.
1549	01		FM 1781

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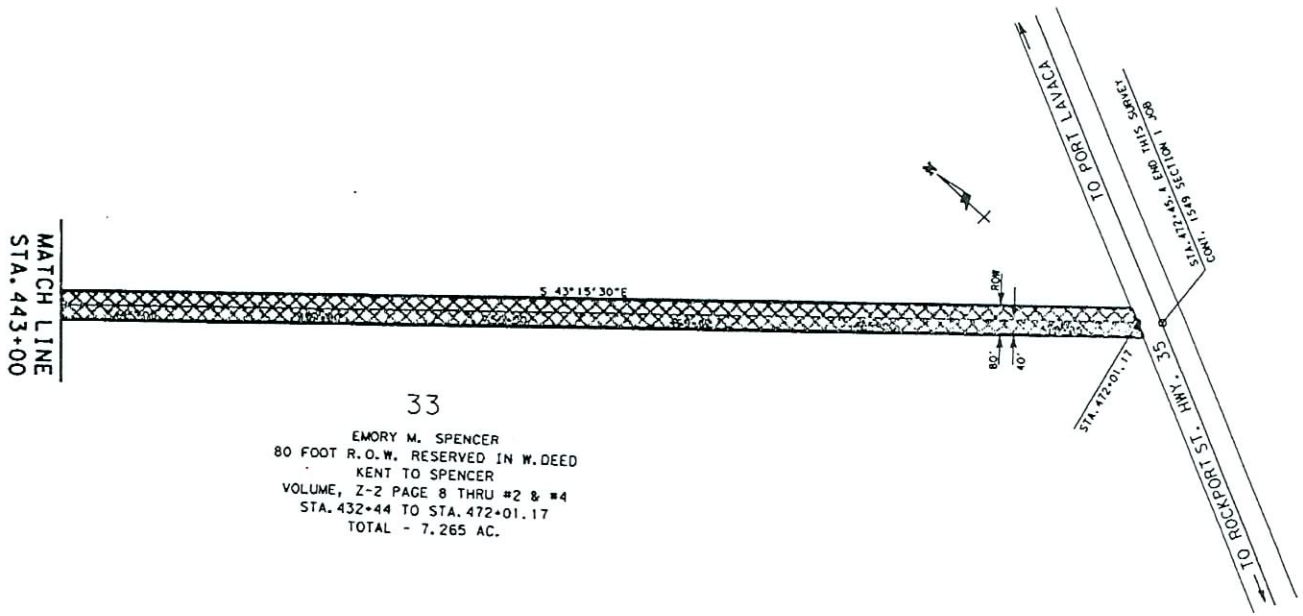

33

EMORY M. SPENCER
80 FOOT R.O.W. RESERVED IN W.DEED
KENT TO SPENCER
VOLUME, Z-2 PAGE 8 THRU #2 & #4
STA. 432+44 TO STA. 472+01.17
TOTAL - 7.265 AC.

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- TRACT 1 - PART 2
- TRACT 2

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FM 1781
MAP (PLAT)

SHEET 7 OF 7 SHEETS SCALE: 1"=500'

STATE	DIST.	COUNTY	
TEXAS	CRP	ARANSAS	
CONT.	SECT.	JOB	HIGHWAY NO.
1549	01		FM 1781

Highway: FM 1781
Aransas County
RCSJ 1549-01-xxx

EXHIBIT C

PROPERTY DESCRIPTION
TRACT 2
20.38 ACRE TRACT

BEING approximately 20.38 acres of land and being out of the Joseph Hollis A-76, David Lockard A-97 and the C.O.D. Gilliland A-70 Surveys, Aransas County, Texas. This said 20.38 acre tract also being all of the FM-1781 80.0 foot right of way not conveyed to the State of Texas by deed and lying north of the north right of line of FM-3036 and west of the west right of line of SH-35 and being better described as follows;

BEING approximately 20.38 acres of land and being all of the 80 foot wide right of way of F.M. 1781 out of the above mentioned surveys and also being comprised of the following;

A 20 foot Dedicated Street through Copano Village as shown in Map Record 2, Page 4, Aransas County, Texas Station 226+32 to Station 246+87 of Engineer's centerline.

An 80 foot Dedicated Street through Copano Village as shown in Map Record 2, Page 4, Aransas County, Texas Station 270+74 to Station 297+81 of Engineer's centerline.

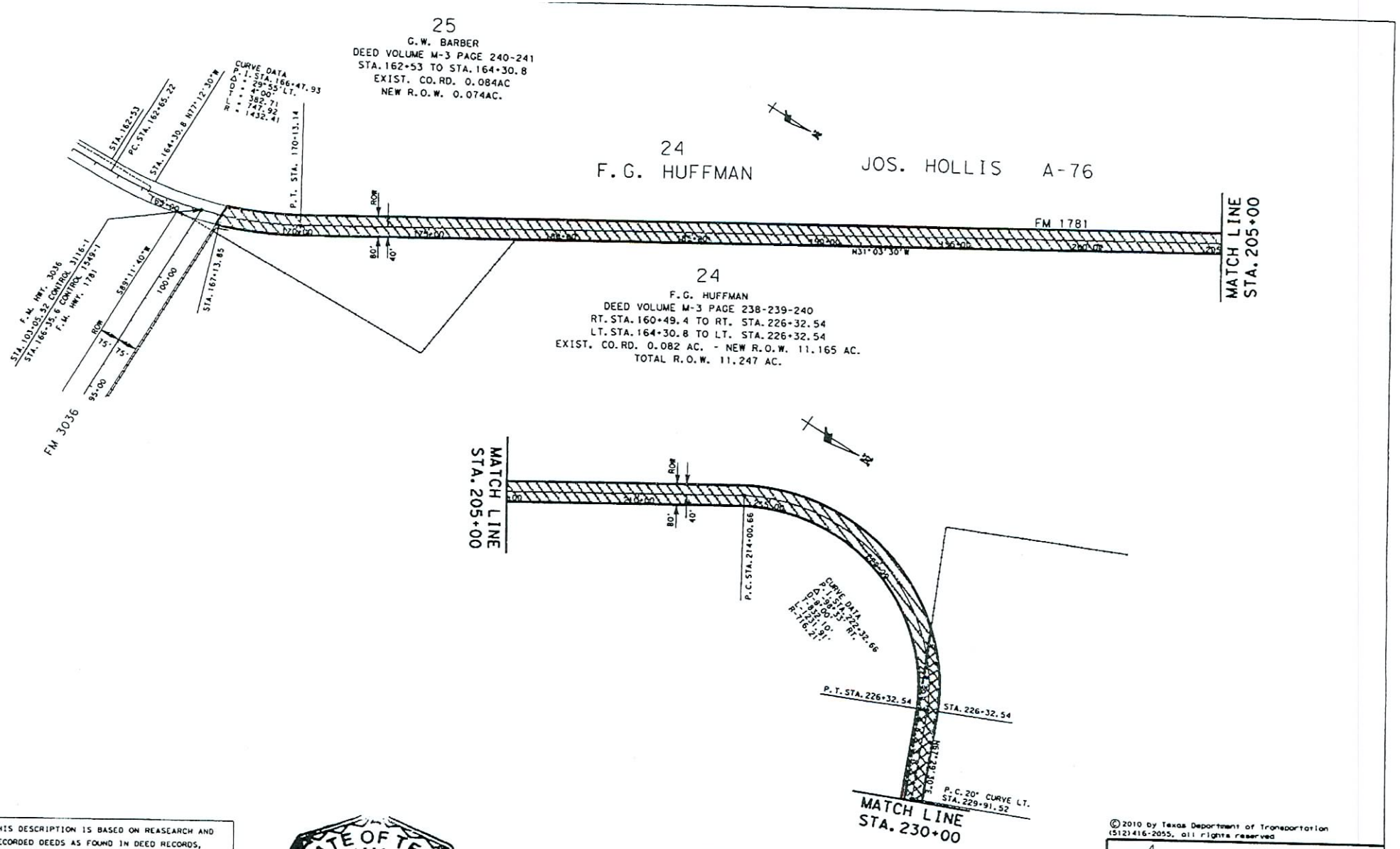
Parcel 33- The portion of Parcel 33 lying west of the west right of way line of SH 35 projected across F.M. 1781 and being a portion of the same 80 foot right of way Reserved in Warranty Deed from Kent to Spencer and found in Volume Z-2, Page 8, Deed Records, Aransas County, Texas
This concludes the description of the 20.38 acres of land, more or less.

This description is based on research and recorded deeds as found in Deed Records, Aransas County, Texas and from the original Right of Way Map on file in Austin, Texas used to create these parcels and deed descriptions. This survey was not performed on the ground.

This property description is accompanied by a plat of even date.

STATE OF TEXAS
REGISTERED
JAMES A. WOODS
5333
PROFESSIONAL
LAND SURVEYOR

James A. Woods R.P.L.S. 5333



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NOTES

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LEGEND

- TRACT 1 - PART 1
- TRACT 1 - PART 2
- TRACT 2

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Texas Department of Transportation

FM 1781
MAP (PLAT)

SHEET 2 OF 6 SHEETS SCALE: 1" = 500'

STATE	DIST.	COUNTY	
TEXAS	CRP	ARANSAS	
CONT.	SECT.	JOB	HIGHWAY NO.
1549	01		FM 1781

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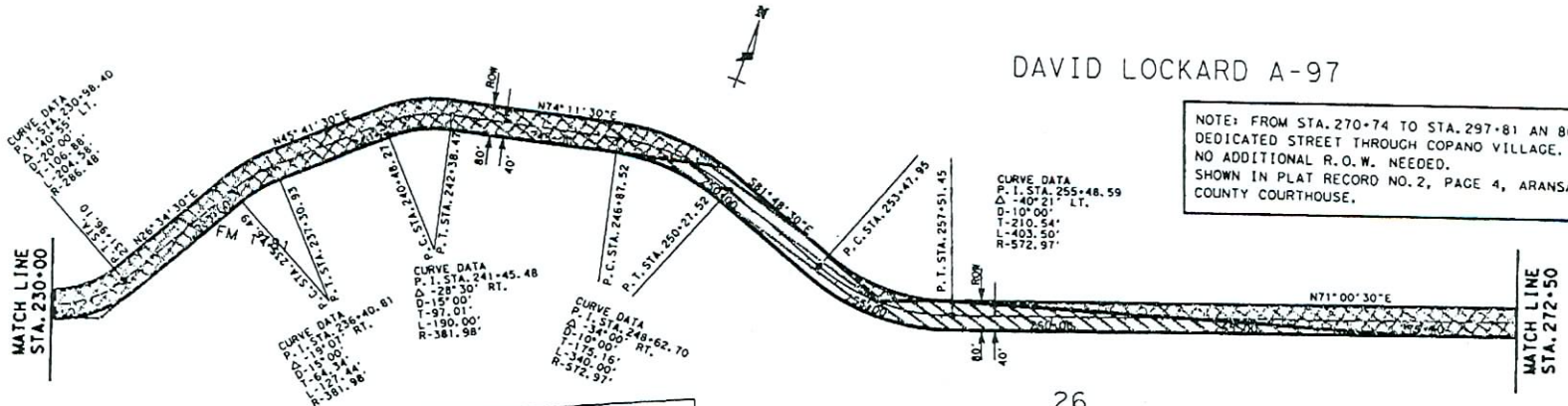
DAVID LOCKARD A-97



NOTE: FROM STA. 270+74 TO STA. 297+81 AN 80' FOOT DEDICATED STREET THROUGH COPANO VILLAGE. NO ADDITIONAL R.O.W. NEEDED. SHOWN IN PLAT RECORD NO. 2, PAGE 4, ARANSAS COUNTY COURTHOUSE.

NOTE: FROM STA. 226+32 TO STA. 246+87 AN 20' FOOT DEDICATED STREET THROUGH COPANO VILLAGE. NO ADDITIONAL R.O.W. REQUIRED. SHOWN IN PLAT RECORD NO. 2, PAGE 4, ARANSAS COUNTY COURTHOUSE.

26

F.G. HUFFMAN
DEED, VOLUME, M-3 PAGE 242-243
STA. 246+87 TO STA. 270+74
EXIST. CO. RD - 1.328 AC.
NEW R.O.W. - 3.055 AC.
TOTAL - 4.383 AC.

DAVID LOCKARD A-97

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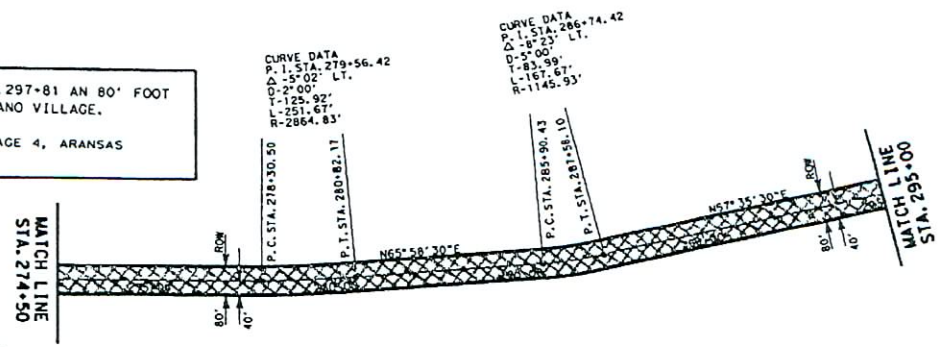

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James A. Woods

JAMES A. WOODS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5333, STATE OF TEXAS
SURVEYED

STATE OF TEXAS
REGISTERED
JAMES A. WOODS
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PROFESSIONAL
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NOTES

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LEGEND

- TRACT 1 - PART 1
- TRACT 1 - PART 2
- TRACT 2

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Texas Department of Transportation

FM 1781
MAP (PLAT)

SHEET 3 OF 6 SHEETS SCALE: 1"=500'

STATE	DIST.	COUNTY	
TEXAS	CRP	ARANSAS	
CONT.	SECT.	JOB	HIGHWAY NO.
1549	01		FM 1781

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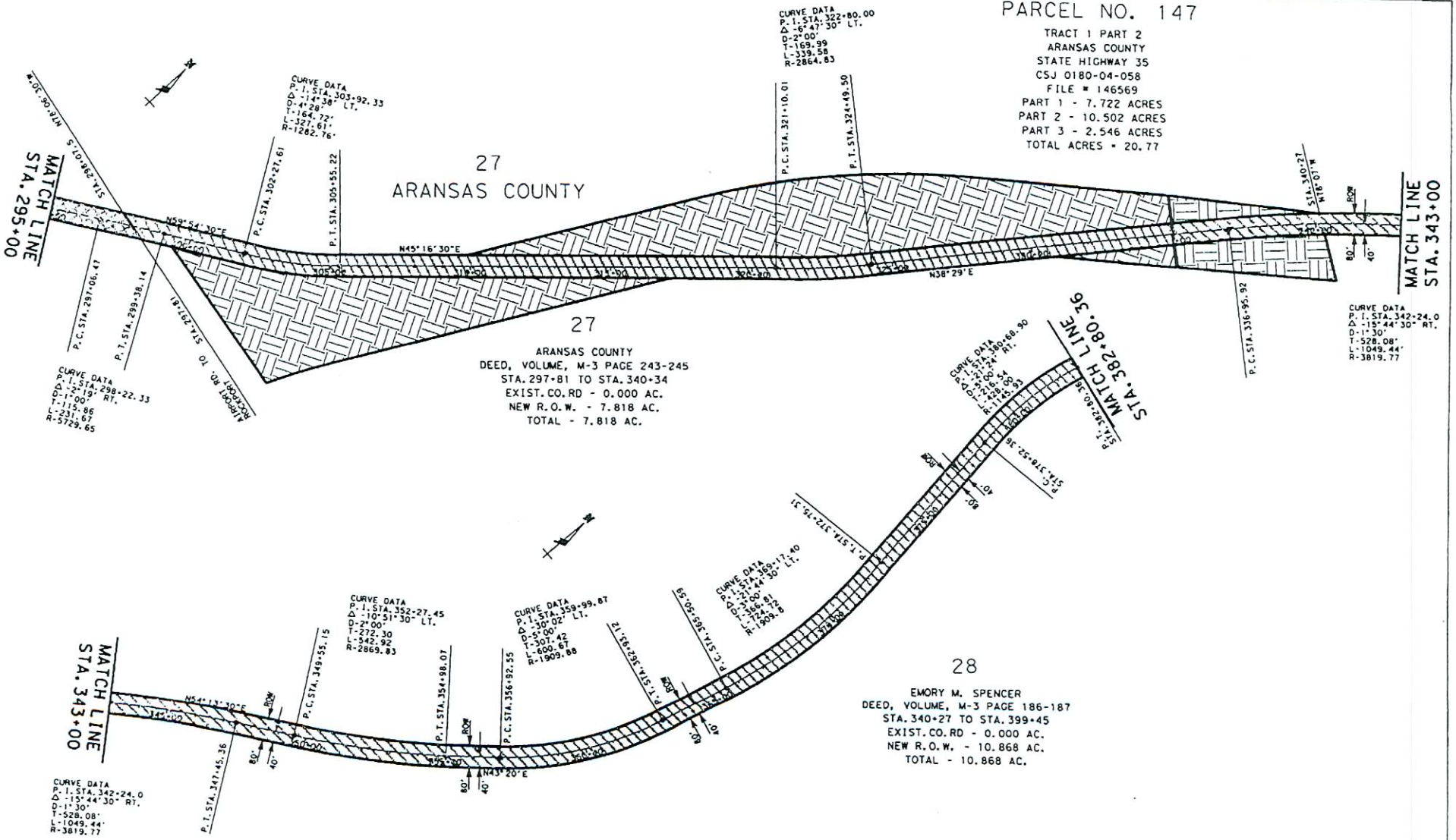
PARCEL NO. 147

TRACT 1 PART 2
ARANSAS COUNTY
STATE HIGHWAY 35
CSJ 0180-04-058
FILE # 146569
PART 1 - 7.722 ACRES
PART 2 - 10.502 ACRES
PART 3 - 2.546 ACRES
TOTAL ACRES - 20.77



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LEGEND

- TRACT 1 - PART 1
- TRACT 1 - PART 2
- TRACT 2

NOTES

BEARINGS ARE BASED ON ORIGINAL R.O.W. MAP.

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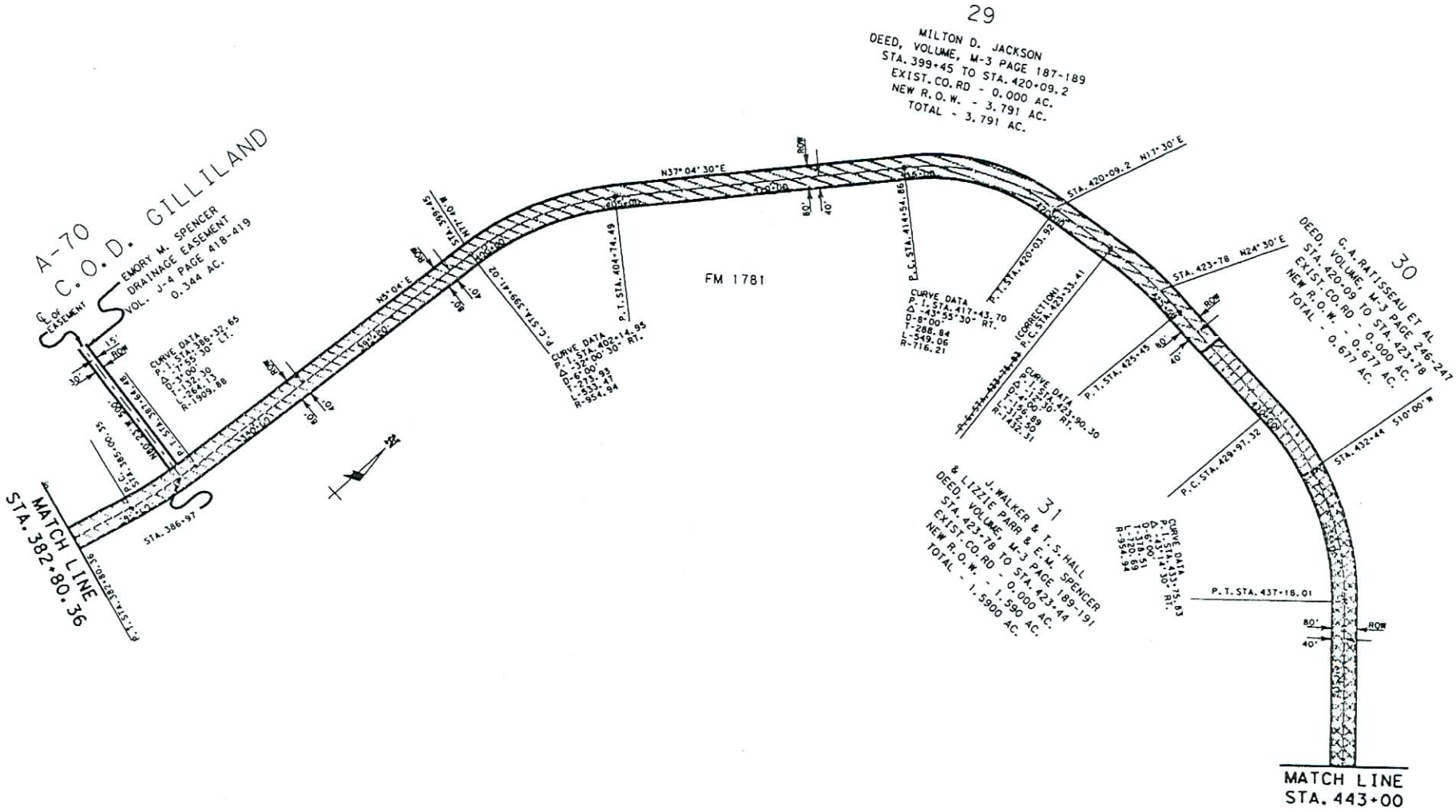
Texas Department of Transportation

FM 1781
MAP (PLAT)

SHEET 4 OF 6 SHEETS SCALE: 1"=500'

STATE	DIST.	COUNTY	
TEXAS	CRP	ARANSAS	
CONT.	SECT.	JOB	HIGHWAY NO.
1549	01		FM 1781



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- TRACT 2

T:\CRPSURVEY\FM1781ROW\FM1781TRACT1-5.dgn

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Texas Department of Transportation

FM 1781 MAP (PLAT)

SHEET 5 OF 6 SHEETS SCALE: 1"=500'

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CONT.	SECT.	JOB	HIGHWAY NO.
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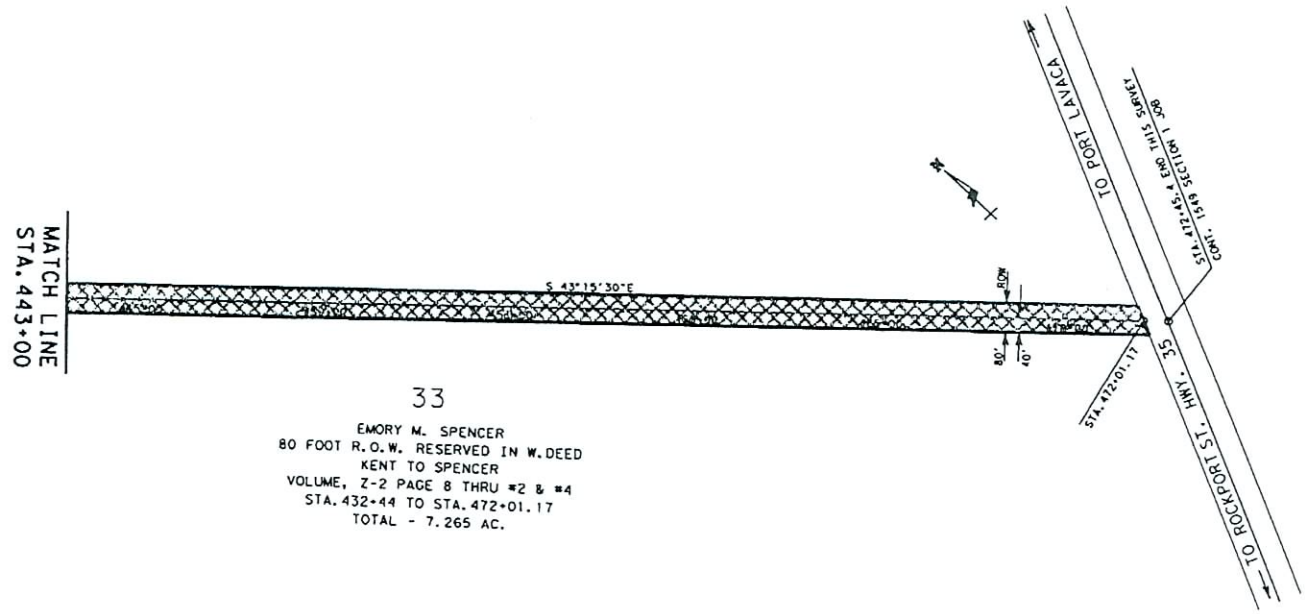

33

EMORY M. SPENCER
80 FOOT R.O.W. RESERVED IN W.DEED
KENT TO SPENCER
VOLUME, Z-2 PAGE 8 THRU #2 & #4
STA. 432+44 TO STA. 472+01.17
TOTAL - 7.265 AC.

THIS DESCRIPTION IS BASED ON REASEARCH AND RECORDED DEEDS AS FOUND IN DEED RECORDS, ARANSAS COUNTY, TEXAS AND FROM THE ORIGINAL RIGHT OF WAY MAP ON FILES IN AUSTIN, TEXAS USED TO THESE PARCELS AND DEED DESCRIPTIONS. THIS SURVEY WAS NOT PERFORMED ON THE GROUND.

JAMES A. WOODS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5333, STATE OF TEXAS
SURVEYED

STATE OF TEXAS
REGISTERED
JAMES A. WOODS
5333
PROFESSIONAL
LAND SURVEYOR

NOTES

1.) BEARINGS ARE BASED ON ORIGINAL R.O.W. MAP.

2.) THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

LEGEND

- TRACT 1 - PART 1
- TRACT 1 - PART 2
- TRACT 2

T:\CRPSURVEY\FM1781ROW\FM1781TRACT1-6.dgn

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Texas Department of Transportation

FM 1781 MAP (PLAT)

SHEET 6 OF 6 SHEETS SCALE: 1"=500'

STATE	DIST.	COUNTY	
TEXAS	CRP	ARANSAS	
CONT.	SECT.	JOB	HIGHWAY NO.
1549	01		FM 1781