**TEXAS TRANSPORTATION COMMISSION**

BRAZOS County

**MINUTE ORDER**



BRYAN District

In the city of College Station, BRAZOS COUNTY, on STATE HIGHWAY 6, the State of Texas acquired an easement interest in certain land needed for highway purposes by instrument recorded in Volume 1153, Page 137, Official Records of Brazos County, Texas.

The easements (surplus easements), 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 easements.

College Station Marketplace, L.P., is the underlying fee owner and has requested that the surplus easements be sold to the company for $52,700.

The commission finds $52,700 to be a fair and reasonable value for the state's rights and interest in the surplus easements.

NOW, THEREFORE, the commission finds that the surplus easements are no longer needed for a state highway purpose and recommends, subject to approval of the attorney general, that the governor of Texas execute a proper instrument releasing the state's rights and interest in the surplus easements to College Station Marketplace, L.P., for $52,700.

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

112563 JAN 27 1

Minute Number

Date Passed

EXHIBIT A

Easement Abandonment
0.18 Acre - Area 1
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas

Field notes of a 0.18 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 2.07 acre drainage channel easement described in the instrument to Texas Highway Department, recorded in Volume 1153, Page 137, of the Official Records of Brazos County, Texas, and further being a part of the 5.643 acre - Tract 1, described in the deed from Spring Creek CS. Development, Ltd., to College Station Marketplace, LP, recorded in Volume 6647, Page 207, of the Official Records of Brazos County, Texas, and said 0.18 acre tract being more particularly described as follows:

**COMMENCING** at the intersection of the transition curve from Oxburgh Drive - 70' right-of-way as described in Volume 5513, Page 14, of the Official Records of Brazos County, Texas, to the southwest right-of-way line State Highway No. 6, same being the north corner of the beforementioned 5.643 acre - Tract 1;

THENCE along the southwest right-of-way line of the beforementioned State Highway No. 6, as follows:

S 47° 19' 17" E for a distance of 213.40 feet to a ½" iron rod set,
S 43° 01' 56" E for a distance of 150.60 feet to a ½" iron rod set at the **PLACE OF BEGINNING** of this description;

THENCE continuing along the southwest right-of-way line of the beforementioned State Highway No. 6, as follows:

S 43° 01' 56" E for a distance of 49.96 feet to a ½" iron rod set,
S 47° 19' 17" E for a distance of 14.63 feet to a ½" iron rod found marking the common corner between the beforementioned 5.643 acre tract and the 89.42 acre - Tract One, described in the deed to College Station Marketplace, LP, recorded in Volume 8274, Page 111, of the Official Records of Brazos County, Texas;

THENCE along the common line between the beforementioned 5.643 acre tract and the 89.42 acre tract, as follows:

S 40° 04' 46" W for a distance of 68.07 feet to a ½" iron rod found marking the beginning of a curve, concave to the southeast, having a radius of 1115.94 feet,
Southwesterly along said curve, for an arc distance of 19.32 feet to a ½" iron rod set at the end of this curve, the chord bears S 37° 45' 04" W - 19.32 feet,
S 66° 32' 05" W for a distance of 39.16 feet to a ½" iron rod set;

THENCE N 23° 16' 12" W for a distance of 66.64 feet to a ½" iron rod set;

THENCE N 46° 58' 38" E for a distance of 99.92 feet to the **PLACE OF BEGINNING**, containing 0.18 acre of land, more or less.

STATE OF TEXAS REGISTERED S. M. KLING 2003 PROFESSIONAL LAND SURVEYOR

Surveyed: June 2010

By:

S. M. Kling
R.P.L.S. No. 2003

Prepared 06/17/10
kes10-dvd\TP - TXDOT drainage ezmt release - 0.18ac area 1.wpd

EXHIBIT A

Easement Abandonment
0.80 Acre - Area 2
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas

Field notes of a 0.80 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 2.07 acre drainage channel easement described in the instrument to Texas Highway Department, recorded in Volume 1153, Page 137, of the Official Records of Brazos County, Texas, and further being a part of the 5.643 acre - Tract 1, described in the deed from Spring Creek CS. Development, Ltd., to College Station Marketplace, LP, recorded in Volume 6647, Page 207, of the Official Records of Brazos County, Texas, and said 0.80 acre tract being more particularly described as follows:

**COMMENCING** at the intersection of the transition curve from Oxburgh Drive - 70' right-of-way as described in Volume 5513, Page 14, of the Official Records of Brazos County, Texas, to the southwest right-of-way line State Highway No. 6, same being the north corner of the beforementioned 5.643 acre - Tract 1;

THENCE along the southwest right-of-way line of the beforementioned State Highway No. 6, as follows:

| | |
|---|---|
| S 47° 19' 17" E | for a distance of 213.40 feet to a ½" iron rod set, |
| S 43° 01' 56" E | for a distance of 200.56 feet to a ½" iron rod set, |
| S 47° 19' 17" E | for a distance of 212.38 feet to a ½" iron rod set at the **PLACE OF BEGINNING** of this description; |

THENCE S 47° 19' 17" E for a distance of 187.66 feet to a ½" iron rod set;

THENCE S 42° 41' 17" W for a distance of 254.20 feet to a ½" iron rod set;

THENCE N 15° 46' 35" W for a distance of 108.25 feet to a ½" iron rod set at the beginning of a curve, concave to the east, having a radius of 200.00 feet;

THENCE Northerly along said curve, for an arc distance of 204.05 feet to a ½" iron rod set at the end of this curve, the chord bears N 13° 27' 04" E - 195.31 feet;

THENCE N 42° 40' 43" E for a distance of 27.13 feet to the **PLACE OF BEGINNING**, containing 0.80 acre of land, more or less.

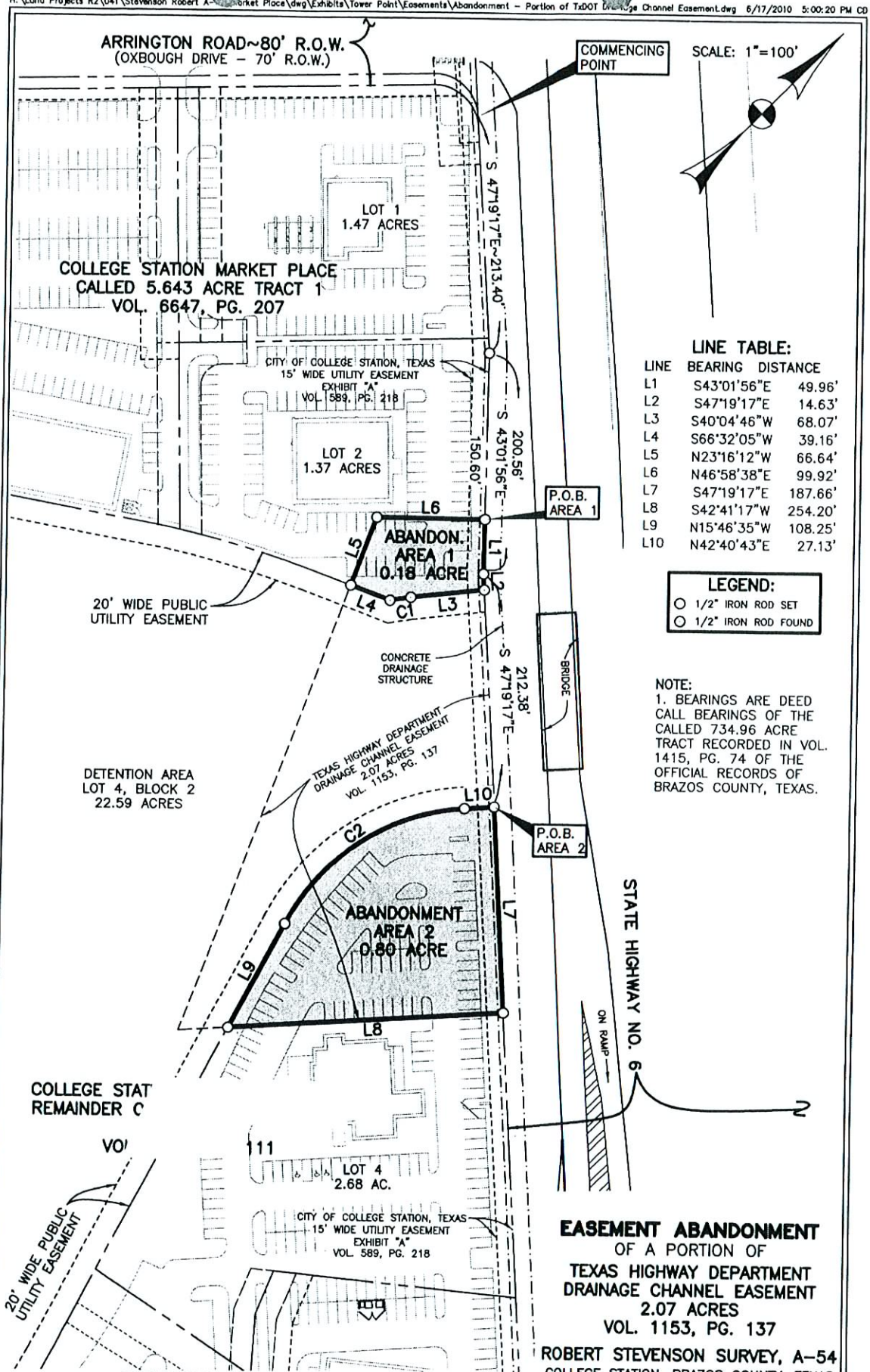
Surveyed: June 2010

STATE OF TEXAS REGISTERED S. M. KLING 2003 PROFESSIONAL LAND SURVEYOR

By:

S. M. Kling
R.P.L.S. No. 2003

Prepared 06/17/10
kes10-dvd\TP - TXDOT drainage ezmt release - 0.80ac area 2.wpd




## LINE TABLE:

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S43°01'56"E | 49.96' |
| L2 | S47°19'17"E | 14.63' |
| L3 | S40°04'46"W | 68.07' |
| L4 | S66°32'05"W | 39.16' |
| L5 | N23°16'12"W | 66.64' |
| L6 | N46°58'38"E | 99.92' |
| L7 | S47°19'17"E | 187.66' |
| L8 | S42°41'17"W | 254.20' |
| L9 | N15°46'35"W | 108.25' |
| L10 | N42°40'43"E | 27.13' |

**LEGEND:**

- ○ 1/2" IRON ROD SET
- ○ 1/2" IRON ROD FOUND

NOTE:
1. BEARINGS ARE DEED CALL BEARINGS OF THE CALLED 734.96 ACRE TRACT RECORDED IN VOL. 1415, PG. 74 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

## CURVE TABLE:

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING |
|---|---|---|---|---|
| C1 | 19.32' | 1115.94' | 0°59'31" | S 37°45'04"W~19.32' |
| C2 | 204.05' | 200.00' | 58°27'18" | N 13°27'04"E~195.31' |

# EASEMENT ABANDONMENT

OF A PORTION OF

TEXAS HIGHWAY DEPARTMENT
DRAINAGE CHANNEL EASEMENT
2.07 ACRES
VOL. 1153, PG. 137

ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' JUNE, 2010

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

XREF: