

TEXAS TRANSPORTATION COMMISSION

ORANGE County

MINUTE ORDER

Page 1 of 1

BEAUMONT District

In ORANGE COUNTY, on I-10, the State of Texas acquired certain land for highway purposes by instrument recorded Volume 220, Page 323, Deed Records of Orange County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

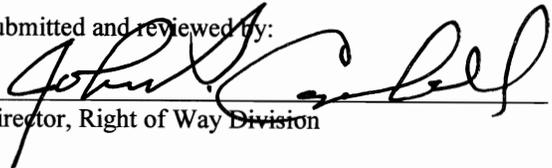
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Pevco, Ltd., a Texas limited partnership, is the abutting landowner and has requested that the surplus land be sold to the partnership for \$73,311.

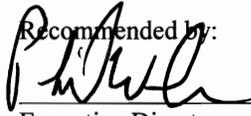
The commission finds \$73,311 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Pevco, Ltd., a Texas limited partnership, for \$73,311; 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

112921 NOV 17 11

Minute
Number

Date
Passed

Shine & Johnston, Inc.

J. Gilbert Johnston, President, *RPLS*
Steve Boucher, *RPLS*

(409) 385-5266
Fax (409) 385-0936

STATE OF TEXAS ◊

COUNTY OF ORANGE ◊ EXHIBIT A

1.870 ACRES

Field notes describing a 1.870 acre tract of land being a portion of a called 11.451 acre tract called Parcel 14-A out of the T.& N.O. R.R., Section 7, Abstract 186, Orange County, Texas. Said 11.451 acre tract is more particularly described in a deed from H. J. L. Stark to the State of Texas and recorded in Volume 220, Page 323 of the Deed Records of Orange County, Texas, and being described by metes and bounds, as follow:

NOTE: All the horizontal control is referred to the Texas Plane Coordinate System, Lambert Projection, Central Zone. All bearings, distances and acreages are grid. The theta correction at the concrete monument found at the POINT OF BEGINNING is +03°19'22" and the scale factor is 0.999996382. (See accompanying plat).

BEGINNING at the Type I concrete monument found for corner in the north right-of-way line of Interstate Highway No. 10 and the existing easterly line of F. M. Highway No. 1442 and being an ell corner of that certain called 456.419 acre tract of land conveyed to Pevco, LTD. as described in a deed recorded in Volume 1310, Page 625 of the Deed Records of Orange County, Texas. Said beginning point has a N.A.D. coordinate value of Y = 227,734.11 and X = 4,038,499.35 and a N.A.D. 83/86 coordinate of Y = 10,070,312.208 and X = 4,334,982.931, said point being the P. T. of a curve.

THENCE along the north line of the said I. H. 10 and the south line of the herein described tract and the arc of said curve to the right, having a central angle of 00°33'38" and a radius of 5579.58 feet, an arc distance of 54.57 feet to a Texas Department of Transportation Type II concrete monument with Bronze disk set for an angle point of the herein described tract. (chord of said curve bears S 79°34'01" W - 54.57 feet)

THENCE along the westerly line of the herein described tract and the easterly line of the proposed Right of Way for F. M. No. 1442, **N 55°18'57" W - 154.02 feet** to a Texas Department of Transportation Type II concrete monument with Bronze disk set an angle point of the herein described tract.

THENCE along the westerly line of the herein described tract and the easterly line of the proposed Right of Way for F. M. No. 1442, **N 11°53'12" W 543.46 feet** to a 5/8" iron rod with cap stamped S & J found marking an angle point in the said 11.451 acre tract and an angle point of the said 456.419 acre tract and being the northwest corner of the herein described tract.

THENCE along the southerly and westerly line of the said 456.416 acre tract and the northerly and easterly line of the existing F. M. Highway No. 1442 Right of Way and the northerly and easterly line of the herein described tract, the following courses and distances:

N 82°33'39" E - 85.25 feet to a Texas Department of Transportation Type I concrete monument found for an angle point (deed called N 87°25' E - 85.00 feet).

S 52°55'58" E – 105.67 feet to a Texas Department of Transportation Type I concrete monument found for an angle point (deed called S 47°35' E – 106.06 feet).

S 07°53'04" E – 524.87 feet to a Texas Department of Transportation Type I concrete monument (broken) found for an angle point (deed called S 02°35' E - 525.00 feet).

S 54°15'02" E – 63.35 feet (deed called S 49°10' E – 63.10 feet) to the **POINT OF BEGINNING**, containing 1.870 acres of land.

I, Steven R. Boucher, Registered Professional Land Surveyor Number 5056 in the State of Texas, do hereby certify that the above field notes reflect an actual survey made by me on the ground and according to law, that the limits, boundaries and corners, with the marks, natural and artificial, are truly described in the foregoing field notes just as I found them on the ground.

Given under my hand and seal this 18th day of March, 2011.

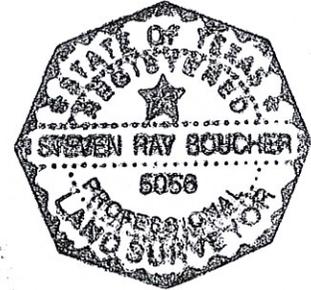
Revised May 17, 2011.

Revised May 25, 2011



Steven R. Boucher

Registered Professional Land Surveyor No. 5056



File name: 100302 SRB
 Plot date: 03/17/11
 Orange County
 Revised date: 05/17/11

T. & N.O.R.R. Section 7

A - 186
 456.419 Acres
 From The Estate Of Nelda C. Stark To Pevco, Ltd.
 (Volume 1310, Page 625)
 (Deed Records Of Orange County, Texas)
 (August 30, 2002)

H. J. L. STARK TO
 THE STATE OF TEXAS
 FOR F.M. 1442 R.D.W.
 RECORDED 7-11-1968
 VOL. 382 PG 603 (D.R.D.C.)

TYPE I CONCRETE
 MONUMENT FOUND
 IN 2002. IT HAS
 BEEN DESTROYED BY
 GATE CONSTRUCTION.

Peyton Bland Survey
 A - 44

H. J. L. STARK TO
 THE STATE OF TEXAS
 FOR I.H. 10 R.D.W.
 PARCEL 14-A (11.451 ACRES)
 RECORDED 4-08-1958
 VOL. 220 PG 323 (D.R.D.C.)

TYPE II CONCRETE MONUMENT
 FOUND AT P.C. OF CURVE
 (CONTROLLING MONUMENT)

TYPE I CONCRETE
 MONUMENT FOUND

D=02°57'43"
 R=5579.58'
 L=288.44'
 C=288.41'
 CB=S 84°46'25" W

TYPE II CONCRETE
 MONUMENT SET

D=03°26'44"
 R=5579.58'
 L=335.53'
 C=335.48'
 CB=S 81°34'11" W

THIS SURVEY (GRID)	RECORD CALLS
R=5579.58'	R=5729.58' ON
D=00°33'38"	CENTERLINE
① L=54.57'	"ONE DEGREE CURVE"
C=54.57'	
CB=S 79°34'01" W	
② N 55°18'57" W 154.02'	N 87°25'00" E 85.00'
③ N 11°53'12" W 543.46'	S 47°35'00" E 106.06'
④ N 82°33'39" E 85.25'	S 02°35'00" E 525.00'
⑤ S 52°55'58" E 105.67'	S 49°10'00" E 63.10'
⑥ S 07°53'04" E 524.87'	
⑦ S 54°15'02" E 63.35'	

TYPE I CONCRETE
 MONUMENT FOUND (BROKEN)

(deed call N 84°35' E)
 N 79°18'05" E 5025.32'

TYPE I CONCRETE
 MONUMENT FOUND

TYPE I CONCRETE MONUMENT
 FOUND AT P.T. OF CURVE (P.O.B.)
 (CONTROLLING MONUMENT)

TYPE II CONCRETE
 MONUMENT SET

Interstate Highway 10
 (300 Foot Right of Way)

T. J. Barwick Survey
 A - 39

TYPE I CONCRETE
 MONUMENT FOUND

NOTES:

ALL THE HORIZONTAL CONTROL IS REFERRED TO THE TEXAS PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE, NAD 27 DATUM. ALL BEARINGS, DISTANCES AND ACREAGES ARE GRID. THE THETA CORRECTION AT THE CONCRETE MONUMENT FOUND AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT IS +03°19'22" AND THE SCALE FACTOR IS 0.999996382.

THE NAD 27 COORDINATE OF THE CONCRETE MONUMENT AT THE P.O.B. OF THIS TRACT IS Y: 227,734.11 & X: 4,038,499.35 AND THE N.A.D. 83/86 COORDINATE IS Y: 10,070,312.208 & X: 4,334,982.931.

THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL. SEE ACCOMPANYING FIELD NOTES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. WE FOUND AN OVERHEAD ELEC. LINE & A FIBER OPTIC LINE ON THE I-H 10 RIGHT OF WAY. THERE ARE NO OTHER UTILITIES VISIBLE ON THE SUBJECT TRACT.

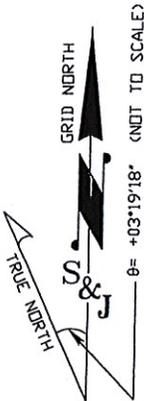
I DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND. ANY ABUTTING ROADWAYS, ENCROACHMENTS, PROTRUSIONS OR IMPROVEMENTS, IF ANY, ARE SHOWN HEREON.

Survey Plat Showing A
1.870 Acre Tract
 Being A Portion Of The
 Interstate Highway No. 10
 Right-Of-Way
 Out Of The
 T. & N. O. R. R., Section 7
 Abstract 186
 Orange County, Texas



Steven Ray Boucher

Steven Ray Boucher
 Registered Professional Land Surveyor No. 5056



SCALE: 1" = 200'

Shine & Johnston, Inc.
 P.O. Box 391
 Silsbee, Texas. 77656
 (409) 385-5266
 Fax (409) 385-0936

March 16, 2011 SRB
 Revised June 7, 2011 SRB