

TEXAS TRANSPORTATION COMMISSION

ROBERTS County

MINUTE ORDER

Page 1 of 1

AMARILLO District

In the city of Miami, ROBERTS COUNTY, on FARM TO MARKET ROAD 282, the State of Texas acquired certain land for a maintenance site by instrument recorded in Volume 17, Page 465, Deed Records of Roberts County, Texas.

The land and the improvements (surplus land), 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 real property which is no longer needed for a state highway purpose.

Miami Independent School District has requested that the state sell the surplus land to the school district for \$24,000.

The commission finds \$24,000 to be a fair and reasonable value for 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 Miami Independent School District for \$24,000; 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:

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

**112862 SEP 29 11**

Minute Date  
Number Passed

Sheet 1 of 4

Texas Department of Transportation  
Miami Maintenance Site  
Roberts County

EXHIBIT A

**Property Description**

BEING a 4.049 acres tract of land, more or less, situated in Section 71, Block M-2, H. & G. N. Railroad Company Survey, Roberts County, Texas, said tract also being situated within the Cunningham Addition to the City of Miami, Texas as recorded in Volume 9, Page 111, Deed Records of Roberts County, Texas and being that same tract of land conveyed to the State of Texas in a warranty deed dated September 23, 1950 and recorded in Volume 17, Page 465, Deed Records of Roberts County, Texas, and being more particularly described as follows:

COMMENCING at a railroad spike, found at the northwest corner of said Section 71, from which a 1.5 inch iron pipe found at the southwest corner of said Section 71 bears South 01 degrees 14 minutes 23 seconds East, a distance of 5277.25 feet, and from which a 2 inch iron pipe found at the northeast corner of said Section 71 bears North 88 degrees 44 minutes 45 seconds East, a distance of 5328.30 feet.

THENCE North 88 degrees 44 minutes 45 seconds East (*called east in Vol. 17, Page 465, Deed Records*), along the north line of said Section 71, a distance of 657.00 feet to a point;

THENCE South 01 degrees 14 minutes 23 seconds East (*called south in Vol. 17, Page 465, Deed Records*), parallel with the west line of said Section 71, a distance of 30.00 feet to a 5/8 inch iron rod with a 1.25 inch plastic cap marked "TxDOT", set at the northwest corner and the POINT OF BEGINNING of this described tract, said corner also being 10.0 feet west of the northeast corner of Lot 11, Block 3 of said Cunningham Addition;

- (1) THENCE South 01 degrees 14 minutes 23 seconds East (*called south in Vol. 17, Page 465, Deed Records*), parallel to the west line of said Block 3 and the west line of said Section 71, a distance of 210.00 feet to a 5/8 inch iron rod with a 1.25 inch plastic cap marked "TxDOT", set within Lot 14, Block 3 of said Cunningham Addition and being a corner of this described tract;
- (2) THENCE North 88 degrees 44 minutes 45 seconds East (*called east in Vol. 17, Page 465, Deed Records*), parallel to the south line of Blocks 3 and 2 of said Cunningham Addition and also parallel to the north line of said Section 71, a distance of 420.00 feet to a 5/8 inch iron rod with a 1.25 inch plastic cap marked "TxDOT", set on the east line of Lot 16, Block 2 of said Cunningham Addition and being a corner of this described tract;
- (3) THENCE South 01 degrees 14 minutes 23 seconds East (*called south in Vol. 17, Page 465, Deed Records*), parallel to the east line of Blocks 2 and 16 of said Cunningham Addition and also parallel to the west line of said Section 71, a distance of 210.00 feet to a 5/8 inch iron rod

Sheet 2 of 4

with a 1.25 inch plastic cap marked "TxDOT", set within Lot 27, Block 16 of said Cunningham Addition and being a corner of this described tract;

- (4) THENCE North 88 degrees 44 minutes 45 seconds East (*called east in Vol. 17, Page 465, Deed Records*), parallel to the north line of Block 16 of said Cunningham Addition and also parallel to the north line of said Section 71, a distance of 210.00 feet to a 5/8 inch iron rod with a 1.25 inch plastic cap marked "TxDOT", set 10.00 feet east of the east line of Block 16 of said Cunningham Addition and being the southeast corner of this described tract;
- (5) THENCE North 01 degrees 14 minutes 23 seconds West (*called north in Vol. 17, Page 465, Deed Records*), parallel to the east line of Blocks 2 and 16 of said Cunningham Addition, and also parallel to the west line of said Section 71, a distance of 420.00 feet to a railroad spike set 10.00 feet east of the northeast corner of Block 2 of said Cunningham Addition and being the northeast corner of this described tract;
- (6) THENCE South 88 degrees 44 minutes 45 seconds West (*called west in Vol. 17, Page 465, Deed Records*), parallel to the north line of said Section 71 and along the north line of Blocks 2 and 3 of said Cunningham Addition and the south right of way line of FM Highway 282, a distance of 630.00 feet to the POINT OF BEGINNING.

**NOTES:**

1. A survey plat with same date accompanies this plat.
2. Distances are surface distances and expressed in U.S. survey feet.
3. Basis of Bearings - The north line of Section 71, Block M-2, H. and G. N. Railroad Company Survey, defined by a railroad spike found at the northwest and a 2 inch iron pipe found at the northeast corner, was determined by GPS observation to have a Texas Coordinate System of 1983, North Zone grid bearing of N. 88°44'45" E.
4. Date of field survey: September 14, 2010.

*R. Mike Robbins*

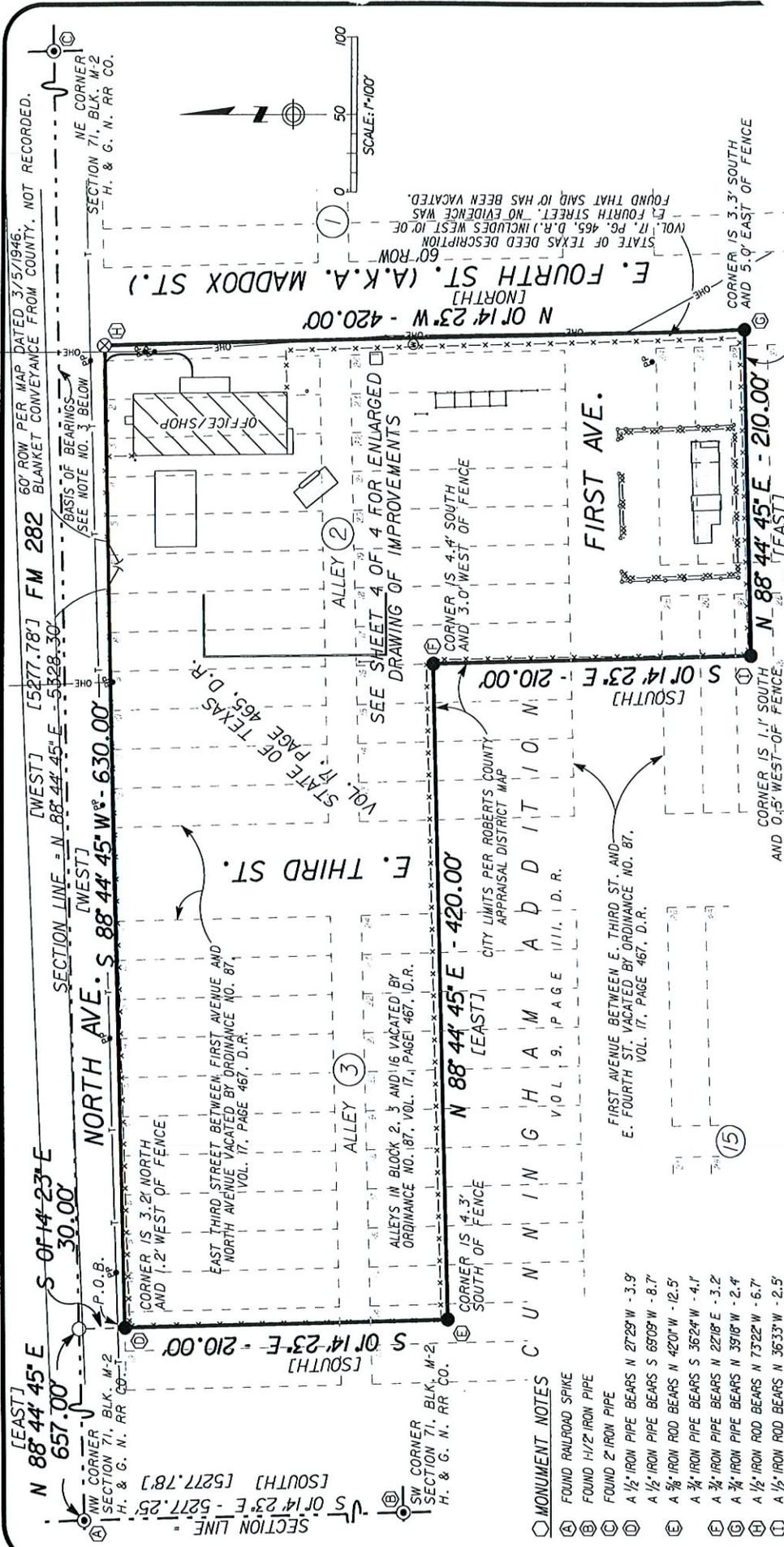
9/15/10

R. Mike Robbins  
Registered Professional Land Surveyor  
No. 5139 State of Texas

Date



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



**MONUMENT NOTES**

- (A) FOUND RAILROAD SPIKE
- (B) FOUND 1 1/2" IRON PIPE
- (C) FOUND 2" IRON PIPE
- (D) A 1/2" IRON PIPE BEARS N 27°28' W - 3.9'
- (E) A 1/2" IRON PIPE BEARS S 68°08' W - 8.7'
- (F) A 3/4" IRON ROD BEARS N 42°01' W - 12.5'
- (G) A 3/4" IRON PIPE BEARS S 36°24' W - 4.1'
- (H) A 3/4" IRON PIPE BEARS N 22°18' E - 3.2'
- (I) A 3/4" IRON PIPE BEARS N 39°18' W - 2.4'
- (J) A 1/2" IRON ROD BEARS N 73°22' W - 6.7'
- (K) A 1/2" IRON ROD BEARS N 36°33' W - 2.5'

**-LEGEND-**

- SHEET METAL CONTAINMENT FENCE
- x-x-x-x CHAIN LINK FENCE
- PIPE FENCE
- OVERHEAD TELEPHONE LINE
- ONE OVERHEAD ELECTRIC LINE
- CONCRETE
- POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- GAS METER
- FOUND MONUMENT - SEE MONUMENT NOTES
- SET 3/8" IRON ROD WITH 1-1/2" TxDOT PLASTIC CAP
- SET RAILROAD SPIKE
- CALCULATED POSITION
- P.O.B. POINT OF BEGINNING
- D.R. DEED RECORDS OF ROBERTS COUNTY
- O.P.R. OFFICIAL PUBLIC RECORDS OF ROBERTS COUNTY

**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 - THE NORTH LINE OF SECTION 71, BLOCK #2, H. AND G.N. RAILROAD COMPANY SURVEY, DEFINED BY A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER AND A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER, WAS DETERMINED BY GPS OBSERVATION TO HAVE A TEXAS COORDINATE SYSTEM OF 1983, NORTH ZONE GRID BEARING OF N. 88°44'45" E.
4. RECORD CALLS ARE SHOWN IN BRACKETS.
5. ENTIRE SURVEYED TRACT LIES WITHIN THE CITY LIMITS OF MIAMI, TEXAS PER THE ROBERTS COUNTY APPRAISAL DISTRICT MAP.
6. DATE OF FIELD SURVEY: SEPTEMBER 14, 2010.

**SEE SHEETS 1 OF 4 AND 2 OF 4 FOR PROPERTY DESCRIPTION**  
**SEE SHEET 4 OF 4 FOR SURVEYOR'S SEAL AND SIGNATURE**

**MIAMI MAINTENANCE SITE**  
**ROBERTS COUNTY, TEXAS**  
**TEXAS DEPARTMENT OF TRANSPORTATION**  
**P.O. BOX 7368**  
**AMARILLO, TX 79114-7368**  
**PHONE: (806)356-3317**

**SHEET 3 OF 4**      **SCALE: 1" = 100'**

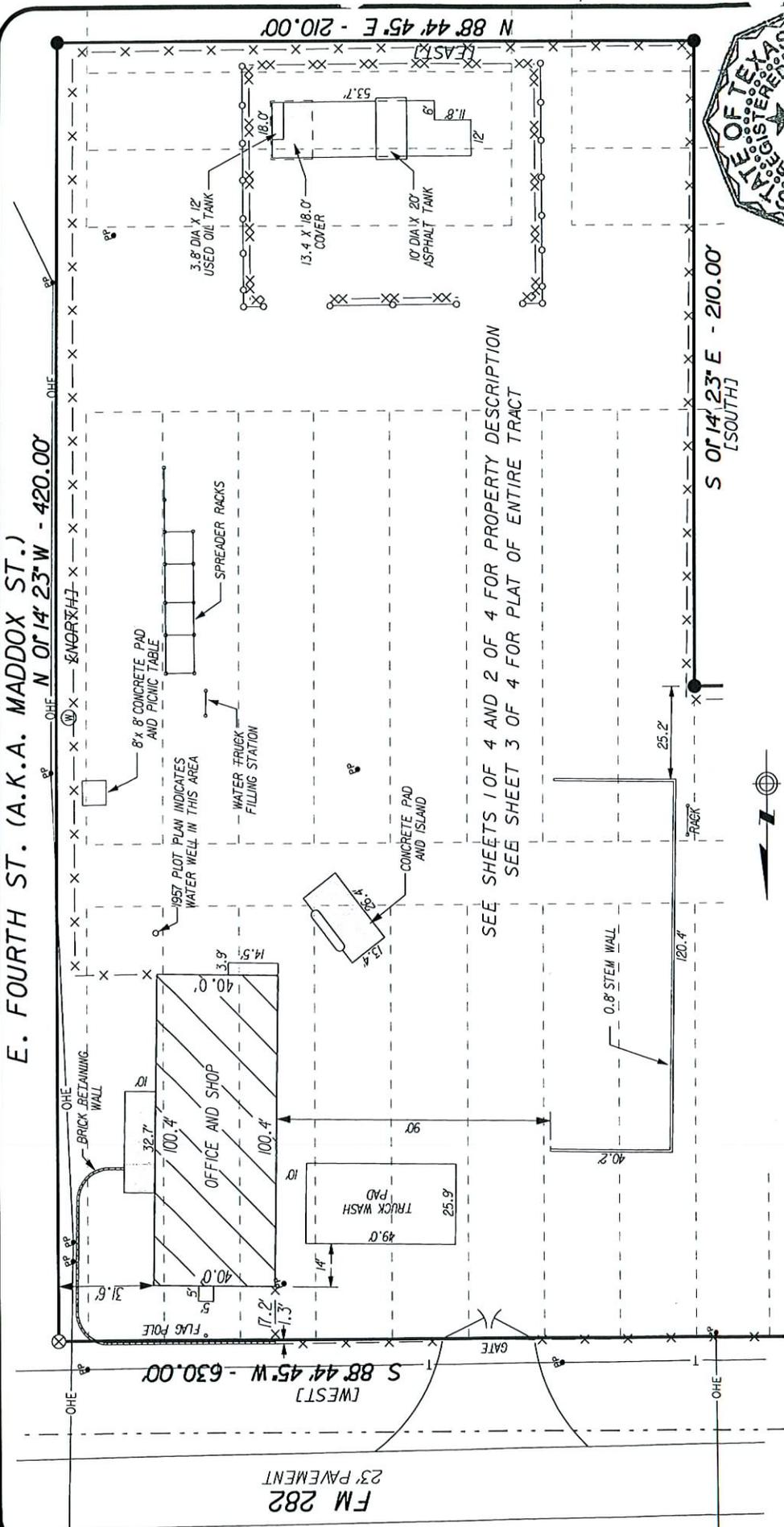
E. FOURTH ST. (A.K.A. MADDOX ST.)

N 01°14'23"W - 420.00'

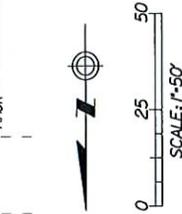
FM 282  
23' PAVEMENT  
S 88°44'45"W - 630.00'

N 88°44'45"E - 210.00'

S 01°14'23"E - 210.00'  
[SOUTH]



SEE SHEETS 1 OF 4 AND 2 OF 4 FOR PROPERTY DESCRIPTION  
SEE SHEET 3 OF 4 FOR PLAT OF ENTIRE TRACT



R. Mike Robbins  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5139, STATE OF TEXAS

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SHEET 4 OF 4