

TEXAS TRANSPORTATION COMMISSION

HASKELL County

MINUTE ORDER

Page 1 of 1

ABILENE District

In HASKELL COUNTY, on US 277, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 519, Page 912, Official Public Records of Haskell County, Texas.

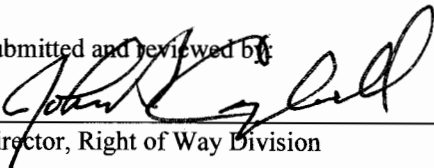
A portion of the land (surplus land), described in Exhibit A, is no longer needed for highway purposes.

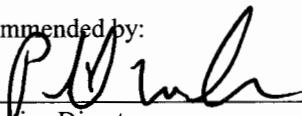
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

David Frierson 4/8<sup>th</sup>, Jane Grindstaff 3/8<sup>th</sup> and Jeff Frierson 1/8<sup>th</sup> are the abutting landowners and have requested to purchase the surplus land for \$4,752.

The commission finds \$4,752 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus land is no longer needed for a state highway purpose and that the value is less than \$10,000. The commission authorizes the executive director to execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to David Frierson 4/8<sup>th</sup>, Jane Grindstaff 3/8<sup>th</sup> and Jeff Frierson 1/8<sup>th</sup> for \$4,752; 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

**113215 JUL 26 12**

Minute Number      Date Passed



# **SHEPPARD SURVEYING COMPANY, INC.**

1013 Energy Dr.  
Abilene, Texas 79602  
Voice: 325.695.6277  
Fax: 325.695.3299

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## EXHIBIT A

State of Texas  
Haskell County, Texas

### **TEXAS DEPARTMENT OF TRANSPORTATION SURPLUS PARCEL, TRACT #2 OF AMERICAN TRAILS RIGHT OF WAY**

Metes and Bounds description of 11.88 acre tract out of a part of the abandoned railroad right of way conveyed from American Trails Association to the State of Texas (PARCEL NO. 8) as recorded in Volume 519, Page 912, Official Public Records of Haskell County, Texas out of the A. Richie Survey Number 119, A-353, located in Haskell County, Texas, and described more particularly as follows:

**BEGINNING** at a 5/8" spike recovered for the southwest corner of said Richie Survey, thence S 88°12'35" E for a distance of 3956.62' and N 18°27'53" E for a distance of 36.15' to a 1/2" rebar with cap marked "Sheppard 3697" set on the common line between U. S. Highway 277 and aforesaid abandoned railroad right of way, and being 60' east U. S. Highway centerline station 193+69.3 for the **southwest corner of this tract ;**

**THENCE** N 18°27'53" E along the east right of way of U.S. Highway 277 and west right of way of said railroad right of way for a distance of 5173.31' (5173.98') to a 1/2" rebar with cap marked "Sheppard 3697" set for the northwest corner of this tract;

**THENCE** S 88°12'35" E crossing the abandoned railroad right of way for a distance of 104.39' ( 104.40') to a 1/2" rebar recovered for the northeast corner of this tract;


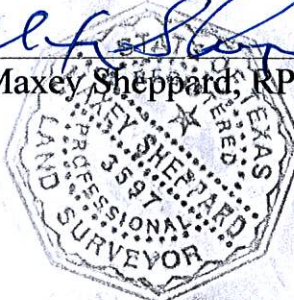
THENCE S 18°27'53" W along the east side of the abandoned railroad right of way, paralleling the east right of way of U. S. Highway 277, at 5173.31' (5173.98') to a TxDOT aluminum marker recovered for the southeast corner of this tract;

THENCE N 88°12'35" W for a distance of 104.39' (104.40') to the Place of Beginning and containing 11.88 acres.

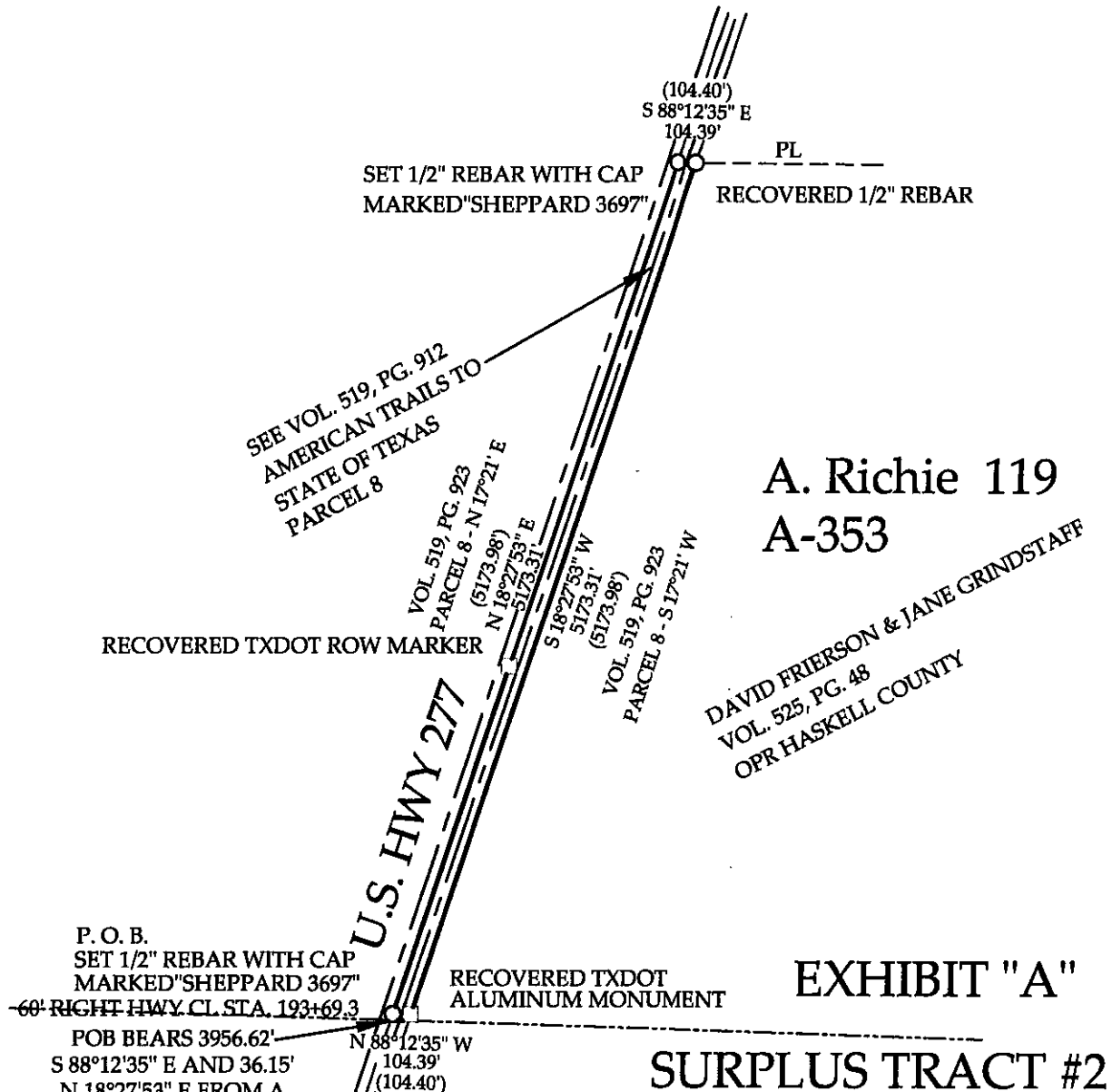
Bearings and distances are Grid NAD, 83, TXNC Zone 4202 and based upon OPUS solution.

Combined Grid Scale Factor 0.99987 (Surface Distance)

I, Maxey Sheppard, A Registered Professional Land surveyor, of Texas, hereby certify that the foregoing description and attached plat represent a survey completed on the ground under my direct supervision on the 16<sup>th</sup> day of March, 2012.

  
Maxey Sheppard, RPLS 3697  


# 11.88 ACRES OUT OF THE A. RICHIE SURVEY NO. 119, A-353 HASKELL COUNTY, TEXAS



**A. Richie 119  
A-353**

**DAVID FRIERSON & JANE GRINDSTAFF  
VOL. 525, PG. 48  
OPR HASKELL COUNTY**

**EXHIBIT "A"**

**SURPLUS TRACT #2**

P. O. B.  
SET 1/2" REBAR WITH CAP  
MARKED "SHEPPARD 3697"  
-60' RIGHT HWY. CL. STA. 193+69.3  
POB BEARS 3956.62'  
N 88°12'35" W  
S 88°12'35" E AND 36.15'  
N 18°27'53" E FROM A  
SPIKE RECOVERED FOR  
THE SWC OF  
A. RICHIE SURVEY, A-353

RECOVERED TXDOT  
ALUMINUM MONUMENT

(SURFACE DISTANCE)  
SEE ATTACHED METES AND BOUNDS DESCRIPTION  
NOTE: BEARINGS AND DISTANCES ARE  
GRID NAD 83 TXNC 4202 FROM OPUS SOLUTION



**SHEPPARD  
SURVEYING**



SHEPPARD SURVEYING CO. INC. 1013 ENERGY DRIVE. ABILENE TX, 79602 VOICE 325-695-6277 FAX 325-695-3299		SCALE: 1"=1000'
MAXEY SHEPPARD R.P.L.S. 3697	COMBINED GRID SCALE FACTOR = 0.99987	
	STATE PLANE COORDINATES TXNC ZONE 4202	GEOID MODEL: CONUS99
	PAGE 1 OF 1	© COPYRIGHT 2012 SHEPPARD SURVEYING CO. INC. ALL RIGHTS RESERVED
	GPS FILE NAME: FRAZIER	DATE: 02/16/2012
COORDINATE FILE NAME: FRAZIER.crd	REVISION DATE:	
FIELD:	DWN. BY: M.L.S.	DRAWING FILE NAME: FRIERSON.dwg
		WORK ORDER # 12-1911