

TEXAS TRANSPORTATION COMMISSION

NAVARRO County

MINUTE ORDER

Page 1 of 1

DALLAS District

In NAVARRO COUNTY, on FARM TO MARKET ROAD 2859, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 715, Page 221, Official Public Records of Navarro County, Texas.

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

An easement interest over the surplus land is needed for highway drainage purposes (drainage easement) and is reserved to the state.

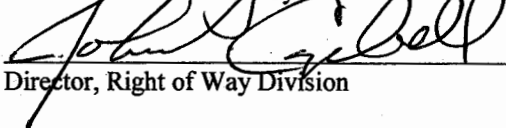
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowners.

James R. Duncan and wife, Jacqueline D. Duncan, are the abutting landowners and have requested that the surplus land be sold to them for \$1,880, subject to the drainage easement.

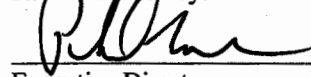
The commission finds \$1,880 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

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 James R. Duncan and wife, Jacqueline D. Duncan for \$1,880, subject to the drainage easement; 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

113134 MAY 31 12

Minute
Number

Date
Passed

EXHIBIT "A"
0.0862 ACRE SURPLUS TRACT
FARM ROAD 2859
3,755 SQUARE FEET TRACT OF LAND IN THE
W. T. MALONE SURVEY ABSTRACT NO. 530
NAVARRO COUNTY, TEXAS

All that certain lot, tract, or parcel of land being 0.0862 acres or 3,755 square feet of land, situated in the W. T. Malone Survey, Abstract No. 530, in Navarro County, Texas, and being part of a tract of land, conveyed in a deed from J. N. Edens, Jr., to the State of Texas, recorded in Volume 715 Page 221, and filed on January 7, 1965, in the Official Public Records of Navarro County, Texas, and said tract was intended to be used for Farm Road 2859, and presently known as SE County Road 3129A. Said 0.862 acre or 3,755 square feet are more fully described as follows;

COMMENCING at a point in the centerline of the roadway on the steel armor joint at the beginning of the bridge on F.M. Road 2859, and said point being a weld joint between two steel plates on the abutment at the joint between the southern most abutment and the first bridge slab of said bridge;

Thence North 48 degrees 58 minutes 14 seconds West for a distance of 140.00 feet to a point;

Thence South 31 degrees 07 minutes 03 seconds West for a distance of 232.38 feet to a point on a curve to the right having a radius of 1,045.92 feet which bears North 48 degrees 58 minutes 14 seconds West;

Thence long the arc of the curve to the right for a distance of 152.75 feet to the POINT OF BEGINNING;

Beginning at a 5/8" rod found with a metal cap marked "TEXAS DEPARTMENT OF TRANSPORTATION, ROW MONUMENT" (no monument number), and in the most southern corner of a called 14.2286 acres tract described in Tract 6, in a Quit Claim Deed from the State Highway and Public Transportation Commission to Tarrant County Water Control and Improvement District Number One, dated September 19, 1991, and recorded in Volume 1236, Page 265, and within the right-of-way of the road formerly known as Farm Road 2859, and presently known as SE County Road 3129A, and being in the existing southeast right-of-way of Farm Road 2859 as relocated, and also being the POINT OF BEGINNING;

1) Thence along a curve to the right, and along the existing southeast right-of-way of Farm Road 2859 as relocated, which has a radius of 1,045.92 feet, a central angle of 02 degrees 50 minutes 55 seconds, and a tangent of 26.01 feet, a chord of South 50 degrees 49 minutes 17 seconds West 52.00 feet, and an arc length of 52.00 feet to a 1/2" rod set for the south corner of this tract;

2) Thence North 39 degrees 12 minutes 33 seconds West along the southwestern line of this tract a distance of 82.66 feet to a 1/2" rod set for the northwest corner of this tract and in the northwest

Description for a 0.0862 Acre Surplus Tract

right-of-way of the road formerly known as Farm Road 2859, and presently known as SE County Road 3129A, and in the east corner of Lot 25 which was conveyed to the Owen Living Trust in Document Number 7784, dated November 1, 2010, and in the southwestern corner of Lot 26 which was conveyed to James R. Duncan and wife, Jacqueline D. Duncan in Volume 1591, Page 499, and Lots 25 and 26 are part of the Hide-A-Way Harbor Addition as per plat recorded in Volume 6, Page 299, in the Plat Records of Navarro County, Texas;

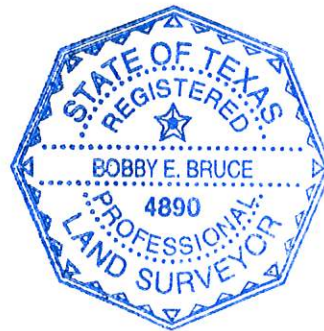
3) Thence along the existing northwestern right-of-way of the road formerly known as Farm Road 2859 and presently known as SE County Road 3129A, and along a boundary of Lot 26, which has a radius of 905.00 feet, a central angle of 00 degrees 56 minutes 18 seconds, a tangent of 7.41 feet, a chord of North 40 degrees 05 minutes 44 seconds East 14.82 feet, and an arc length of 14.82 feet to a 60d. nail set in a concrete drive, and being at P. T. Station 219 54.37;

4) Thence North 39 degrees 37 minutes 35 seconds East along the existing northwestern right-of-way of the road formerly known as Farm Road 2859 and presently known as SE County Road 3129A, in a southern boundary of Lot 26, a distance of 20.18 feet to a ½" rod set for the northeastern corner of this tract and in a northwestern corner of the called 14.2286 acres tract;

5) Thence South 50 degrees 22 minutes 50 seconds East (basis of bearings-Volume 1236, Page 265) along the southwest line of the called 14.2286 acres tract and the northeast line of this tract, a distance of 91.07 feet to the place of beginning and containing 0.0862 acre or 3,755 square feet of land, more or less.

This is to certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision.

Bobby Bruce 05-10-2011 REVISED 07-19-2011
Bobby E. Bruce, R.P.L.S. Date
Texas Registration No. 4890
Bruce Surveyors
P. O. Box 541
Corsicana, Texas 75151
Phone 903-872-0113




A plat of even date herewith accompanies this legal description.

All bearings are on the North Texas State Plane Coordinate System,
North Texas Central Zone.

James R. Duncan and wife,
Jacqueline D. Duncan
Volume 1591 Page 499
927 SE County Road 3129A

Tract b
called 14.2286 acres
State Highway and Public
Transportation Commission
to

Tarrant County Water Control
and Improvement District
Number One

Vol. 1236, 0.
Page 265. 

SCALE 1" = 30'

Lot 25
Owen Living Trust
Document No. 7784 11-01-10
925 SE County Road
3129A 1/2" rod set
with plastic cap
marked "BRUCE RPLS
4890".

Lots 25 and 26 are part of
HIDE-A-WAY HARBOR ADD.
recorded in Volume 6 Pg.299
Plat Records
Navarro County, Texas

W. T. MALONE SURVEY
ABSTRACT NO. 530
NAVARRO COUNTY, TEXAS

P.T. Sta. 219+54.37

Being part of a called 4.455 acres
conveyed in a deed from J. N.
Edens, Jr., to the State of
Texas in Volume 715
Page 221

The 1/2" rod set for the northeastern corner of this tract brs. S 39° 31' 35" W approximately 171 feet from the 315 contour.

0.0862 ACRE SURPLUS TRACT

FARM ROAD 2859

3,755 SQUARE FEET TRACT OF LAND IN THE
W. T. MALONE SURVEY ABSTRACT NO. 530
NAVARRO COUNTY, TEXAS

This is to certify that the foregoing plat was prepared from an actual survey made on the ground under my supervision, and that it is true and correct to the best of my knowledge.

Revised June 05.20.2011 REVISED 07.19.2011

Bobby E. Bruce Date
Registered Professional Land Surveyor No. 4890
P. O. Box 541 Corsicana, Texas 75151
903-872-0113

