

TEXAS TRANSPORTATION COMMISSION

BRAZOS County

MINUTE ORDER

Page 1 of 1

BRYAN District

In the city of Bryan, BRAZOS COUNTY, on FARM TO MARKET ROAD 158, the state of Texas used certain land to which there is no record title in the name of the state or city.

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 quitclaim of property to which there is no record title to abutting property owners at the request of the county or municipality.

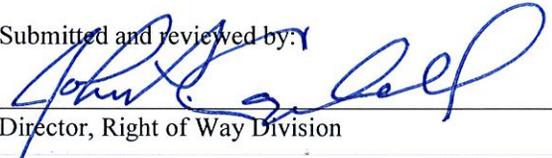
Central Texas Properties, Ltd., is the abutting landowner and has requested that the surplus land be quitclaimed to the company.

The city has requested that the surplus land be quitclaimed to the abutting landowner.

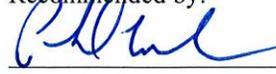
It is the opinion of the commission that it is proper and correct that the state quitclaim its rights and interest in the surplus land to the abutting landowner.

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 quitclaiming all of the state's rights and interest in the surplus land to Central Texas Properties, Ltd.

Submitted and reviewed by:

  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

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

**113298 SEP 27 12**

Minute Number      Date Passed

EXHIBIT A

BRENCO Marketing  
Building Encroachment Area  
0.0006-Acres

Stephen F. Austin No. 9 Survey  
Abstract No.62

STATE OF TEXAS           §

COUNTY OF BRAZOS       §

**A METES & BOUNDS** description of a certain 0.0006 acre tract of land (26 square feet) out of the Stephen F. Austin No.9 Survey, Abstract No.62 in Brazos County, Texas, being a portion of East William J. Bryan (also known as Texas State Highway 158), said 0.0006 acre tract being more particularly described as follows with all bearings being based on the south line of Lot 10R, Block 27 of the City of Bryan, replat of which is recorded in Volume 9579, Page 197 of the Official Public Records of Real Property, having a record bearing of North 85°05'47" West;

**BEGINNING** at a nail set in concrete (with shiner stamped Jones & Carter) marking the southwest corner of said Lot 10R, and the southeast corner of Lot 1R of said plat, and in the north right-of-way of said East William J Bryan (100-foot wide), from which a found "X" in concrete bears North 85°05'47" West, 115.00;

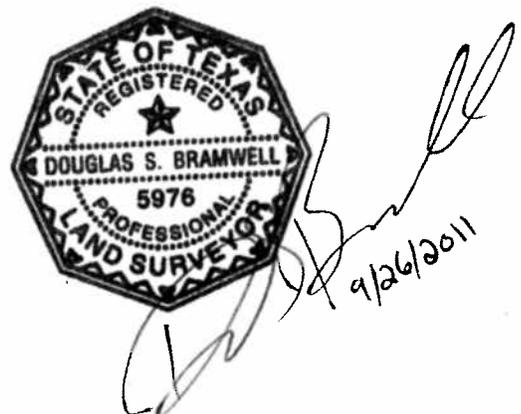
THENCE, South 85°05'47" East, along the south line of said Lot 10R, being common with the north right-of-way of say East William J. Bryan, 42.65 feet to a set drill hole in a concrete sidewalk adjacent to a newly constructed building, from which a set 5/8-inch iron rod (with cap stamped "Jones & Carter") bears South 85°04'26" East, 107.35 feet;

THENCE, South 50°11'00" West, into the right-of-way of said East William J. Bryan, along a newly constructed building, 0.88 feet to a set drill hole in a concrete sidewalk adjacent to the building corner of the newly constructed building;

THENCE, North 85°05'47" West, 42.02 feet along the face of the newly constructed building to a set drill hole in a concrete sidewalk adjacent to the building corner of the newly constructed building;

THENCE, North 04°54'13" East, along the face of the newly constructed building, 0.62 feet to the **POINT OF BEGINNING, CONTAINING** 0.0006 acres of land in Brazos County, Texas, as shown on Drawing No. 1039 in the office of Jones & Carter, Inc. in Bryan, Texas.

S:\C0004-004\SURVEY\DOCS\Building Encroachment Area.doc



**LEGEND**

- "SR" SET 5/8" IRON ROD STAMPED "JONES & CARTER INC. PROPERTY CORNER"
- "SN" SET MAG NAIL WITH SHINER STAMPED "JONES & CARTER INC"
- "SDH" SET DRILL HOLE FOUND
- FND IRON ROD FOUND
- OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY

REPLAT OF CALLED 1.19 ACRES  
LOT 10R, BLOCK 27  
VOL. 9579, PG. 197 OPRBC



NORTH  
SCALE: 1" = 5'

**BUILDING ENCROACHMENT AREA**  
**0.0006 ACRES**  
(26 SQ. FT.)



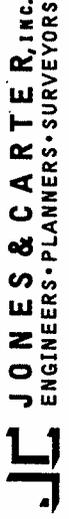
**GENERAL NOTES:**

1. This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Brazos County, Texas regarding these easements or encumbrances was performed by Jones & Carter, Inc.
  2. Bearings shown hereon are based on a call of North 85°05'47" West along the south line of Lot 10R as shown on replat recorded in Volume 9579, Page 197 of the Official Public Records of Brazos County.
  3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
  4. According to Community Panel No. 48041C0133C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, effective date July 2,1992, the subject tract is situated within Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**EXHIBIT**  
OF A

**BUILDING ENCROACHMENT AREA**  
BEING  
**0.0006 OF AN ACRE**  
OUT OF THE

**STEPHEN F. AUSTIN No. 9 SURVEY, A-62**  
BRAZOS COUNTY, TEXAS  
SEPTEMBER 2011



1716 Briarcrest Drive, Suite 160  
Bryan, Texas 77802-2776  
(979)731-8000 www.jonescarter.com