

## TEXAS TRANSPORTATION COMMISSION

LAMAR County

### MINUTE ORDER

Page 1 of 1

PARIS District

In the city of Paris, Lamar County, on FM 1507, the state of Texas acquired an easement interest in certain land by an instrument recorded in Volume 316, at page 288, of the Deed Records of Lamar County, Texas.

All of the easement, which encumbers the real property described as Tract 1 in exhibit A (tract), 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 release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

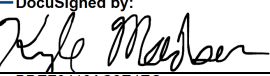
Lone Star Planned Developments, LLC, a Texas limited liability company, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$5,489.00.

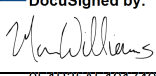
The commission finds \$5,489.00 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described as Tract 1 in exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the Texas Department of Transportation to execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to Lone Star Planned Developments, LLC, a Texas limited liability company, for \$5,489.00.

Submitted and reviewed by:

Recommended by:

DocuSigned by:  
  
BDEF0413AC9E4EC...  
Director, Right of Way Division

DocuSigned by:  
  
0E1B35AE191749E...  
Executive Director

117045 September 25, 2025

Minute	Date
Number	Passed

# EXHIBIT "A"



## - 0 - CHANNEL EASEMENT

STATE OF TEXAS  
COUNTY OF LAMAR

KNOW ALL MEN BY THESE PRESENTS:

THAT S. J. Parrott of Lamar County, in consideration of the sum of ONE DOLLAR and other good and valuable consideration in hand paid by the State of Texas, acting through the State Highway Commission, receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the State of Texas, the free and uninterrupted use, liberty and privilege of the passage in, along, upon and across the following land(s) in Lamar County, Texas, owned by ---, and being subject to:

(Important Note: If no liens, easements or leases exist, insert the word, "None.")  
lien(s) held by (none), easement(s) held by (none), lease(s) held by (none), and being particularly described as follows, to-wit: Tract No. 1 - Beginning at the point of intersection of the North right-of-way line of the proposed location of F.M. Highway No. 1507 with the West Boundary Line of the Parrott tract, said point being N. 0° 50' E. a distance of 43 ft. from centerline survey station 128+73.8 which is the Southwest corner of said tract;

Thence in a Southeasterly direction along said North right-of-way line along a curve to the right, whose radius is 11,499.2 ft. and tangent to said curve at this point bears S. 85° 12' E. a distance of 40.2 ft.;

Thence N. 0° 50' E. 301.8 ft.;

Thence N. 83° 10' W. 40 ft. to a point in said West Boundary line;

Thence S. 0° 50' W. along said West boundary line a distance of 298.2 ft. to the place of beginning and containing 0.28 acres of land more or less

Tract No. 2 - Beginning at the Southeast corner of said Parrott tract;

Thence N. 68° 27' W. along the East boundary line of said tract a distance of 166.7 ft.;

Thence S. 88° 03' W. 36.2 ft.;

Thence S. 1° 52' E. 142.3 ft.;

Thence S. 40° 07' W. 29.0 ft. to a point in the South Boundary line of said Parrott tract;

Thence S. 87° 04' E. along said South Boundary line a distance of 66.4 ft. to the place of beginning and containing 0.14 acres of land more or less.

Summary Tract NO. 1-0.28 Acres, Tract No. 2-0.14 Acres Total - 0.42

For the purpose of opening, constructing and maintaining a permanent Channel in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to the said Channel, or any part thereof.

It is specifically understood that the State and its assigns shall be vested with the title to and the right to take and use, without additional compensation, any stone, earth, gravel, caliche or any other materials or minerals upon, in and under said land, except oil, gas and sulphur, for the construction and maintenance of the Highway System of Texas.

And it is further agreed that grantors in consideration of the benefits above set out, will remove from the property above described such fences, buildings and other obstructions as may be found upon said premises.

TO HAVE AND TO HOLD unto the said State of Texas as aforesaid for the purposes aforesaid the premises above described.

Witness my hand, this the 5th. day of May, A. D. 1950.

S. J. Parrott

THE STATE OF TEXAS  
COUNTY OF LAMAR

Before me, W. P. Denman, a notary public in and for said County and State, on this day personally appeared S. J. Parrott, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 5th. day of May, 1950.

(W. P. Denman) W. P. Denman,  
(SEAL) (Notary Public in and for Lamar County,) Notary Public in and for \_\_\_ County, Texas.  
(Texas)

Filed for record the 31st. day of May, A. D. 1950 at 7:09 o'clock P. M.

Geron Crumley, Clerk, County  
Court, Lamar County, Texas.



CERTIFIED COPY CERTIFICATE  
STATE OF TEXAS, COUNTY OF LAMAR

I, RUTH SISSON, County Clerk of Lamar County, Texas do hereby certify that this is a true & correct copy as same appears of record in my office. Witness my hand and seal of office

on 2-19-2025 2 of 2



Ruth Sisson  
Lamar County Clerk

DEPUTY

*Melody Davis*