

TEXAS TRANSPORTATION COMMISSION

WHARTON County

MINUTE ORDER

Page 1 of 2

YOAKUM District

In the city of Wharton, Wharton County, on FM 102, the state of Texas acquired certain land for highway purposes.

All of the land, described 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 recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes.

If the tract is no longer used for public road purposes, if the unrestricted motor vehicle lanes are reduced in number or width, or if the capacity of the roadway is reduced at all, said real property shall immediately and automatically revert to the state of Texas.

The city of Wharton, Texas is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tract be transferred to the city of Wharton, Texas.

IT IS THEREFORE ORDERED by the commission that the tract, as shown on exhibit A, is removed from the state highway system.

IT IS FURTHER ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the city of Wharton, Texas; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, 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 land.

TEXAS TRANSPORTATION COMMISSION

WHARTON County

MINUTE ORDER


Page 2 of 2

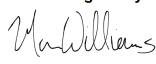
YOAKUM District

IT IS FURTHER ORDERED that, if the tract is no longer used for public road purposes, if the unrestricted motor vehicle lanes are reduced in number or width, or if the capacity of the roadway is reduced at all, said real property shall immediately and automatically revert to the state of Texas.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

DocuSigned by:

0E1B35AE191749E...
Executive Director

117048 September 25, 2025

Minute	Date
Number	Passed

County: Wharton
Highway: FM 102 (Proposed Ogden St.)
Project Limits: US 59 to US 59 BUS
CSJ: 0709-02

Page 1 of 6
Date: July 14, 2025

Line Description for 1 and 2

Line Description 1

Description of a line situated in the Alexander Jackson Survey, Abstract 34, Wharton County, Texas, it being the intent of this line description to remove the land East of this line from the State Highway System and the land West of this line to be retained by the State of Texas, said line being determined from the right-of-way maps and documents for FM 102 on file on the Texas Department of Transportation website, said line more particularly described as follows:

COMMENCING at a TxDOT "Type I" monument found for an exterior corner of a called 0.9492 acre tract of land conveyed to Munawar Properties, LLC, as recorded in Book 1136, Page 264 of the Official Records of Wharton County, Texas, (O.R.W.C.T.) and Lot 2 of the Minor Plat Subdivision of Lots 2 and 3, of the Outlar's Caney Valley Subdivision, as recorded in Book 840, Page 429 O.R.W.C.T., said monument also being an angle point on the existing North right-of-way line of FM 102 (right-of-way width varies, Volume 10, Page 226 County Court Minutes of Wharton County, Texas (C.C.M.W.C.T.), Volume 383, Page 226 Deed Records of Wharton County, Texas (D.R.W.C.T.)) **THENCE** as follows:

South 64° 51' 48" East (N 64° 58' 27" E-Deed Call), with the South line of said Munawar Properties tract and said Lot 2 and said existing North right-of-way line of FM 102, passing at a distance of approximately 131 feet the South corner of said Munawar Properties and said Lot 2 also being the West corner of Lot 3 of said Outlar's Caney Valley Acres, conveyed to Canterbury Lodgings Company, as recorded in Book 1317, Page 655 O.R.W.C.T., and continuing for a total distance of 212.19 feet (213.07 feet-Deed Call) to a TxDOT "Type II" monument set for the North terminating point of said line, said monument having Surface Coordinates of N=13,679,028.41, E=2,886,638.68, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, South 17° 56' 58" West, crossing said right-of-way of FM 102, for a total distance of 110.00 feet to a TxDOT "Type II" monument set on the North line of a called 3.977 acre tract of land conveyed to Nan Ya Plastics Corp., USA as recorded in Volume 30, Page 698 O.R.W.C.T. and being on the existing South right-of-way line of FM 102, said monument also being the South terminating point of said line;

County: Wharton
Highway: FM 102 (Proposed Ogden St.)
Project Limits: US 59 to US 59 BUS
CSJ: 0709-02

Page 2 of 6
Date: July 14, 2025

Line Description for 1 and 2

Line Description 2

Description of a line situated in the William Kincheloe Survey, Abstract 38, Wharton County, Texas, it being the intent of this line description to remove the land West of this line from the State Highway System and the land East of this line to be retained by the State of Texas, said line being determined from the right-of-way maps and documents for FM 102 (variable width right-of-way) on file on the Texas Department of Transportation website, said line more particularly described as follows:

COMMENCING at a 5/8 inch diameter iron rod with cap stamped "RPLS 5319" found for the northwest corner of a tract of land comprised of the residual Lots 5-8 of the Gibson Addition, as recorded in Volume 81, Page 88 of the Deed Records of Wharton County, Texas (D.R.W.C.T.), conveyed to Qattom Square @ Wharton, LLC, as recorded in Book 1261, Page 62, of the Official Records of Wharton County, Texas (O.R.W.C.T.), and being on the South existing right-of-way line of FM 102(60' right-of-way width, No Record Information Found) **THENCE** as follows:

South 72° 16' 07" East, with the said existing South right-of-way line of FM 102, a distance of 285.22 feet to a TxDOT "Type II" monument set for the South terminating point of said line, said monument having Surface Coordinates of N=13,677,103.20, E=2,892,982.55, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, North 17° 43' 53" East, crossing said right-of-way of FM 102, for a distance of 60.00 feet to an "X" in concrete set for the South corner of a called 0.5352 acre tract of land conveyed to Ada Luong, as recorded in Book 1107, Page 359 O.R.W.C.T., an angle point on the North right-of-way line of FM 102, and being the North terminating point of said line.

County: Wharton
Highway: FM 102 (Proposed Ogden St.)
Project Limits: US 59 to US 59 BUS
CSJ: 0709-02

Line Description for 1 and 2

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983 (2011 ADJ,; EPOCH 2010.00) GEOID 18, and NAVD 88. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

All measurements are U.S. Survey Feet.

A parcel plat of even date was prepared in conjunction with this property description.

This survey was performed on the ground under my supervision in June, 2025.



W. Chase Freeman

W. Chase Freeman
Registered Professional Land Surveyor
License No. 7140, State of Texas
CivilCorp, LLC – 4611 E. Airline Suite #300, Victoria Texas 77904
361-570-7500
TBPLS Firm Registration No. 100576-00

EXHIBIT "A"

METADATA:

1. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 TEXAS SOUTH CENTRAL ZONE (4204), NAD 83 (2011 AD); EPOCH 2010.00 GEOID 18, AND NAVD 88. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013.
2. **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
4. DATE OF SURVEY: JUNE 2025.

NOTES:

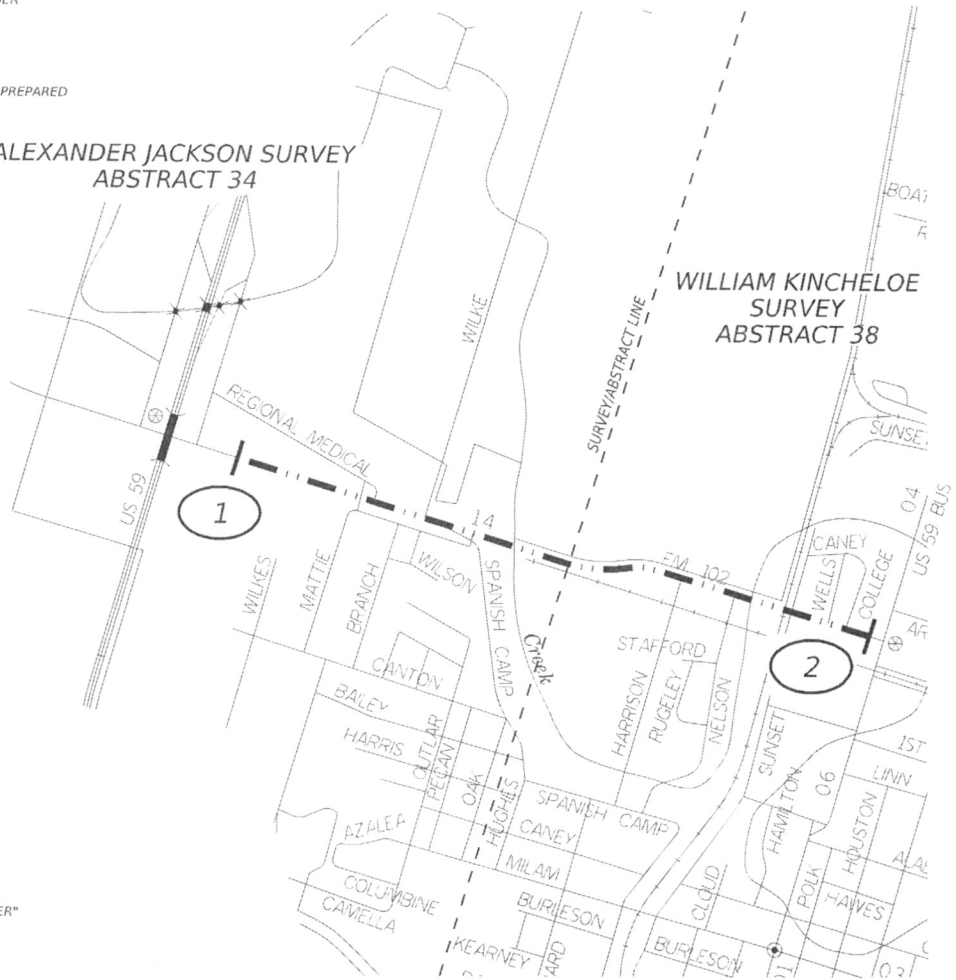
1. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
2. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



PROPERTY SKETCH
NOT TO SCALE

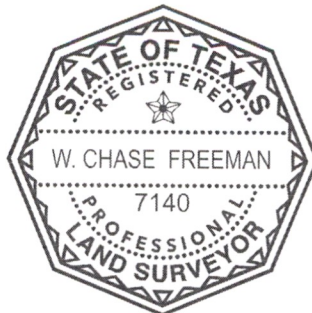
ALEXANDER JACKSON SURVEY
ABSTRACT 34

WILLIAM KINCHELOE
SURVEY
ABSTRACT 38



LEGEND

- N LINE NUMBER
- FOUND MONUMENT (AS NOTED)
- FOUND TXDOT TYPE I MONUMENT
- ⊗ SET "X" IN CONCRETE
- ⊕ SET 5/8" IRON ROD WITH 2" ALUMINUM CAP "PROPERTY CORNER"
- ⊞ SET TXDOT TYPE II MONUMENT
- △ SET 5/8" IRON ROD WITH 3 1/4" ALUMINUM TXDOT CAP
- ▲ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- PROPERTY LINE
- C.C.M.W.C.T. COUNTY COURT MINUTES WHARTON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WHARTON COUNTY, TEXAS
- M.R.W.C.T. MAP RECORDS WHARTON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL PUBLIC RECORDS WHARTON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- (NXX°XX'XX"E
XXX.XX') RECORD BEARING & DISTANCE
- REMAINS WITH CURRENT OWNER
- REMOVE FROM STATE HIGHWAY SYSTEM
- PROPOSED ALIGNMENT
- SURVEY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY



CivilCorp

801 LIPAN, CORPUS CHRISTI, TEXAS 78401 PHONE: 361-570-7500
TXSURV FIRM #100576-00 TXENG FIRM #10283

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, JUNE 2025.

W. Chase Freeman

W. CHASE FREEMAN

RPLS#7140



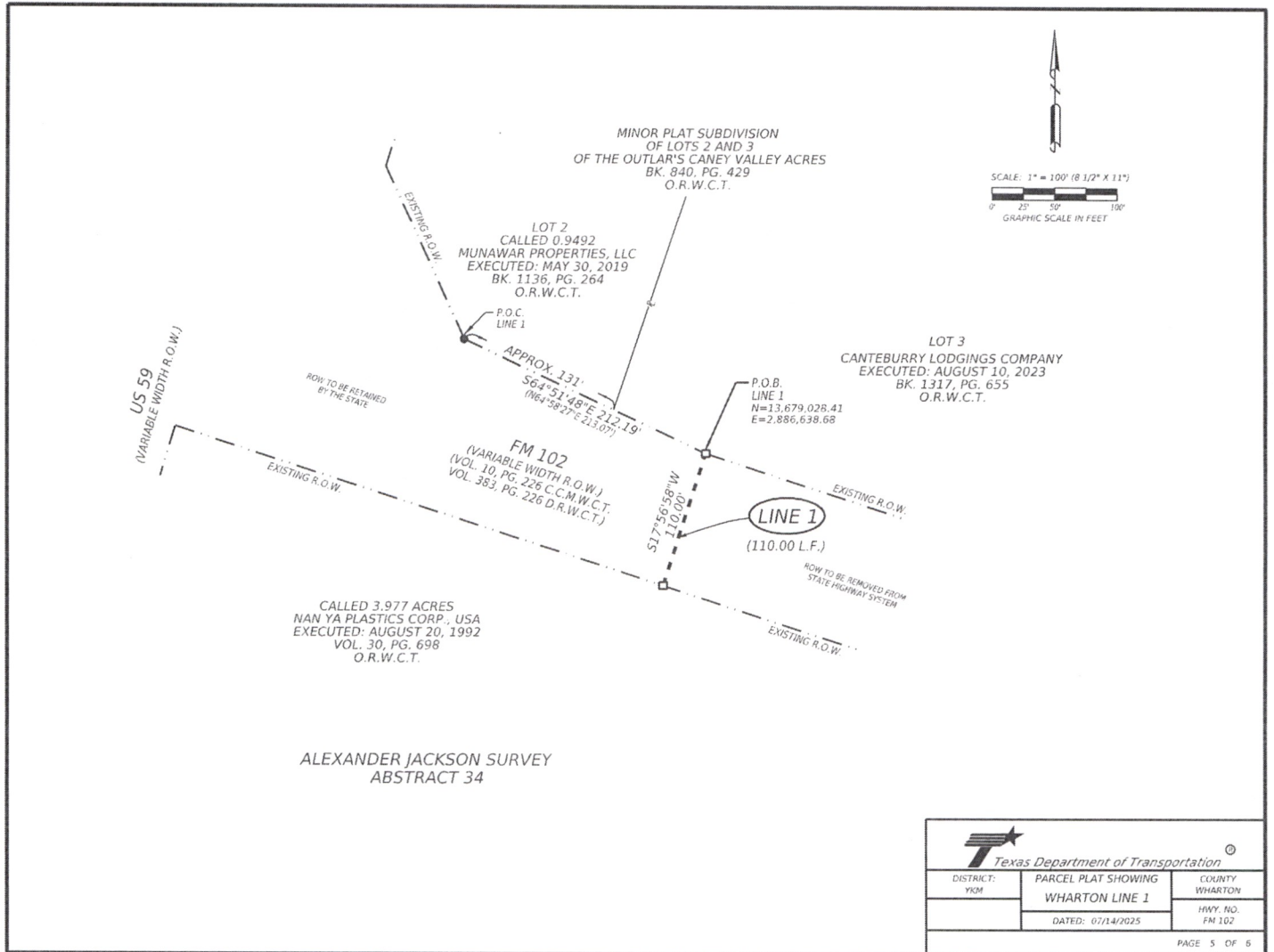
Texas Department of Transportation


DISTRICT: YKM	PARCEL PLAT SHOWING WHARTON LINE 1 AND 2	COUNTY WHARTON
	DATED: 07/14/2025	HWY. NO. FM 102

ACQUISITION L.F. 170.00 L.F.

PAGE 4 OF 6

EXHIBIT "A"



 Texas Department of Transportation		
DISTRICT: YKM	PARCEL PLAT SHOWING WHARTON LINE 1	COUNTY WHARTON
	DATED: 07/14/2025	HWY. NO. FM 102
PAGE 5 OF 6		

