

TEXAS TRANSPORTATION COMMISSION

DE WITT County

MINUTE ORDER

Page 1 of 2

YOAKUM District

Near the city of Cuero, De Witt County, on FM 240, 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.

De Witt County, Texas is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tract be transferred to De Witt County, 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 De Witt County, 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

DE WITT County

MINUTE ORDER

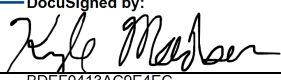
Page 2 of 2

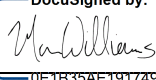
YOAKUM District

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

117082 November 13, 2025

Minute	Date
Number	Passed

EXHIBIT A

County: De Witt
Highway: FM 240 (Proposed Houston Ave)
Project Limits: US 87 to 0.55 miles South on FM 240
CSJ: 0942-01

Page 1 of 6
Date: July 14, 2025

Line Description for 1 and 2

Line Description 1

Description of a line situated in the Robert Parmer Survey, Abstract 382, De Witt 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 240 (variable width right-of-way) on file on the Texas Department of Transportation website, said line more particularly described as follows:

COMMENCING at a found 5/8 inch diameter iron with red cap stamped "RPLS 6371" for the southeast corner of a tract of land conveyed to Brigido Gonzales, Jr., et al, as recorded in Document Number 98651 of the Official Public Records of De Witt County, Texas (O.P.R.D.C.T.), comprised of Lots 3-5, Block 43 of the Corrected Map of Westhoff, as recorded in Volume 72, Page 13 of the Deed Records of De Witt County, Texas (D.R.D.C.T.), and on the existing North right-of-way line of FM 240 (right-of-way width varies, Volume 127, Page 230 D.R.D.C.T., Volume 72, Page 13 D.R.D.C.T.) **THENCE** as follows:

South 81° 00' 29" West, with the South line of said Gonzales tract and said existing North right-of-way line of FM 240, a distance of 66.98 feet to a TxDOT "Type II" monument set for the North terminating point of said line, said monument having Surface Coordinates of N=13,621,774.53, E=2,455,059.72, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, South 08° 59' 31" East, crossing said right-of-way of FM 240, for a distance of 84.78 feet to a 5/8 inch diameter iron rod (bent) found for an angle point on the North line of a called 71.47 acre tract of land conveyed to William F. Miller, as recorded in Document Number 131808 O.P.R.D.C.T. and being on the existing South right-of-way line of FM 240 (variable width right-of-way), said monument also being the South terminating point of said line;

EXHIBIT A

County: De Witt
Highway: FM 240 (Proposed Houston Ave)
Project Limits: US 87 to 0.55 miles South on FM 240
CSJ: 0942-01

Page 2 of 6
Date: July 14, 2025

Line Description for 1 and 2

Line Description 2

Description of a line situated in the James Bird Survey, Abstract 60, De Witt County, Texas, it being the intent of this line description to remove the land South of this line from the State Highway System and the land North 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 240 (variable width right-of-way) on file on the Texas Department of Transportation website, said line more particularly described as follows:

COMMENCING at a calculated point for the northwest corner of a tract of land, described as Tract 3, conveyed to Reuss Family LLC as recorded in Document Number 150931, Official Public Records of De Witt County, Texas (O.P.R.D.C.T.), said Tract 3 being comprised of Lots 13-19, Block 16 of the Corrected Map of Westhoff as recorded in Volume 72, Page 13 Deed Records of De Witt County, Texas (D.R.D.C.T.), the northwest corner of said Lot 13, and being on the existing South right-of-way line of US 87 (80' right-of-way width, Volume 72, Page 13 D.R.D.C.T.), from which a 1/2 inch diameter iron rod (bent) found for reference bears S 03° 27' 29" E distance of 0.36 feet, **THENCE** as follows:

North 86° 32' 31" East, with the line of the North line of said Reuss tract and said existing South right-of-way line of US 87, a distance of 114.59 feet (115 feet-Deed Call) to a 1/2 inch diameter iron rod found, for the West terminating point of said line, said iron rod being the northeast corner of said Reuss Family tract, the northeast corner of said Lot 13, the intersection of the existing South right-of-way line of said US 87 and the existing West right-of-way line of FM 240 (80' width right-of-way, Volume 72, Page 13 D.R.D.C.T.), having Surface Coordinates of N=13,623,278.60, E=2,456,540.29, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, North 86° 32' 31" East, with the existing South right-of-way line of said US 87 and the existing North right-of-way line of said FM 240 right-of-way, for a distance of 80.00 feet to a 5/8 inch diameter iron rod found for the East terminating point of said line, said rod being the northwest corner of a tract of land conveyed to David and Debra Baros as recorded in Document Number 145540 O.P.R.D.C.T., being comprised of Lots 1-5, and 13-17 of Block 15 of said Corrected Map of Westhoff, the northwest corner of said Lot 1, and the intersection of the existing East right-of-way line of said FM 240 and the existing South right-of-way line of US 87.

EXHIBIT A

County: De Witt
Highway: FM 240 (Proposed Houston Ave)
Project Limits: US 87 to 0.55 miles South on FM 240
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Page 3 of 6
Date: July 14, 2025

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.

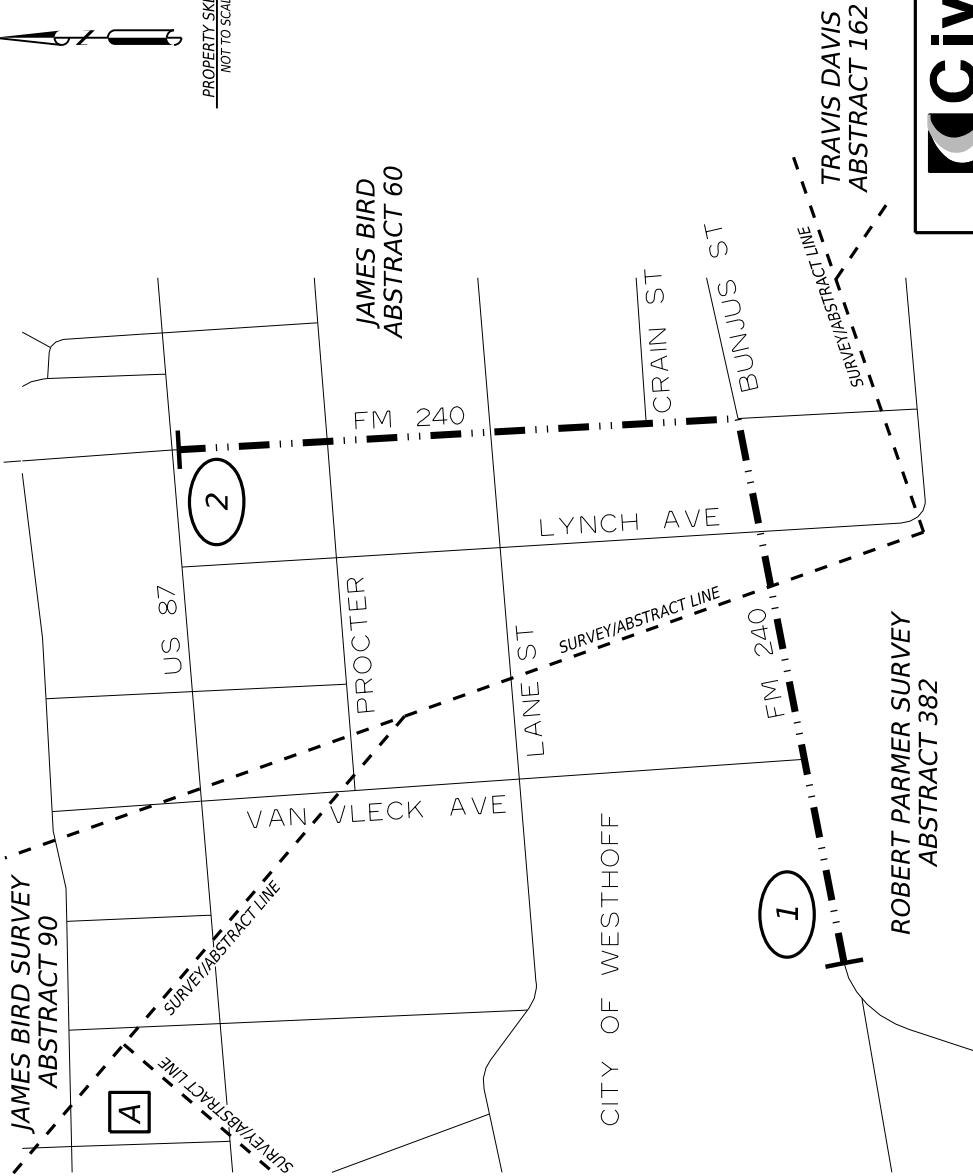
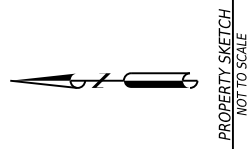
A parcel plat of even date was prepared in conjunction with this property description.

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
Phone: 361-570-7500
TBPLS Firm Registration No. 100576-00



- METADATA:
- 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.
 - **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY TXDOT.
 - ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - DATE OF SURVEY: JUNE 2025.
- NOTES:
- ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 - UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND

- PARCEL NUMBER
- FOUND MONUMENT (AS NOTED)
- FOUND TXDOT TYPE I MONUMENT
- FOUND TXDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH 2" ALUMINUM TXDOT CAP
- SET TXDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH 3 1/4" ALUMINUM TXDOT CAP
- CALCULATED POINT
- RIGHT-OF-WAY
- ACCESS DENIAL LINE
- PROPERTY LINE
- LAND HOOK
- DEED RECORDS DE WITT COUNTY, TEXAS
- MAP RECORDS DE WITT COUNTY, TEXAS
- OFFICIAL RECORDS DE WITT COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- (NXX)XXX"±E XXX.XX" RECORD BEARING & DISTANCE
- ABANDONMENT TERMINATION
- EASEMENT LINE
- REMAINS WITH CURRENT OWNER
- SURVEY LINE
- EXISTING RIGHT OF WAY
- REMOVE FROM STATE HIGHWAY SYSTEM



4611 E. AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77904 PHONE: 361-570-7500
TXSURY 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: YCM

PARCEL PLAT SHOWING WESTHOFF LINE 1 AND 2

HWY. NO. FM 240

DATED: 07/14/2025

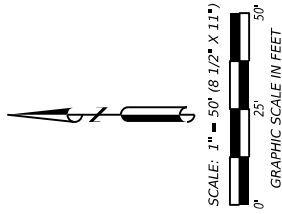
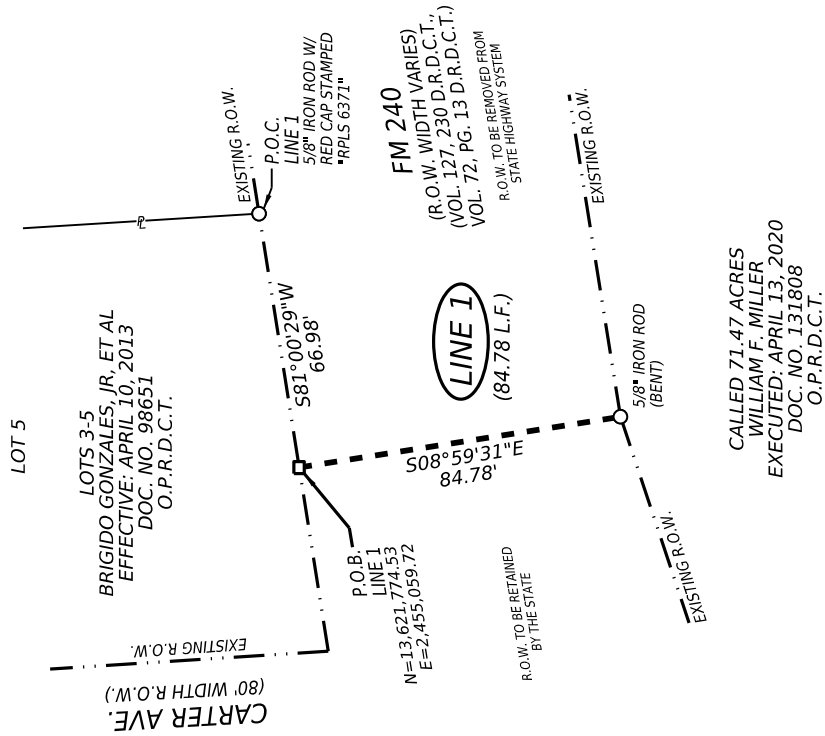


PETER PATE SURVEY ABSTRACT 386



ROBERT PARMER SURVEY
ABSTRACT 382

CORRECTED MAP
OF WESTHOFF
BLOCK 43
VOL. 72, PG. 13
D.R.D.C.T.

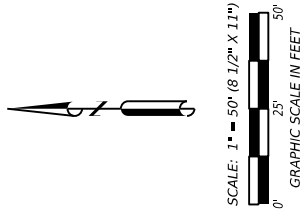


ENGINEERS & SURVEYORS
4611 E. AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77904 PHONE: 361-570-7500
TXSURV FIRM #100576-00 TXENG FIRM #10283

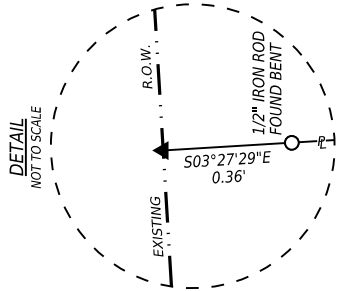
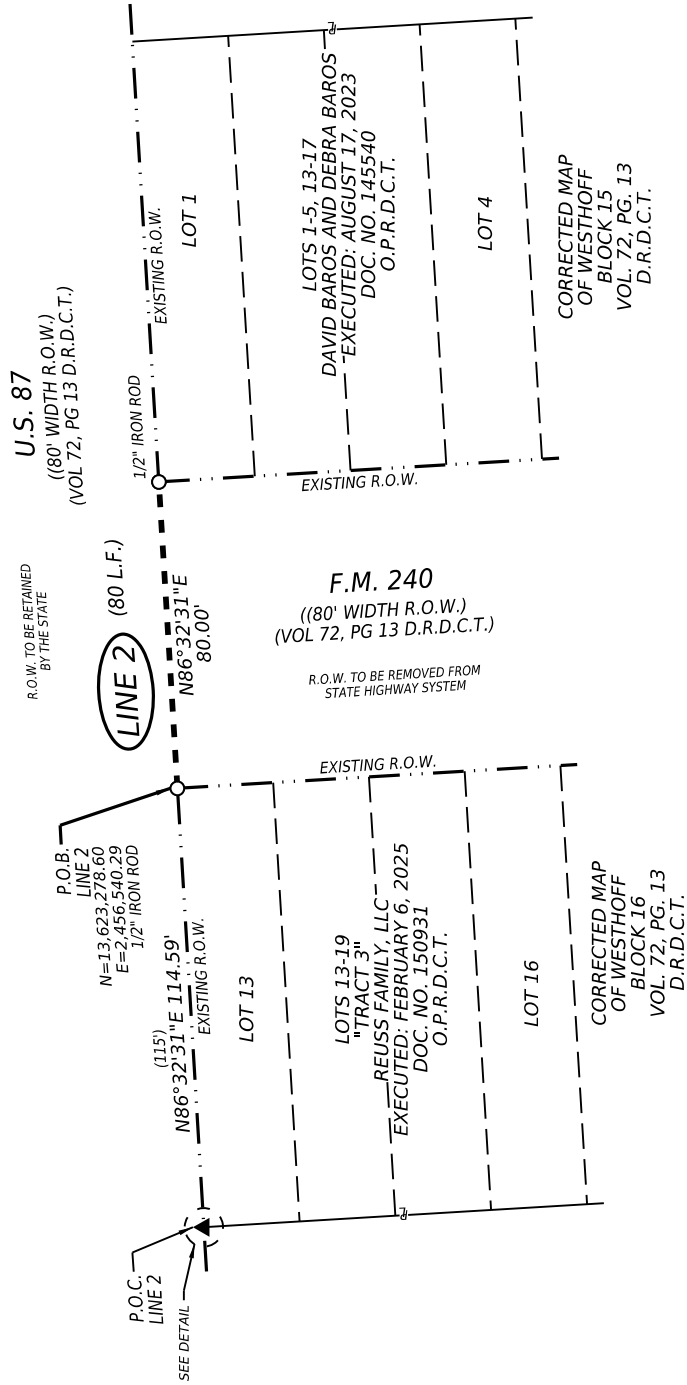


Texas Department of Transportation

DISTRICT: YKM	PARCEL PLAT SHOWING	COUNTY DE WITT
	WESTHOFF LINE 1	HWY. NO. FM 240
	DATED: 07/14/2025	



JAMES BIRD SURVEY
ABSTRACT 60



CivilCorp
ENGINEERS & SURVEYORS
4611 E. AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77904 PHONE: 361-570-7500
TXSURV FIRM #100576-00 TXENG FIRM #10283

Texas Department of Transportation	
DISTRICT: YKM	COUNTY DE WITT
PARCEL PLAT SHOWING WESTHOFF LINE 2	
DATED: 07/14/2025	
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