

TEXAS TRANSPORTATION COMMISSION

TOM GREEN County

MINUTE ORDER

Page 1 of 1

SAN ANGELO District

In the city of San Angelo, Tom Green County, on SORR, the state of Texas acquired certain land by an instrument recorded in Volume 819, at page 915, of the Deed Records of Tom Green County, Texas.

A portion of the land, which portion is described in exhibit A (tract), is no longer needed for Texas Department of Transportation (department) purposes.

In accordance with V.T.C.A., Transportation Code, Chapter 91, §91.095, the Texas Transportation Commission (commission) may sell, convey, or otherwise dispose of any interest in railroad real property acquired and no longer needed for department purposes.


Southwest Orient Properties LLC, a Texas limited liability company, is an abutting landowner and has requested to purchase the tract for \$9,000.00.

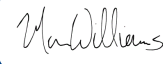
The commission finds \$9,000.00 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract, described in exhibit A, is no longer needed for department purposes. 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 tract to Southwest Orient Properties, LLC, a Texas limited liability company, for \$9,000.00; 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.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

DocuSigned by:

0E1B35AE191749E...
Executive Director

117084 November 13, 2025

Minute	Date
Number	Passed

Exhibit "A"

FIELD NOTES

0.182 Ac.
(7,906.35 Sq. Ft.)

March 31, 2025
24-S-1700

Being 0.182 acre of land comprised of 0.137 acre out of the J. Ebert Survey No. 680, Abstract No. 172, Tom Green County, Texas and 0.045 acre out of Lots 7, 8, and 9, Block 5, Millsbaugh Addition, City of San Angelo, Tom Green County, Texas as per the map or plat recorded in Volume X, Page 54-55, Deed Records of Tom Green County, Texas and said 0.182 acre tract being out of that certain tract of land shown on the corridor exhibit to the State of Texas acting by and through the Texas Department of Transportation described and recorded in Volume 819, Page 915, Official Public Records of Tom Green County, Texas and said 0.182 acre tract being more particularly described by metes and bounds as follows:

Beginning at a *POB* X:2263810.65 Y:10491450.87 having coordinates of **N:10491450.87, E:2263810.65** and a ½" iron rod with cap marked "SKG ENGINEERS" set for the northwest corner of this tract and the most northerly corner of a tract of land to Southwest Orient Properties, LLC described and recorded in Instrument No. 740125, Official Public Records of Tom Green County, Texas and the south line of the AT&SF RY CO. as shown on map in Drawer 3, Map # 343328, Tom Green County, Texas;

Thence with the north line of this tract and the south line of said main track corridor, **N. 46° 46' 38" E. 92.39 feet** to a ½" iron rod with cap marked "SKG ENGINEERS" found for the northwest corner of Mayfield Paper Company Tract described and recorded in Volume 498, Page 41, Deed Records of Tom Green County, Texas for the northeast corner of this tract from which a ½" iron rod with cap marked "SKG ENGINEERS" found bears **N. 50° 14' 44" E. 218.54 feet**;

Thence with the east line of this tract and said corridor and the west line of said Mayfield Paper Company Tract as follows, being a curve to the left having a **radius of 476.66 feet, central angle of 38° 16' 58", arc length being 318.49 feet, whose long chord bears, S. 19° 54' 21" W. 312.60 feet** to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve, **S. 00° 24' 14" W. a distance of 104.40 feet** to a ½" iron rod found for the southwest corner of said Mayfield Paper Company Tract and the northwest corner of a tract of land to Xenia Davita 1, LLC described and recorded in Instrument No. 201717238, Official Public Records of Tom Green County, Texas, for the southeast corner of this tract;

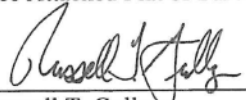
Thence with the south line of this tract and across said corridor, **N. 89° 35' 46" W. 20.92 feet** to a ½" iron rod with cap marked "SKG ENGINEERS" set in the west line of said Southwest Orient Properties, LLC tract for the southwest corner of this tract;

Thence with the west line of this tract and said corridor and the east line of said Southwest Orient Properties, LLC tract as follows, **N. 00° 24' 14" E. 104.47 feet** to a ½" iron rod with cap marked "SKG ENGINEERS" set for the beginning of a curve to the right having a **radius of 497.58 feet, central angle of 27° 41' 20", arc length being 240.46, whose long chord bears N. 14° 36' 05" E. 238.13 feet to the point of beginning**; containing **7906.35 square feet or 0.182 acres**.

This description was generated on 3/31/2025 at 7:15 AM, based on geometry in the drawing file N:\Survey\2024\24S1700 1215 S Hill St Mayfield Paper\24S1700_Railroad Surplus.dwg.

Bearings recited hereon are based on Texas Coordinate System NAD83 – Texas Central Zone by GPS observation.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



6 5 4 3 2 1

MAIN TRACK

SPUR TRACK (CLOSED)

20' Alley

Fd. 1/2" I.R. w/cap

Millsbaugh Addition Block 5 Vol. X, Pg. 54-55, DR

Owner: Mayfield Paper Co. Vol. 498, Pg. 41, DR


Tract No. 1
0.182 Ac.
(7,906 Sq. Ft.)

J. EBERT
SURVEY NO. 680
ABSTRACT NO. 172

State of Texas
Acting by and Through the
Texas Department of Transportation
Vol. 819, Pg. 915, O.P.R.

Washington St
W Highland Blvd
Montecito
S David St
US 87
Hill St
AVE H
AVE J
AVE K
FM 388
W Avenue M

AREA LOCATION MAP

 <p>ENGINEERING, LLC SURVEYING • ENVIRONMENTAL • LAB/CMT</p> <hr/> <p>706 SOUTH ABE STREET PHONE: 325.655.1288 SAN ANGELO, TEXAS 76903 FAX: 325.657.8189</p> <p>FIRM REGISTRATION NUMBER F-7608 & 10102400 www.skge.com</p>	<p>SURPLUS PROPERTY SURVEY RAILROAD R.O.W. EAST OF U.S. 87 AND NORTH OF F.M. 388 SAN ANGELO, TOM GREEN COUNTY TX CEO AMARILLO STATION MAP #343328 SEE ATTACHED FIELD NOTES</p>			
			<p>DWG BY: DLH</p>	<p>DWG. DATE: 03.28.2025</p>
			<p>JOB NO. 24-S-1700</p>	<p>SHEET NO. 1</p>
<p>SURVEY PLAT</p>		<p>SCALE: 1"=80'</p>		