

TEXAS TRANSPORTATION COMMISSION

COOKE County

MINUTE ORDER

Page 1 of 1

WICHITA FALLS District

In the city of Gainesville, Cooke County, on US 82, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 202, at Page 446, of the Deed Records of Cooke County, Texas.

A portion of the land, which portion is 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 sale of any interest in real property no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

The City of Gainesville, Texas is a governmental entity with the authority to condemn the property and has requested to purchase the tract for \$200,000.00.

The commission finds \$200,000.00 to be a fair and reasonable value of the state's right, title, and interest in the tract.

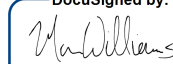
IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the City of Gainesville, Texas for \$200,000.00; 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:

DocuSigned by:

 BDEF0413AG0E4EC...
 Director, Right of Way Division

Recommended by:

DocuSigned by:

 0E1B35AE191749E...
 Executive Director

117101 December 16, 2025

Minute Number	Date Passed

UNPLATTED

2002/719 CCOPR
Monuments found are controlling monuments

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CM      CONTROLLING MEASUREMENT
FSF     FOUND SUFF: FIN
SSP     SET STEEL PIN
PK      POWER POE
PK      PK MESSAGEZ NOT
MH      MANHOLE
FC      FENCE CORNER
SS      SANITARY SEWER
WM      WATER METER
WV      WATER VALVE
SECURD? LINE
UTILITY EASEMENT LINE
BUILDING SETBACK LINE
FENCE LINE
POWER LINE
SANITARY SEWER LINE
PIPE LINE

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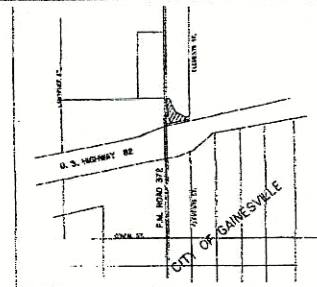


EXHIBIT "A"



WAL-MART ADDITION

J. G. HARDIN SURVEY ABSTRACT 460

CLEMENTS --- STREET
(1-1000, 1000)

City of Geneva

U. S. HIGHWAY 82

Bearings are referred to grid bearings, Texas Coord. System, NAD 83, NGS 14202, epoch 2006.
Distances are ground distances in U.S. Survey Feet.
Combined Scale Factor 0.9996035, Convergence 0°41'47".

SURVEY OF 1.7331 ACRES OF SURPLUS LAND
R. ALEXANDER SURVEY ABSTRACT 13
CITY OF GAINESVILLE
COOKE COUNTY, TEXAS

DELBERT W. WEST
Registered Professional Land Surveyor
Gainesville, Texas 76240

107 North Dixie St		Georgetown, Texas 76240	TX, 940-442-1934
Serial	1" = 50'	Drawn By	Drawing Number
Date	4/04/2025	Job No.	1412-T/1412-16
			3076

EXHIBIT "A"

County: Cooke
Highway: Highway 82
Old F.M. Rd. 372 (a/k/a N. Grand Ave.)

Page 2 of 2
March 6, 2025

BEING a tract or parcel of land situated in the R. Alexander Survey Abstract 13, City of Gainesville, Cooke County, Texas being part of called 4.68 acre tract described in a Right-of-Way Deed from John Paalik to the State of Texas dated on the 13th day of September, A.D. 1932 and recorded in Volume 202, page 446 of the Cooke County Deed Records and being more particularly described as follows:

Beginning at a set capped half-inch rebar stamped "RPLS 1896" on the West line of Clements Street, at the Southeast corner of Lot 1, Block 1 of F.M. 372 Addition as shown by the plat recorded in Cabinet A, Slide 122 of the Cooke County Plat Records, said beginning corner being North 62 degrees 53 minutes 07 seconds West, a distance of 48.55 feet (chord distance) from the Eastern Northeast corner of said Paalik to the State of Texas, 4.68 acre tract;

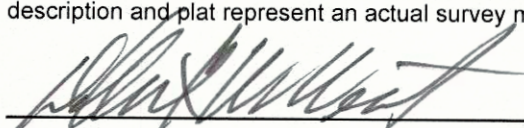
- 1) **THENCE** South 00 degrees 38 minutes 30 seconds East, along said West line of Clements Street, a distance of 35.00 feet to a set half-inch orange capped rebar stamped "RPLS 1896";
- 2) **THENCE** South 83 degrees 55 minutes 39 seconds West, a distance of 313.08 feet to a set half-inch orange capped rebar stamped "RPLS #1896";
- 3) **THENCE** North 29 degrees 05 minutes 18 seconds West, a distance of 78.61 feet to a set orange capped half-inch rebar stamped "RPLS 1896";
- 4) **THENCE** North 05 degrees 02 minutes 56 seconds West, a distance of 370.00 feet to a set orange capped half-inch rebar stamped "RPLS 1896";
- 5) **THENCE** East, a distance of 40.16 feet to a set orange capped half-inch rebar stamped "RPLS 1896" on the East line of said 4.68 acre tract, common to the West line of said Lot 1 and Block 1;
- 6) **THENCE** Southeasterly, with said common line, along a curve to the left having a radius of 798.83 feet and an arc length of 511.62 feet, having a central angle of 36-41-45, being subtended by a chord of South 42 degrees 46 minutes 38 seconds East, a distance of 502.92 feet to the point of beginning containing 1.7331 acres of land (75,495.1 sq. ft.).

The above description is accompanied by a plat.

Point of Beginning grid coordinates are Y=7283217.917, X=2384863.510.

Bearings are referred to the Texas Coordinate System, NAD 83, North Central Zone, Combined Surface Factor 0.99989235.

I, Delbert W. West, Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground by me.


Delbert W. West, RPLS
Texas Registration No. 1896
107 N. Dixon Street
Gainesville, Texas 76240

