

TEXAS TRANSPORTATION COMMISSION

MONTGOMERY County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the city of Conroe, MONTGOMERY COUNTY, on STATE HIGHWAY LOOP 336, the State of Texas (state) acquired certain land needed for a state highway purpose by instrument recorded in Volume 607, Page 932, Deed Records of Montgomery County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

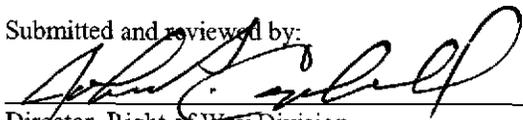
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus right of way to the abutting landowner.

MidSouth Bank, a Texas banking association, is the abutting landowner and has requested that the surplus land be sold to the bank for \$9,390.

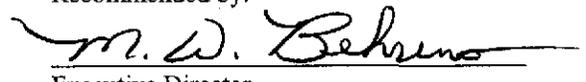
The commission finds \$9,390 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and that the value of the surplus land is less than \$10,000 and authorizes the executive director to execute a proper instrument conveying the state's rights, title and interest in the surplus land to MidSouth Bank, a Texas banking association, for \$9,390; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, 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 surplus land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

110806 DEC 14 06

Minute Number Date Passed

Exhibit A

County: Montgomery
Highway: S. H. 336
Project Limits: S. H. 105 West of Conroe to S. H. 105 East of Conroe
Control: 0338-11-003

FIELD NOTES FOR SURPLUS TRACT 2

BEING 939 SQUARE FEET OF LAND IN THE W. S. ALLEN SURVEY, A-2, MONTGOMERY COUNTY, TEXAS, SAID 939 SQUARE FEET BEING OUT OF A CERTAIN 1.032 ACRE TRACT OF LAND AS CONVEYED FROM CHAMPION PAPER, INC; TO THE STATE HIGHWAY COMMISSION FOR RIGHT OF WAY FOR STATE HIGHWAY LOOP 336, DEED OF WHICH IS RECORDED IN VOLUME 607, PAGE 932, MONTGOMERY COUNTY DEED RECORDS, SAID 939 SQUARE FEET BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING at a 4" x 4" concrete monument found for the most Easterly corner of the said 1.032 acre tract, same being an inside corner of Unrestricted Reserve " H " Maurel Oaks, Section 1, a Subdivision, map of which is recorded in Cabinet E, Sheet 82B, Montgomery County Map Records, same being the East corner of the herein described tract;

1.) THENCE N. 76° 23' 41" W., along the Southeasterly line of the said 1.032 acre tract, same being the Southeast Right of Way line of said State Highway Loop 336, a line of said Unrestricted Reserve " H " for a distance of 92.83 feet to a 5/8" iron rod found for the West corner of the herein described tract, in the North line of Unrestricted Reserve " H " , from whence the Northwest corner of Unrestricted Reserve " H " bears S. 73° 50' 55" W., 15.00 feet;

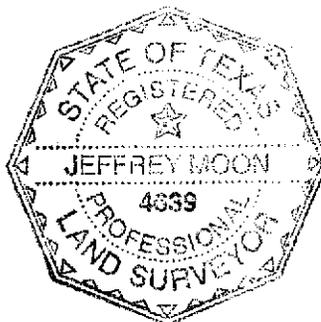
2.) THENCE N. 72° 16' 58" E., across the said 1.032 acre tract for a distance of 40.05 feet to a 1/2" iron rod found for the Northeasterly corner of the 1.032 acre tract, a corner of Unrestricted Reserve " H " , the North corner of the herein described tract;

3.) THENCE S. 56° 15' 22" E., along a line of Unrestricted Reserve ' H " for a distance of 62.00 feet to the POINT OF BEGINNING and containing in all 939 square feet of land.

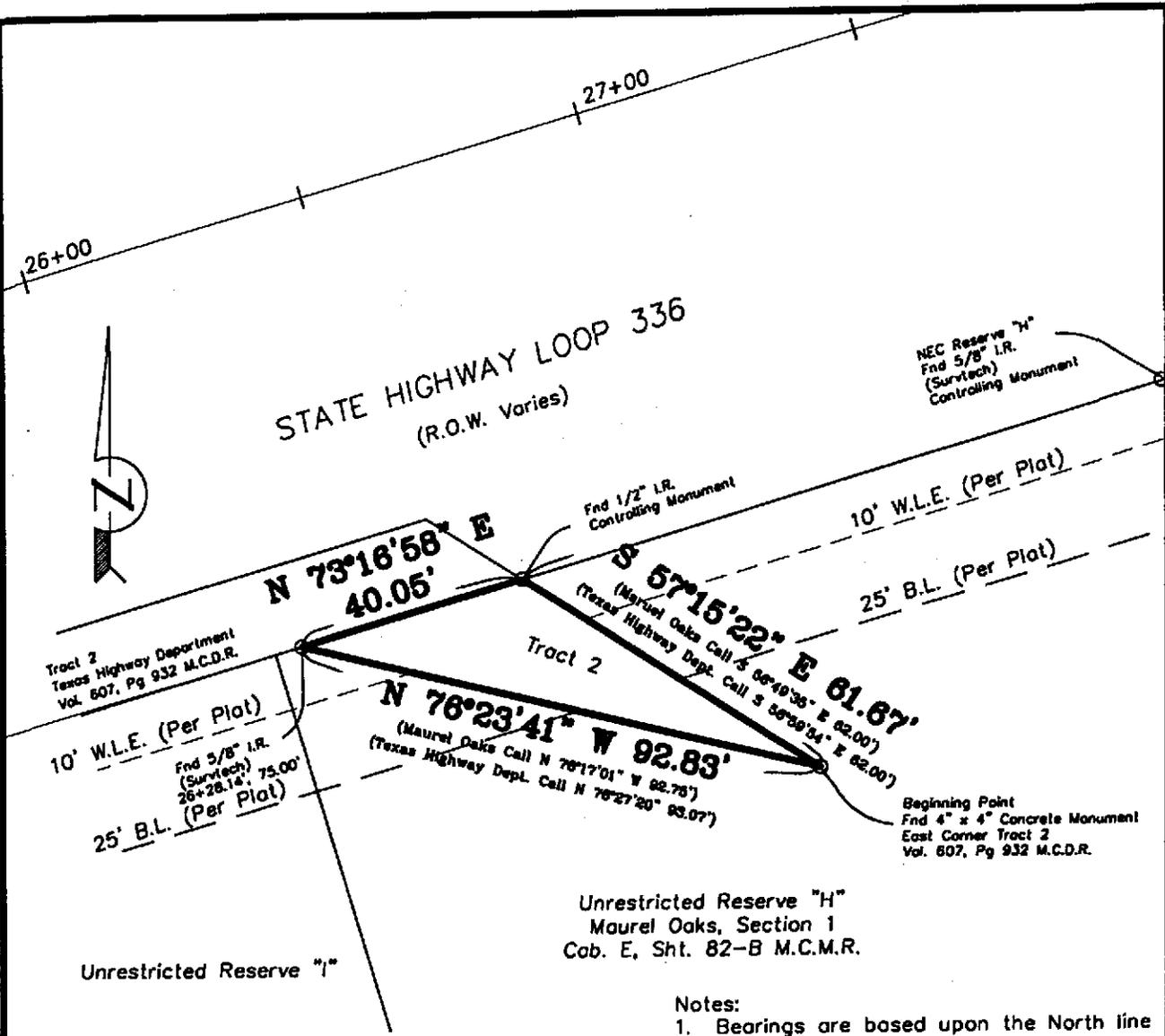
This description is based upon a Land Survey and drawing as prepared by Jeffrey Moon and Associates, Inc; dated October 19, 2005. Bearing are based upon the recorded plat of said Maurel Oaks, Section 1.



Jeffrey Moon
Registered Professional
Land Surveyor No. 4639



Maureloaks 1



Tract 2
Texas Highway Department
Vol. 607, Pg 932 M.C.D.R.

10' W.L.E. (Per Plot)
Fnd 5/8" I.R.
(Survtech)
26+28.14, 75.00'
25' B.L. (Per Plot)

Fnd 1/2" I.R.
Controlling Monument

10' W.L.E. (Per Plot)

25' B.L. (Per Plot)

NEC Reserve "H"
Fnd 5/8" I.R.
(Survtech)
Controlling Monument

Tract 2

N 76°23'41" W 92.83'
(Maurel Oaks Call N 76°17'01" W 82.75')
(Texas Highway Dept. Call N 76°27'20" 83.07')

S 57°15'22" E 61.67'
(Maurel Oaks Call S 56°49'36" E 62.00')
(Texas Highway Dept. Call S 56°50'34" E 62.00')

Beginning Point
Fnd 4" x 4" Concrete Monument
East Corner Tract 2
Vol. 607, Pg 932 M.C.D.R.

Unrestricted Reserve "H"
Maurel Oaks, Section 1
Cob. E, Sht. 82-B M.C.M.R.

Unrestricted Reserve "I"

Notes:

1. Bearings are based upon the North line of Reserve "H" per recorded plat.
2. This survey is based on a Metes and Bounds description of even date.
3. This survey was done without the benefit of a Title Report that would reflect any Easements, Building lines, or other Restrictions.

LAND SURVEY
0.022 ACRE (939 SQ.FT) OF LAND
IN THE W.S. ALLEN SURVEY, A - 2
MONTGOMERY COUNTY, TEXAS
Date: October 21, 2005
Scale: 1" = 30'

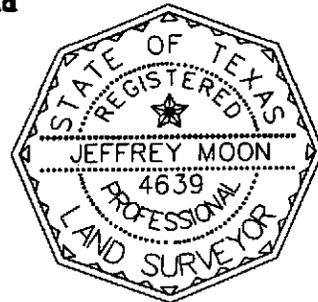
To Lamar Bank Exclusively,

I hereby certify that this plat is a true representation of a ground survey made under my direct supervision.

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Jeffrey Moon
Registered Professional
Land Surveyor No. 4639



GF# _____ File #05-B-66 Book L.L. Pg. _____
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