

TEXAS TRANSPORTATION COMMISSION

BROWN County

MINUTE ORDER

Page 1 of 1

BROWNWOOD District

In the city of Brownwood, BROWN COUNTY, on FARM TO MARKET ROAD 2524, the State of Texas (state) acquired certain land needed for state highway purposes by instrument recorded in Volume 1370, Page 156, Official Public Records of Brown County, Texas.

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

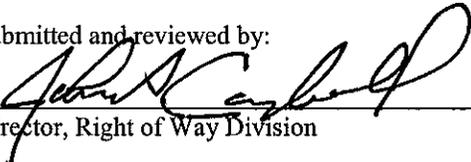
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter 2, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Howard Payne University is the abutting landowner and has requested that the surplus land be sold for \$5,700.

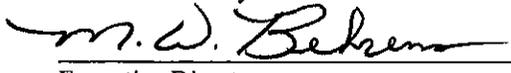
The commission finds \$5,700 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

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. The executive director is authorized to execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Howard Payne University for \$5,700; 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

110499 MAR 30 06

Minute Date
Number Passed

EXHIBIT "A"

Highway No.: FM 2524
CSJ No. : 2377-01
County : Brown

Property Description of
Tract 1

Field Notes of a 6,000 square feet tract of land situated in Brown County, Texas, out of Lots 1 through 4, Block 15, Willson & Fagg's Addition to the City of Brownwood, Brown County, Texas, according to the plat recorded in Volume 1, Page 106, Brown County Plat Records. Said lots being conveyed to State of Texas by deed recorded in Volume 1370, Page 156, and Brown County Official Public Records; said 6,000 square feet tract of land is more particularly described as follows:

BEGINNING at a ½ inch iron rod found, at the west corner of Lot 1, Block 15, Willson & Fagg's Addition to the City of Brownwood, Brown County, Texas, according to the plat recorded in Volume 1, Page 106, Brown County Plat Records, being that property conveyed to State of Texas by deed of record in Volume 1370, Page 156, Brown County Official Public Records, said point of beginning is 212.78 feet right of and perpendicular to F.M. Highway 2524 (Austin Avenue) centerline station 14+70.05.

- (1) THENCE North 44°02'06" East, a distance of 112.18 feet to a ¼ inch steel rod with 2 inch aluminum cap found in the west boundary of the said FM 2524 right of way for the north corner of this tract also being the beginning of the Access Denial Line and being 100.63 feet right of and perpendicular to FM 2524 centerline station 14+72.75;
- (2) THENCE South 00°05'30" East, along the proposed west right of way line of said FM 2524 and Access Denial Line, a distance of 153.66 feet to a ½ inch iron rod found for the south corner of this tract, also being the end of the Access Denial Line and being 213.47 feet right of and perpendicular to the FM 2524 centerline station 15+77.05;
- (3) THENCE North 46°58'18" West, with the southwest line of said addition, a distance of 107.00 feet to the place of beginning, containing 6,000 square feet of land more or less;

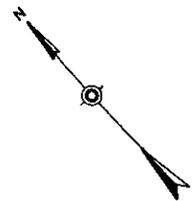
Reference is made to a plat of even date, accompanying this written description, showing the details of this survey. Surveyed on the ground March 24, 2005.

The bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 27, Central Zone, as provided by the Texas Department of Transportation.

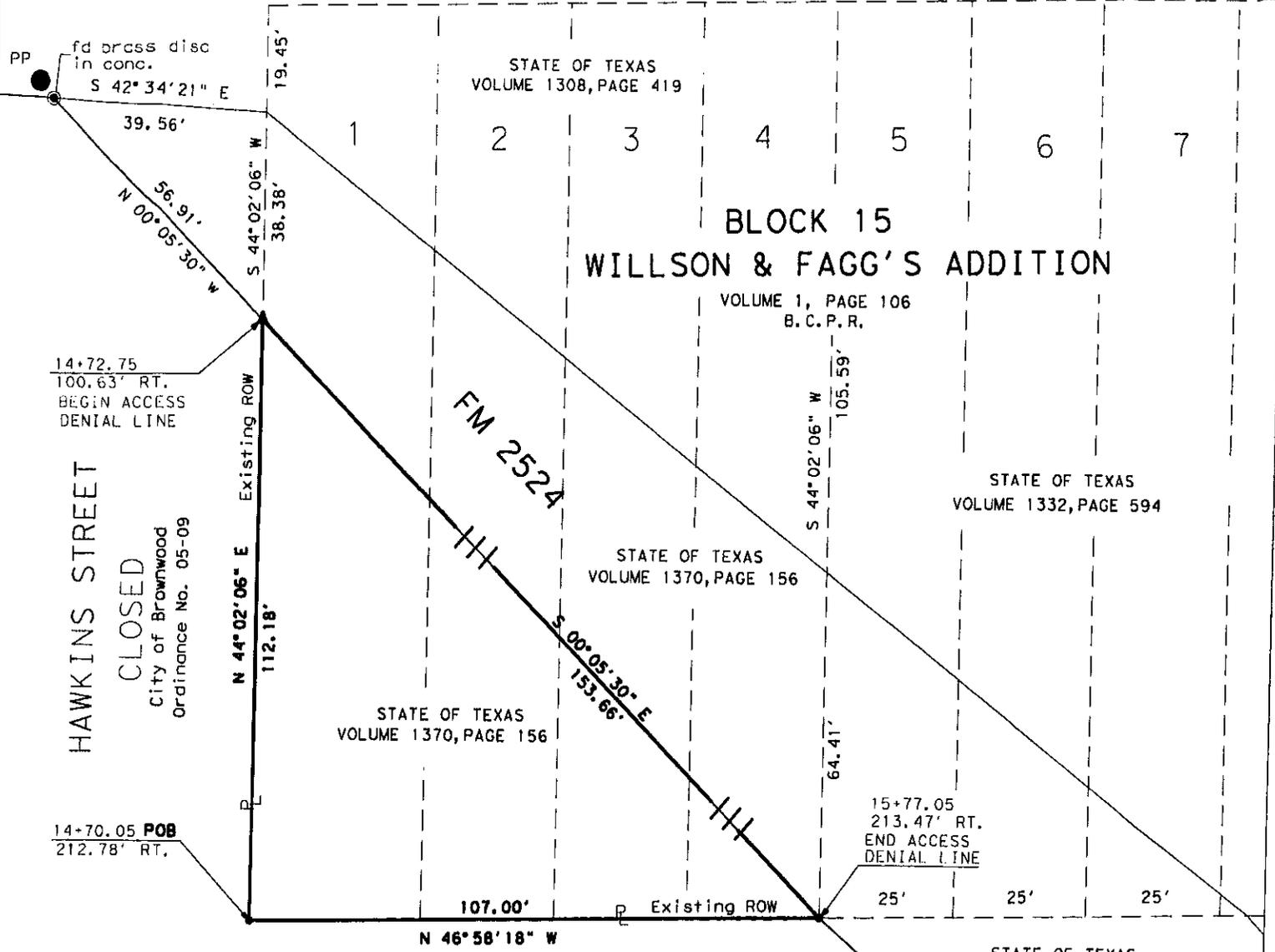


Texas Department of Transportation
Sigifredo Bustos, Jr.
Registered Professional Land Surveyor
Of the State of Texas No. 4135





SCALE 1" = 30'



HAWKINS STREET
CLOSED
City of Brownwood
Ordinance No. 05-09

STATE OF TEXAS
VOLUME 1308, PAGE 419

BLOCK 15
WILLSON & FAGG'S ADDITION

VOLUME 1, PAGE 106
B.C.P.R.

STATE OF TEXAS
VOLUME 1332, PAGE 594

STATE OF TEXAS
VOLUME 1370, PAGE 156

STATE OF TEXAS
VOLUME 1370, PAGE 156

15+77.05
213.47' RT.
END ACCESS
DENIAL LINE

HOWARD PAYNE UNIVERSITY
VOLUME 664, PAGE 186
VOLUME 403, PAGE 343

THE STATE OF TEXAS
COUNTY OF BROWN

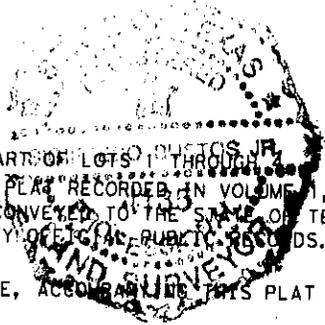
PLAT OF A SURVEY OF 6000 SQUARE FEET OF LAND, BEING PART OF LOTS 1 THROUGH 7, BLOCK 15, WILLSON & FAGG'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 106, BROWN COUNTY PLAT RECORDS, SAID LOTS BEING CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 1370, PAGE 156, BROWN COUNTY PLAT RECORDS.

REFERENCE IS MADE TO A WRITTEN DESCRIPTION OF EVEN DATE, ACCORDING TO THE DETAILS OF THIS SURVEY

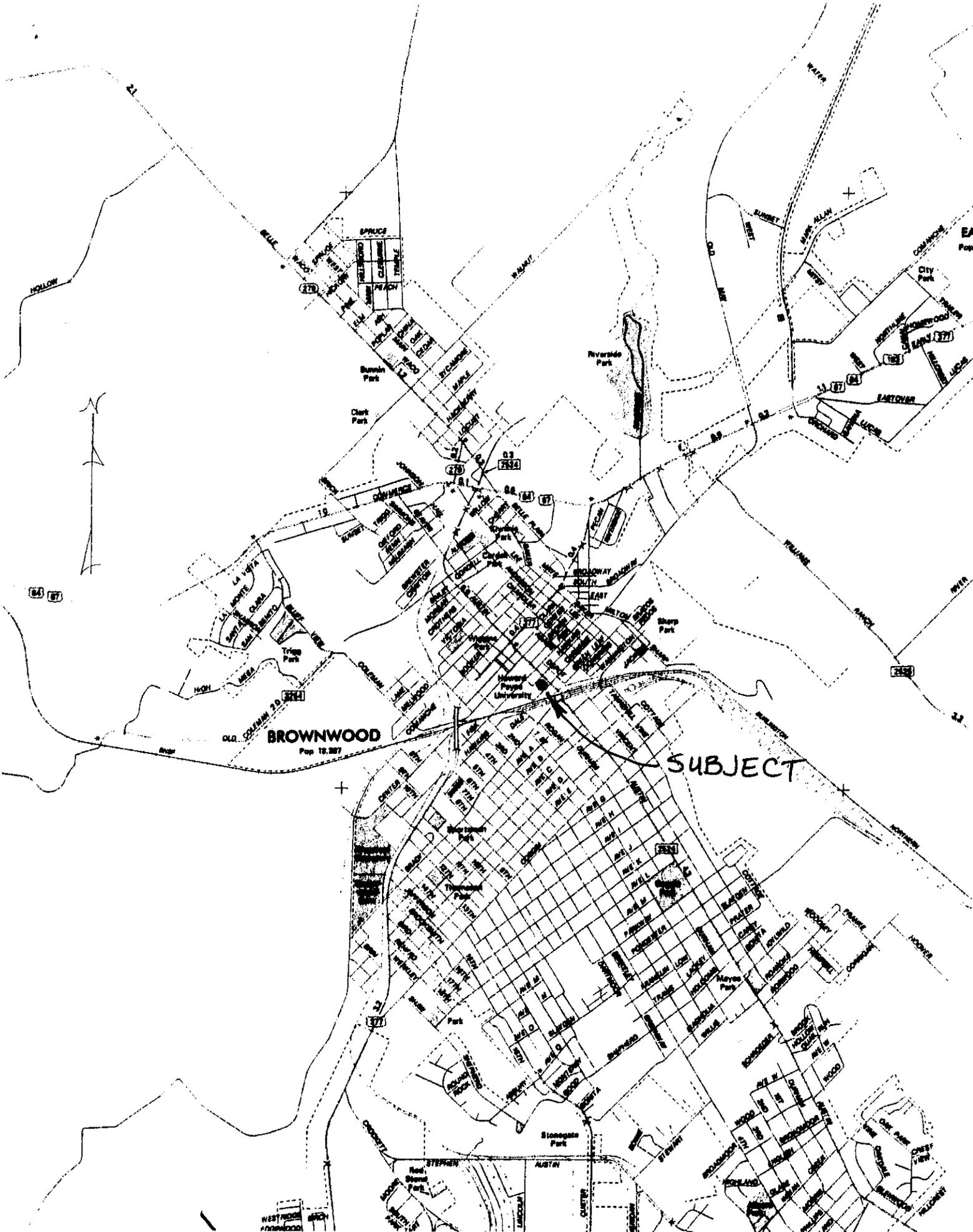
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORNIATE SYSTEM NAD 27, CENTRAL ZONE, SURVEYED ON THE GROUND ON MARCH 24, 2005

Sigfredo Bustos Jr.

TEXAS DEPARTMENT OF TRANSPORTATION
SIGIFREDO BUSTOS JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
OF THE STATE OF TEXAS NO. 4135



LEGEND	
LOT LINE	---
ACCESS DENIAL LINE	—+—+—+—+—+—+—+—+—+—
3/4" STEEL ROD W/ 2" ALUM CAP FOUND	▲
1/2" IRON ROD FOUND	●
1/2" IRON ROD SET	○
PROPERTY LINE	⊥



BROWNWOOD
Pop 19,387

SUBJECT



WEST SIDE

EA
Pop

WPA

23

23

23

23

64 67

224

377

23 7534

66 67

232

EA
Pop

WPA

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