

TEXAS TRANSPORTATION COMMISSION

SMITH County

MINUTE ORDER

Page 1 of 1

TYLER District

In the city of Troup, SMITH COUNTY, on STATE HIGHWAY 135, the State of Texas (state) acquired certain land needed for state highway purposes by instrument recorded in Volume 1229, Page 69, Deed Records of Smith County, Texas.

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

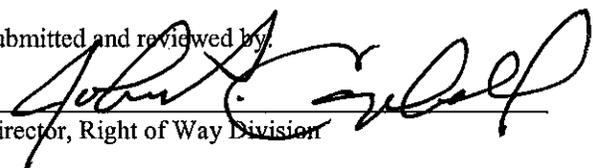
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus right of way to the abutting landowners.

Elmer L. Sadler and Billie Sadler are the abutting landowners and have requested that the surplus land be sold to them for \$1,626.

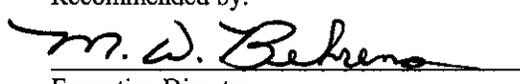
The commission finds \$1,626 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

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 Elmer L. Sadler and Billie Sadler for \$1,626; 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:

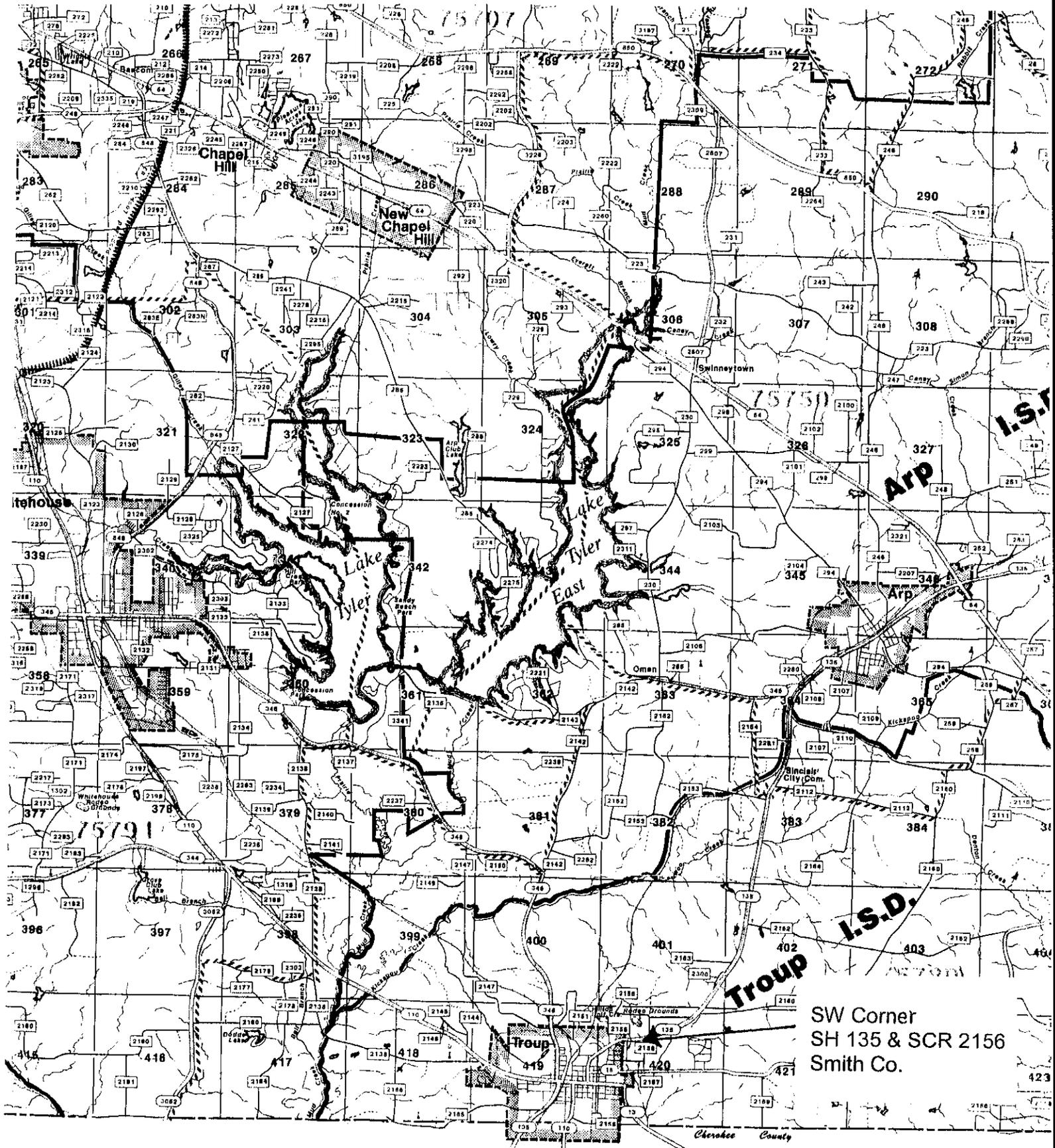
  
Director, Right of Way Division

Recommended by:

  
Executive Director

**110767 NOV 16 06**

Minute Number      Date Passed



SW Corner  
SH 135 & SCR 2156  
Smith Co.

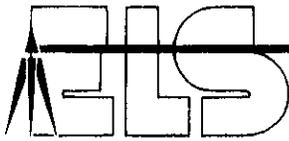
**Troup I.S.D.**

**Arp**

**I.S.D.**

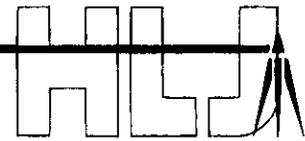
*Cherokee County*

EXHIBIT A



E.L.S. SURVEYING & MAPPING, INC.  
2004 W. Grande Blvd. \*  
903-581-7759

Tyler, Texas  
Fax 903-581-5279



HARRY L. JOHNSON & ASSOC.  
\* 75703-0537  
903-581-2631

Friday, November 04, 2005

TRACT ONE  
LEGAL DESCRIPTION 0.768 ACRES  
EDSON GEE SURVEY A-10  
TROUP AREA  
SMITH COUNTY, TEXAS

=====

Field Notes describing 0.768 acres of land situated within the Edson Gee Survey Abstract No. 10, Smith County, Texas and being a part of that certain called 1.297 acre tract as described in deed from Troup Independent School District to Texas Highway Department dated May 8, 1967 and recorded in Volume 1229, Page 69 of the Official Land Records of Smith County, Texas. This 0.768-acre tract more fully described as follows:

**BEGINNING** at a 1/2" iron rod set for the southeast corner of said 1.297 acre tract same being 25 feet S 89°54'19" West of the northeast corner of a called 5.0 acre tract in the centerline of Smith County Road No. 2156 as described in deed from Marie Kincaid to Elmer L. and Billie Sadler dated November 15, 2002 and recorded in Volume 6756, Page 277 of the Official Land Records of Smith County, Texas;

**THENCE** South 89°54'19" West with the south line of said 1.297 acre tract at 267.36 feet pass the northwest corner of said Sadler 5 acre tract same being the northeast corner of another called 5 acre tract described in deed from Nelan James McMichael et al to Neva Lucille McMichael dated June 6, 1990 and recorded in Volume 3031, Page 496 of the Official Land Records of Smith County, Texas and continue a total distance of 505.39 feet to a 1/2" iron rod set for the southwest corner of this tract in the proposed southeast right-of-way line of State Highway No. 135 and being 80.00 feet from the centerline of same;

**THENCE** across said 1.297 acre tract and with a curve to the left having a radius of 2945.23 feet and a Length of 119.43 feet with a chord bearing of North 74°54'12" East a distance of 119.43 to a 1/2" iron rod set for the PT of said curve, 80.00 feet from Highway Department centerline station 295+21.28;

**THENCE** North 73°44'30" East across said 1.297 acre tract a distance of 331.73 feet parallel with and 80 feet from the centerline of said highway to a 1/2" iron rod set for corner in the southwest line of a called 0.149 acre tract described in deed from Troup Independent School District to Texas Highway Department dated May 8, 1967;

EXHIBIT A

**THENCE** South 58°23'25" East a distance of 81.41 feet with the southwest line of said 0.149 acre tract and being across said 1.297 acre tract to a ¼" iron rod set for corner in the east line of same and also being the west line of County Road No. 2156 and being 25 feet west of the centerline of same;

**THENCE** South 1°37'26" East a distance of 80.51 feet with the east line of said 1.297 acre tract same being the west line of said County Road to the place of beginning and containing 0.768 acres of land.

I, Bill H. Burton, Registered Professional Land Surveyor, do hereby certify the field notes shown hereon was prepared from an actual survey made on the ground under my direction and supervision. Subject to easements and restrictive covenants of record, if any, and is subject to such facts as an accurate and current title search may disclose.

ELS Surveying & Mapping, Inc.

A plat accompanies these field notes.

Bill H. Burton  
Registered Professional Land Surveyor  
State of Texas No. 1657

BHB/bhb  
250970/S-2443.doc

# TRACT ONE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2945.23'	119.43'	119.43'	N 74°54'12" E	02°19'24"

## EDSON GEE SURVEY A-10

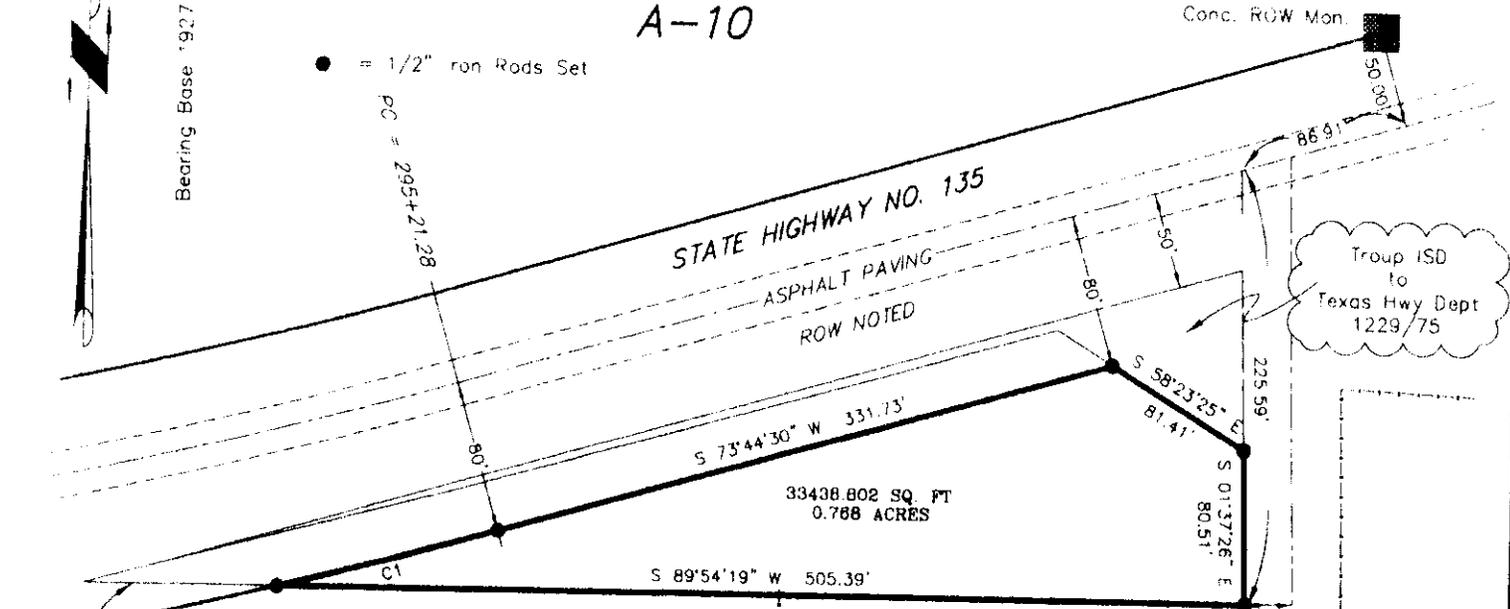
Bearing Base 1927 Grid

● = 1/2" Iron Rods Set

PC = 295+21.28

290+09.44

Conc. ROW Mon.



Troup ISD to Texas Hwy Dept 1229/69

6.49 Ac.  
3031/496

Neva Lucille McMichael

NOTE: Bearing Basis is Texas State Plane Coordinate System Grid North Central Zone, NAD 27.

5.0 Ac.  
6756/277

Elmer L. & Billie Sadler

LEGEND	
BOUNDARY LINE	———
DEED LINE	———
FENCE	- - - - -
PAVEMENT	=====
●	1/2" IRON ROD SET
■	RIGHT-OF-WAY MON.

Oiled County Road No. 2156

STATE OF TEXAS  
COUNTY OF SMITH

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE REPORT AND DOES NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THESE TRACTS.

SEE LAND DESCRIPTION ATTACHED

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION.

*Bill H. Burton*



Bill H. Burton Date: Nov. 4, 2005  
Registered Professional Land Surveyor  
State of Texas No. 1657

Field Notes accompany this map.

SURVEY MAP TRACT ONE  
ELMER L. & BILLIE SADLER  
"ROAD SIDE PARK"  
EDSON GEE SURVEY A-10  
SMITH COUNTY, TEXAS

