

TEXAS TRANSPORTATION COMMISSION

COLORADO County

MINUTE ORDER

Page 1 of 1

YOAKUM District

In the city of Columbus, COLORADO COUNTY, on STATE HIGHWAY 71, the State of Texas acquired certain land needed for state highway purposes by instrument recorded in Volume 90, Page 307, Deed Records of Colorado County, Texas.

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

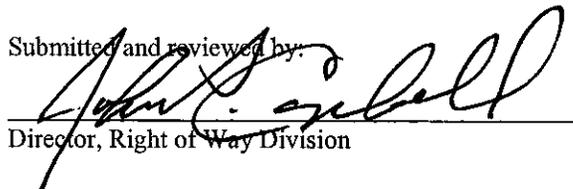
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land.

Bruce L. Binder and wife, Shannon N. Binder, and Kevin R. Coufal and wife, Jessica E. Coufal, are the abutting landowners and have requested that the surplus land be sold for \$15,500.

The commission finds \$15,500 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 recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Bruce L. Binder and wife, Shannon N. Binder, and Kevin R. Coufal and wife, Jessica E. Coufal, for \$15,500; 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

**110744 OCT 26 06**

Minute  
Number

Date  
Passed

## COUNTY OF COLORADO

**BUSINESS STATE HIGHWAY 71  
ROW CSJ: 0266-03-001&2**

**Land Description  
Tract 1  
0.0793 Acres**

**BEING** a tract or parcel containing 0.0793 acres of land situated in Colorado County, Texas, and being part of Subdivision Lot 10 in Block 69 of the City of Columbus according to the city subdivision plat recorded in Plat Cabinet Slide No. 18, Colorado County Plat Records and also being a part of that same land described in Deed dated June 7, 1932, from Hayes Scott, et ux, to State of Texas, recorded in Volume 90, Page 307, Colorado County Deed Records. Said 0.0793 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½" capped iron rod found for the Southeast corner of Subdivision Lot 11, same being the Southeast corner of the Bruce Binder 0.1293 acre tract as described in Volume 499, Page 139, located on the North right of way line of Bonham Street (69.44 feet in width), thence as follows:

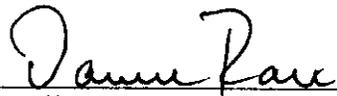
S 90° 00' 00" W along the North right of way line of Bonham Street and said Subdivision Lot 11 a distance of 55.55 feet to a ½" capped iron rod found for the Southwest corner of said Lot 11, same being the Southwest corner of the Binder tract and the Southeast corner of Subdivision Lot 10 also being the Southeast corner of the herein described 0.0793 acre tract, and the **POINT OF BEGINNING**;

- (1) **THENCE** along the North line of Bonham Street, S 90° 00' 00" W a distance of 17.10 feet to a capped ½" iron rod set where said line of Bonham Street intersects the curved Easterly right of way of Business State Highway 71 (100 feet in width) and being the Southwest corner of the herein described tract;
- (2) **THENCE** in a Northwesterly direction along the Easterly right of way line of said Highway 71 and with a curve to the right having a radius of 1383.41 feet, an arc length of 105.46 feet, a delta angle of 04° 22' 04" and whose chord bears N 18° 13' 56" W a distance of 105.43 feet to a ½" iron rod found for the Southwest corner of the Warren Guthmann 0.095 acre tract as described in Volume 7, Page 52, Official Records and being the Northwest corner of the herein described tract;

- (3) **THENCE** along the South line of the Guthmann 0.095 acre tract, which is partially marked by an existing chain-link fence, **N 89° 06' 19" E** a distance of 50.10 feet to a ½" iron rod set on the East line of Subdivision Lot 10 for the Northeast corner of the herein described tract, also being the Northwest corner of the Bruce Binder tract;
- (4) **THENCE** along the East line of said Lot 10, common with the West line of Lot 11, **S 00° 00' 00" E** a distance of 100.92 feet to the **POINT OF BEGINNING**, containing 0.0793 acres of land.

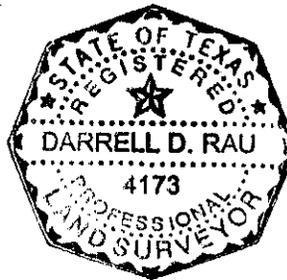
Notes:

- (a) All bearings are based on record plat calls for the City of Columbus as recorded in Slide 18, Colorado County Plat Records.
- (b) The plastic caps on all set ½" iron rods are stamped "RAU 4173".
- (c) A survey plat to accompany this description.



Darrell D. Rau  
Registered Professional Land Surveyor  
Registration No. 4173

Date: April 20, 2006



# COLORADO COUNTY, TEXAS

## CITY OF COLUMBUS

### BLOCK NO. 69



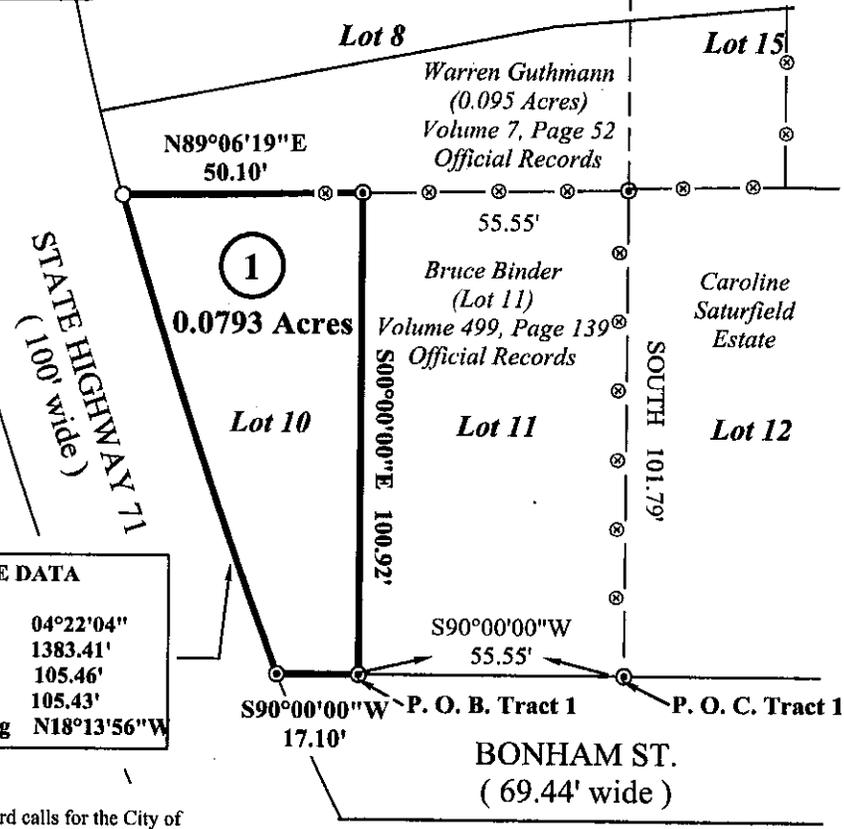
FILE NAME <b>BINDER.TRV</b>		
SCALE 40 Ft/In	DATE 4-20-2006	DRAWN BY BJP
JOB 03062006-001	REVISION 1/1	SHEET 3/3

LEGEND	
○	Found 1/2" Iron Rod
⊙	Set 1/2" Capped Iron Rod Stamped "Rau RPLS 4173"
—⊗—	Chain-link Fence
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
①	Tract 1

CURVE DATA	
Delta Angle	04°22'04"
Radius	1383.41'
Arc Length	105.46'
Chord	105.43'
Chord Bearing	N18°13'56"W

- Notes
- (1) All Bearings are based on the record calls for the City of Columbus Subdivision Plat.
  - (2) This property is shown to be outside the flood hazard areas according to FIRM No. 48089C0145 C, effective date January 3, 1990.
  - (3) Property description to accompany this plat.

Survey Plat of a 0.0793 acre tract of land Block 69 of the City of Columbus, Colorado County, Texas, and being a part or portion of Subdivision Lot 10 according to the city subdivision plat recorded in Plat Cabinet Slide No. 18, Colorado County Plat Records. Said tract also being part of that same land described in Deed dated June 7, 1932 from Hayes Scott, et ux, to State of Texas, recorded in Volume 90, Page 307, Colorado County Deed Records.



<p style="text-align: center;"><b>Rau Surveying</b></p> <p style="text-align: center;">1276 Hwy 71 - P.O. Box 692 Columbus, Texas, 78934 Phone (979)-732-8494 Fax (979) 732-6468</p> <p>I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Survey.</p> <p style="text-align: center;"><i>Darrell D. Rau</i> Darrell D. Rau, Registration No. 4173</p>		<p style="text-align: center;">Survey Plat of Tract 1</p> <table border="1" style="width: 100%;"> <tr> <td>Hwy. No.</td> <td>County</td> </tr> <tr> <td>Business State Hwy 71</td> <td>Colorado</td> </tr> <tr> <td>CSJ</td> <td>City</td> </tr> <tr> <td>0266-03-001&amp;2</td> <td>Columbus</td> </tr> </table>	Hwy. No.	County	Business State Hwy 71	Colorado	CSJ	City	0266-03-001&2	Columbus
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