

TEXAS TRANSPORTATION COMMISSION

JEFFERSON County

MINUTE ORDER

Page 1 of 1

BEAUMONT District

In JEFFERSON COUNTY, on STATE HIGHWAY 82 at Sabine Lake to the mouth of the Sabine River, the Texas Department of Transportation (department) is acquiring the right of way for a highway improvement project.

V.T.C.A., Transportation Code, §201.206, authorizes the department to accept donations of real property for the purpose of carrying out its functions and duties.

V.T.C.A., Government Code, Chapter 575, requires the Texas Transportation Commission (commission) to accept a gift or donation valued at \$500 or more by majority vote at an open meeting.

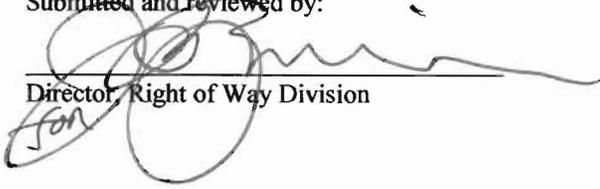
Jefferson County, Texas (owner) is the owner of the property described in Exhibit A. The owner wants to donate this property, estimated at \$17,853, to the department for construction of a highway improvement project.

The owner is not subject to department regulations or oversight, or interested in or likely to become interested in a contract, purchase, payment, or claim with or against the department.

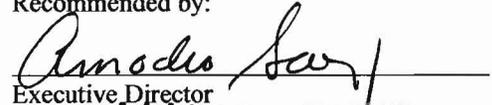
A donation agreement has been executed by the owner and tendered to the department for acceptance under Title 43, Texas Administrative Code, §1.504.

IT IS THEREFORE ORDERED by the commission that (1) the commission has determined that acceptance of this donation would provide a significant public benefit, and would not influence or reasonably appear to influence the department in the performance of its duties, and (2) the executive director is hereby authorized to accept the donation of real property, as described in Exhibit A, and the executive director or the director's designee is authorized and directed to sign and execute a donation agreement with the owner, in accordance with Title 43, TAC, §1.504.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director
111234 JAN 31 08

Minute Number Date Passed

December, 2006
Parcel 1

County: Jefferson
Highway: State Highway 82
Project Limits: SH 82 at Sabine Lake to the Mouth of the Sabine River
ROW CSJ: 2367-01-046

PROPERTY DESCRIPTION FOR PARCEL 1

Being a 0.4554 of an acre (19,839 square feet) parcel of land located in the Dennis Gahagan Survey, Abstract No. 123, Jefferson County, Texas; being out of that called 13.497 acre tract of land conveyed to Jefferson County by instrument dated April 17, 2000 and recorded under Jefferson County Clerk's File (J.C.C.F.) No. 2000014412 of the Official Public Records of Real Property of Jefferson County (O.P.R.R.P.J.C.) and that called 6.28 acre tract (tracts I, II & III) conveyed to Jefferson County, Texas, by instrument dated April 24, 1995 recorded under File No. 95-9512741 O.P.R.R.P.J.C.; said 0.4554 of an acre parcel being more particularly described as follows:

COMMENCING at a found 2 inch galvanized iron pipe in concrete on the east line of a called 1.776 acre tract of land conveyed to Chuong Minh Bui by instrument dated December 14, 1999 and recorded under J.C.C.F. No. 1999047465 O.P.R.R.P.J.C., being on the west line of said called 13.497 acre tract; being a 50 foot offset reference point to the southwest corner of said called 13.497 acre tract;

THENCE, North 09°21'59" West (called 32°48'55"), along the east line of said 1.776 acre tract and the west line of said called 13.497 acre tract a distance of 239.91 feet to a point on a curve to the left whose center bears North 06° 01' 24" West, 2,887.47 feet, on the existing southerly right-of-way line of State Highway 82 (200 feet wide) as recorded under File Nos. 460696 (dated April 4, 1957), 459960 (dated March 27, 1957) and 457690 (dated February 28, 1957) of the Jefferson County Deed Records (J.C.D.R.);

THENCE, northeasterly, along the existing southerly right-of-way line of said State Highway (SH) 82 and the north line of said called 13.497 acre tract with said curve to the left, having a radius of 2,887.47 feet, a central angle of 02°17'35", an arc length of 115.55 feet and a chord which bears North 82°49'49" East, 115.55 feet, to a Texas Department of Transportation (TxDOT) Type II Right-of-Way marker set on the proposed southerly right-of-way line of said SH 82, at 103.07 feet right of the SH 82 Proposed Centerline Station 431+65.71, being the most easterly corner of the herein described parcel and the POINT OF BEGINNING;

December, 2006
Parcel 1

- 1.) THENCE, continuing along said existing southerly right-of-way line of said SH 82 and said north line of said 13.497 acre tract and said 2.94 acre tract with said curve to the left, having a central angle of $17^{\circ}01'09''$, an arc distance of 857.70 feet and a chord which bears North $73^{\circ}10'27''$ East, 854.55 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for the northwest corner of herein described parcel;
- 2.) THENCE, South $24^{\circ}00'56''$ East, 36.57 feet to a TxDOT Type II marker set on the proposed southerly right-of-way line of said SH 82, at 93.56 feet right of SH 82 Proposed Centerline Station 440+00.00, for the southwest corner of herein described parcel;
- 3.) THENCE, South $67^{\circ}47'51''$ West, along the proposed southerly right-of-way line of said SH 82, a distance of 103.20 feet to a TxDOT Type II Right-of-Way marker set at 92.81 feet right of the SH 82 Proposed Centerline Station 439+00.81, for an angle point of the herein described parcel;
- 4.) THENCE, South $72^{\circ}02'10''$ West, continuing along said proposed southerly right-of-way line, a distance of 419.99 feet to a TxDOT Type II Right-of-Way marker set at 104.59 feet right of the SH 82 Proposed Centerline Station 434+97.74, for an angle point of the herein described parcel;
- 5.) THENCE, South $77^{\circ}22'35''$ West, continuing along said proposed southerly right-of way line, a distance of 247.24 feet to a TxDOT Type II Right-of-Way marker set at 122.43 feet right of the SH 82 Proposed Centerline Station 432+60.66, set for an angle point of the herein described parcel;
- 6.) THENCE, North $84^{\circ}54'15''$ West, continuing along said proposed southerly right-of way line, a distance of 96.90 feet to the POINT OF BEGINNING and containing 0.4139 of an acre (19,839 square feet) of land.

Notes:

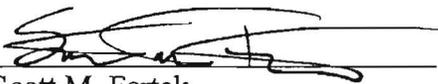
1. The POINT OF BEGINNING of this description has coordinate values of $X = 3,585,773.21$ and $Y = 13,861,326.26$. All bearings are based on the Texas Coordinate System, South Central Zone, NAD 83 (1993 Adj.). All bearings and coordinates shown are referenced to Texas Department of Transportation (TxDOT) control point 124-0019 and 124-0014 and are surface value which can be converted to grid (state plane) by dividing by Texas Department of Transportation conversion factor of 1.00007.
2. This property description is prepared in conjunction with a parcel plat of equal date.
3. Access is permitted to the highway facility from the remainder of the abutting property.

December, 2006
Parcel 1

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision during the months of January thru June 2006.



Date: 30th day of January, 2007



Scott M. Fertak
Registered Professional Land Surveyor
No. 5257

JENNIS GAHAGAN LEAGUE A-3
STATE HIGHWAY 82
(200' R.O.W.)

FILE NOS. 460696 (APRIL 4, 1957)
459960 (MARCH 27, 1957)
457609 (FEBRUARY 28, 1957)
J.C.D.R.

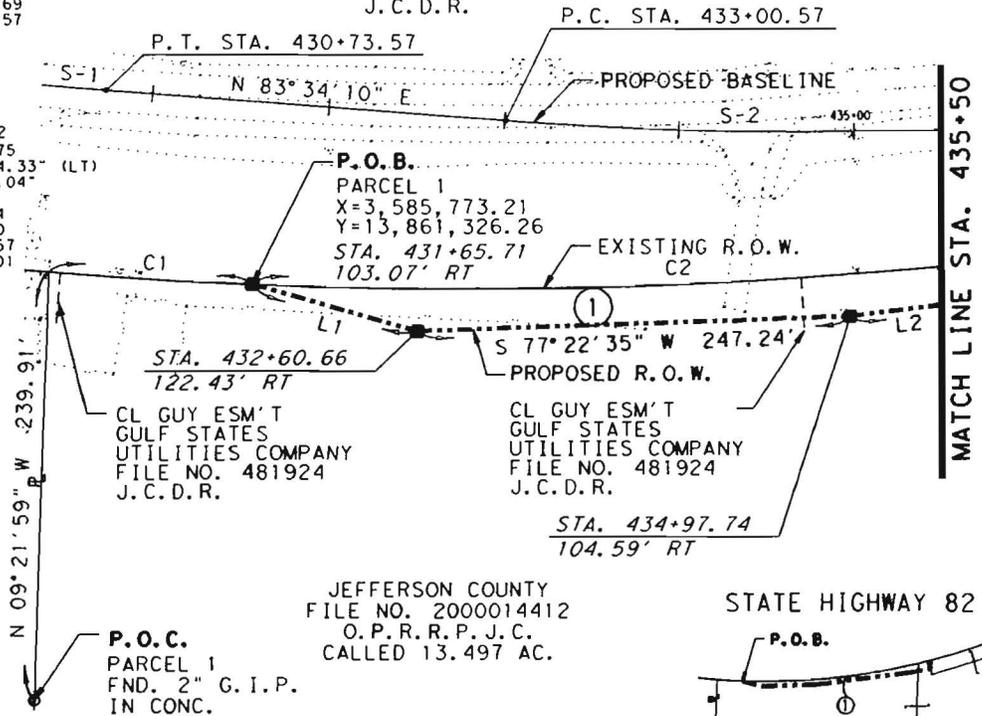
0 25 50 100



PROP. BASELINE S.H. 82 S-1
PI STATION = 430+49.63
DELTA = 00°57'45.67" (LT)
DEGREE OF CURVE = 2°00'37.36"
TANGENT = 23.94
LENGTH = 47.89
RADIUS = 2,850.00
PC STATION = 430+25.69
PT STATION = 430+73.57

PROP. BASELINE S.H. 82 S-2
PI STATION = 438+17.75
DELTA = 25°20'44.33" (LT)
DEGREE OF CURVE = 2°29'28.04"
TANGENT = 517.18
LENGTH = 1,017.44
RADIUS = 2,300.00
PC STATION = 433+00.57
PT STATION = 443+18.01

CHUONG MINH BUI
FILE NO. 1999047465
O.P.R.R.P.J.C.
CALLED 1.776 AC.
VOL. 2417, PG. 251
J.C.D.R.
2.311 AC.



MATCH LINE STA. 435+50

LINE NO.	BEARING	DIST.
L1	N 84°54'15" W	96.90'
L2	S 72°02'10" W	419.99'

Curve	Radius	Length	Delta	Chord
C1	2,887.47'	115.55'	02°17'35"	N 82°49'49" E 115.55'
C2	2,887.47'	857.70'	17°01'09"	N 73°10'27" E 854.55'

LEGEND

EXIST. ROW LINE ————
 PROP. ROW LINE ————
 PROPERTY LINE ————
 COUNTY LINE ————
 ACCESS DENIAL LINE ————
 SURVEY LINE ————
 FENCE ————
 SET TYPE II MONUMENT. (4" BRASS DISK ■ IN CONC.) UNLESS OTHERWISE NOTED.
 PROPERTY CORNER (FOUND AS NOTED) ○
 SET 3/8" I.R. W/ALUMINUM CAP UNLESS OTHERWISE NOTED. ●
 PARCEL NUMBER (X)
 O.P.R.R.P.J.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY JEFFERSON COUNTY
 J.C.D.R. - JEFFERSON COUNTY DEED RECORDS
 J.C.M.R. - JEFFERSON COUNTY MAP RECORDS
 ESM.T. - EASEMENT
 O.H. - OVERHEAD LINE
 B.L. - BUILDING LINE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING

AREA TABLE (ACRES)

EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
20.297	0.4554		19.8416

- NOTES:**
- Deed research for this project was performed March 2006.
 - All bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 ADJ) and are referenced to Texas Department of Transportation (TXDOT) Control Monuments 124-0019 and 124-0014. All distances shown are surface values and may be converted to grid (state plane) by dividing by the surface adjustment factor of 1.00007.
 - Field work for this project was performed from Jan. to June 2006.
 - This Right-of-way map was completed in October, 2006.
 - Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION FROM JAN. TO JUNE 2006 AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: OCTOBER, 2006



[Signature] 30 JAN 2007
SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257

PARCEL NO. 1
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
JEFFERSON COUNTY TEXAS

S.H. 82 JEFFERSON COUNTY
R.O.W. CSJ 2367-01-046
LANDTECH CONSULTANTS, INC. OCTOBER, 2006
PAGE 5 OF 6 SCALE: 1"=100'

REVISED JAN 2007
REVISED DEC 2006

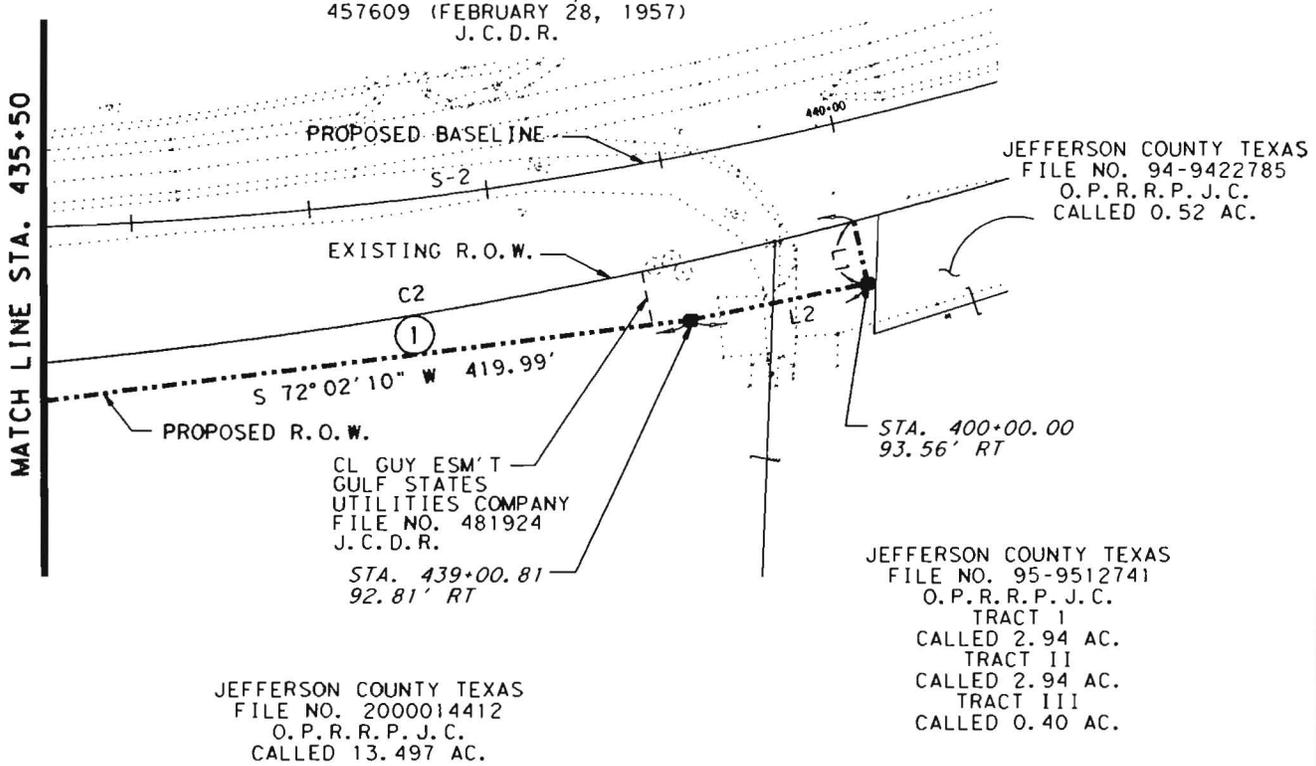
DENNIS GAHAGAN LEAGUE A-123



0 25 50 100

STATE HIGHWAY 82
(200' R.O.W.)

FILE NOS. 460696 (APRIL 4, 1957)
459960 (MARCH 27, 1957)
457609 (FEBRUARY 28, 1957)
J.C.D.R.



JEFFERSON COUNTY TEXAS
FILE NO. 2000014412
O.P.R.R.P.J.C.
CALLED 13.497 AC.

JEFFERSON COUNTY TEXAS
FILE NO. 95-9512741
O.P.R.R.P.J.C.
TRACT I
CALLED 2.94 AC.
TRACT II
CALLED 2.94 AC.
TRACT III
CALLED 0.40 AC.

PROP. BASELINE S.H. 82 S-2
PI STATION = 438+17.75
DELTA = 25° 20' 44.33" (LT)
DEGREE OF CURVE = 2° 29' 28.04"
TANGENT = 517.18
LENGTH = 1,017.44
RADIUS = 2,300.00
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LINE NO.	BEARING	DIST.
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Curve	Radius	Length	Delta	Chord
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SHOWING PROPERTY OF
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REVISED JAN 2007
REVISED DEC 2006