TEXAS TRANSPORTATION COMMISSION

LEE County

MINUTE ORDER

AUSTIN District

In the city of Giddings, LEE COUNTY, on US 77, the state of Texas acquired certain land for highway maintenance purposes by instrument recorded in Volume 121, Page 166, Deed Records of Lee County, Texas.

The land, with improvements (Tract 1), described in Exhibit A, is no longer needed for highway purposes.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in real property acquired and no longer needed for a state highway purpose.

Giddings Independent School District has requested to purchase Tract 1 for $245,000.

The commission finds $245,000 to be a fair and reasonable value of the state's right, title, and interest in Tract 1.

IT IS THEREFORE ORDERED by the commission that Tract 1 is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in Tract 1 to Giddings Independent School District for $245,000; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title, and interest, 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 land.

Submitted and reviewed by:

Interim Director, Right of Way Division

Recommended by:

Executive Director

114485 JAN 28 16

Minute Number | Date Passed

EXHIBIT "A"

COUNTY: LEE
HIGHWAY: US HIGHWAY 77
R.O.W. CSJ: 0211-07-043
LOCATION: WEST SIDE OF US HWY. 77 +/-1.2 MILES NORTH OF US HWY. 290 IN GIDDINGS, TX

DATE: NOVEMBER 9, 2015

DESCRIPTION FOR TRACT ONE

BEING A 6.4754 ACRE (282,068 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE WILLIAM H. MOORE SURVEY, ABSTRACT NO. 208, CITY OF GIDDINGS, LEE COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 121, PAGE 166 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS (R.P.R.L.C.T.), SAID 6.4754 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "S.A.M. INC" FOR THE SOUTHEAST CORNER OF SAID STATE OF TEXAS (HAVING A SURFACE COORDINATE OF NORTH 10,052,756.880, EAST 3,370,956.31), SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GIDDINGS INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 183, PAGE 348 R.P.R.L.C.T., ALSO BEING IN THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF US HIGHWAY 77 (A VARIABLE WIDTH R.O.W.—VOLUME 75, PAGE 438), FROM WHICH A CONCRETE R.O.W. MONUMENT IN THE NORTH R.O.W. LINE OF US HIGHWAY 77 BEARS NORTH 42° 16' 58" EAST, A DISTANCE OF 399.29 FEET;

1) THENCE SOUTH 42° 20' 53" WEST ALONG THE SOUTH LINE OF SAID STATE OF TEXAS AND THE COMMON NORTHERLY R.O.W. LINE OF SAID US HIGHWAY 77, A DISTANCE OF 300.18 FEET TO A 5/8 INCH IRON ROD FOUND (LEANING) FOR THE SOUTHWEST CORNER OF SAID STATE OF TEXAS, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GIDDINGS INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 936, PAGE 744 R.P.R.L.C.T., FROM WHICH A CONCRETE R.O.W. MONUMENT (REMAINS) IN THE NORTH R.O.W. LINE OF US HIGHWAY 77 BEARS SOUTH 42° 21' 45" WEST, A DISTANCE OF 177.94 FEET;

2) THENCE NORTH 25° 19' 15" WEST ALONG THE WEST LINE OF SAID STATE OF TEXAS AND THE COMMON EAST LINES OF SAID GIDDINGS INDEPENDENT SCHOOL DISTRICT—VOLUME 936, PAGE 744 TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO GIDDINGS INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 874, PAGE 778 R.P.R.L.C.T., A DISTANCE OF 1015.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID STATE OF TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID GIDDINGS INDEPENDENT SCHOOL DISTRICT—VOLUME 874, PAGE 778, ALSO BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO GIDDINGS INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 354, PAGE 776 R.P.R.L.C.T., FROM WHICH A 1/2 INCH IRON ROD FOUND (LEANING) IN THE EAST R.O.W. LINE OF MIDDLE SCHOOL ROAD BEARS SOUTH 42° 09' 03" WEST, A DISTANCE OF 552.44 FEET;

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3) THENCE NORTH 42° 13' 58" EAST ALONG THE NORTH LINE OF SAID STATE OF TEXAS TRACT AND THE COMMON SOUTH LINE OF SAID GIDDINGS INDEPENDENT SCHOOL DISTRICT—VOLUME 354, PAGE 776 TRACT, A DISTANCE OF 300.18 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "S.A.M. INC" FOR THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID GIDDINGS INDEPENDENT SCHOOL DISTRICT—VOLUME 354, PAGE 776 TRACT, ALSO BEING IN THE WEST LINE OF SAID GIDDINGS INDEPENDENT SCHOOL DISTRICT—VOLUME 183, PAGE 348 TRACT, FROM WHICH A CONCRETE MARKER (REMAINS) MARKING THE COMMON NORTHEAST CORNER OF SAID GIDDINGS INDEPENDENT SCHOOL DISTRICT—VOLUME 354, PAGE 776 AND THE NORTHWEST CORNER OF SAID GIDDINGS INDEPENDENT SCHOOL DISTRICT—VOLUME 183, PAGE 348 TRACT;

4) THENCE SOUTH 25° 20' 00" EAST ALONG THE EAST LINE OF SAID STATE OF TEXAS TRACT AND THE COMMON WEST LINE OF SAID GIDDINGS INDEPENDENT SCHOOL DISTRICT—VOLUME 183, PAGE 348 TRACT, A DISTANCE OF 1016.51 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 6.4754 ACRES (282,068 SQUARE FEET) OF LAND, MORE OR LESS.

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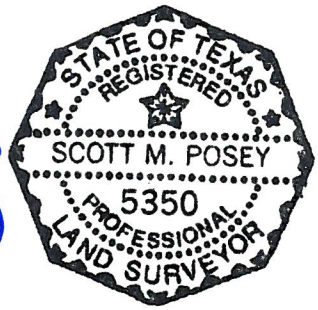
A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00003.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

THE LEE COUNTY RIGHT-OF-WAY MAP—U.S. HWY. 77—CONTROL 211 SECTION 4 & 7—DATED OCTOBER 1939 WAS USED TO HELP DETERMINE RIGHT-OF-WAY.

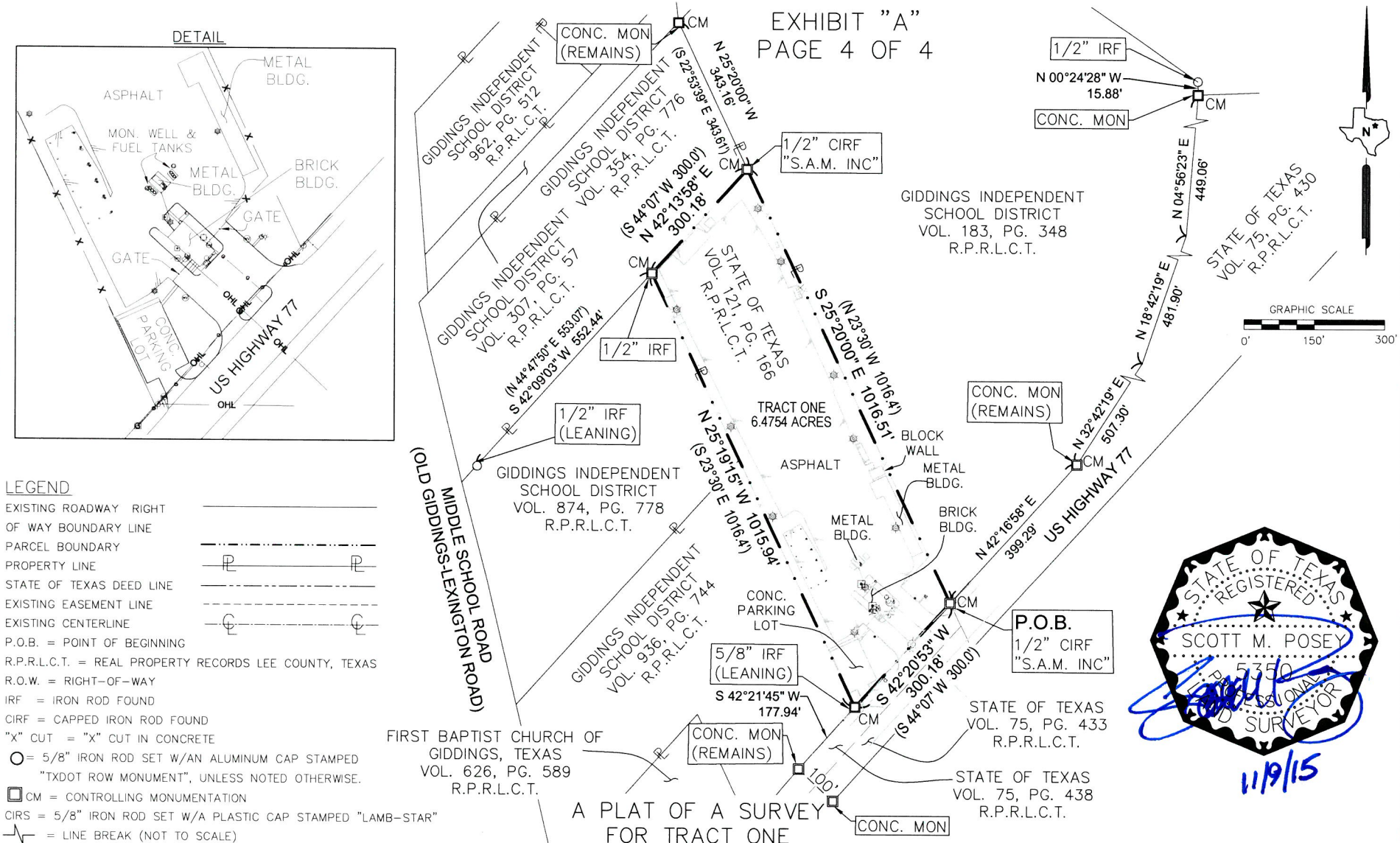
FIELD WORK PERFORMED ON OCTOBER 14 – 21, 2015.



SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
NOVEMBER 9, 2015

EXHIBIT "A"
PAGE 4 OF 4



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE

PARCEL BOUNDARY

PROPERTY LINE

STATE OF TEXAS DEED LINE

EXISTING EASEMENT LINE

EXISTING CENTERLINE

P.O.B. = POINT OF BEGINNING

R.P.R.L.C.T. = REAL PROPERTY RECORDS LEE COUNTY, TEXAS

R.O.W. = RIGHT-OF-WAY

IRF = IRON ROD FOUND

CIRF = CAPPED IRON ROD FOUND

"X" CUT = "X" CUT IN CONCRETE

○ = 5/8" IRON ROD SET W/AN ALUMINUM CAP STAMPED "TXDOT ROW MONUMENT", UNLESS NOTED OTHERWISE.

□ CM = CONTROLLING MONUMENTATION

CIRS = 5/8" IRON ROD SET W/A PLASTIC CAP STAMPED "LAMB-STAR"

= LINE BREAK (NOT TO SCALE)

= LIGHT POLE

( ) = DEED CALL

ϕ = POWER POLE

= ANTENNA

= GAS METER

= UNDERGROUND GAS MARKER

= PULL BOX

= A/C UNIT

= ELECTRIC METER

= FLAG POLE

= GROUND LIGHT

= BOLLARD

= WATER METER

= WATER VALVE

= FAUCET

—G— = GAS LINE (BURIED)

—OHL— = OVERHEAD LINE

—W— = WATER LINE (BURIED)

A PLAT OF A SURVEY FOR TRACT ONE U.S. HIGHWAY 77

A 6.4754 AC., [282,068 Sq.Ft.] TRACT OF LAND SITUATED IN THE WILLIAM H. MOORE SURVEY, ABSTRACT NO. 208 LEE COUNTY, TEXAS

NOVEMBER 9, 2015

STATE OF TEXAS REGISTERED SCOTT M. POSEY 5350 PROFESSIONAL LAND SURVEYOR

11/9/15

FIRM REGISTRATION CERTIFICATE NO. 10048300

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

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R.O.W. CSJ: 0211-07-043