TEXAS TRANSPORTATION COMMISSION

SMITH County

MINUTE ORDER

TYLER District

In the city of Tyler, SMITH COUNTY, on STATE HIGHWAY 64, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 327, Page 421, Deed Records of Smith County, Texas.

A portion of the land (Tract 1), described in Exhibit A, is no longer needed for state 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.

Willow Brook Country Club is the abutting landowner and has requested to purchase Tract 1 for $7,500.

The commission finds $7,500 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 and that the value is less than $10,000. The commission authorizes the executive director to execute a proper instrument conveying all of the state's right, title, and interest in Tract 1 to Willow Brook Country Club for $7,500; 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:

Interim Director, Right of Way Division

Recommended by:

Executive Director

114490 JAN 28 16

Minute Number | Date Passed

EXHIBIT A

13621 HWY. 110 S.
TYLER, TX 75707
(903) 939-8860
FIRM ID 10122800

METES AND BOUNDS DESCRIPTION
0.4326 OF AN ACRE OF LAND
SITUATED IN SMITH COUNTY, TEXAS

BEING 0.4326 *of an acre of land situated in the James A. Burrus Survey, Abstract 150, of Smith County, Texas and being a part of that certain called 1.25 acre tract of land as described in a deed recorded in Volume 327, Page 421 of the deed records of Smith County, Texas, said 0.4326 of an acre tract of land to be more particularly described by metes and bounds as follows:*

BEGINNING *at a 1/2 inch iron rod (found) for the southeast corner of the herein described 0.4326 of an acre tract of land, same being the southwest corner of Lot 21-C, N.C.B. 725, of Automatic Gas Addition, as recorded in Cabinet D, Slide 2-C of the Plat Records of Smith County, Texas, and being located on the north right-of-way line of State Highway 64 (West Erwin Street), and being located at the coordinates of N: 6826154.4463 E: 2947312.4987, and being the P.C. of a curve to the left;*

THENCE *with the above mentioned curve to the left whose functions are as follows: having a radius of 5789.58 feet, a central angle of 02°46'28", a chord bearing of North 73°38'20" West, a chord distance of 280.32 feet, for an arc distance of 280.35 feet to a concrete monument (found) for the southwest corner of the herein described 0.4326 of an acre tract of land, same being a southeast corner of that certain called 149.746 acre tract of land as described in a deed recorded in Volume 318, Page 673, and being located on the north right-of-way line of State Highway 64 (West Erwin Street);*

THENCE *North 14°58'26" East, for a distance of 70.00 feet, to a point for corner for the northwest of the herein described 0.4326 of an acre tract of land, same being a southeast corner of the above mentioned 149.746 acre tract of land, from which a 1/2 sucker rod (found) bears South 57°57'35" East, a distance of 0.62 of a foot and being the P.C. of a curve to the right;*

THENCE *with the above mentioned curve to the right whose functions are as follows: having a radius of 5859.58 feet, a central angle of 02°31'27", a chord bearing of South 73°45'50" East, a chord distance of 258.11 feet, for an arc distance of 258.13 feet to a point for corner for the northeast corner of the herein described 0.4326 of an acre tract of land, same being located on the west boundary line of the above mentioned Lot 21-C, from which a 1/2 sucker rod (found) bears South 08°38'55" East, a distance of 1.61 feet;*

THENCE *South 02°21'21" East, for a distance of 74.48 feet, back to the place of beginning and containing 0.4326 of an acre of land.*

All bearings and coordinates are based upon the Texas Coordinate System, North Central Zone(4202), NAD 1983(2011), and are tied to the local GNSS RTK network or an opus solution. All distances and coordinates shown are surface and may be converted to grid by dividing with a combined adjustment factor of 1.00012 for the sole use of TX-DOT.

See "Plat of Survey", prepared even date.

I, R. L. McCrary, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground under my supervision during the month of August, 2015.

GIVEN UNDER MY HAND AND SEAL, *this the 1st day of September, 2015.*

R. L. McCrary
Registered Professional
Land Surveyor No. 5384

STATE OF TEXAS
REGISTERED
R.L. McCRARY
5384
PROFESSIONAL
LAND SURVEYOR

CORNER TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	280.35'	5789.58'	02°46'26"	N 73°38'20" W	280.32'
C2	258.13'	5859.58'	02°31'27"	S 73°45'50" E	258.11'

JAMES A. BURRUS SURVEY
A-150

CALLED 149.746 ACRES
WILLOW BROOK COUNTRY CLUB
VOLUME 318, PAGE 673

SUCKER ROD FND.
S57°51'35" E 0.62'

POINT FOR CORNER

N 14°58'26" E
70.00'

RESIDUE 1.25 ACRES
STATE OF TEXAS
VOLUME 327, PAGE 421

C2

CONCRETE MONUMENT FND.

SURVEYED
0.4326 OF AN ACRE

C1

APPROXIMATE SURVEY LINE LOCATION

JOEL GILBERT SURVEY
A-392

POINT FOR CORNER

SUCKER ROD FND.
S 08°38'55" E 1.62'

S 02°21'21" E
74.48'

N:6826154.4463
E:2947312.4987
TxDOT SCALE FACTOR OF 1.00012 APPLIED @ 0,0

N:6825335.4060
E:2946958.8638
GNSS RTK NEWTWORK (GRID VALUES)

N.C.B. 725

P.O.B.

CALLED 10.562 ACRES
LOT 21-C
AUTOMATIC GAS ADDITION
CABINET D, SLIDE 2-C

1/2" IRF

N 72°44'02" W 162.92'

1" IPF

71+00
70+00
69+00
68+00
67+00

STATE HIGHWAY 64
WEST ERWIN
VARIABLE WIDTH R.O.W

SEE "METES AND BOUNDS DESCRIPTION" PREPARED EVEN DATE.

ALL BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE(4202), NAD 1983(2011) AND ARE TIED TO THE LOCAL GNSS RTK NETWORK OR AN OPUS SOLUTION. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING WITH A COMBINED ADJUSTMENT FACTOR OF 1.00012 FOR THE SOLE USE OF TX-DOT.

PLAT OF SURVEY

I, R.L. McCRARY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2015

GIVEN UNDER BY HAND & SEAL, THIS THE 1ST DAY OF SEPTEMBER, 2015.

R. L. McCrary

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5384

STATE OF TEXAS
R.L. McCRARY
5384
PROFESSIONAL
LAND SURVEYOR

LEGEND

- POWER POLE
- MANHOLE
- GUY WIRE ANCHOR
- TELEPHONE BOX
- FENCE
- OVER HEAD ELECTRIC
- SURVEY LINE
- UNDER GROUND SEWER

AMC SURVEYING
13621 HWY. 110 S.
TYLER, TX. 75707
(903) 939-8860
FIRM ID 10122800

EXHIBIT A