

TEXAS TRANSPORTATION COMMISSION

GRIMES County

MINUTE ORDER

Page 1 of 1

BRYAN District

In Navasota, GRIMES COUNTY, on BS 6-S, the state of Texas acquired certain land for highway purposes by instruments recorded in Volume 150, Page 299, and Volume 175, Page 534, Deed Records of Grimes County, Texas.

A portion of the land (Tract 1), RCSJ 0050-11-018, 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 to a governmental entity of any interest in real property no longer needed for a state highway purpose.

Tract 1 was advertised for sale, and Kolkhorst Investments, LLC, submitted a bid of \$56,000.

The commission finds \$56,000 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 Kolkhorst Investments, LLC, for \$56,000; 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:



Director, Right of Way Division

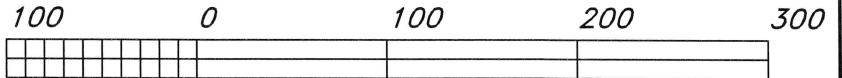
Recommended by:



Executive Director

114863 FEB 23 '17
Minute Number Date Passed

DANIEL ARNOLD SURVEY, A-2
CITY OF NAVASOTA, GRIMES COUNTY, TEXAS



GRAPHIC SCALE - FEET

STATE HIGHWAY NO. 6
(BUSINESS ROUTE)

THE STATE OF TEXAS
CALLED 8.23 ACRES
VOLUME 225, PAGE 595

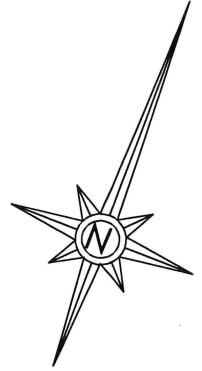
EXHIBIT A

(KOLKHORST PETROLEUM CO.)
HUMBLE OIL & REFINING CO.
CALLED ONE ACRE
VOLUME 116, PAGE 44
(SEE NOTE 3)

FOUND 5/8" IRON ROD WITH ID. CAP
(HODDE & HODDE LAND SURVEYING),
A CHAINLINK FENCE CORNER POST
BEARS S 14°10'08" E 4.41'

THE STATE OF TEXAS
CALLED 8.23 ACRES
VOLUME 225, PAGE 595

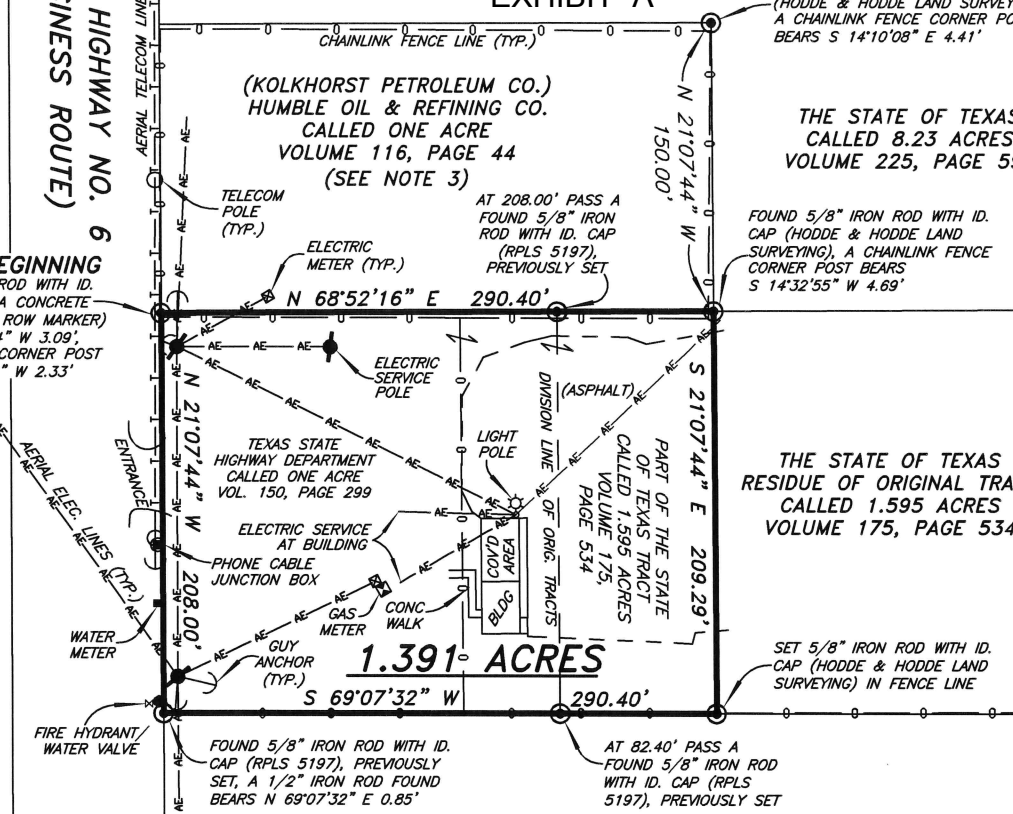
FOUND 5/8" IRON ROD WITH ID.
CAP (HODDE & HODDE LAND
SURVEYING), A CHAINLINK FENCE
CORNER POST BEARS
S 14°32'55" W 4.69'



SCALE: 1" = 100'

PLACE OF BEGINNING

FOUND 5/8" IRON ROD WITH ID.
CAP (RPLS 5197), A CONCRETE
MONUMENT (HIGHWAY ROW MARKER)
BEARS S 21°31'04" W 3.09',
A CHAINLINK FENCE CORNER POST
BEARS S 0°45'39" W 2.33'



1.391 ACRES

REBECCA RAMSDALE-JOHNSON
CALLED 2.064 ACRES (TRACT ONE)
VOLUME 1260, PAGE 446

NOTES:

1. THERE WAS A SEPARATE METES AND BOUNDS DESCRIPTION PREPARED IN CONJUNCTION WITH THIS SURVEY MAP. ACCORDING TO THE CITY OF NAVASOTA, THE SUCCESSFUL BIDDER AND SUBSEQUENT OWNER OF THIS PROPERTY WILL BE REQUIRED TO PLAT IT THROUGH THE CITY OF NAVASOTA.
2. A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
3. NO DEED WAS FOUND OF RECORD CONVEYING THE HUMBLE OIL & REFINING COMPANY TRACT CALLED ONE ACRE, VOLUME 116, PAGE 44, TO KOLKHORST PETROLEUM COMPANY.
4. THE BASIS OF THE BEARINGS ARE RELATIVE TO THE REBECCA RAMSDALE-JOHNSON TRACT CALLED 2.064 ACRES (TRACT ONE) AS DESCRIBED IN VOLUME 1260, PAGE 446, USING THE NORTHWEST CORNER OF SAID TRACT, BEING A 1/2 INCH IRON ROD FOUND, AND USING THE SOUTHEAST CORNER OF SAID TRACT, BEING A 3/8 INCH IRON ROD FOUND AT THE BASE OF A 6 INCH TREATED POST, CALCULATED RECORD BEARING AND DISTANCE BEING S 60°13'32" E 411.51 FEET, FOUND S 60°13'32" E 411.52 FEET.
5. THERE ARE TWO BUILDINGS AND VARIOUS IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY.

W. O. NO. 7034 (KOLKHORST6052.DWG/MVIEW)

Hodde & Hodde Land Surveying, Inc.

Professional Land Surveying
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979-836-5681 . 979-836-5683 (Fax)
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SURVEY MAP

SHOWING A SURVEY OF 1.391 ACRES OF LAND, LYING AND BEING SITUATED IN THE CITY OF NAVASOTA, GRIMES COUNTY, TEXAS, PART OF THE DANIEL ARNOLD SURVEY, A-2, BEING THE SAME LAND DESCRIBED AS ONE ACRE, MORE OR LESS, IN THE DEED FROM GRACE BLACK, ET AL TO TEXAS STATE HIGHWAY DEPARTMENT, DATED FEBRUARY 1, 1940, AS RECORDED IN VOLUME 150, PAGE 299, IN THE DEED RECORDS OF GRIMES COUNTY, TEXAS, AND BEING PART OF THE SAME LAND DESCRIBED AS 1.595 ACRES IN THE DEED FROM O. DYESS, ET UX TO THE STATE OF TEXAS, DATED NOVEMBER 14, 1945, AS RECORDED IN VOLUME 175, PAGE 534, IN THE DEED RECORDS OF GRIMES COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF GRIMES

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 1.391 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

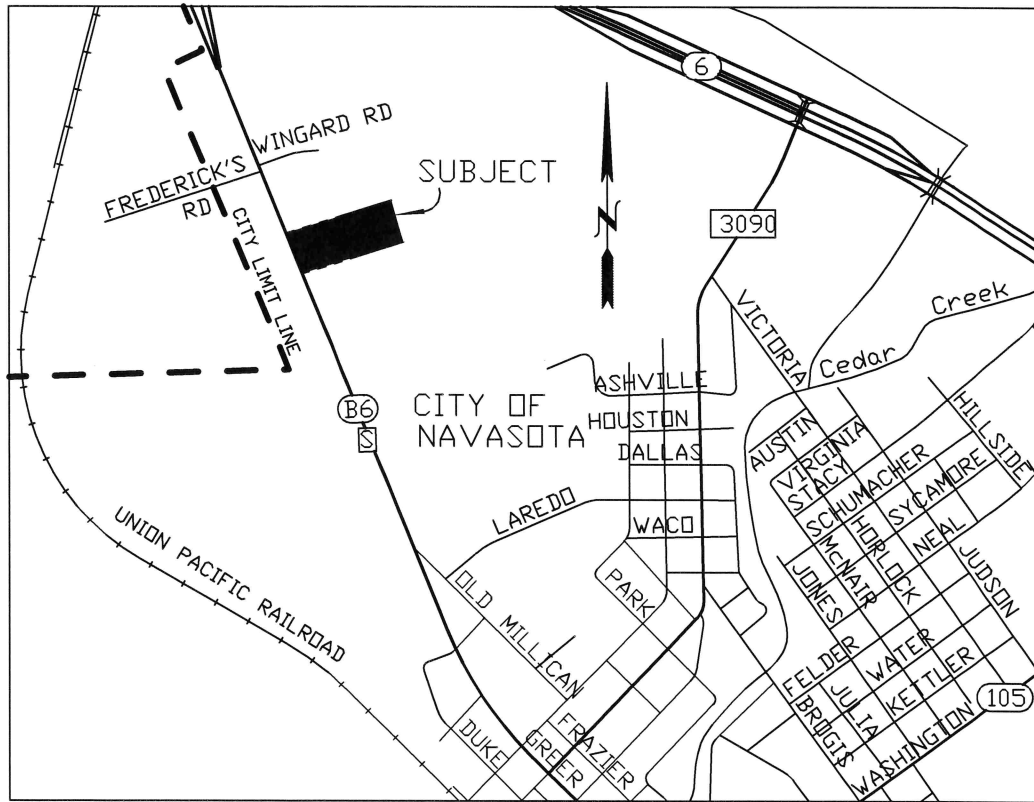
DATED THIS THE 23RD DAY OF FEBRUARY, 2016, A.D.

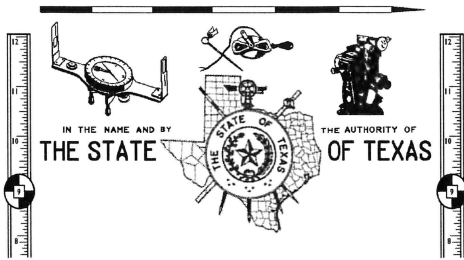


Jon E. Hodde
JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENNHAM, TEXAS 77833
(979)-836-5681
TEXAS FIRM REGISTRATION NO. 10018800

EXHIBIT A

VICINITY MAP
(NOT TO SCALE)





HODDE & HODDE
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EXHIBIT A

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W. O. No. 7034

THE STATE OF TEXAS
COUNTY OF GRIMES

THE STATE OF TEXAS
TO
KOLKHORST PETROLEUM CO.

SURVEYOR'S LEGAL DESCRIPTION

1.391 ACRES

All that certain tract or parcel of land, lying and being situated in the City of Navasota, Grimes County, Texas, part of the Daniel Arnold Survey, A-2, being the same land described as one acre, more or less, in the deed from Grace Black, et al to Texas State Highway Department, dated February 1, 1940, as recorded in Volume 150, Page 299, in the Deed Records of Grimes County, Texas, and being part of the same land described as 1.595 acres in the deed from Q. Dyess, et ux to The State of Texas, dated November 14, 1945, as recorded in Volume 175, Page 534, in the Deed Records of Grimes County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

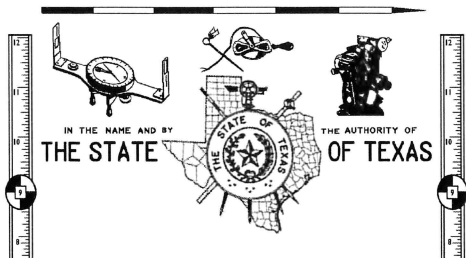
BEGINNING at a 5/8 inch iron rod found with Id. cap (RPLS 5197) on the Northeast right of way line of State Highway No. 6 (Business Route) for the West corner hereof and of said original tract called one acre, more or less, as described in Volume 150, Page 299, in said Deed Records, being the South corner of the Humble Oil & Refining Company tract called one acre, as described in Volume 116, Page 44, in said Deed Records of Grimes County, Texas, occupied and claimed by Kolkhorst Petroleum Company, no deed was found of record conveying said one acre tract to Kolkhorst Petroleum Company, a concrete monument (highway right-of-way marker) bears S 21°31'04" W 3.09 feet and a chain link fence corner post bears S 0°45'39" W 2.33 feet;

THENCE along the Southeast line of said Humble Oil & Refining Company tract called one acre for the Northwest line hereof, being along the Northwest line of said original tract called one acre and along a portion of the Northwest line of said original tract called 1.595 acres, being along or near an existing fence, N 68°52'16" E, at 208.00 feet pass a 5/8 inch iron rod found with Id. cap (RPLS 5197), previously set for the North corner of said original tract called one acre, common with the West corner of said original tract called 1.595 acres, and at a total distance of 290.40 feet to a 5/8 inch iron rod found with Id. cap (Hodde & Hodde Land Surveying) on the Northwest line of said original tract called 1.595 acres for the East corner of said Humble Oil & Refining Company tract called one acre, common with the North corner hereof, being a South corner of The State of Texas tract called 8.23 acres, as described in Volume 225, Page 595, in said Deed Records, a chainlink fence corner post bears S 14°32'55" W 4.69 feet and a 5/8 inch iron rod found with Id. cap (Hodde & Hodde Land Surveying) for the North corner of said Humble Oil & Refining Company tract called one acre, common with an interior corner of said State of Texas tract called 8.23 acres bears N 21°07'44" W 150.00 feet, from which a chainlink fence corner post bears S 14°10'08" E 4.41 feet;

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EXHIBIT A



THENCE severing said original tract called 1.595 acres with the Northeast line hereof, S 21°07'44" E 209.29 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) in fence line on the Northwest line of the Rebecca Ramsdale-Johnson tract called 2.064 acres (Tract One), as recorded in Volume 1260, Page 446, in the Real Property Records of Grimes County, Texas for the East corner hereof, being on the Southeast line of said original tract called 1.595 acres;

THENCE along a portion of the Southeast line of said original tract called 1.595 acres and along the Southeast line of said original tract called one acre for the Southeast line hereof, being along a portion of the Northwest line of said Rebecca Ramsdale-Johnson tract called 2.064 acres (Tract One), also being along or near an existing fence, S 69°07'32" W, at 82.40 feet pass a 5/8 inch iron rod found with Id. cap (RPLS 5197), previously set in fence line for the South corner of said original tract called 1.595 acres, common with the East corner of said original tract called one acre, and at a total distance of 290.40 feet to a 5/8 inch iron rod found with Id. cap (RPLS 5197), previously set on the Northeast right of way line of said State Highway No. 6 (Business Route) for the South corner hereof and of said original tract called one acre, common with the West corner of said Rebecca Ramsdale-Johnson tract called 2.064 acres (Tract One), a 1/2 inch iron rod found bears N 69°07'32" E 0.85 feet;

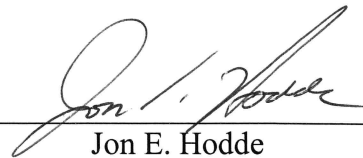
THENCE along a portion of the Northeast right of way line of said State Highway No. 6 (Business Route) for the Southwest line hereof and of said original tract called one acre, N 21°07'44" W 208.00 feet to the Place of Beginning and containing 1.391 acres of land.

The bearings are relative to the Rebecca Ramsdale-Johnson tract called 2.064 acres (Tract One) as described in Volume 1260, Page 446, Real Property Records of Grimes County, Texas, using the Northwest corner of said tract, being a 1/2 inch iron rod found, and using the Southeast corner of said tract, being a 3/8 inch iron rod found at the base of a 6 inch treated post, calculated record bearing and distance being S 60°13'32" E 411.51 feet.

There was a separate survey map prepared in conjunction with this metes and bounds description.

I, Jon E. Hodde, Registered Professional Land Surveyor No. 5197 of the State of Texas, do hereby certify that the foregoing legal description describing 1.391 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 23rd day of February, 2016, A. D.



Jon E. Hodde

Registered Professional
Land Surveyor No. 5197