

TEXAS TRANSPORTATION COMMISSION

ANGELINA County

MINUTE ORDER

Page 1 of 1

LUFKIN District

In Lufkin, Angelina County, on SL 266, the State of Texas has been using certain land for highway purposes for which there is no record title to the property.

All of the land described in Exhibit A (the tract) is no longer needed for a state highway purpose.

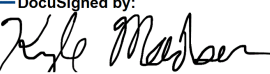
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the quitclaim of any interest that may have accrued to the state by use of the property to the county or municipality where the property is located.

The City of Lufkin, Texas is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tract be quitclaimed to the City of Lufkin, Texas.

IT IS THEREFORE ORDERED by the commission that the tract, as shown on Exhibit A, is removed from the state highway system.

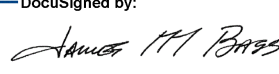
IT IS FURTHER ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument quitclaiming all of the state's right, title, and interest in the tract to the City of Lufkin, Texas.

Submitted and reviewed by:

DocuSigned by: 
BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by: 
A36629BA547D4BD...

Executive Director

115727 APR 30 2020

Minute Date
Number Passed

EXHIBIT A

That certain real property being situated in the City of Lufkin, Angelina County, Texas and

BEING all of the existing Right of Way of State Loop 266, also known as First Street and old State Highway 35, lying north of US 59G, also known as Timberland Drive, and lying south of the existing south Right of Way line of US 69J; and

BEING all of the existing Right of Way of Humason Avenue lying east of the existing east Right of Way line of First Street and west of the existing west Right of Way line of US 59G, also known as Timberland Drive; and

BEING all of the existing Right of Way of Hoskins Avenue lying east of the existing east Right of Way line of First Street and west of the existing west Right of Way line of US 59G, also known as Timberland Drive;

SAVE AND EXCEPT:

All that portion of the existing 80 ft. Right of Way of State Highway 94 which is shared in common with First Street as shown on the plat of the Original Town of Lufkin Addition to the City of Lufkin, said plat being recorded in Cabinet B, Slide 44-B, of the Map and Plat Records of Angelina County, Texas, said State Highway 94, also known as Frank Street, is shown on said plat as Dozier Avenue; and

FURTHER SAVE AND EXCEPT:

That certain 1.74 acre tract of land situated in the City of Lufkin and being located in the J. L. Quinalty Survey, Abstract No. 40, of Angelina County, Texas, said 1.74 acre tract being all of a called 0.112 acre tract of land conveyed by Sam Davis to the State of Texas, by deed recorded in Volume 84, Page 336 of the Deed Records of Angelina County Texas, all of a called 0.259 acre tract of land conveyed by Fred McClendon to the State of Texas by deed recorded in Volume 84, Page 308 of said Deed Records, all of a called 0.135 acre tract of land conveyed by Perry Malone to the State of Texas by deed recorded in Volume 84, Page 332, of said Deed Records, all of a called 0.093 acre tract of land conveyed by Pounds and Heard to the State of Texas by deed recorded in Volume 86, Page 43, of said Deed Records, all of a called 0.072 acre tract of land conveyed by Mrs. John Griffith to the State of Texas by deed recorded in Volume 84, Page 320, of said Deed Records, all of a called 0.027 acre tract of land conveyed by Joe Menefee to the State of Texas by deed recorded in Volume 84, Page 331, of said Deed Records, all of a called 466 sq. ft. tract conveyed by F. H. McClendon to the City of Lufkin by deed recorded in Volume 130, Page 605 of said Deed Records, all of a 77 sq. ft. tract conveyed by Joe McClendon to the City of Lufkin by deed recorded in Volume 130, Page 613, of said Deed Records, a part of the property conveyed by O. L. Fenley to the City of Lufkin by deed recorded in Volume 130, Page 334, of said Deed Records, part of a called 0.448 acre tract conveyed by Oscar L. Fenley to the State of Texas, by deed recorded in Volume 85, Page 227, of said Deed Records, part of a called 0.432 acre tract of land conveyed by E. J. Fenley conveyed to the State of Texas by deed recorded in Volume 85, Page 228, of said Deed Records, also included in this description is a 0.072 acre tract of land of which no deed was found but is shown on the ROW (right-of-way) strip

map of State Highway No. 35, all of the parcels combined to be a portion of the existing ROW of LP 266 previously known as State Highway No. 35 and also known as First Street, said 1.74 acre tract being further described as follows:

BEGINNING at a point in the existing east right-of-way line of said LP 266, said point being the northeast corner of the above referenced 0.112 acre tract, having grid coordinates of $X = 4,046,148.61$ and $Y = 10,490,317.49$, said point is located 40.00 ft. left of Engineers Station 0+00, a found 3/4" pipe bears North 48° West a distance of 1.9 ft., said pipe also being a witness corner of a 2.736 acre tract conveyed by Bhole, LLC to Smit, Inc. by Instrument No. 2016-00338380 of the Official Public Records of Angelina County, Texas;

THENCE South 11° 49' 05" East along the existing east right-of-way line of said LP 266 for a distance of 3.52 ft. to a point for the beginning of a curve to the right, a broken Type 1 concrete monument bears South 66° 30' West a distance of 0.9 ft.;

THENCE Southeasterly continuing along the existing east right-of-way line of said LP 266 and along said curve to the right for a distance of 326.73 ft. to an angle point for corner, said curve has a central angle of 10° 23' 00", a radius of 1802.95 ft., and a chord bearing and distance of South 6° 37' 35" East 326.29 ft.

THENCE South 3° 31' 19" E continuing with the existing east right-of-way of LP 266 for a distance of 175.06 to an angle point for corner, the same being northwest corner of a 1.027 acre tract conveyed by Sesame Investment to Johnny T. Johnson by deed recorded in Volume 432, Page 49 of said Deed Records

THENCE South 8° 50' 02" East continuing with the existing east right-of-way line of LP 266 for a distance of 152.50 ft. to a 1/2" pipe found for an angle corner of said 1.027 acre tract;

THENCE South 29° 22' 43" East continuing with the existing east right-of-way line of LP 266 for a distance of 52.69 ft. to a 1/2" pipe found for an angle corner of said 1.027 acre tract;

THENCE South 46° 35' 14" East continuing along the existing east right-of-way line of LP 266 and with a southwest line of said 1.027 acre tract for a distance of 37.43 ft. to a 5/8" iron rod set with a Texas Department of Transportation aluminum disk set for the southeast corner of the herein described 1.74 acre tract, having grid coordinates of $X=4,046,274.19$ and $Y=10,489,592.88$, said rod is located 117.28 ft. Left of Station 7+19.18 of the Engineers Baseline as shown on the right-of-way map of State Highway No. 35;

THENCE South $45^{\circ} 01' 26''$ West departing the east right-of-way line of LP 266 and crossing LP 266 along a line proposed for the north right of way line of US 59 (Control Section 0176-02) and for the south line of LP 266 also known as First Street, for a distance of 216.93 ft. to a $5/8''$ iron rod with a Texas Department of Transportation aluminum disk set in the existing west right-of-way line of Loop 266, said rod having grid coordinates of $X = 4,4046,120.74$ and $Y = 10,489,439.56$ and being 40.00 ft. Right of Engineers Baseline Station 8+72.55;

THENCE North $1^{\circ} 26' 05''$ West along the existing west right-of-way line of LP 266 for a distance of 548.55 ft. to a type I concrete monument found for the beginning of a curve to the left;

THENCE Northwesterly continuing along the existing west right-of-way line of said LP 266 and along said curve to the left for a distance of 312.24 ft. to the point for tangency, said curve has a central angle of $10^{\circ} 23' 00''$, a radius of 1722.95 ft., and a chord bearing and distance of North $6^{\circ} 37' 35''$ West 311.81 ft.

THENCE North $11^{\circ} 49' 05''$ West continuing along the existing west right-of-way line of LP 266 for a distance of 3.52 ft. to a point for the northwest corner of the herein described 1.74 acre tract;

THENCE North $78^{\circ} 10' 55''$ East across LP 266 and First Street for a distance of 80.00 ft. to the Point of Beginning, said described tract containing 1.74 acres of land, more or less.