

TEXAS TRANSPORTATION COMMISSION

LUBBOCK County

MINUTE ORDER

Page 1 of 1

LUBBOCK District

In the city of Lubbock, LUBBOCK COUNTY, on INTERSTATE 27, the state of Texas acquired certain land for highway purposes by instrument recorded under County Clerk File No. 201144070, Official Public Records of Lubbock County, Texas.

A portion of the land (surplus land), 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 surplus land to the abutting landowner.

High Impact Properties, Inc., a Texas corporation, is the abutting landowner and has requested to purchase the surplus land for \$7,500.

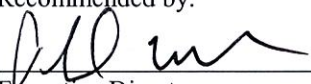
The commission finds \$7,500 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus land 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 rights, title and interest in the surplus land to High Impact Properties, Inc., a Texas corporation, 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:

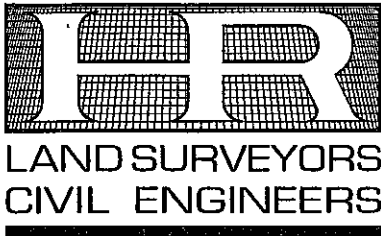
  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

  
\_\_\_\_\_  
Executive Director

**113466 JAN 31 13**

Minute Number      Date Passed



# HUGO REED AND ASSOCIATES, INC.

1601 AVENUE N / LUBBOCK, TEXAS 79401 / 806-763-5642 / FAX 806-763-3891  
TEXAS REGISTERED ENGINEERING FIRM F-760  
TEXAS LICENSED SURVEYING FIRM 100676-00

Tract 1  
County: Lubbock  
Highway: Interstate Highway No. 27  
RCSJ: 0067-11-016

EXHIBIT "A"  
Page 1 of 2

## Property Description

BEING a 0.1015 acre (4,420 square feet) tract out of the East half of the former Avenue "F" as granted by plat recorded in Volume 127, Page 114 of the Deed Records of Lubbock County, Texas, and described in a Quitclaim Deed to the State of Texas recorded under County Clerk File No. 201144070 of the Official Public Records of Lubbock County, Texas, located in Section 7, Block B, Lubbock County, Texas, being further described as follows:

BEGINNING at an "X" cut in concrete in the South right-of-way line of 19th Street ( US Highway 62, State Highway 114) for the Northeast corner of this tract which bears North  $87^{\circ}37'24''$  West a distance of 1898.44 feet and South  $02^{\circ}26'09''$  West a distance of 32.26 feet from the Northeast corner of Section 7, Block B, Lubbock County, Texas;

- (1) THENCE South  $02^{\circ}26'09''$  West, along the back of the existing street curb, a distance of 244.36 feet to a "crow's foot" cut in concrete in the West right-of-way line of Interstate Highway 27 for the most Easterly Southeast corner of this tract, from whence a "crow's foot" found cut in concrete at an original right-of-way corner (Station 275+13.25, 242.58 feet left) bears North  $25^{\circ}44'00''$  East a distance of 21.20 feet;
- (2) THENCE South  $25^{\circ}44'00''$  West, with the front of an existing concrete walk and a denial of access line, a distance of 27.18 feet to a "crow's foot" cut in concrete for the most Southerly Southeast corner of this tract;
- (3) THENCE North  $87^{\circ}39'20''$  West a distance of 6.04 feet to a "MAG" nail with washer set in the West line of that portion of said East Half of Avenue "F" for the Southwest corner of this tract;
- (4) THENCE North  $02^{\circ}27'21''$  East, with the West line of said East Half of Avenue "F", a distance of 274.87 feet to a "MAG" nail with washer set in the West line of former Avenue "F" for the Northwest corner of this tract;
- (5) THENCE South  $69^{\circ}14'08''$  East, across former Avenue "F", a distance of 17.58 feet to the Point of Beginning.

Access will be denied to the highway facility from the remainder of the property lying Northwest of Interstate Highway No. 27.

Bearings are relative to Grid North, NAD 27, Texas Coordinate System, North-Central Zone, City of Lubbock Geodetic Network and Aerial Control. Distances are Surface, U.S. Survey Feet.

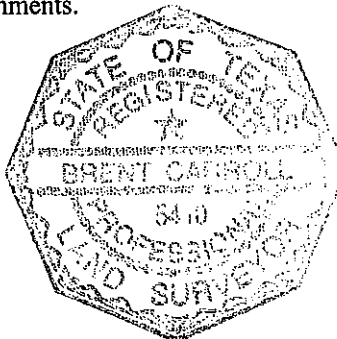
I, Brent Carroll, Texas Registered Professional Land Surveyor No. 5410, do hereby certify that this survey was made on the ground, December 28, 2011.

Revised January 10, 2011 to address TxDOT comments.

Revised January 12, 2012 to correct description call. (Only page 1 of 2 revised).

Revised January 13, 2011 to address TxDOT comments.

Brent Carroll  
Registered Professional Land Surveyor  
No. 5410 State of Texas



Note: a plat of even date accompanies this description.

Sta. 277+14.97  
356.75' Lt.

S69°14'08"E  
17.58'

POINT OF BEGINNING  
THIS POINT BEARS N87°37'24"W 1898.44' &  
S02°26'09"W 32.26' FROM THE NORTHEAST  
CORNER OF SECTION 7, BLOCK B

Section Line S87°37'24"E  
Base Line S87°37'24"E

19th

STREET

US Highway 62  
278+98.12-Section Line  
State Highway 114

Sta. 277+16.49  
339.23' Lt.  
8.13'  
FD: 609 NAIL

LEGEND

SCALE : 1"=40'

- ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.
- CONTROL OF ACCESS LINE
  - OVERHEAD UTILITY LINES
  - CURB AND GUTTER
  - ⊙ - SET "MAG" NAIL WITH WASHER
  - - 1.8' x 1.8' BRICK COLUMN
  - ⊕ - ELECTRIC BOX
  - ⊕ - FIRE HYDRANT
  - ⊕ - FLOOD LIGHT
  - ⊕ - GAS METER RISER PIPES
  - GUY WIRE
  - - UTILITY POLE
  - ⊕ - STREET LIGHT
  - SIGN
  - ⊕ - WATER METER
  - ⊕ - WATER VALVE
  - ⊕ - MANHOLE

- ASPHALT
- BRICK
- CONCRETE

260547/Bob (WPR - ST)

WARRANTY DEED  
Owner: High Impact Properties Inc.  
Vol. 8783, Pg. 130  
WARRANTY DEED

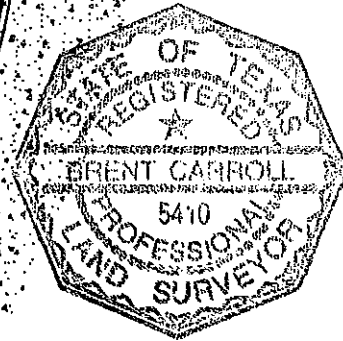


FD. 1/2" IRON ROD WITH CAP

FD. 1/2" IRON ROD  
Sta. 274+62.47  
248.12' Lt.  
N87°39'20"W  
6.04'

WARRANTY DEED  
Owner: A-1 Metal Recycling LLC  
Vol. 8103, Pg. 151

Bearings are relative to Grid North, NAD 27, Texas Coordinate System, North-Central Zone, City of Lubbock Geodetic Network and Aerial Control. Distances are Surface, U.S. Survey Feet. A legal description of even date accompanies this plat.



INTERSTATE HIGHWAY 27

I, Brent Carroll, Texas Registered Professional Land Surveyor No. 5410, do hereby certify that this survey was made on the ground.

December 28, 2011

Revised January 10, 2011 to address TxDOT comments.

Revised January 13, 2011 to address TxDOT comments.

Brent Carroll  
Registered Professional Land Surveyor  
No. 5410 State of Texas

TRACT 1  
4,420 SQ. FT. = 0.1015 ACRES  
Interstate Highway No. 27  
LUBBOCK COUNTY, TEXAS  
RCSJ: 0067-11-016  
December 28, 2011

**HR HUGO REED**  
AND ASSOCIATES, INC.  
LAND SURVEYORS CIVIL ENGINEERS  
1801 AVENUE N LUBBOCK, TEXAS 79401  
PHONE: (806) 763-5642 FAX: (806) 763-3891