

TEXAS TRANSPORTATION COMMISSION

ECTOR County

MINUTE ORDER

Page 1 of 1

ODESSA District

Near the City of Odessa, Ector County, on FM 2227, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 247, at Page 302, of the Deed Records of Ector County, Texas.

All of the land, which is described in Exhibit A (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 (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

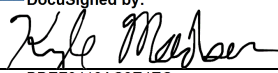
Michael J. Thompson is an abutting landowner and has requested to purchase the tract for \$111,240.70.

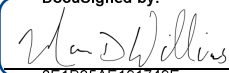
The commission finds \$111,240.70 to be a fair and reasonable value of the state’s right, title, and interest in the tract.

IT IS THEREFORE 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 conveying all of the state’s right, title, and interest in the tract to Michael J. Thompson for \$111,240.70; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom 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:

Recommended by:

DocuSigned by: 
BDEF0413AC9E4EC
Director, Right of Way Division

DocuSigned by: 
0E1B35AE191749E
Executive Director

116437 February 23, 2023

Minute Number Date Passed

EXHIBIT "A"

TRACT 8
Page 1 of 3
February 1, 2022

County: Ector
Parcel No: 8
Highway: F.M. 1882 – Historically F.M. 2227 (as referred to herein)
Project Limits: Area between F.M. 2227 and U.S. Hwy 385 Right of Way

TRACT – 8

Being a tract of land out of Section 4, Block 42, Township 3 South, T. & P. Railway Company Survey, Ector County, Texas, called a 0.252 acre tract of land described by that certain Right of Way Deed from E.W. Cowden, et al to the State of Texas, as recorded in Volume 247, Page 302, Deed Records of Ector County, Texas, recorded January 16, 1956.

PROPERTY DESCRIPTION FOR TRACT 8;
OF THE ORIGINAL F.M. 2227 RIGHT OF WAY

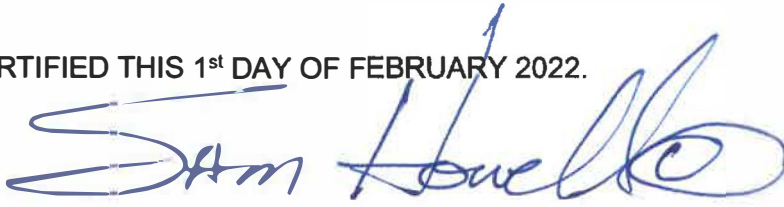
BEING 0.2498 ACRES OF LAND (10881 SQUARE FEET) OUT OF THE EXISTING F.M. 2227 RIGHT OF WAY, AND BEING OUT OF SECTION 4, BLOCK 42, TOWNSHIP 3 SOUTH, T. & P. RAILWAY COMPANY SURVEY, ECTOR COUNTY, TEXAS, SAID 0.2498 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS AND COORDINATES BEING REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), NAD83 (2011). GRID SCALE FACTOR OF 0.99997555.

COMMENCING at a 1/2 inch iron pipe, having surface coordinates of Northing = 10,622,209.54, Easting = 1,662,446.19 found for the common corner of Sections 4 and 5, Block 42, Township 3 South, T. & P. Railway Company Survey and Sections 44 and 45, Block 42, Township 2, South, T. & P. Railway Company Survey, Ector County, Texas, being on STA. 138+89.3 as shown on Texas Department of Transportation Right-of-Way Map Control No. 2005, Section No. 2, Job No. 1, from which point a 1/2 inch iron rod found in the common line of said Section 5 and 44 and in the West Right of Way Line of F.M. 2227 bears South 76°09'07" West, 122.45 feet;

THENCE South 14°10'32" East, along the common line of Section 4 and 5 and the East Right of Way Line of F.M. 2227, 3681.84 feet to a Type I concrete right of way marker found for the southwest corner of a 5.98 acre tract of land conveyed to Michael J. Thompson by Instrument No. 2012-00000546 recorded in the Official Public Records of Ector County, Texas, being on STA. 176+00.00 as shown on Texas Department of Transportation Right-of-Way Map Control No. 2005, Section No. 2, Job No. 1, for the true POINT OF BEGINNING and being the northwest corner of this tract, said point having surface coordinates of Northing = 10,618,639.82, Easting = 1,663,347.85;

1. THENCE N 75°28'52" E. along the south boundary line of said 5.98 acre tract, 95.05 feet to a Type I concrete right of way marker found in the West Right of Way Line of U.S. Highway 385 and the east boundary line of said 5.98 acre tract, for the northeast corner of this tract;
2. THENCE along the west Right of Way Line of U.S. Highway 385 with a curve to the left, with a Delta Angle of 05°01'37", Radius of 2940.57 feet, Long Chord of S 7°26'53" W 257.92 feet, with an arc length of 258.01 feet to a point on the common line of said Section 4 and 5, for the south corner of this tract;
3. THENCE N 14°10'32" W, along the common line of said Section 4 and 5 and said East Right of Way Line of F.M. 2227, 239.20 feet, to the POINT OF BEGINNING and CONTAINING 0.2498 acres (10881 square feet) of land.

CERTIFIED THIS 1st DAY OF FEBRUARY 2022.



Sam Howell, II
Registered Professional Land Surveyor No. 4631
Texas Surveying Firm F-100147; Texas Engineering Firm F-173



Basis of Bearing: As Measured by GPS Observation Relative to the Texas State Plane Coordinate System NAD 1983 (2011), Texas Central Zone (4203).

A survey plat of even date was prepared in conjunction with this property description.



S. W. HOWELL, INC.

P. O. Box 22

432-367-5711

swh@swhowell.com

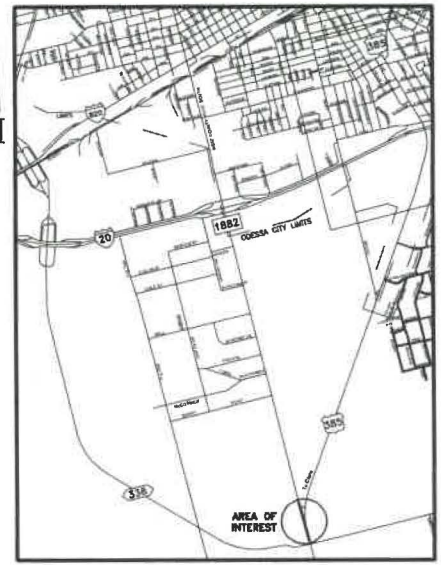
Texas Engineering Firm #F-173
Texas Surveying Firm #F-100147-00

EXHIBIT "A"

BLK 42, T-2-S
T.&P. RY. CO. SURVEY

S 76°09'07" W - 122.45'

44 45



VICINITY MAP
N.T.S.

JOEL G. SOLIS
17.30 ACRES
(INST. 2011-17264
OPRECT)

5101 S. COUNTY ROAD WEST, LLC
10.0 ACRES
(INST. 2011-7607 OPRECT)

Sta. 164+06.31 (PER CSJ 2224-1-41)

Sta. 166+36.8 (PER CSJ 2005-2-1)

TEX-SOIL LAND & DEV LLC &
MOJO LAND & DEV INC
318.15 ACRES
(INST. 2020-11098 OPRECT)

BLK 42, T-3-S
T.&P. RY. CO. SURVEY

MICHAEL J. THOMPSON
5.98 ACRES
(INST. 2012-00000546 OPRECT)

DEED TABLE

TRACT 8
CALLED 0.252 ACRES
STATE OF TEXAS

VOL. 247, PG. 302
DRECT
RECORDED JAN. 16, 1956

ONCOR ELECTRIC
DELIVERY COMPANY
13.00 ACRES
(VOL. 929, PG. 8 DRECT)

TEX-SOIL LAND & DEV LLC &
MOJO LAND & DEV INC
76.424 ACRES
(INST. 2020-11098 DPRECT)

N 14°10'32" W - 239.20'

N 75°28'52" E - 95.05'

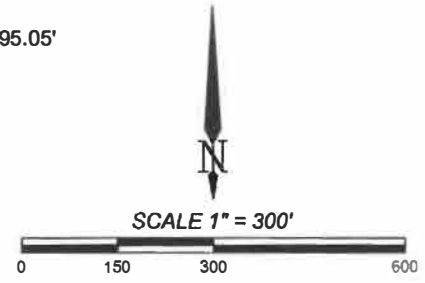
P.O.B.
Fnd R.O.W. MKR
Sta. 176+00.00 (PER CSJ 2005-2-1)
N. 10,618,639.82
E. 1,663,347.85

0.2498 AC.

N 14°10'32" W - 239.20'

Sta. 184+75.8 (PER CSJ 2005-2-1)

N.R.O.W.
LOOP 338



- LEGEND**
- POC - POINT OF COMMENCEMENT
 - POB - POINT OF BEGINNING
 - DRECT - DEED RECORDS OF ECTOR COUNTY, TX.
 - OPRECT - OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TX.
 - ◆ - RIGHT OF WAY MARKER
 - ⑧ - TRACT NUMBER

C1 - CURVE DATA
Δ: - 05°01'37"
L: - 258.01'
R: - 2940.57'
LONG CHORD: S 7°26'53" W - 257.92'

Notes:

Bearing, distances and coordinates are relative to the Texas Coordinate System, 1983 NAD, Central Zone, with a combined grid factor of 0.99997555 & a theta angle of -1°03'01.32" near the center of this survey. (N: 10619505.79, E: 1662956.66)
Acreage stated hereon is horizontal surface as measured. units are U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements and other matters of record may exist where none are shown.

A property description of even date was prepared in conjunction with this survey.

Abstracting and field surveying was performed January 2021.

COUNTY: ECTOR
TRACT 8
HIGHWAY: F.M. 2227
CSJ: 2005-2-1



S. W. HOWELL, INC.

Sam Howell, II
Registered Professional Land Surveyor No. 4631



Date:	October 20, 2021
Rev. Date:	February 1, 2022
Job Number:	21-36367 TRACT 8
Ref Number:	SHEET 3 OF 3
Drawn by:	GMY

EXHIBIT "B"
0.2498 ACRE TRACT OF LAND LOCATED IN
SECTION 5, BLOCK 42, T-3-S
T. & P. RY. COMPANY SURVEY
ECTOR COUNTY, TEXAS
Address:
FM 2227 AND U.S. HWY 385 ODESSA, TX 79760

S.W. HOWELL, INC.
409 East 57th Street, Odessa, Texas, 79762
Phone: (432) 367-5711
swh@swhowell.com
TEXAS SURVEYING FIRM #F-100147-00
TEXAS ENGINEERING FIRM #F-173
Surveying, Engineering and Land Planning
© 2021 All Rights Reserved