

TEXAS TRANSPORTATION COMMISSION

SMITH County

MINUTE ORDER

Page 1 of 1

TYLER District

In the City of Troup, Smith County, on FM 15, the State of Texas used certain land for highway purposes that was granted and dedicated to the public as highways by an instrument recorded in Volume 75, at Page 492, of the Deed Records of Smith County, Texas.

A portion of the land, which portion is described on 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 quitclaim to abutting property owners of any interest in real property that might have accrued to the state by use if there is no record title to the property and the county or municipality has requested the conveyance to the abutters.

There is no record title to the property and the City of Troup has requested the quitclaim of the tract to the abutters.

Joseph Andrew Carlyle, individually and as Independent Executor of the Estate of James M. Carlyle, Deceased; Catherine Lippincott and Linda Draper, both individually, are abutters and have requested to purchase the interest for \$950.00.

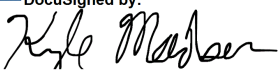
The commission finds \$950.00 to be a fair and reasonable value of the state's right and interest in the tract.


It is the opinion of the commission that it is proper and correct that the state quitclaim its right and interest in the tract to Joseph Andrew Carlyle, individually and as Independent Executor of the Estate of James M. Carlyle, Deceased; Catherine Lippincott and Linda Draper, both individually.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission authorizes the executive director of the Texas Department of Transportation to execute a proper instrument quitclaiming the state's right and interest in the tract to Joseph Andrew Carlyle, individually and as Independent Executor of the Estate of James M. Carlyle, Deceased; Catherine Lippincott and Linda Draper, both individually, for \$950.00.

Submitted and reviewed by:

Recommended by:

DocuSigned by:   
BDEF0413AC9E4EC  
Director, Right of Way Division

DocuSigned by:   
0E1B35AE191749E...  
Executive Director

116439 February 23, 2023

Minute Date  
Number Passed



9097 COUNTY ROAD 2193  
 WHITEHOUSE, TEXAS 75791  
 (903) 570-0857  
 TBPELS FIRM NO. 10194259

**METES AND BOUNDS DESCRIPTION**  
**0.023 OF AN ACRE OF LAND**  
**EASON GEE SURVEY, ABSTRACT NO. 10**  
**SMITH COUNTY, TEXAS**

**BEING** 0.023 of an acre of land situated in the Eason Gee Survey, Abstract No. 10, Smith County, Texas, being a part of the dedicated right-of-way of Bryant Street as shown on plat recorded in Volume 75, Page 493 of the Deed records of Smith County, Texas, said 0.023 of an acre of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with cap marked "HALO 5984" (previously set) at the northeast corner of that certain tract of land referenced in a warranty deed to James M. Carlyle, as recorded in Volume 1057, Page 39, of the Official Public Records of Smith County, Texas, and being at the northwest corner of that certain tract of land described in a warranty deed with vendor's lien to First Assembly of God Church of Troup, Texas, as recorded in Volume 1155, Page 149 of the Deed Records of Smith County, Texas, and being located in the south right-of-way line of Bryant Street, and being the southeast corner of the herein described tract;

**THENCE** South 89°31'50" West, for a distance of 59.63 feet with the north line of the above mentioned Carlyle tract, and with the south right-of-way line of Bryant Street to a 1/2" iron rod with cap marked "HALO 5984" (set) in same, and being the southwest corner of the herein described tract, from which a 1/2" iron rod with cap marked "HALO 5984" (previously set) bears South 89°31'50" West, a distance of 72.36 feet;

**THENCE** North 00°08'34" East, for a distance of 17.35 feet over and across Bryant Street right-of-way to a 1/2" iron rod with cap marked "HALO 5984" (set) at the northwest corner of the herein described tract;

**THENCE** South 89°51'26" East, for a distance of 59.62 feet over and across Bryant Street right-of-way to a 1/2" iron rod with cap marked "HALO 5984" (set) at the northeast corner of the herein described tract;


**THENCE** South 00°08'34" West, for a distance of 16.71 feet over and across Bryant Street right-of-way back to the place of beginning and containing 0.023 of an acre of land.

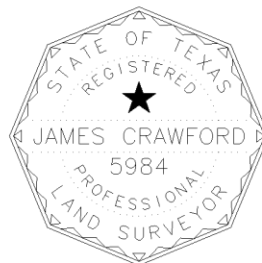
Bearings are based upon an assumed north direction along the west line of Lot 1, Block 42 of Town of Troupe, as shown on plat recorded in Volume 75, Page 493 of the Deed Records of Smith County, Texas.

See Plat of Survey prepared even date.

I, James Crawford, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the month of November, 2022.

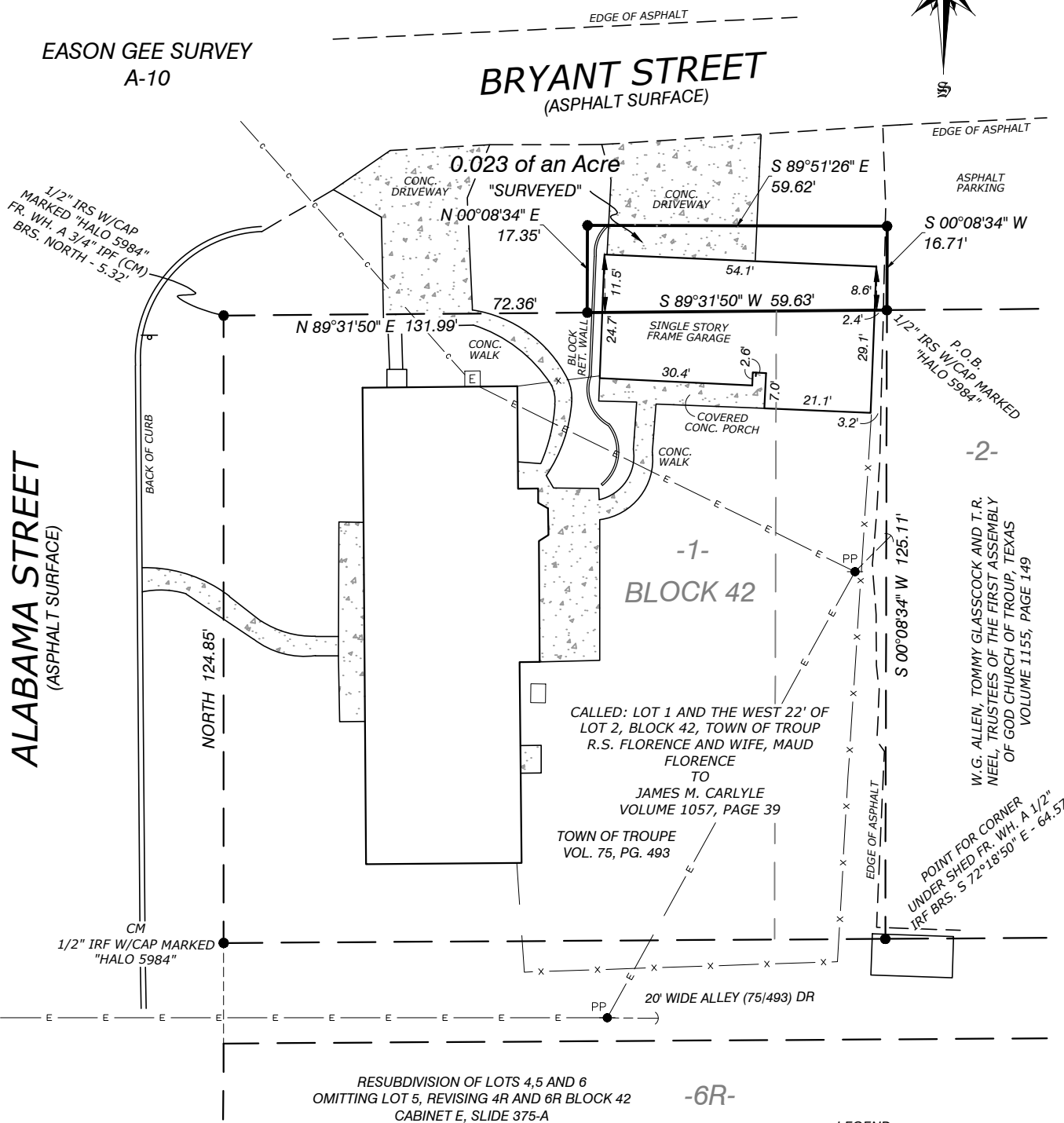
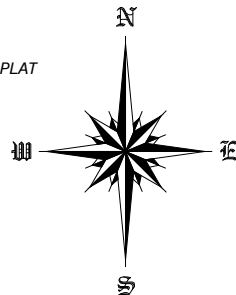
**GIVEN UNDER MY HAND AND SEAL**, this the 9th day of November, 2022.

  
 James Crawford  
 Registered Professional  
 Land Surveyor No. 5984



NOTES:

- 1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE PROPERTY.
- 2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 4) OVERHEAD ELECTRIC SHOWN HEREON NOT KNOWN IF OF RECORD.
- 5) FLOOD ZONE DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.
- 6) BEARINGS ARE BASED UPON AN ASSUMED NORTH DIRECTION ALONG THE WEST LINE OF LOT 1, BLOCK 42 OF TOWN OF TROUPE, AS SHOWN ON PLAT RECORDED IN VOLUME 75, PAGE 493 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS.
- 7) SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.



**PLAT OF SURVEY**  
 SHOWING  
**A PART OF THE**  
**EASON GEE SURVEY, A-10**  
**SMITH COUNTY, TEXAS**



● - DENOTES 1/2" IRS W/CAP MARKED "HALO 5984" UNLESS OTHERWISE NOTED.

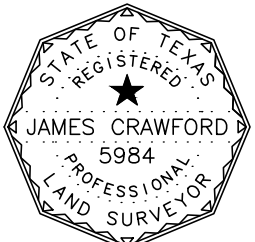
**LEGEND**

— x —	CHAIN LINK FENCE
— E —	OVERHEAD ELECTRIC
— c —	OVERHEAD CABLE
● PP	POWER POLE
→	GUY ANCHOR
[E]	ELECTRIC METER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
P.O.B.	POINT OF BEGINNING

I, JAMES CRAWFORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2022.

GIVEN UNDER MY HAND & SEAL, THIS THE 8TH DAY OF DECEMBER, 2022.

BY: James Crawford  
 JAMES CRAWFORD  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 5984



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 WHITEHOUSE, TEXAS 75791  
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