

TEXAS TRANSPORTATION COMMISSION

GRIMES County

MINUTE ORDER

Page 1 of 1

BRYAN District

In the city of Anderson, Grimes County, on SL 429, the State of Texas used certain land for highway purposes for which there is no record title to the property.

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 a county or municipality of any interest in real property that might have accrued to the state by use if there is no record title to the property.

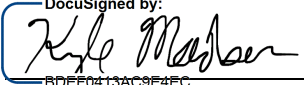
Grimes County, Texas has requested the quitclaim of the tract to Grimes County, Texas.

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 Grimes County, Texas.

IT IS THEREFORE ORDERED by the commission that the tract, described in exhibit A, 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 all of the state's right and interest in the tract to Grimes County, Texas.

Submitted and reviewed by:

Recommended by:

DocuSigned by:   
BDEF0413AC9E4EC...  
Director, Right of Way Division

DocuSigned by:   
0E1B35AE191749E...  
Executive Director

116617      December 12, 2023  
Minute                      Date  
Number                      Passed

**METES AND BOUNDS DESCRIPTION**  
of a  
**0.0482 Acre (2,100 sq. ft.) Tract**  
**Darius Gregg Survey, A-21, Grimes County, Texas**  
**September 16, 2023**

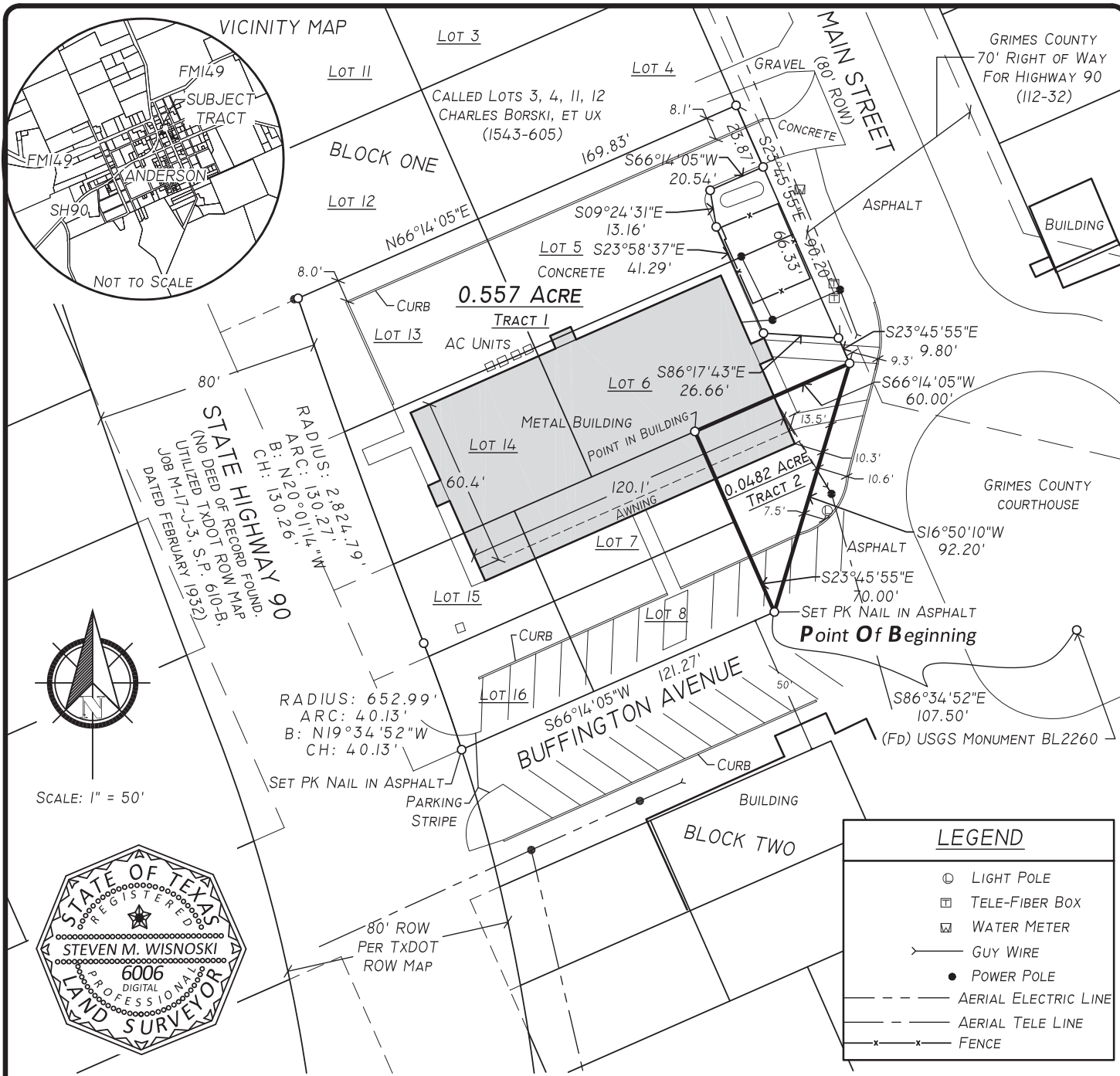
All that certain parcel or tract lying and being situated in Grimes County, Texas, out of the Darius Gregg Survey, Abstract No. 21, being a part of the Grimes County Courthouse square, West of Main Street, Town of Anderson, according to the map or plat thereof recorded in Slide 24A and 29B of the Plat Records of Grimes County, Texas, being a portion of Main Street as currently claimed by the Texas Department of Transportation (TxDOT) of which no Deed of record could be located (nor to either Grimes County or the Town of Anderson) and being more fully described by metes and bounds as follows (Basis of bearings: Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances and coordinates shown are surface values displayed in U.S. survey feet and may be converted to grid by multiplying by a combined scale factor of 0.999 909 446 99):

**BEGINNING** at a set PK nail having surface coordinates of N: 10,169,140.88 ft. and E: 3,665,462.52 ft., in asphalt, for the Southeast corner of Lot 8, Block 1, West of Main Street, as described in a Deed to Grimes County of record in Volume 41, Page 313 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.), lying in the Northerly ROW of Buffington Avenue (50 ft. ROW), located in the West line of the Grimes County Courthouse square, for the Southerly corner of the tract of land herein described and same being the Southerly Southeast corner of a 0.557 acre tract surveyed this date, from which the USGS Monument with PID BL2260 located on the West side of the Southerly entrance to the Grimes County Courthouse and for reference brs. S 86°34'52" E, 107.50 ft.;

- 1) THENCE N 23°45'55" W, 70.00 ft., along the East lines of Lots 8 and 7, Block 1 (41/313, R.P.R.G.C.T.) and a portion of the West line of the Grimes County Courthouse square to a Point in a metal building (known previously as the County Annex) for the Northwest corner thereof, the Northeast corner of Lot 7, being an interior corner of said 0.577 acre tract surveyed this date and same being in the South line of Lot 6 as described in a Deed to Grimes County (160/140, R.P.R.G.C.T.);
- 2) THENCE N 66°14'05" E, 60.00 ft., along a portion of the Northerly line of the Grimes County Courthouse square and along a portion of the South line of Lot 6 (160/140, R.P.R.G.C.T.) to a set ½ inch iron rod with cap "Wisnoski 6006", on the Southerly edge of a sidewalk, for the Southeast corner thereof, the Northeast corner of the tract of land herein described, in the West ROW of Main Street (80 ft. ROW) and same being a Southeast corner of said 0.557 acre tract surveyed this date;
- 3) THENCE S 16°50'10" W, 92.20 ft., crossing over the Northwest portion of the Grimes County Courthouse square and along the Easterly line of the tract of land herein described to the **PLACE OF BEGINNING** and containing 0.0482 acre (2,100 sq. ft.) of land.

Steven M. Wisnoski September 16, 2023  
Registered Professional Land Surveyor  
State of Texas No. 6006  
Job #: 2023-08-14-01 r1





SCALE: 1" = 50'



CLIENT: GRIMES COUNTY, TEXAS  
 ADDRESS OF PROPERTY: 114 W. BUFFINGTON AVE.  
 ANDERSON, TEXAS 77830

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

*Steven M. Wisnoski*

Steven M. Wisnoski Date: October 16, 2023  
 R.P.L.S. 6006 Revised: 10-25-2023

**Wisnoski Land Surveying LLC**  
 PO Box 1744  
 Navasota, Texas 77868  
 936-870-7100  
 TBPELS Firm #: 10085300 ©

JOB #:  
 2023-08-14-01

**NOTES:**

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The certification of the digital signature & seal affixed hereon is certified to Grimes County, Texas.
- 3) © 2023 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) All property corners are set 1/2 inch iron rods, unless noted.
- 5) Prepared in conjunction with Navasota Abstract & Title Commitment GF#: N-2303915, dated July 21, 2023.
- 6) Basis of bearings: Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances and coordinates shown are surface values displayed in U.S. survey feet and may be converted to grid by multiplying by a combined scale factor of 0.999 909 446 99

Situated in Grimes County, Texas, out of the Darius Gregg Survey, Abstract No. 21, being a part of the Grimes County Courthouse square, West of Main Street, Town of Anderson, according to the map or plat thereof recorded in Slide 24A and 29B of the Plat Records of Grimes County, Texas & being a portion of Main Street as currently claimed by the Texas Department of Transportation (TxDOT) of which no Deed of record could be located (nor to either Grimes County or the Town of Anderson).