

THE STATE OF TEXAS #

COUNTY OF SABINE #

On this the 4 day of June 1949, the Commissioner's Court of Sabine County, Texas, convened in Special Session at the regular meeting place thereof, with all members of said court presents, to-wit: O.A. Beauchamp, County Judge, G.B. Conn, Commissioner Precinct No. 1, Ernest Smith, Commissioner Precinct No. 2, Jon. R. Thomas, Commissioner Precinct No. 3, H.J. Vickers, Commissioners Precinct No. 4, and Floyd Smith, County Clerk, when there was presented to the court the following instrument:

THE STATE OF TEXAS #

COUNTY OF SABINE # KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, who are owners of the real Estate abutting and lying adjacent to the proposed public road in Sabine County, Texas, leading from State Highway No. 87 in Hemphill, Sabine County, Texas, in an easterly direction along what is commonly known as the Fairdale Road to what is known as the Bayou Community; For and in consideration of the construction and maintenance of a first class public road within the hereinafter described Right-of-Way, have granted, conveyed, appropriated and dedicated, and by these presents, do grant, convey, appropriate, and dedicate to Sabine County, Texas, all these certain tracts or parcels of land, situated along the above designated public road in Sabine County, Texas, within a right-of-way width of 45 feet, 22.5 feet on each side of the centerline for a distance of 1,487.5 feet, from Hwy. Sta. No. 0+12.5 to Hwy. Sta. 15+00. A right of way width of 80' 40 ft. on each side of the centerline for a distance of 2,694 ft. from Hwy Sta. 15+00 to Sta. 41+94. Said point being the City Limits of Hemphill, Sabine County, Texas.

A right-of-way width of 80 feet, 40 feet on each side of the centerline for a distance of 46,806 feet for Hwy. Sta. No. 41+94 to Hwy Sta. No. 51+00 for a total distance of 50,987.5 feet. Said centerline being described as follows:

BEGINNING at a point where the centerline of F.M. Hwy. No. 944 intersects the East Right-of-Way line of State Hwy. No. 87, a distance of 22.5 feet, S. 88 deg. 53' East of centerline Station No. 8+36.5 in Hemphill, Sabine County, Texas. Thence S. 88 deg. 53' E. 322.9 feet to the P.C. of a 9 deg. 00' curve to the left. Thence around said curve, having a central angle of 11 deg. 03' Lt. 122.8 ft; Thence N. 80 deg. 04' E. 168.5 feet to the P.C. of a 14 deg. 00' curve to the Right; Thence around said curve, having a central angle of 11 deg. 12' Rt; 79.9 feet; Thence S. 88 deg. 44' E. 98.1 feet to a 0 deg. 02' angle Rt; Thence S. 88 deg. 42' E. 314.1 feet to the P.C. of a 5 deg. 00' curve to the left; Thence around said curve, having a central angle of a 3 deg. 27' 69 feet; Thence N. 88 deg. 51' E. 631.0 feet to the P.C. of a 01 deg. curve to the Left; Thence around said curve, having a central angle of 01 deg. 42' left, 170.0 feet; Thence N. 86 deg. 09' E. 191.4 feet to the P.C. of a 03 deg. 00' curve to the right; Thence around said curve, having a central angle of 10 deg. 47' Rt. 359.4 feet; Thence S. 83 deg. 04' E. 142.4 feet to the P.C. of a 02 deg. 00' curve to the Right; Thence around said curve, having a central angle of 07 deg. 20' Right, 366.7 feet; Thence S. 75 deg. 44' E. 111.9 feet to the P.C. of a 3 deg. 00' curve to the Left; Thence around said curve, having a central angle of 11 deg. 25' Left, 380.6 feet; Thence S 87 deg. 09' E. 161.6 feet, to the P.C. of a 6 deg. 00' curve to the Right; Thence around said curve, having a central angle of 21 deg. 21' Right 355.8 feet; Thence S 65 deg. 48' E. 374.5 feet to the P.C. of a 1 deg. 00' curve to the Right; Thence around said curve, having a central angle of 02 deg. 03' Right 205.0 feet; Thence S. 63 deg. 45' E. 435.1 feet to the P.C. of a 2 deg. 00' curve to the Left; Thence around said curve, having a central angle of 03 deg. 48' Left, 190.0 feet; Thence S. 67 deg. 33' E. 562.8 feet to a 0 deg. 24' angle to the Left; Thence S. 67 deg. 57' E. 910.6 feet to the P.C. of a 10 deg. curve to the Right; Thence around said curve, having a central angle of 15 deg. 35' Right 155.8 feet; Thence S. 52 deg. 22' E. 534.9 feet to the P.C. of a 1 deg. curve to the Left; Thence around said curve, having

having a central angle of 02 deg. 45' Left 275.0 feet; Thence S. 55 deg. 07' E. 850.6 feet to the P.C. of a 1 deg. 00' curve to the left; Thence around said curve, having a central angle of 02 deg. 02' Left, 203.3 feet; Thence S. 57 deg. 09' E. 1027.6 feet to the P.C. of a 2 deg. 00' curve to the Right; Thence around said curve, having a central angle of 07 deg. 41' Right, 384.2 feet; Thence S. 49 deg. 28' E. 907.9 feet to the P.C. of a 2 deg. 00' curve to the left; Thence around said curve, having a central angle of 12 deg. 48' left, 640.0 feet; Thence S. 62 deg. 1091.9 feet to the P.C. of a 6 deg. 00' curve to the Right; Thence around said curve, having a central angle of 31 deg. 37' Right, 526.9 feet; Thence S. 30 deg. 39' E. 633.2 feet to the P.C. of a 7 deg. 00' curve to the left; Thence around said curve, having a central angle of 21 deg. 19' left, 304.6 feet; Thence S. 51 deg. 58' E. 74.1 feet to the P.C. of a 3 deg. 00' curve to the left; Thence around said curve, having a central angle of 09 deg. 24' left, 313.3 feet; Thence S. 61 deg. 22' E. 474.8 feet to the P.C. of a 1 deg. curve to the left; Thence around said curve, having a central angle of 03 deg. 46' left, 376.7 feet; Thence S. 65 deg. 08' E. 958.3 feet to the P.C. of a 6 deg. 00' curve to the left; Thence around said curve, having a central angle of 10 deg. 03' left, 167.5 feet; Thence S. 75 deg. 11' E. 468.7 feet to the P.C. of a 5 deg. 00' curve to the right; Thence around said curve, having a central angle of 19 deg. 41' right, 393.7 feet; Thence S. 55 deg. 30' E. 917.0 feet to the P.C. of an 18 deg. 00' curve to the left; Thence around said curve, having a central angle of 56 deg. 08' left, 311.9 feet; Thence N. 68 deg. 22' E. 955.2 feet to the P.C. of a 15 deg. 30' curve to the right; Thence around said curve, having a central angle of 28 deg. 47' right 185.7 feet; Thence S. 82 deg. 51' E. 296.9 feet to the P.C. of a 5 deg. 30' curve to the right; Thence around said curve, having a central angle of 29 deg. 03' right, 528.2 feet; Thence S. 53 deg. 48' E. 745.2 feet to the P.C. of a 11 deg. 00' curve to the right; Thence around said curve, having a central angle of 35 deg. 00' right 518.2 feet; Thence S. 18 deg. 48' E. 244.3 feet to the P.C. of a 1 deg. 00' curve to the left; Thence around said curve, having a central angle of 1 deg. 00' left, 100.0 feet; Thence S. 19 deg. 48' E. 769.0 feet to the P.C. of a 10 deg. 00' curve to the left; Thence around said curve, having a central angle of 37 deg. 26' left. 374.3 feet; Thence S. 57 deg. 14' E. 21.0 feet to the P.C. of a 3 deg. 00' curve to the left; Thence around said curve, having a central angle of 20 deg. 08' left, 671.1 feet; Thence S. 77 deg. 22' E. 226.6 feet to the P.C. of a <sup>3</sup>deg. 00' curve to the right; Thence around said curve, having a central angle of 12 deg. 00' Right 400.00 feet; Thence S. 65 deg. 22' E. 130.5 feet to the P.C. of a 4 deg. 00' curve to the left; Thence around said curve, having a central angle of <sup>16</sup>deg. 55' left, 422.9 feet; Thence S. 82 deg. 17' E. 596.4 feet to the P.C. of a 15 deg. 00' curve to the right; Thence around said curve, having a central angle of 29 deg. 45' Right 198.3 feet; Thence S. 52 deg. 32' E. 692.3 feet to the P.C. of a 10 deg. 00' curve to the left; Thence around said curve, having a central angle of 18 deg. 04' left, 180.7 feet; Thence S. 70 deg. 36' E. 188.5 feet to the P.C. of a 4 deg. 00' curve to the right; Thence around said curve, having a central angle of 22 deg. 40' right 566.7 feet; Thence S. 47 deg. 56' E. 513.5 feet to the P.C. of a 4 deg. curve to the left; Thence around said curve, having a central angle of 21 deg. 06' left, 527.5 feet; Thence S. 69 deg. 02' 623.7 feet to the P.C. of a 4 deg. 00' curve to the right; Thence around said curve, having a central angle of 22 deg. 51' right 571.3 feet; Thence S 46 deg. 11' E. 1078.6 feet to the P.C. of a 1 deg. 00' curve to the right; Thence around said curve, having a central angle of 01 deg. 44' right, 173.3 feet; Thence S. 44 deg. 27' E. 560.4 feet to the P.C. of a 11 deg. 00' curve to the left; Thence around said curve, having a central angle of 26 deg. 39' left, 242.3 feet; Thence S. 71 deg. 06' E. 231.2 feet to the P.C. of a 3 deg. 00' curve to the right; Thence around said curve, having a central angle of 19 deg. 54' right, 663.3 feet; Thence S. 51 deg. 12' E. 297.0 feet to the P.C. of a 1 deg. 00' curve to the right; Thence around said curve, having a central angle of 03 deg. 38' right, 363.3 feet;

Thence S. 47 deg. 34' E. 449.9 feet to the P.C. of a 4 deg. 00' curve to the right; Thence Around said curve, having a central angle of 15 deg. 00' right 373.0 feet; Thence S. 32 deg. 34' E. 284.8 feet to the P.C. of an 8 deg. 00' curve to the left; Thence around said curve, having a central angle of 20 deg. 42' left, 258.8 feet; Thence S 53 deg. 15' E. 2076.7 feet to the P.C. of a 10 deg. 66' curve to the left; Thence around said curve, having a central angle of 36 deg. 37' left. 366.2 feet; Thence S. 89 deg. 53' E. 417.1 feet to the P.C. of a 5 deg. 00' curve to the right; Thence around said curve, having a central angle of 10 deg. 38' right, 212.3 feet; Thence S. 79 deg. 16' E. 150.7 feet to the P.C. of a 15 deg. 00' curve to the left; Thence around said curve, having a central angle of 53 deg. 25' left, 356.1 feet; Thence N. 47 deg. 19' E. 317.3 feet to the P.C. of a 2 deg. 00' curve to the right; Thence around said curve, having a central angle of 5 deg. 16' right, 263.3 feet; Thence N. 52 deg. 35' E. 220.0 feet to the P.C. of a 2 deg. 00' curve to the right; Thence around said curve, having a central angle of 14 deg. 12' right, 710.0 feet; Thence N. 66 deg. 47' E. 456.2 feet to the P.C. of a 2 deg. 00' curve to the right; Thence around said curve, having a central angle of 3 deg. 16' right, 163.3 feet; Thence N. 70 deg. 03' E. 228.8 feet to the P.C. of a 10 deg. 00' curve to the right; Thence around said curve, having a central angle of 21 deg. 30' right 215.0 feet; Thence S. 88 deg. 27' E. 858.5 feet to the P.C. of a 1 deg. 00' curve to the left; Thence around said curve, having a central angle of 00 deg. 25' left, 41.7 feet; Thence S 88 deg. 52' E. 2748.0 feet to the P.C. of a 5 deg. 00' curve to the right; Thence around said curve, having a central angle of 22 deg. 44' right 454.7 feet; Thence S. 66 deg. 08' E. 473.3 feet to the P.C. of a 5 deg. 00' curve to the right; Thence around said curve, having a central angle of 19 deg. 35' right, 391.7 feet; Thence S. 46 deg. 33' E. 1149.9 feet to the P.C. of a 3 deg 00' curve to the left; Thence around said curve, having a central angle of 17 deg. 09' left, 571.7 feet; Thence S. 63 deg. 42' E. 1172.3 feet to the P.C. of a 4 deg. 00' curve to the left; Thence around said curve, having a central angle of 18 deg. 56' left. 473.3 feet; Thence S. 82 deg. 39' E. 630.6 feet to the P.C. of a 14 deg. 00' curve to the right; Thence around said curve, having a central angle of 13 deg. 25' right 335.4 feet; Thence S 69 deg. E. 512.6 feet to the P.C. of a 15 deg. 0' curve to the left. Thence around said curve, having a central angle of 39 deg. 18' left; 262.0 feet; Thence N. 71 deg. 29' E. 08.5 feet to the end of the Project, in Bayou Community, containing 50987.5 feet in all.

It is the desire and intention of each of the undersigned land owners to dedicate for public road purposes, all real estate, lying within the above described Right of Way; however, the said undersigned land owners respectively reserve and except to themselves, their heirs and assigns, all gas, oil and sulphur in and under their respective parcels of land herein dedicated for such right of way, but waive all rights of ingress and egress thereon for the purpose of exploring, developing, mining or drilling for the same.

TO HAVE AND TO HOLD, the above described premises, subject to the mineral reservations above stated, together with all and singular the rights and appurtenances thereto in anywise belonging unto Sabine County, Texas, and its assigns, and We, the undersigned land owners hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend, all and singular the said premises unto Sabine County, Texas, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

"Witness our hands in duplicate on the date written opposite our respective signatures.

Respective Signatures.

(Signature of Property Owners)

N.W. Ener  
G.M. Rice  
W.C. Smith  
P.P. Gandy  
C. Ray Dent  
M. Ener  
E.S. Rice

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W.G.Conner J. Busby  
 J.C. Busby  
 J.D. Gaskin  
 C.W. Hammock  
 J.V. Edgar  
 J.D. Easley  
 R.H. Daniel  
 W.G. Smith  
 Ona Lee Gooch  
 Eldon Smith  
 B.E. Smith  
 Lee Rice  
 Adair Thomas (Agent for Battle Heirs)  
 L.J. Whittlesey  
 R.L. Edmiston  
 Willie Miller  
 B.M. Edgar  
 W.L. Ener  
 J.W. Minton  
 J.H. Minton  
 M.L. McDaniel (McDaniel Heirs)  
 J.H. Oglesbee  
 B.F. Chambers  
 John B. Walker

Tom Shelby  
 Ona Lee Gooch

And it appearing to the Court that the persons named in said instrument are owners of real estate abutting and lying adjacent to the proposed public road in Sabine County, Texas, leading from State Highway No. 87, from Fwy Station No. 41/94 to Hwy Sta. No. 510/00 to Bayou Community in Sabine County, Texas a total distance of 50,987.5 feet.

And that they and each of them, by signing said instrument, having expressly declared that it is the desire and intention of each of them to dedicate for public road purposes, all real estate lying within an 80 feet wide right-of-way described therein, in order that a first class public road can be constructed and maintained within said described right-of-way.

IT IS WHEREFORE ORDERED, ADJUDGED AND DECREED by the Commissioners' Court of Sabine County, Texas, that the grant and dedication of said 80 feet right-of-way described in said instrument set forth above to Sabine County, Texas, be and the same is hereby accepted and said right-of-way shall hereafter constitute a first class public road and shall be available to the Texas Highway Department for the construction of the proposed Farm-to-Market Highway No. 944.

The above being read, it was moved and seconded that same do pass. Thereupon, the question being called for, the following members of said Court Voted AYE, O.A. Beauchamp, G.B. Conn, E.C. Smith, J.R. Thomas, H.J. Vickers.

The following members Voted NO. None.

Adopted and approved this the 4 day of June 1949.

O.A. Beauchamp  
 County Judge, Sabine County, Texas.

G.B. Conn  
 Commissioner Precinct #1

E.C. Smith  
 Commissioner Precinct No. 2

John R. Thomas  
 Commissioner Precinct No. 3

H.J. Vickers  
 Commissioner Precinct No. 4

ATTEST:

Floyd Smith,  
 County Clerk, Sabine County, Texas.

There being no other business, Court Adjourned.

O. A. Beauchamp, County Judge \_\_\_\_\_

G.B. Conn, Comm. Prec. #1 \_\_\_\_\_

E.C. Smith, Comm. Prec. #2 E.C. Smith

J.R. Thomas, Comm. Prec. #3 \_\_\_\_\_

H.J. Vickers, Comm. Prec. #4 \_\_\_\_\_

Attest:

Floyd Smith  
 County Clerk, Sabine County, Texas.

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