

The Honorable Commissioner's Court of Sabine County, Texas, met in regular session on Sept. 10, 1956, at the regular meeting place in Hemphill with all members of the Court present, to-wit: W. G. Brewton, County Judge, H. H. Byley, Commr. Prec. #1, W. T. Love, Commr. Prec. #2, Paul Lout, Commr. Prec. #3, Earl Smith, Commr. Prec. #4 and Kyle D. Walker, Clerk of the Court.

It is the Order of the Commissioner's Court that the County Clerk issue a Warrant on General County Fund for \$225.29 in Lieu of Warrant #6072 for this amount written on P. I. Fund.

It is the order of the Commissioner's Court that the County Treasurer transfer \$500

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from the Permanent Improvement Fund to General County Fund.

RIGHT OF WAY DEED FM 705  
SABINE COUNTY TEXAS

THE STATE OF TEXAS |  
COUNTY OF SABINE |

KNOW ALL MEN BY THESE PRESENTS: THAT WE, the undersigned, who are owners of real estate abutting and lying adjacent to that portion of the County Road beginning at the San Augustine-Sabine County Line centerline Station No. 1358 / 09 and extending in an easterly direction for a distance of 17,249 feet to the westerly right of way line of U. S. Hwy. No. 96 in Brookeland, centerline Station No. 1525 / 36.0:

For and in consideration of the construction of a first class public road within the hereinafter described right of way have granted, conveyed, appropriated and dedicated to Sabine County Texas all those certain tracts or parcels of land situated along the above designated public road in Sabine County within a right of way width of 80 feet, 40 feet on each side of the centerline of proposed FM 705 as surveyed by the District Engineer of the State Highway Department of Texas, from centerline station No. 1358 / 09 to 1525 / 36.0 for a total distance of 17,249 feet having a minus 6 ft. equation at station 1466 / 94 and a plus 528 feet equation at station 1520 / 28:

Said centerline being more fully described as follows:

Beginning at the San Augustine- Sabine County Line, centerline Station No. 1358 / 09

Thence N 46 deg. 02' E 257.7 feet to the P. C. of a 10 deg. 00' curve: Thence 398.7 feet around said 10 deg. curve having a central angle of 39 deg. 52' right and a tangent distance of 208.1 feet:

Thence N 85 deg. 54' E 1,066.4 feet to the P. C. of a 10 deg. 00' curve: Thence 158.3 feet around said 10 deg. curve having a central angle of 15 deg. 50' left and a tangent distance of 79.8 feet: Thence N 70 deg. 04' E 187.8 feet to the P. C. of a 9 deg. 00' curve: Thence 297.0 feet around said 9 deg. curve having a central angle of 26 deg. 44' left and a tangent distance of 151.5 feet:

Thence N 43 deg. 20' E 101.7 feet to the P. C. of a 3 deg. 00' curve: Thence 333.3 feet around said 3 deg. curve having a central angle of 10 deg. 00' right and a tangent distance of 167.1 feet: Thence N 53 deg. 20' E 223.3 feet to the P. C. of a 2 deg. 00' curve: Thence 372.5 feet around said 2 deg. curve having a central angle of 7 deg. 27' right and a tangent distance of 186.5 feet: Thence N 60 deg. 47' E 1,285.6 feet to the P. C. of an 8 deg. 00' curve: Thence 377.1 feet around said 8 deg. curve having a central angle of 30 deg. 10' right and a tangent distance of 193.2 feet: Thence S 89 deg. 48' E 661.4 feet to the P. C. of a 12 deg. 00' curve: Thence 292.0 feet around said 12 deg. curve having a central angle of 35 deg. 02' left and a tangent distance of 150.9 feet: Thence N 55 deg. 10' E 1,206.2 feet to an angle point of 1 deg. 56' left: Thence N 53 deg. 14' E 493.1 feet to the P. C. of a 7 deg. 00' curve: Thence 446.0 feet around said 7 deg. curve having a central angle of 31 deg. 13' left and a tangent distance of 228.8 feet: Thence N 22 deg. 01' E 103.1 feet to the P. C. of a 5 deg. 00' curve: Thence 354.7 feet around said 5 deg. curve having a central angle of 17 deg. 44' right and a tangent distance of 178.8 feet: Thence N. 39 deg. 45' E 159.2 feet to the P. C. of a 12 deg. 00' curve: Thence 517.8 feet around said 12 deg. curve having a central angle of 62 deg. 08' right and a tangent distance of 288.2 feet: Thence S 78 deg. 07' E 20 feet to a minus 6 feet equation, continuing a total distance of 907.7 feet to the P. C. of an angle point of 1 deg. 31' left: Thence S 79 deg. 03' E 935.2 feet to the P. C. of a 6 deg. 00' curve: Thence 288.3 feet around said 6 deg. curve having a central angle of 17 deg. 18' right and a tangent distance of 145.4 feet:

Thence S 61 deg. 45' E 367.9 feet to the P. C. of a 6 deg. 00' curve: Thence 327.8 feet around said 6 deg. curve having a central angle of 19 deg. 40' left and a tangent distance of 165.6 feet:

Thence S 81 deg. 25' E 376.8 feet to the P. C. of a 6 deg. 00' curve: Thence 283.9 feet around said 6 deg. curve having a central angle of 17 deg. 02' left and a tangent distance of 143.1 feet:

Thence N 81 deg. 23' E 856.8 feet to the P. C. of a 6 deg. curve; Thence 245.8 feet around said 6 deg. curve having a central angle of 14 deg. 45' left and a tangent distance of 123.7 feet:

Thence N 66 deg. 48' E 86.9 feet to a plus 528 feet equation, continuing for a total distance of 747.7 feet to the P. C. of a 5 deg. curve: Thence 240.0 feet around said 5 deg. curve having a central angle of 12 deg. 00' right and a tangent distance of 120.5 feet:

Thence N 78 deg. 48' E 115.2 feet to the west right of way line of U. S. Hwy. No. 96 center-line station No. 1525 / 36.0

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.

The Grantor herein expressly retains the right to cut and remove any and all trees and timber that he may desire to take from the right of way her in above described, at any time prior to the time actual construction work is begun on said highway, the Grantor relinquishes all claims to timber left on said right of way at the time construction work is started and to timber that may grow on said right of way.

TO HAVE AND TO HOLD: The above described premises, subject to the mineral reservation above stated, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Sabine County, Texas, and its assigns, and we, the undersigned land owners herein bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singularly the said premises unto the said 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.

<u>SIGNATURES</u>	<u>DATE</u>	<u>SIGNATURES</u>	<u>DATE</u>
Chas. R. Fletcher	7/23/56	G. A. Wright	7-23-56
Brink Powell	7/23/56	Mrs. Myrtle Bell	7/23/56
Mrs. Brink Powell	7/23/56	L. N. Letney	7/23/56
William F. Bell	7/23/56	Mrs. Dora Letney	
Mrs. W. F. Bell	7/23/56	J. W. Powell	
Mrs. Lena Robbins	7/23/56	Annie Powell	
W. A. Yeager	7/23/56	Ruby M. Turner	8-6-56
Troy Downs	7-23-56	Thomas F. Lee	8-22-56
Mrs. Troy Downs	7-23-56		
Horace Mott	7-24-56		
Milton Lane	7-24-56		
Eva Mae Lane			
Mr. Samuel C. Mays			
Mrs. S. C. Mays	7-24-56		

Accounts were allowed as are shown by the Minutes of Accounts Allowed.

There being no further business, court adjourned.

W. B. Brewton  
County Judge

H. H. Byley  
Commissioner Precinct #1

Paul Lent  
Commissioner Precinct #2

W. T. Long  
Commissioner Precinct #3

Carl Smith  
Commissioner Precinct #4

Attest: \_\_\_\_\_  
Clerk of the Court

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