

The State of Texas)

County of Sabine) On this the 14th day of October, 1963 the Commissioner's Court of Sabine County, Texas convened in regular session at the regular meeting place thereof, with all members of said court present, to-wit: O. A. Beauchamp, County Judge, Henry Wright, Commissioner, Precinct No. 1, W. T. Love, Commissioner, Precinct No. 2, Paul Lout, Commissioner, Precinct No. 3, Earl Smith, Commissioner, Precinct No. 4 and Kyle D. Walker, 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 103, extending in a southwesterly direction as surveyed and staked by the District Engineer of the Texas Highway Department for a distance of 19,943.49 feet, 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 and by these presents do grant, convey, appropriate, and dedicate to Sabine County, Texas, all those tracts or parcels of land situated along the above designated public road within the variable right of way widths described as follows:

From Engr. Centerline Station 0+78.61 to Engr. Centerline Station 199+50, 100 ft. width;

From Engr. Centerline Station 199+50 to Engr. Centerline Station 200+22.1, 90 ft. width;

Said right of way being an equal distance of 50 feet on each side of the centerline from Engr. Centerline Station 0+78.61 to Engr. Centerline Station 199+50. Said right of way being 40 feet on the left and 50 feet on the right from Engr. Centerline Station 199+50 to Engr. Centerline Station 200+22.1; Said centerline being more fully described as follows:

BEGINNING at a point on the south right of way line of State Highway 103, said point being centerline Station 0+78.61, said point being S. 29° 59' W., 0+78.61 feet from State Highway 103 centerline Highway Station No. 1786+00;

THENCE S. 29° 59' W., 562.79 feet to an angle point of 18' left;

THENCE S. 29° 40' W., 480.45 feet to P.C. of a 3°00' curve;

THENCE 408.89 feet around said 3°00' curve having a central angle of 12° 16' left and a tangent distance of 205.25 feet;

THENCE S. 17°25' W., 631.16 feet to P.C. of a 7°30' curve;

THENCE 1,010.00 feet around said 7°30' curve having a central angle of 75°45' left and a tangent distance of 593.80 feet;

THENCE S. 58°20' E., 221.13 feet to P.C. of a 2°30' curve;

THENCE 603.33 feet around said 2°30' curve having a central angle of 15°05' right and a tangent distance of 303.47 feet;

THENCE S. 43°15' E., 248.19 feet to P.C. of a 3°00' curve;

THENCE 456.66 feet around said 3°00' curve having a central angle of 13° 42' right and a tangent distance of 229.45 feet;

THENCE S. 29° 33' E., 119.10 feet to P.C. of a 5°30' curve;

THENCE 690.90 feet around said 5° 30' curve having a central angle of 38°00' right and a tangent distance of 358.79 feet;

THENCE S. 8° 27' W., 684.67 feet to P.C. of 6°00' curve;
 THENCE 806.11 feet around said 6°00' curve having a central angle of 48°22' left and
 a tangent distance of 429.02 feet;
 THENCE S. 39°55'E., 437.18 feet to P.C. of a 3°00' curve;
 THENCE 661.66 feet around said 3°00' curve having a central angle of 19°51' right and
 a tangent distance of 334.23 feet;
 THENCE S. 20°04'E., 759.03 feet to P.C. of a 5°30' curve;
 THENCE 603.03 feet around said 5°30' curve having a central angle of 33°10' left and
 a tangent distance of 310.34 feet.
 THENCE S. 53°14'E., 801.45 feet to P.C. of a 7°00' curve;
 THENCE 725.23 feet around said 7°00' curve having a central angle of 50°46' right
 and a tangent distance of 388.66 feet;
 THENCE S. 2°28'E., 839.80 feet to P.C. of a 6°00' curve;
 THENCE 843.05 feet around said 6°00' curve having a central angle of 50°35' left and
 a tangent distance of 451.43 feet;
 THENCE S. 53°03'E., 122.27 feet to P.C. of a 6°00' curve;
 THENCE 553.33 feet around said 6°00' curve having a central angle of 33°12' right and
 a tangent distance of 284.81 feet;
 THENCE S. 19°51'E., 674.47 feet to P.C. of a 2°30' curve;
 THENCE 444.00 feet around said 2°30' curve having a central angle of 11°06' right and
 a tangent distance of 222.41 feet;
 THENCE S. 8°45'E., 224.28 feet to P.C. of a 3°00' curve;
 THENCE 504.44 feet around said 3°00' curve having a central angle of 15°08' right and
 a tangent distance of 253.73 feet;
 THENCE S. 6°23'W., 1,179.78 feet to P.C. of a 2°30' curve;
 THENCE 476.66 feet around said 2°30' curve having a central angle of 11°55' right
 and a tangent distance of 239.21 feet;
 THENCE S. 18°18'W., 573.75 feet to P.C. of a 6°00' curve;
 THENCE 315.55 feet around said 6°00' curve having a central angle of 18°56' left and
 a tangent distance of 159.30 feet;
 THENCE S. 0°38'E., 455.64 feet to P.C. of a 1°00' curve;
 THENCE 200.00 feet around said 1°00' curve having a central angle of 2°00' right and a
 tangent distance of 100.01 feet;
 THENCE S. 1°22' W., 1,618.51 feet to a point in the north right of way line of F.M.
 1592 Highway Station No. 200+22.10, said point being 40.5 feet N. 1° 22' E., of centerline
 F.M. Highway 1592 Station 133+48.9.

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 oil, gas and sulphur in and under their respective parcels of land
 herein dedicated for such right of way; but waive all right of ingress and egress thereon
 for the purposes of exploring, developing, mining or drilling for the same.

The Grantor herein expressly retains the right to cut and remove any and all timber
 that he may desire to take from the right of way herein 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.

It is specifically understood that the State and its assigns shall be vested with the title to and the right to take and use, without additional compensation, any stone, earth, gravel, caliche, iron ore gravel, or any materials or minerals upon, in and under said land, except oil, gas and sulphur, for the construction and maintenance of the Highway System of Texas.

TO HAVE AND TO HOLD the above described premises, subject to the reservations above stated, together with all and singular the rights and appurtenances therein anyway belonging to 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 representative signatures:

SIGNATURES	DATE	SIGNATURES	DATE
P. H. McGown	12-10-62	Hamp H. Boyett	12-10-62
Mrs. P. H. McGown	12-10-62	L. G. Thomas	12-22-62
Verlie McGown Warner	12-10-62	John R. Thomas	12-22-62
P. L. McGown	12-10-62	Lou Ida Thomas	12-22-62
Vivian McGown	12-10-62	L. G. Thomas, Jr.	12-24-62
Clifton Tyler	12-10-62	Vernell Thomas	12-24-62
Nettie Tyler	12-10-62	O. H. Smith, Jr.	2-25-63

And it appearing to the Court that the persons named in said instruments are owners of real estate abutting and lying adjacent to the proposed public road in Sabine County, Texas, leading from State Highway 103, extending in a southwesterly direction as surveyed and staked by the District Engineer of the Texas Highway Department for a distance of 19,943.49 feet, and that they, and each of them, by signing said instruments, have expressly declared that it is the desire and intention of each of them to dedicate for public road purposes all real estate lying within the above described right of way in order that a first class public road can be constructed and maintained within said described right of way;

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Commissioners' Court of Sabine County, Texas that the grant and dedication of said right of way described in said instruments set forth above in 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. 2784.

The above being read, it was moved ^{by Earl Smith} and seconded ^{by W. T. Love} that same do pass. Thereupon the question being called for, all members voted AYE.

ADOPTED AND approved this the 14th day of October 1963.

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

Henry Wright
Henry Wright, Commissioner, Precinct No. 1

W. T. Love
W. T. Love, Commissioner, Precinct No. 2

Paul Lout
Paul Lout, Commissioner, Precinct No. 3

Earl Smith
Earl Smith, Commissioner, Precinct No. 4

Accounts were allowed and payable. There being no further business, the court adjourned.

O. A. Beauchamp
County Judge

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Her Wright
COMMISSIONER, PRECINCT NO. 1

J. P. Lane
COMMISSIONER, PRECINCT NO. 2

Paul Paul
COMMISSIONER, PRECINCT NO. 3

Paul Smith
COMMISSIONER, PRECINCT NO. 4

CLERK OF THE COURT