

THE STATE OF TEXAS |

COUNTY OF SABINE |

On this the 25 day of January, 1965, the Commissioners' Court of Sabine County, Texas convened in regular session at the regular meeting place thereof with the following members and officers 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
W.W. Cavender	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 real estate abutting and lying adjacent to the proposed public road in Sabine County, Texas, leading from U.S. 96 approximately 0.7 miles South of Bronson, Texas, and extending in a westwardly direction a distance of 10,732.96 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 in Sabine County, Texas, within a right-of-way 10,732.96 feet long and a width of 100 feet; being 50 feet on each side of centerline from Engineer's Station 0+67.04 to end of the project at Engineer's Station 108+00, said centerline being more fully described as follows, to-wit:

BEGINNING at a point on the west right-of-way line of U.S. 96, said point being proposed F.M. 2866 centerline Station No. 0+67.04 and being S.43°15'W., 67.04 feet from Centerline Station No. 716+57.1 of U.S. 96;

THENCE S.43°15'W., 1,397.1 feet to the P.C. of a 3°00' curve to left;

THENCE 593.89 feet around said 3°00' curve to the P.T., said curve having a central angle of 17°49' left and a tangent distance of 299.39 feet;

THENCE S.25°26'W., 1,642.6 feet to the P.C. of a 5°00' curve to the right;

THENCE 564.66 feet around said 5°00' curve to the P.T., said curve having a central angle of 28°14' right and a tangent distance of 288.29 feet;

THENCE S.53°40'W., 1,319.50 feet to the P.C. of a 5°00' curve to the left;

THENCE 539.00 feet around said 5°00' curve to the P.T., said curve having a central angle of 26°57' left and a tangent distance of 274.66 feet;

THENCE S.26°43'W., 185.5 feet to the P.C. of a 4°30' curve to the right;

THENCE 503.70 feet around said 4°30' curve to the P.T., said curve having a central angle of 22°40' right and a tangent distance of 255.26 feet;

THENCE S.49°23'W., 401.8 feet to the P.C. of a 5°14' curve to the left;

THENCE 768.64 feet around said 50'14' curve to the P.T., said curve having a central angle of 40°12' left and a tangent distance of 401.05 feet;

THENCE S.9°11'W., 811.7 feet to the P.C. of a 3°30' curve to the left;

THENCE 666.66 feet around said 3°30' curve to the P.T., said curve having a central angle of 23°20' left and a tangent distance of 338.08 feet;

THENCE S.14°09'E., 734.0 feet to the P.C. of a 2°30' curve to the right;

THENCE 604.21 feet around said 2°30' curve, having a central angle of 21°16' right and a tangent distance of 430.31 feet to the end of project, proposed F.M. 2866 Centerline Station 108+00.

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 purpose 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 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.

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 anywise belonging to Sabine County, Texas, and their 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 their assigns against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS IN DUPLICATE ON the date written opposite our representative signature:

SIGNATURES	DATE	SIGNATURE	DATE
B.C. Smith	1-10-64	Maggie Smith	1-10-64
Mrs. Amy Walker	1-10-64	Mrs. Pearl Bragg	2-14-64
E.F. Welch	1-25-64	Mrs. Betty Wagstaff	2-14-64
Mrs. E.F. Welch	1-25-64	Mrs. Wesley McBride	3-21-64
Mack R. Bragg	2-14-64	Mary Smith	4-11-64
Robert H. Wagstaff	2-14-64		
Wesley McBride	3-21-64		
Barkley E. Smith	4-11-64		

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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 U.S. 96 approximately 0.7 miles South of Bronson, Texas, and extending in a westwardly direction a distance of 10,732.96 feet, and that they, and each of them, by signing said instruments, have expressly declared that it is the 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 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. 2866;

The above being read, it was moved and seconded that same do pass. Thereupon, the question being called for, the following members voted AYE: All

The following members voted; NO: None

Adopted and approved this the 25 day of January, 1965.

O.A. Beauchamp  
COUNTY JUDGE, Sabine County, Texas  
*Stu Wright*  
Commissioner, Precinct No. 1  
*W.P. Lane*  
Commissioner, Precinct No. 2  
*Paul Law*  
Commissioner, Precinct No. 3  
*Earl Smith*  
Commissioner, Precinct No. 4

Payment of \$1,744.30 to G.W. Greer for repair of Courthouse roof authorized and further repairs to the roof by G.W. Greer approved.

All accounts were allowed payable.

*O.A. Beauchamp*  
COUNTY JUDGE, Sabine County, Texas  
*Stu Wright*  
Commissioner, Precinct No. 1  
*W.P. Lane*  
Commissioner, Precinct No. 2  
*Paul Law*  
Commissioner, Precinct No. 3  
*Earl Smith*  
Commissioner, Precinct No. 4  
*W. W. Crumley*  
Clerk of Court

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