



F. M. Highway 3121 beginning at Centerline Highway Station 7190.55 of proposed F. M. 3121 - Centerline Highway Station 444 plus 83 of S. H. 21 and extending approximately 2.9 miles in a southerly direction crossing Palo Gaucho Bayou to a point of intersection with County Road at Centerline Highway Station 163 plus 50; said point of beginning being located approximately 4.03 miles east of Milam, Texas.

FOR AND IN CONSIDERATION of the construction of a first class public road within the here-in-after described right-of-way, have granted, conveyed, conveyed, appropriated and dedicated to Sabine County Texas, all those certain tracts or parcels of land situated along the above designated public roads in Sabine County, Texas, within variable right-of-way widths described as follows:

From Engineers Station No. 8 plus 40.85 equals 99.10 feet and Engineers Station No. 9 plus 00:25 equals 50 feet on the left side of proposed centerline for sight triangle of the intersection of F. M. 3121 and S. H. 21.

From Engineers Station No. 79 plus 93.99 equals 50 feet of right-of-way on the left and right and begin 110 feet of right-of-way on the right; and 50 feet of right-of-way on the left.

From Station 83 plus 00 equals 50 feet right-of-way on the left and 110 feet right-of-way on the right;

From Station 85 plus 00 to Station 88 plus 60 the right-of-way equals 110 feet of right-of-way on the left and 110 feet right-of-way on the right.

From Station 90 plus 00 to Station 105 plus 00 equals 60 feet of right-of-way on the left and 60 feet of right-of-way on the right;

From Station 105 plus 00 equals 60 feet right-of-way left and right to Station 106 plus 00 equals 50 feet right-of-way on the left and 50 feet right-of-way on the right; said right-of-way being 100 feet wide, 50 feet on each side of the centerline (except for the widths listed above) as surveyed and staked by the District Engineer of the Texas Highway Department, and beginning at Station 8 plus 57.06 to Station 163 plus 50 for a total distance of 15,492.27 feet;

BEGINNING at Centerline Highway Station 8 plus 57.06 of proposed F. M. 3121; said Station 8 plus 57.06 lying on the exist' south right-of-way line of S. H. 21 and being located as follows: From Sabine National Forest Corner No. S-334, S. 0 deg. 43' W., 372.30 feet along the common boundary line between the Sabine National Forest and the Kirby Lumber Company Properties to a point; said common boundary line also being a common survey line between the J. S. Ogden Survey, Abstract 172 and the Major Smith Survey, Abstract 185; Thence S. 33 deg. 00' E., 78.01 feet to the point of beginning of centerline description.

THENCE S. 33 deg. 00' E., 499.17 feet to the P. C. of a 2 deg 00' curve to the right, Centerline Highway P. C. Station 13 plus 56.23;

THENCE 1,055.00 feet around said 2 deg. 00' curve to the right to a point; said curve having a central angle of 21 deg 06' right, and a tangent distance of 53.57 feet; said point being Centerline Highway P. T. Station 24 plus 11.23;

THENCE S. 11 deg. 54' E., 611.55 feet to the P. C. of a 2 deg. 00' curve to the right, Centerline Highway P. C. Station 30 plus 22.78;

THENCE 688.12 feet around said 2 deg. 00' curve to the right to a point of intersection with the common boundary line between the Sabine National Forest and Marvin Powell and Jess Sanders properties; said common boundary line also being a common survey line between the J. S. Ogden Survey, Abstract 172 and the Moses Hill Survey, Abstract 117; said point of intersection being Centerline Highway Station 37 plus 10.90; said intersection being located N. 63 deg. 34' 16" W1, 1,401 feet from Sabine National Forest Corner No. S-294;

THENCE continuing around said 2 deg. 00' curve 136.88 feet to a point; said curve having a central angle of 16 deg. 30' right and a tangent distance of 415.42 feet; said point being Centerline Highway P. T. Station 38 plus 47.78;

THENCE S. 4 deg. 36' W., 51.55 feet to Centerline Highway Station 38 plus 99.33 Bk equals Centerline Highway Station 39 plus 00 Fwd equals -0.67 feet equation;

THENCE continuing S. 4 deg. 36' W., 1,700.00 feet to Centerline Highway Station 56 plus 00;

THENCE S. 4 deg. 20' W., 2,087.00 feet to a point of intersection with the common boundary line between the R. C. Braggs and the G. R. Wilson properties; said point being located S. 72 deg. 15' E., 595 feet from the southwest corner of the R. C. Braggs 28 acre tract, same being the northwest corner of the G. R. Wilson 42 acre tract;

THENCE continuing S. 4 deg. 20' W., 297.44 feet to the P. C. of a 2 deg. 00' curve to the right Centerline Highway P. C. Station 79 plus 84.44;

THENCE 9.55 feet around said 2 deg. 00' curve to the right to a point; said point lying on the taking line of the Toledo Bend Reservoir; said point being located S. 85 deg. 28' 32" E1, 257.49 feet from point No. 629 on the taking line of the Toledo Bend Reservoir;

THENCE continuing around said 2 deg. 00' curve to the right, 294.62 feet to a point; said curve having a central angle of 6 deg. 05' right and a tangent distance of 152.26 feet; said point being Centerline Highway P. T. Station 82 plus 88.61;

THENCE S. 10 deg. 25' W., 2,325.29 feet to a point; said point lying on the taking line of the Toledo Bend Reservoir; said point being located N. 86 deg. 56' W., 145.22 feet from point No. 1330 on the taking line of the Toledo Bend Reservoir;

THENCE continuing S. 10 deg. 25' W., 278.50 feet to the P. C. of a 1 deg. 00' curve to the left, Centerline Highway P. C. Station 108 plus 92.40;

THENCE 953.33 feet around said 1 deg. 00' curve to the left to a point; said curve

264

having a central angle of 9 deg. 32' left and a tangent distance of 477.80 feet; said point being Centerline Highway P. T. Station No. 118 plus 45.73;

THENCE S. 0 deg. 53' W., 296.57 feet to a point of intersection with the common boundary line between the Mrs. C. C. McClanahan et al and the Mrs. G. M. Hogan properties; said point being Centerline Highway Station 131 plus 42.30; said point being located N. 83 Deg. 44' W., 650 feet from the southeast corner of the Mrs. C. C. McClanahan et al property;

THENCE continuing S. 0 Deg. 53' W., 612.70 feet to a point of intersection with the common boundary line between the Mrs. G. M. Hogan and the Temple Industries, Inc. properties; said point being Centerline Highway Station 127 plus 55.0; said point being located N. 85 deg. 44' W., 1,209 feet from S.P. Corner #128;

THENCE continuing S. 0 deg. 53' W., 914.20 feet to a point of intersection with the common boundary line between the Temple Industries, Inc. and the A. M. Honeycutt and the Sarah Hamilton properties; said common boundary line also being a common survey line between the Moses Hill Survey, Abstract 117 and the John S. Lane Survey, Abstract 29 and John S. Lacy Survey, Abstract 28; said point being the northeast corner of the John S. Lane Survey; said point being Centerline Highway Station 136 plus 69.20;

THENCE continuing S. 0 deg. 53' W., 724.10 feet to a point of intersection with the common boundary line between the A. M. Honeycutt and the Temple Industries, Inc. properties; said point being Centerline Station 143 plus 93.30 and being located west, 470.50 feet from the southeast corner of the A. M. Honeycutt property;

THENCE continuing S. 0 deg. 53' W., 760.10 feet to the P. C. of a 0 deg. 30' curve to the left, Centerline Highway P. C. Station 151 plus 53.40;

THENCE 85.30 feet around said 0 deg 30' curve to the left to a point of intersection with the common boundary line between the Sarah Hamilton and the Kirby Lumber Company properties; said point being Centerline Highway Station 152 plus 38.70; and being located N. 88 deg. 27' 24" E., 798 feet from the southwest corner of the Sarah Hamilton property; said 0 deg. 30' curve to the left, having a central angle of 3 deg. 11' left and a tangent distance of 318.40 feet;

THENCE 417.30 feet around said 0 deg. 30' curve to the left to a point of intersection with the common boundary line between the Temple Industries, Inc. and the Sabine National Forest properties; said point being Centerline Highway Station 156 plus 56.0 and being located N. 84 deg. 45' 23" W., 1,056 from the northeast corner of the Sabine National Forest property;

THENCE continuing around said 0 deg. 30' curve to the left, 134.06 feet to a point; said point being Centerline Highway P. T. Station 156 plus 90.06;

THENCE S. 2 deg. 18' E., 559.94 feet to Centerline Highway Station 163 plus 50; said Centerline Highway Station 163 plus 50 being the end of proposed right-of-way on F.M. 3121;

It is the desire and intention of each of the undersigned landowners to dedicate for public road purposes all real estate lying within the above designated 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 cur 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 the 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 its assigns, and we the undersigned landowners, 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 whosoever 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

J. T. Thomason  
James R. Ellis  
Jack A. Howard  
Mrs. G. M. Hogan  
Jesse Sanders  
Ruth Sanders  
Esta M. Nichols  
A. M. Honeycutt  
Mrs. A.M. Honeycutt

8-8-67  
8-8-67  
8-8-67  
8-12-67  
8-12-67  
8-12-67  
8-12-67  
8-12-67  
8-12-67  
8-12-67

265

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 farm to market highway, hereinafter referred to as Farm to Market Highway No. 3121, leading in a southerly direction from State Highway 21 Centerline Highway Station 444 plus 83 and extending approximately 2.9 miles, crossing Palo Gaucho Bayou to a point of intersection with County Road at Centerline Highway Station 163 plus 50.

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 variable right-of-way widths in order that a first class public road can be constructed and maintained within said described right-of-way.

IT IS THEREFOR ORDERED, ADJUDGED, AND DECREED by the Commissioners Court of Sabine County, Texas, that the grant and dedication of said variable right-of-way widths described in said instrument set forth above to Sabine County, Texas, 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. 3121.

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.

(Names of Commissioners voting AYE.) R. E. Smith, "Aye"; T. A. Seales, "Aye"; Paul Lout, "Aye"; and H. E. Wilburn, "Aye".

The following members voted "NO".

None

Adopted and approved this the 8th day of December, 19 69 .

O. A. Beauchamp /s/  
County Judge, Sabine County

R. E. (Rob) Smith /s/  
Rob Smith, Commissioner Precinct No. 1

T. A. Seales /s/  
Arthur Seales, Commissioner Precinct No. 2

Paul Lout /s/  
Paul Lout, Commissioner, Precinct No. 3

H. E. Wilburn /s/  
Horace Wilburn, Commissioner, Precinct No. 4.

W. W. Cavender /s/  
W. W. Cavender, County Clerk  
Sabine County, Texas.

THE STATE OF TEXAS |  
COUNTY OF SABINE |

I, W. W. Cavender, Clerk of the County Court in and for Sabine County, Texas do hereby certify that the foregoing is a true and correct copy of an order and of the minutes pertaining to its adoption, adopted by the Commissioners Court of Sabine County, Texas, on the 8th day of December A. D. 19 69 as the same appears on record in Vol. P, Page 263, of the minutes of said Court.

Witness my hand and seal of the Commissioners Court of Sabine County, Texas, on this the 8th day of December, 1969.

W. W. Cavender /s/  
Clerk of County Court, Sabine County,  
Texas.

Commissioner of Precinct No. 1 was authorized by the Court to advertise in the paper for bids on purchasing of two new trucks.

All accounts were allowed and made payable.

There being no further business, the court adjourned.

O. A. Beauchamp  
County Judge

R. E. Smith  
Commissioner, Precinct No. 1

Paul Lout  
Commissioner, Precinct No. 3

T. A. Seales  
Commissioner, Precinct No. 2

Horace Wilburn  
Commissioner, Precinct No. 4

W. W. Cavender  
Clerk of the Court

\*\*\*\*\*

266