



6230 East Stassney Lane | Austin, Texas 78744
ROW – Real Estate Services Section
512.416.2485
txdot.gov

July 25, 2024



RE: Potential Sale of State-Owned Property
+/- 5.972 acres; D03-169-541
US 82 at SH 59 Montague County, Texas

VIA FEDERAL EXPRESS

Kevin Benton
County Judge
Montague County
11339 State Highway 59 N
Montague, TX 76251

Dear Priority Holder,

The Wichita Falls District of the Texas Department of Transportation ("TxDOT") has determined that the above-described property is no longer needed for state highway purposes. A copy of the survey of the property is enclosed. In accordance with Texas Transportation Code § 202.021, governmental entities with the authority to condemn the real property have a priority right to purchase TxDOT real property that is sold, and this letter is a notice of your right to purchase this property.

The purchase price for this property is One Hundred Twenty Thousand and No/100 DOLLARS (\$120,000.00) plus survey costs, appraisal costs, and any additional incurred closing costs, including the cost of any owner's title insurance policy you may require. This transaction is subject to change or cancellation by TxDOT. Furthermore, the conveyance will be made subject to any easements for access to a right of way, implied or otherwise, appurtenant to any and all properties abutting the property being sold.

To exercise your priority, you must provide TxDOT with a written election statement of your entity's intent to purchase the property on these terms, within **thirty (30) days** of the receipt of this letter. Please email this to: Stephen.Dodge@txdot.gov.

If TxDOT does not receive a written election statement, TxDOT will consider your right to purchase the property waived. If the priority holder is not interested in purchasing the property, please return the enclosed Waiver prior to the automatic 30-day waiver.

If you have any questions concerning this matter, email or call me at: (512) 416-2875.

Sincerely,

DocuSigned by:
Stephen Dodge
0182828A15F44A
Stephen Dodge

Director, Real Estate Services Section, Right of Way Division

cc: Michael Beaver, P.E., District Engineer, Wichita Falls District
Rodney Murray, ROW Project Delivery Manager, Wichita Falls District

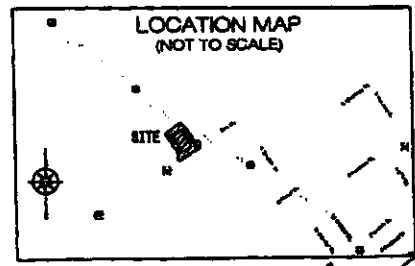
NOTE:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL MAD 83 (GRID).
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THERE MAY BE EASEMENTS AND/OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
3. BEARINGS AND COORDINATES SHOWN ARE BASED ON NORTH CENTRAL 4202 (TEXAS) - SCALE FACTOR OF 1.00005903. UNIT OF MEASUREMENT IS IN US SURVEY FEET.

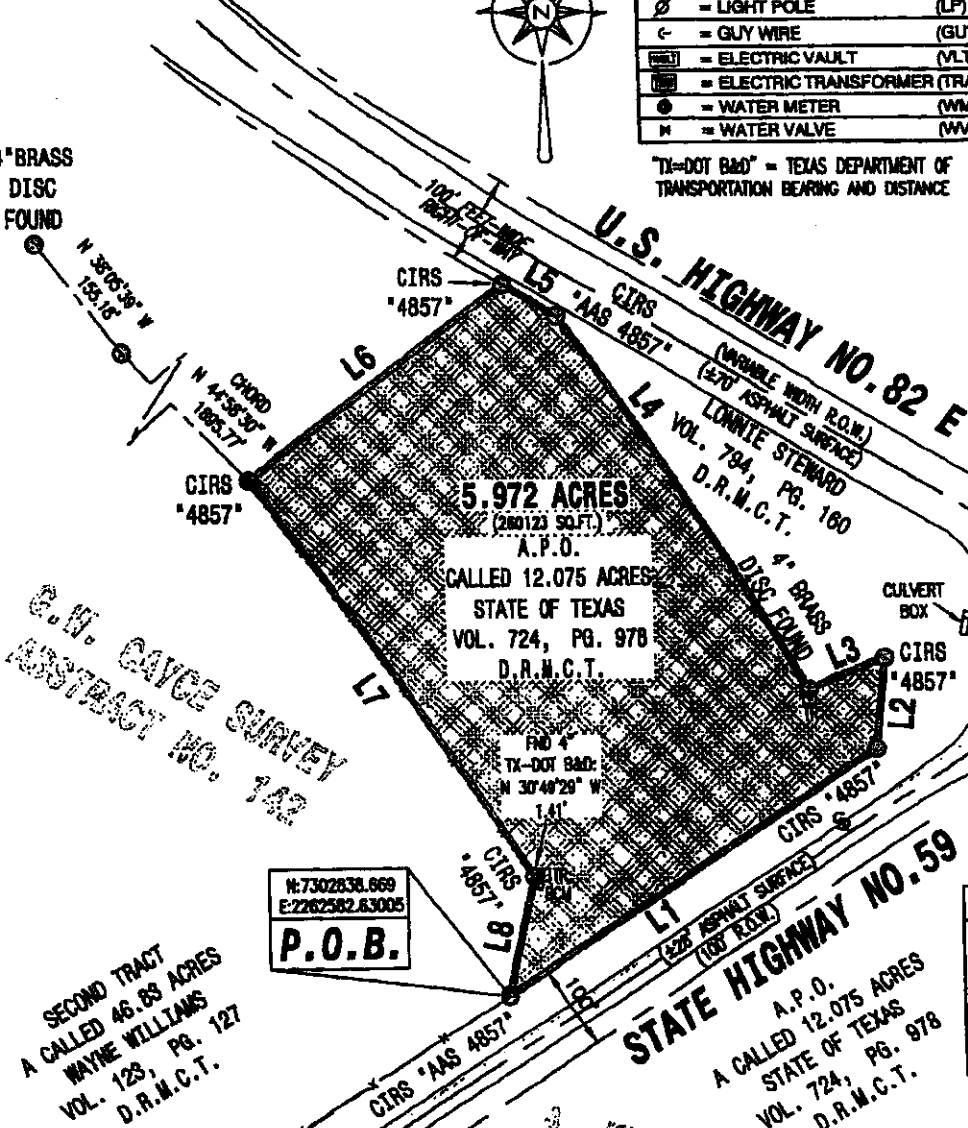


LEGEND			
●	= PROPERTY CORNER	CIRF	= CAPPED IRON ROD FOUND
⊕	= BENCHMARK	IRF	= IRON ROD FOUND
□	= TELEPHONE/UTILITY RISER (TR/UR)	CIRS	= CAPPED IRON ROD SET
⊠	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
⊙	= TELEPHONE MANHOLE (TMH)	WFPCP	= METAL FENCE CORNER POST
⊘	= POWER/UTILITY POLE (PP/UP)	()	= PLAT/DEED CALLS
⊙	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
-	= GUY WIRE (GUY)	R.O.W.	= RIGHT-OF-WAY
⊠	= ELECTRIC VAULT (VLT)	[Stippled]	= CONCRETE SURFACE
⊠	= ELECTRIC TRANSFORMER (TRAN)	[Dotted]	= ASPHALT SURFACE
⊙	= WATER METER (WM)	[Cross-hatched]	= GRAVEL SURFACE
⊕	= WATER VALVE (WV)		

"TX-DOT B&D" = TEXAS DEPARTMENT OF TRANSPORTATION BEARING AND DISTANCE



4" BRASS DISC FOUND



G.W. CAYCE SURVEY
ABSTRACT NO. 142

N:7302838.669
E:2262582.63005
P.O.B.

SECOND TRACT
A CALLED 46.88 ACRES
WAYNE WILLIAMS
VOL. 128, PG. 127
D.R.M.C.T.

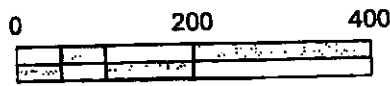
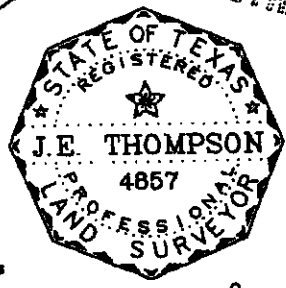
STATE HIGHWAY NO. 59
A.P.O.
A CALLED 12.075 ACRES
STATE OF TEXAS
VOL. 724, PG. 978
D.R.M.C.T.

A. KITCHEN SURVEY
ABSTRACT NO. 400

LINETYPE LEGEND	
---	PROPERTY LINE
---	BASEMENT LINES
---	DEED/LOT LINES
---	ADJOINER LINES
---	OVERHEAD UTILITY
---	ASPHALT ROAD
---	GRAVEL ROAD
---	FENCE LINES

Course	Bearing	Distance
L1	N 58°56'04" E	503.49'
L2	N 05°57'58" E	103.71'
L3	S 67°54'10" W	83.10'
L4	Rad: 4674.36' Tan: 281.86' Chd: N 33°27'12" W	A: 503.84' CA: 6°10'07" 503.00'
L5	N 50°18'22" W	70.87'
L6	S 53°03'19" W	358.32'
L7	Rad: 6785.49' Tan: 272.11' Chd: S 34°38'54" E	A: 643.94' CA: 4°35'35" 543.79'
L8	S 12°38'11" W	138.67'

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 8/28/2024 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DRAWING SCALE
1 INCH = 200 FEET

BOUNDARY SURVEY
5.972 ACRES
IN THE G.W. CAYCE SURVEY,
ABSTRACT NO. 142
MONTAGUE COUNTY, TEXAS

111 N. DIXON ST.
GAINESVILLE, TX 72648
PH: 840-662-0185
TOPLE PPM NO. 10048000

AMERICAN SURVEYING

DRAWN BY: [Signature]	DATE: 08/27/2024	JOB NO: 0424	SCALE: 1" = 200'	PAGE: 1 OF 2
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J.E. THOMPSON R.P.L.S. No 4857

ERRORS: THE CLIENT OR CLIENTS REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

**Waiver of Priority Purchase Right
by Governmental Entity**

RE: Potential Sale of State-Owned Property
Texas Department of Transportation
+/- 5.972 acres; D03-169-541
[Address]
US 82 at SH 59 Montague County, Texas

Stephen Dodge, Director
Real Estate Services Section
Right of Way Division
Texas Department of Transportation
6230 E. Stassney Lane
Austin, Texas 78744

Dear Mr. Dodge:

We have reviewed TxDOT's letter dated July 25, 2024 regarding the proposed sale of the above-referenced property.

The Priority Holder IS NOT interested in purchasing this property.

The Priority Holder WAIVES the priority right to purchase this property.

Sincerely,

_____ [Signature]

_____ [Name]

_____ [Title]

_____ [Entity Name]

Date: _____, 20__

Kevin Benton
County Judge
Montague County
11339 State Highway 59 N
Montague, TX 76251