

TEXAS TRANSPORTATION COMMISSION

JOHNSON County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the city of Burleson, JOHNSON COUNTY, on INTERSTATE HIGHWAY 35W, the State of Texas (state) acquired certain land for state highway purposes by instruments recorded in Volume 380, Page 227, Volume 450, Page 65, and Volume 443, Page 599, Deed Records of Johnson County, Texas.

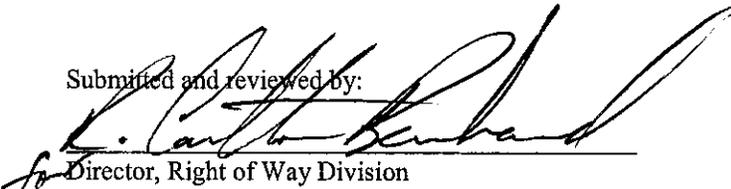
The Texas Transportation Commission (commission) approved Minute Order 109998 on February 25, 2005, authorizing the sale of surplus land. The appraised value of the land has been revised to be \$15,682. This minute order authorizes the sale of the surplus land for the revised value.

The commission finds \$15,682 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

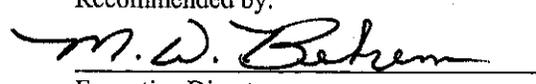
NOW, THEREFORE, IT IS ORDERED, that Minute Order 109998 be amended only with respect to the value of the surplus land, and all other provisions of Minute Order 109998 are to remain unchanged.

FURTHER, the commission recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Mouser Family Limited Partnership #1 for \$15,682.

Submitted and reviewed by:

  
for Director, Right of Way Division

Recommended by:

  
Executive Director

**110292 OCT 27 05**

Minute Number      Date Passed



Great Southwestern Surveyors of Texas  
1001 South 18<sup>th</sup> Street • Waco • Texas • 76706

EXHIBIT "A"  
Sheet 1 of 3

**FIELD NOTES**  
**SURPLUS TRACT 14-99**  
**0.90 acres of land**  
**in the**  
**W. G. Ray Survey**  
**Abstract No. 731**  
**Johnson County**  
**Texas**

All that certain lot, tract or parcel of land lying and being situated in the W. G. Ray Survey, Abstract No. 731, Johnson County, Texas, and being a portion of that certain tract of land conveyed by Charles R. Sparks to the State of Texas according to the deed filed of record in Volume 380, Page 227, Deed Records of Johnson County, Texas, together with a portion of that certain tract of land conveyed by Mrs. Eugenia Harger to the State of Texas according to the deed filed of record in Volume 450, Page 65, Deed Records of Johnson County, Texas, and a portion of that certain tract of land conveyed by Charles R. Sparks to the State of Texas according to the deed filed of record in Volume 443, Page 599, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod set 40 feet radially to the southeast from centerline Station 2+61.7, the original centerline alignment of Farm to Market Highway No. 917, said point being at the point of curvature of the southeast right-of-way of said highway, and being in the north line of that certain tract of land conveyed to Burleson 917 Joint Venture according to the deed filed of record in Volume 2419, Page 850, Real Records of Johnson County, Texas, for a corner of this tract;

**THENCE** S 61°31'02" W, along the southeasterly line of said right-of-way and along the north line of said Burleson 917 Joint Venture tract, a distance of 0.70 feet to a bent ¾" smooth sided iron rod for a corner of this tract;

**THENCE** S 15°23'12" W, along a westerly line of said Burleson 917 Joint Venture tract and along an easterly right-of-way line of Interstate Highway No. 35, a distance of 64.70 feet to ½" iron rod set for the most southerly corner of this tract, said point being the beginning of a non-tangent curve to the right in the easterly line of the service road right-of-way line of said interstate highway, from said ½" iron rod, a concrete monument with a broken top found bears S 15°23'12" W, a distance of 5.13 feet, said ½" iron rod being the beginning of "Control Access Line;"

**THENCE** along the right-of-way of said service road and along said "Control Access Line," and along said curve whose radius is 280.00 feet, and whose central angle is 34°48'35", and whose long chord bears N 02°58'02" W, a distance of 167.51 feet, an arc distance of 170.11 feet to a ½" iron rod set for a corner of this tract

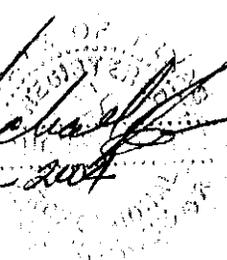
THENCE N 54°00'35" E, along said 'Control Access Line,' a distance of 123.45 feet to a ½" iron rod set for a corner of this tract;

THENCE N 88°37'14" E, along said "Control Access Line," at a distance of 200 feet pass the end of said "Control Access Line," in all a distance of 408.70 feet to a ½" iron rod set in the southeasterly right-of-way line of the original alignment of said Farm to Market highway 40 feet radially to the southeast from the centerline thereof at Station 7+91.46, and in the north line of said Burleson 917 Joint Venture tract, said point being the beginning of a non-tangent curve;

THENCE along the southeasterly right-of-way line of the original alignment of said Farm to Market highway and along the north line of said Burleson 917 Joint Venture tract and along said curve whose radius is 1869.86 feet, and whose central angle is 15°53'34", and whose long chord bears S 68°48'03" W, a distance of 517.00 feet, an arc distance of 518.67 feet to the PLACE OF BEGINNING, and containing 0.90 acres of land, more or less, in accordance with the plat of even date herewith, attached hereto and made a part hereof.

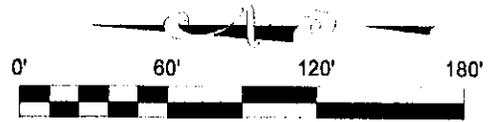
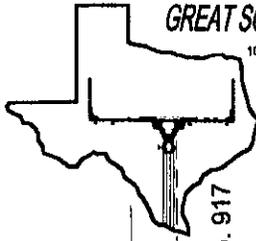
**Access is prohibited across the "Control of Access Line" to the transportation facility from adjacent property.**

*W. Michael*  
15/Dec 2004



**GREAT SOUTHWESTERN SURVEYORS OF TEXAS**

1001 SOUTH 18TH STREET \* WACO, TEXAS 76706 \* (254) 752-6800



Plat Showing  
 Surplus Right-of-Way Tract 14-99  
 Being  
 0.90 Acres of land  
 in the  
**W. G. Ray Survey**  
 Abstract No. 731  
 Johnson County  
 Texas

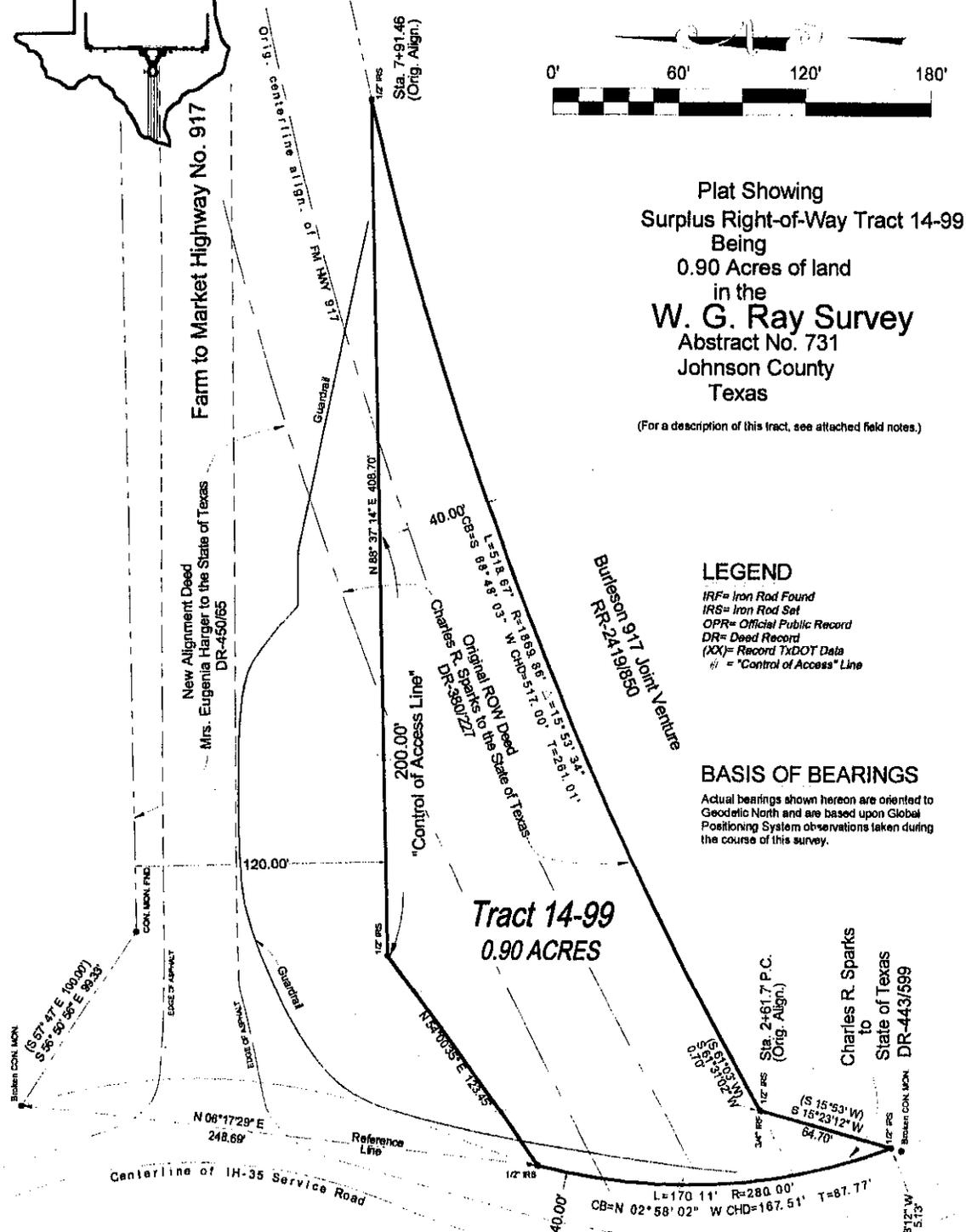
(For a description of this tract, see attached field notes.)

**LEGEND**

- IRF= Iron Rod Found
- IRS= Iron Rod Set
- OPR= Official Public Record
- DR= Deed Record
- (XX)= Record TxDOT Data
- || = "Control of Access" Line

**BASIS OF BEARINGS**

Actual bearings shown hereon are oriented to Geodetic North and are based upon Global Positioning System observations taken during the course of this survey.



**EXHIBIT "A"**  
 Sheet 3 of 3

I hereby affirm that this survey substantially conforms to the surveying standards of the Texas Board of Professional Surveyors according to the information furnished, and that it was made on the ground on December 15, 2003.

*W. Michael Evans*  
**W. Michael Evans**  
 Registered Professional Land Surveyor No. 4715

REV. 1



