

TEXAS TRANSPORTATION COMMISSION

WICHITA County

MINUTE ORDER

Page 1 of 1

WICHITA FALLS District

In the city of Wichita Falls, WICHITA COUNTY, on INTERSTATE 44, the State of Texas (state) acquired certain land needed for highway purposes by instrument recorded in Volume 820, Page 27, Deed Records of Wichita County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

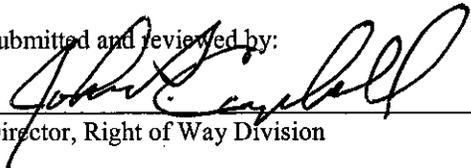
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Cantu Services, Inc. is the abutting landowner and has requested that the surplus land be sold to the company for \$25,800.

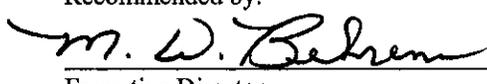
The commission finds \$25,800 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus land is no longer needed for a state highway purpose and 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 Cantu Services, Inc. for \$25,800; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

Submitted and reviewed by:

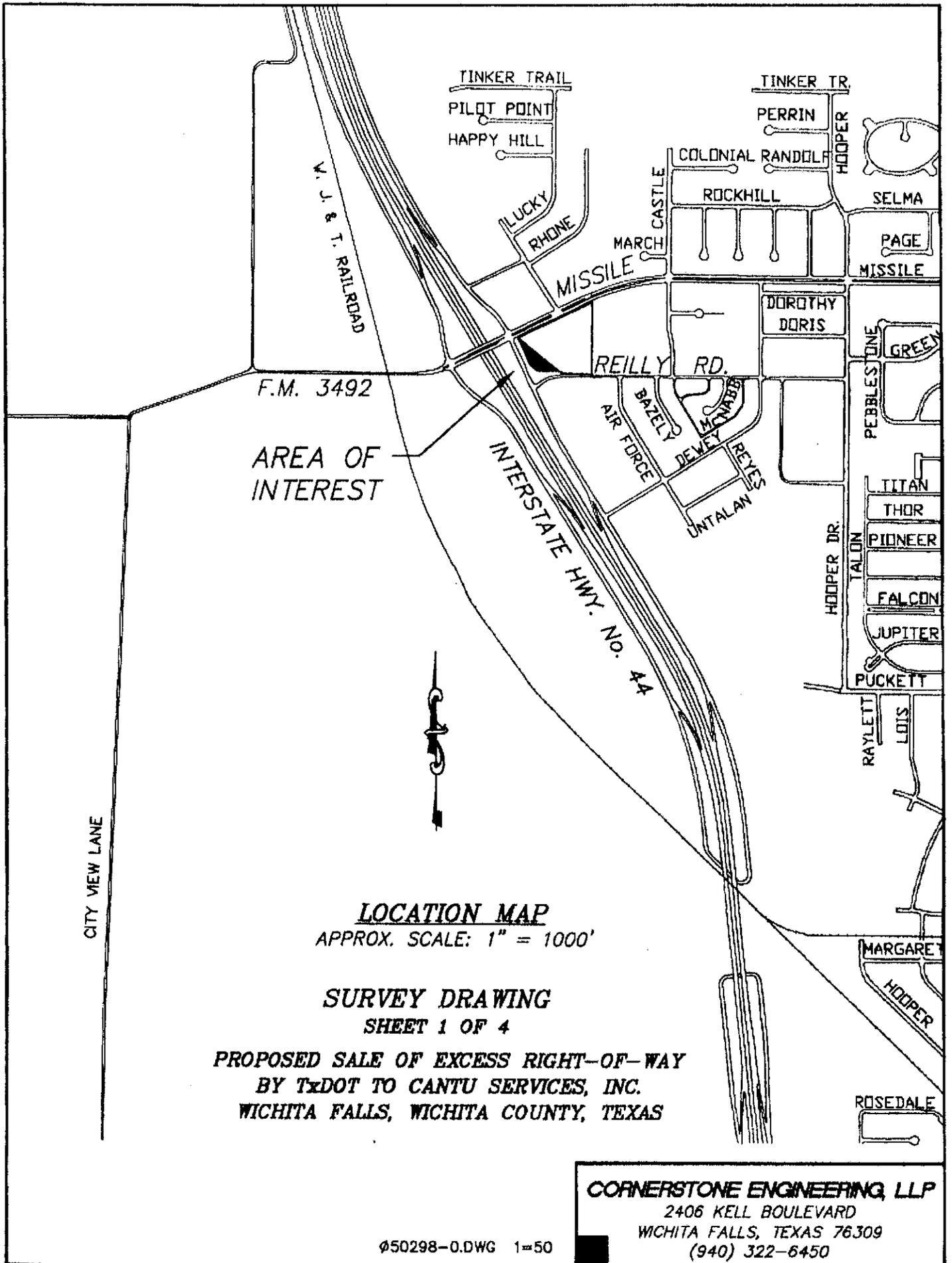
  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

  
\_\_\_\_\_  
Executive Director

**110466 FEB 23 06**

Minute Date  
Number Passed



CITY VIEW LANE

F.M. 3492

AREA OF INTEREST

INTERSTATE HWY. No. 44

**LOCATION MAP**

APPROX. SCALE: 1" = 1000'

**SURVEY DRAWING**

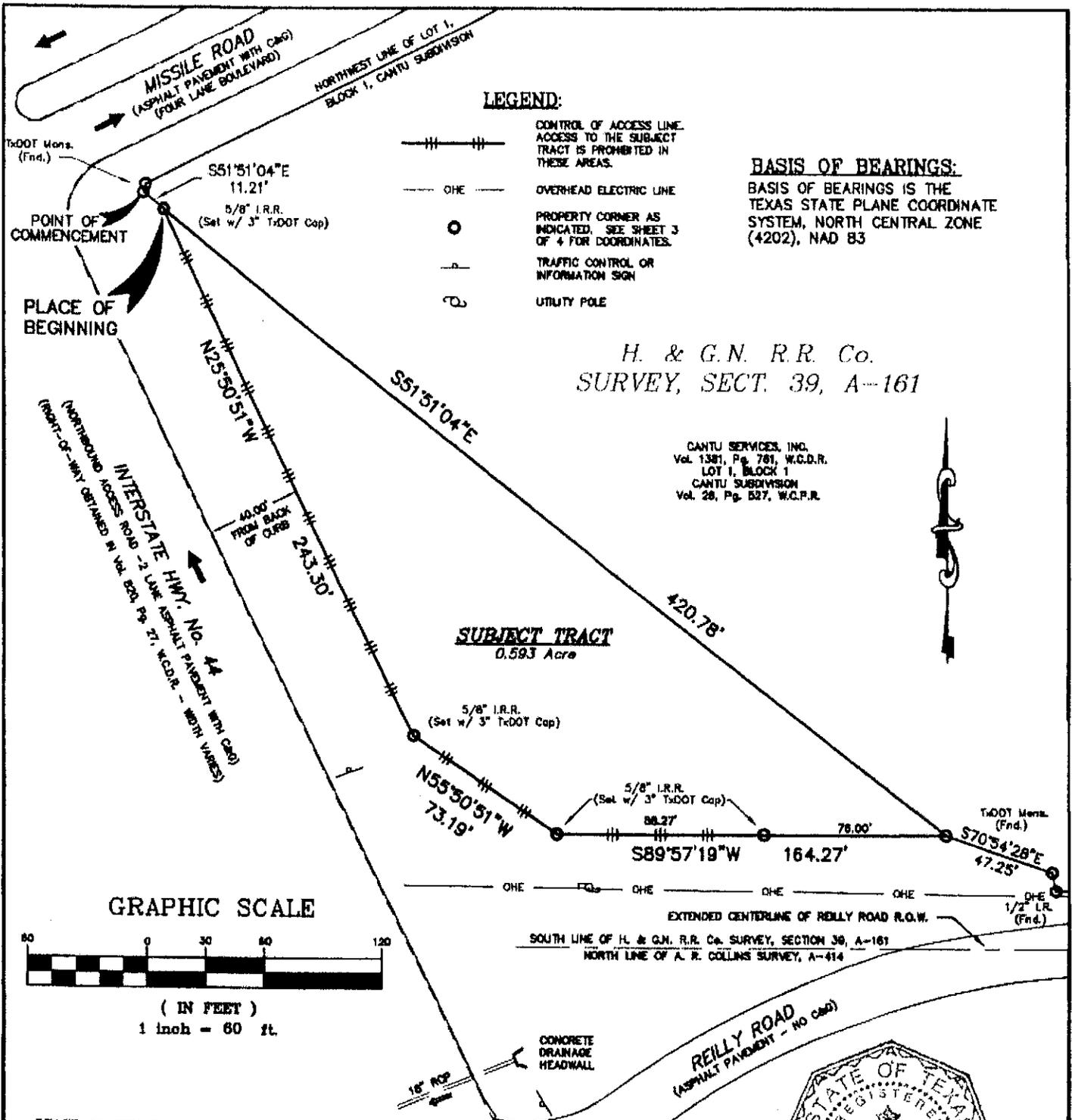
SHEET 1 OF 4

**PROPOSED SALE OF EXCESS RIGHT-OF-WAY  
BY TxDOT TO CANTU SERVICES, INC.  
WICHITA FALLS, WICHITA COUNTY, TEXAS**

**CORNERSTONE ENGINEERING, LLP**  
2406 KELL BOULEVARD  
WICHITA FALLS, TEXAS 76309  
(940) 322-6450

050298-0.DWG 1=50

EXHIBIT A



**LEGEND:**

- CONTROL OF ACCESS LINE. ACCESS TO THE SUBJECT TRACT IS PROHIBITED IN THESE AREAS.
- OVERHEAD ELECTRIC LINE
- PROPERTY CORNER AS INDICATED, SEE SHEET 3 OF 4 FOR COORDINATES.
- TRAFFIC CONTROL OR INFORMATION SIGN
- UTILITY POLE

**BASIS OF BEARINGS:**

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83

H. & G.N. R.R. Co.  
SURVEY, SECT. 39, A-161

CANTU SERVICES, INC.  
Vol. 1381, Pg. 781, W.G.D.R.  
LOT 1, BLOCK 1  
CANTU SUBDIVISION  
Vol. 28, Pg. 527, W.C.P.R.



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 60 ft.

STATE OF TEXAS:  
COUNTY OF WICHITA:

KNOW ALL MEN BY THESE PRESENTS, THAT I, MARTIN LITTEKEN, JR., PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I DID CAUSE TO BE SURVEYED ON THE GROUND THE TRACT OF LAND SHOWN ON THIS DRAWING, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY DRAWING AND THE ATTACHED PROPERTY DESCRIPTION ARE TRUE AND CORRECT.

*Martin Litteken Jr* 11/10/05

MARTIN LITTEKEN, JR.  
TEXAS REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5179



**SURVEY DRAWING**  
**SHEET 2 OF 4**

**CORNERSTONE ENGINEERING, LLP**  
2406 KELL BOULEVARD  
WICHITA FALLS, TEXAS 76309  
(940) 322-6450

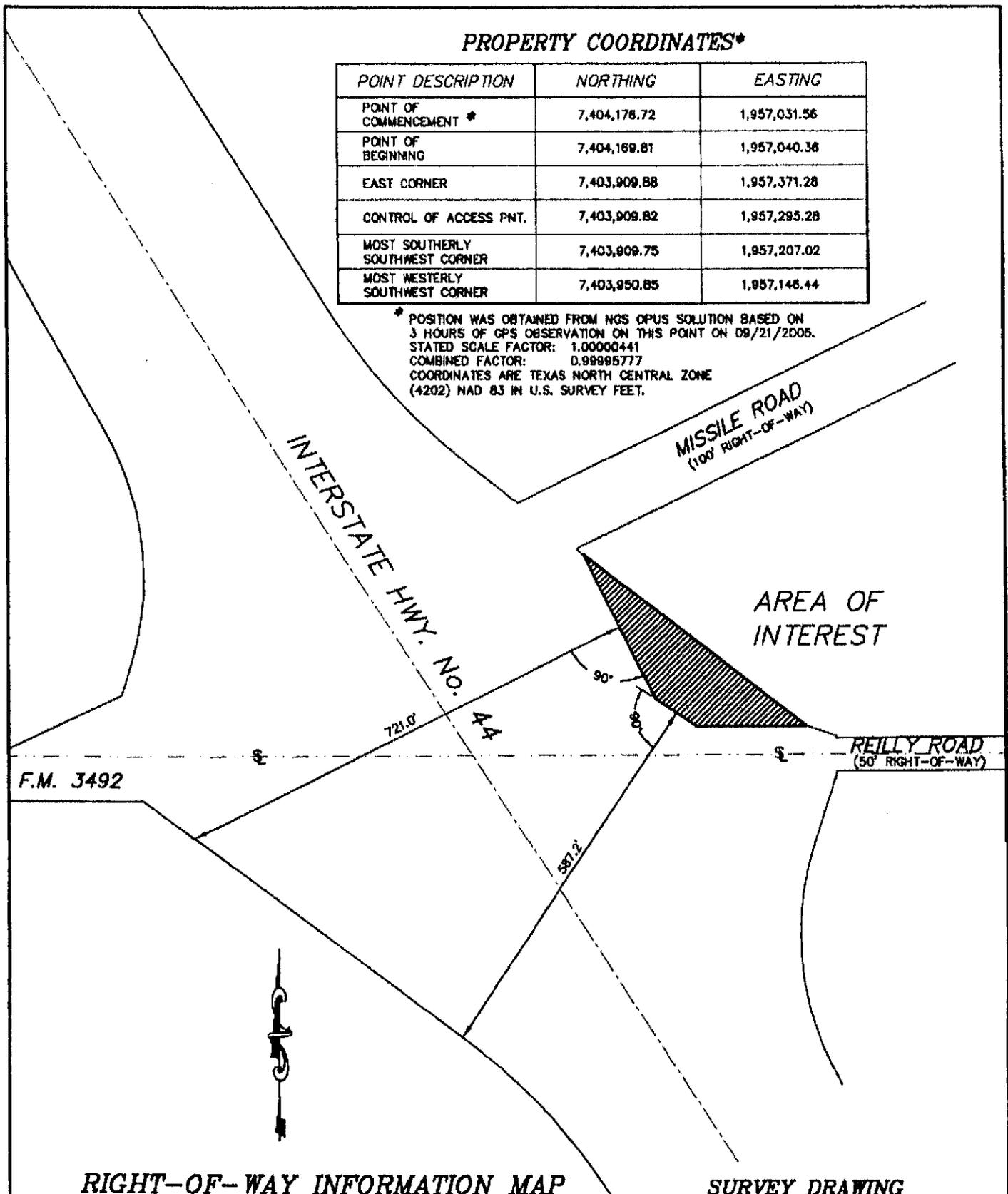
Ø 50298-0.DWG 1=60

REVISED 11/16/2005 PER TxDOT COMMENTS

**PROPERTY COORDINATES\***

POINT DESCRIPTION	NORTHING	EASTING
POINT OF COMMENCEMENT *	7,404,176.72	1,957,031.56
POINT OF BEGINNING	7,404,169.81	1,957,040.36
EAST CORNER	7,403,909.88	1,957,371.28
CONTROL OF ACCESS PNT.	7,403,909.82	1,957,295.28
MOST SOUTHERLY SOUTHWEST CORNER	7,403,909.75	1,957,207.02
MOST WESTERLY SOUTHWEST CORNER	7,403,950.85	1,957,146.44

\* POSITION WAS OBTAINED FROM NGS OPUS SOLUTION BASED ON 3 HOURS OF GPS OBSERVATION ON THIS POINT ON 09/21/2005.  
 STATED SCALE FACTOR: 1.00000441  
 COMBINED FACTOR: 0.98995777  
 COORDINATES ARE TEXAS NORTH CENTRAL ZONE (4202) NAD 83 IN U.S. SURVEY FEET.



**RIGHT-OF-WAY INFORMATION MAP**

APPROX. SCALE: 1" = 200'  
 RIGHTS-OF-WAY AS SHOWN WERE  
 DRAWN FROM EXISTING MAPS AND  
 HAVE NOT BEEN SURVEYED.

**SURVEY DRAWING  
 SHEET 3 OF 4**

**CORNERSTONE ENGINEERING, LLP**  
 2406 KELL BOULEVARD  
 WICHITA FALLS, TEXAS 76309  
 (940) 322-6450

Ø50298-0.DWG 1=200

EXHIBIT A

FIELD NOTES OF A 0.593 ACRE TRACT OF LAND OUT OF SECTION 39 OF THE H. & G.N. R.R. COMPANY SURVEY, A-161, WICHITA COUNTY, TEXAS, AND BEING PART OF THAT 27.831 ACRES OF RIGHT-OF-WAY CONVEYED TO THE STATE OF TEXAS IN A DEED FROM ROY BROADWAY, ET AL, RECORDED IN VOLUME 820, PAGE 27, WICHITA COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing from a Texas Highway Department monument in concrete for the most Westerly Northwest corner of Lot 1, Block 1, Cantu Subdivision, an addition to the City of Wichita Falls as recorded in Volume 26, Page 527, Wichita County Plat Records;

Thence along the Southwest line of said Lot 1, South 51°51'04" East 11.21 feet to a 5/8 inch steel reinforcing rod with a 3 inch TxDOT aluminum cap set for the North corner and Place of Beginning of this description;

Thence continuing along the Southwest line of said Lot 1, South 51°51'04" East 420.78 feet to a Texas Highway Department monument found in concrete for the East corner of this description;

Thence South 89°57'19" West 76.00 feet to a 5/8 inch steel reinforcing rod with a 3 inch TxDOT aluminum cap set, said rod also being the beginning of a control of access line;

Thence continuing South 89°57'19" West 88.27 feet along a control of access line to a 5/8 inch steel reinforcing rod with a 3 inch TxDOT aluminum cap set for the most Southerly Southwest corner of this description;

Thence North 55°50'51" West 73.19 feet along a control of access line to a 5/8 inch steel reinforcing rod with a 3 inch TxDOT aluminum cap set for the most Westerly Southwest corner of this description;

Thence North 25°50'51" West 243.30 feet along a control of access line to the Place of Beginning and containing 0.593 acre (25,821 square feet) of land, more or less.

Notes:

1. The basis of bearing for these field notes and the accompanying survey is the Texas State Plane Coordinate System, North Central Zone (4202), NAD 83;
2. This description and the accompanying survey drawing indicate that access to adjacent transportation facilities is prohibited from a portion of the property boundary as described above; and
3. This property description shall be considered a part of and shall be used in conjunction with that survey drawing dated 11/10/2005, *Cornerstone Engineering, LLP, Work Order 050298-0*.

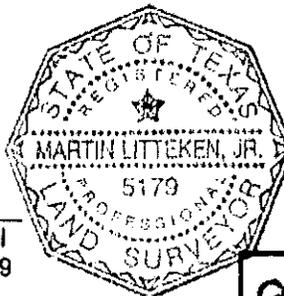
STATE OF TEXAS  
COUNTY OF WICHITA

KNOW ALL MEN BY THESE PRESENTS, that I, Martin Litteken, Jr.  
Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the parcel of land shown on the accompanying survey drawing and, and to the best of my knowledge and belief, this property description is true and correct.

IN WITNESS THEREOF, my hand and seal this the 10<sup>th</sup> day of November, 2005



Martin Litteken, Jr., Registered Professional  
Land Surveyor No. 5179  
Revised 11/16/2005 per TxDOT comments



**SURVEY DRAWING**  
**SHEET 4 OF 4**

**CORNERSTONE ENGINEERING, LLP**  
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