

TEXAS TRANSPORTATION COMMISSION

BELL County

MINUTE ORDER

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WACO District

Transportation Code, Chapter 201, Section 201.1055, authorizes agreements with private entities for the acquisition, design, construction or renovation of buildings for the Texas Department of Transportation (department) by various methods. The methods include the exchange of existing department owned property and improvements with a private entity in return for the design and construction of a building or other facility required to support department operations on department owned property.

Under that authority, the department intends to issue a Request for Qualifications and Proposals to select a qualified private entity to design, develop and construct a department maintenance facility in exchange for the existing Belton, Temple and Killeen maintenance facilities. Any difference in value between the proposed new facility and the department property to be exchanged will be provided from the Maintenance Division's budget to the extent funds are available. The construction of a new facility on new state-owned property, to the latest standards of the department will benefit the traveling public and the department.

The department's existing facility, located at 1502 Old Holland Road, Belton, with an appraised value of \$481,914, will no longer be needed for the purposes for which it was acquired. A metes and bounds description of the property is attached as Exhibit A-1.

The department's existing facility, located at 3801 North 3rd, Temple, with an appraised value of \$285,000, will no longer be needed for the purposes for which it was acquired. A metes and bounds description of the property is attached as Exhibit A-2.

The department's existing facility, located at 2102 Martin Luther King Boulevard, Killeen, with an appraised value of \$835,000, will no longer be needed for the purposes for which it was acquired. A metes and bounds description of the property is attached as Exhibit A-3.

The construction of the new area engineer and maintenance facility is to be completed on department property, located at the Northeast Corner of Loop 121 and Connell Street in the city of Belton, Bell County, Texas, more particularly described by metes and bounds in Exhibit B.

The department proposes to negotiate a Development and Exchange Agreement with the three top ranked proposers, beginning with the top ranked proposer, to procure the new facility based on whose proposal provides the best value to the department. Best value will be based on cost estimates for the site development, professional design services, construction cost and all associated costs for the new facility.

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MINUTE ORDER

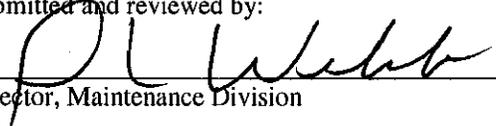
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WACO District

IT IS THEREFORE ORDERED by the commission that the department issue a Request for Qualifications and Proposals and commence negotiations with the top three ranked proposers to design and construct a new facility for the department in exchange for the existing three maintenance facility properties located in Belton, Temple and Killeen and partial capital funding.

IT IS FURTHER ORDERED that the department may reissue a Request for Qualifications and Proposals for this project in the event that suitable terms for a Development and Exchange Agreement cannot be accomplished with one of the top three ranked proposers.

Submitted and reviewed by:



Director, Maintenance Division

Recommended by:



Executive Director

110589 JUN 29 06

Minute
Number

Date
Passed

Exhibit A-1
Belton Area Engineer/Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of certain property and improvements located at 1502 Old Holland Road, Belton, Bell County, Texas, more particularly described by metes and bound as follows:

Being 10.00 acres in the M.F. CONNELL SURVEY, abstract number 6, situated in Belton, Bell County, Texas, and embracing all of the called 6.00 acre tract described in the deed to the State of Texas recorded in Volume 752, page 624 of the Bell County Deed Records, and all of the called 4.00 acre tract described in the deed to the State of Texas recorded in Volume 2448, page 704 of said Deed Records.

COMMENCING at a found ½ inch iron rod in the east side of way line of FM 436, and the east line of a 0.578 of an acre tract described in the deed to the State of Texas recorded in Volume 554, page 178 of said Deed Records, for the southwest corner of Lot 2, Block 1, of the J.C. WOOLEY ADDITION, an addition to the city of Belton, Bell County, Texas, as it appears upon the map recorded in Cabinet C, Slide 195-C of the Bell County Plat Records.

THENCE north 26°09'09" west 516.65 feet along the existing east ROW line of FM 436, also along the west line of Lots 1 and 2 of Block 1 of the J.C. WOOLEY ADDITION to a found ½ inch iron rod, replaced with a set 5/8 inch iron rod and a TxDOT aluminum cap in concrete, being on the south side of a concrete retaining wall being in the east line of FM 436 and a 0.578 acre tract, for the northwest corner of Lot 1, Block 1 of the J.C. WOOLEY ADDITION, also being the southwest corner of the called 6.00 acre tract for the Point of Beginning.

- (1) THENCE north 26°09'09" west of 400-31/100 feet along the existing east ROW line of FM 436, along the west line of said 6.00 acre tract to a found 6 feet chain link fence corner post being in the east line of FM 436, also along the east line of said 0.578 acre tract, also being the southwest corner of Lot 1, Block F of the BELL TEX SUBDIVISION, being a REPLAT OF LOT 1, BLOCK F, AND LOT 1, BLOCK G, a subdivision in Belton, Bell County, Texas, as it appears upon the map recorded in Cabinet A, Slide 325-B of the Bell County Plat Records, also at the northwest corner of said 6.00 acre tract.
- (2) THENCE north 63°50'51" east 653.49 feet along the north line of said 6.00 acre tract, also along the south line of Block F of the BELL TEX SUBDIVISION to a found PK nail in concrete at the base of a chain link fence corner post being the northeast corner of the called 6.00 acre tract, also being the northwest corner of Lot 10, Block E of the first RE-PLAT OF BLOCK E, BELL TEX SUBDIVISION as it appears upon the map recorded in Cabinet A, Slide 74-A of the Bell County Plat Records.
- (3) THENCE south 26°07'16" east 399.96 feet along the east line of said 6.00 acre tract, also along the west line of Block E of the BELL TEX SUBDIVISION with a plastic cap stamped RCS-Temple, TX RPLS 2025 to a set 5/8 inch iron rod being the southeast corner of the called 6.00 acre tract, in the north line of the called 4.00 acre tract, and being the southwest corner of Lot 6, in said Block E of the BELL TEX SUBDIVISION.
- (4) THENCE north 63°13'45" east 146.54 feet along the north line of said 4.00 acre tract, also along the south line of Lot 6, Block E of the BELL TEX SUBDIVISION to a found 5/8 inch iron rod being the northeast corner of the called 4.00 acre tract, the southeast corner of Lot 6, and the northwest corner of Lot 5, in said Block E of the BELL TEX SUBDIVISION.

- (5) THENCE south 47°03'40" east 204.93 feet along the east line of said 4.00 acre tract, also along the west line of Lot 5, Block E of the BELL TEX SUBDIVISION to a found 5/8 inch iron rod with a TxDOT aluminum cap at the southeast corner of the called 4.00 acre tract, being the southwest corner of Lot 5, Block E of the BELL TEX SUBDIVISION, also being an angle point in the north line of Lot 10, Block 1 of JAS K. EVETTS ADDITION-SECTION 1, an addition in Belton, Bell County, Texas, as it appears upon the map recorded in Cabinet A, Slide 85-A of the Bell County Plat Records.
- (6) THENCE south 43°15'36" west 587.59 feet along the south line of said 4.00 acre tract, also along the north line of Block 1 of the JAS K. EVETTS ADDITION-SECTION 1, to a found ½ inch iron rod in for the southwest corner of the called 4.00 acre tract, also being the north line of Block 1 of the JAS K. EVETTS ADDITION-SECTION 1, also being the southeast corner of Lot 2, Block 1 of the J.C. WOOLEY ADDITION.
- (7) THENCE north 40°05'27" west 408.26 feet along the west line of said 4.00 acre tract, also along the east line of Lots 1 and 2, Block 1, of the J.C. WOOLEY ADDITION to a found ½ inch rod being the northwest corner of the called 4.00 acre tract, in the south line of the called 6.00 acre tract, and being the northeast corner of Lot 1, Block 1 of the J.C. WOOLEY ADDITION.
- (8) THENCE south 63°49'00" west 224.53 feet along the south line of the called 6.00 acres tract, and the north line of Lot 1, Block 1 of the J.C. WOOLEY ADDITION, to the POINT OF BEGINNING and containing 10.00 acres.

Basis of bearings were taken from the east line of FM 436 adjacent to the J.C. WOOLEY ADDITION and the State of Texas called 6.00 acre tract as north 26 degrees-09 minutes-09 seconds west.

Exhibit A-2
Temple Maintenance Sub-Section Site

The Texas Department of Transportation (TxDOT) is the owner of certain property and improvements located at 3801 North 3rd, Temple, Bell County, Texas, more particularly described by metes and bound as follows:

BEING 5.997 acres of land, surveyed by Landesign Services, Inc., out of the Uri Holbrook Survey, abstract no. 1009, Bell County, Texas, and being a part of Tract 6 of the subdivision of Matt Bosl 84 acre tract, recorded in Volume 621, page 511 of the Deed Records of Bell County, Texas and all of a called 6.000 acre tract described in deed to the State of Texas recorded in Volume 771, page 368 of the deed records of Bell County, Texas; and being more particularly described by metes and bounds as follows:

COMMENCING at a found ½ inch iron rod in the east ROW line of I 35, the east line of a called 4.288 acre tract of land described in deed to the State of Texas for ROW recorded in Volume 421, page 271 of the Deed Records of Bell County, Texas and in the west line of Tract 7 of the Subdivision of Matt Bosl 84 acre tract and for the southern most westerly corner of a called 8.042 acre tract of land described in deed to ONCOR ELECTRIC DELIVERY COMPANY, recorded in Volume 4882, page 226 of the Deed Records of Bell County, Texas;

THENCE North 15°59'20" East 156.05 feet (record: North 17°59'35" East 156.04 feet), with the east line of east ROW line of I 35, the east line of said 4.288 acres and the west line of said 8.042 acres, passing a Type II ROW monument at 155.15 feet, to a calculated point for the northeast corner of Tract 7 and said 8.039 acres, the southwest corner of Tract 6 and said 6.000 acres and the POINT OF BEGINNING, from which a found ½ inch iron rod bears North 72°53'48" West 0.30 feet;

- (1) THENCE North 15°59'20" East 250.00 feet (record North 17°57' East 250.00 feet) with the east ROW line of I 35, the east line of said 4.288 acres and the west line of Tract 6 and said 6.000 acres to a found 5/8 inch iron rod with a TxDOT aluminum cap for the northwest corner of said 6.000 acres and the western most southerly corner of a called 4.89 acre tract of land described in deed to County Developers, Inc., recorded in Volume 1006, page 680 of the Deed Records of Bell County, Texas, from which a found Type II ROW monument bears North 15°59'20" East 1.38 feet;
- (2) THENCE South 72°53'48" East 1045.17 feet (record: South 70°59'30" East 1045.62 feet) through Tract 6 along the north line of said 6.000 acres and the south line of said 4.89 acres to a found 5/8 inch iron rod with a TxDOT aluminum cap for the northeast corner of said 6.000 acres and an angle corner in the south line of said 4.89 acres, from which a 3 inch galvanized fence corner post bears, South 72°43' West 1.0 feet;
- (3) THENCE South 16°02'42" West 250.00 feet (record: South 17°57' West 250.00 feet) continuing through Tract 6 along the east line of said 6.000 acres and the south line of said 4.89 acres to a found 5/8 inch iron rod with a TxDOT aluminum cap in the north line of said 8.042 acres for the southeast corner of said 6.000 acres and an angle corner in the south line of said 4.89 acres from which a found 1/2 inch iron rod for the southeast corner of Tract 6 and said 4.89 acres and the northeast corner of Tract 7 and said 8.039 acres bears South 72°53'48" East 54.50 feet;
- (4) THENCE North 72°53'48" West 1044.92 feet (record North 70°59'30" West 1045.62 feet) along the south line of Tract 6 and said 6.000 acres and the north line of Tract 7 and said 8.042 acres to the POINT OF BEGINNING.

Exhibit A-3
Killeen Maintenance Facility

The Texas Department of Transportation (TxDOT) is the owner of certain property and improvements located at 2102 Martin Luther King Boulevard, Killen, Bell County, Texas, more particularly described by metes and bound as follows:

BEING 7.899 acres of land, surveyed by Landesign Services, Inc., out of the James C. McKee Survey, abstract no. 992, in Bell County, Texas, and being a part of a called 7.94 acre tract of land described in deed to the State of Texas recorded in Volume 1293, page 33 of the deed records of Bell County, Texas (D.R.B.C.T.); and being more particularly described by metes and bounds as follows:

COMMENCING at a found Type I in the existing east ROW line of FM 2410, being the east line of a called 0.191 acre tract of land described in deed to the State at Texas for ROW recorded in Volume 2378, Page 606 of the D.R.B.C.T., and the west line of the remainder of a called 176.07 acre tract of land described in deed to Central Texas Union Junior College District recorded in Volume 1779, page 876 of the D.R.B.C.T.;

THENCE South 21°35'07" West 204.89 feet with the existing east ROW line of FM 2410 to a found Type I monument at the southeast corner of said 0.191 acre ROW tract in the south line of the J. J. Roberts Survey, abstract no. 731, the north line of the James C. McKee Survey, and the north line of said 7.94 acres for the **POINT OF BEGINNING**, from which a calculated point for the northwest corner of said 7.94 acres and the southwest corner of said 0.191 acres bears North 73°00'00" West 10.96 feet;

- (1) THENCE South 73°00'00" East 689.84 feet with the south line of the J. J. Roberts Survey, the north line of the James C. McKee Survey, and the north line of said 7.94 acres to a found 5/8" iron rod with a TxDOT aluminum cap at the northeast corner of said 7.94 acres;
- (2) THENCE South 17°00'00" West 700.00 feet with the east line of said 7.94 acres to a found 5/8 inch iron rod with a TxDOT aluminum cap at the southeast corner of said 7.94 acres;
- (3) THENCE North 73°00'00" West 400.00 feet with the south line of said 7.94 acres to a found 5/8 inch iron rod with a TxDOT aluminum cap at the southernmost southwest corner of said 7.94 acres;
- (4) THENCE North 17°00'00" East 482.62 feet with the west line of said 7.94 acres to a found 5/8 inch iron rod with a TxDOT aluminum cap at an angle point in the west line of said 7.94 acres;
- (5) THENCE North 72°54'10" West 300.59 feet with the west line of said 7.94 acres to a found Type I monument in the existing east ROW line of FM 2410 being the northeast corner of a called 1.887 acre tract of land described in deed to the State of Texas for ROW recorded in Volume 2378, page 606 of the D.R.B.C.T., from which a calculated point for the westernmost southwest corner of said 7.94 acres bears North 72°54'10" West 18.74 feet;
- (6) THENCE North 19°50'23" East 217.13 feet through said 7.94 acres to the **POINT OF BEGINNING**.

This parcel contains 7.899 acres of land, more or less, out of the James C. McKee Survey, abstract no. 992, in Bell County, Texas.

Exhibit B
New Belton Area Engineer/Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of 20 acres out of the James P. Wallace Survey located at the Northeast corner of Loop 121 and Connell Street, Belton, Bell County, Texas, more particularly described by metes and bound as follows:

BEING a tract of land situated in the James P. Wallace Survey, abstract no. 906, Bell County, Texas, and being a portion of that tract as described in a deed to Bill Bartlett, Trustee, recorded in Volume 3606, page 352, Deed Records, Bell County, Texas; said tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch steel rod found (control monument) being the Northwest corner of said Bartlett tract and the Northwest corner of Lot 1, Block 1, Church Place Addition, an addition to the city of Belton, Bell County, Texas, per plat recorded in Cabinet C, Slide 203-C in said deed records, and being the Southwest corner of a tract of land described in a deed to J.N. Woody, recorded in Volume 695, page 255, D.R.B.C.T.;

THENCE South 71°17'51" East (reference bearing) along the North line of said Bartlett tract and the North line of said Lot 1, Block 1, Church Place Addition and the South line of the said Woody tract passing at 435.70 feet the Northeast corner of said Lot 1, Block 1, Church Place Addition, continuing in all a distance of 1121.13 feet to a 5/8 inch steel rod (control monument) being the common Northeast corner of said Bartlett tract and the Northwest corner of a tract of land described in a deed to Jake Petronelli and wife Pauline Petronelli, recorded in Volume 656, page 215, of said deed records and being the POINT OF BEGINNING;

- (1) South 20°43'12" West along the common East line of said Bartlett tract and West line of said Petronelli tract a distance of 375.00 feet to a ½ inch steel rod being the Southwest corner of said Petronelli tract;
- (2) South 71°09'00" East along the common South line of said Petronelli tract and a Northerly line of said Bartlett tract a distance of 121.44 feet to a ½ inch steel rod being the Northwest corner of a tract of land described in a deed to Tommie Humphrey and wife, Ruby Humphrey recorded in Volume 2296, page 607 in said deed records and from which a 60D nail bears North 42°56'00" East a distance of 3.0 feet;
- (3) South 20°39'28" West along the East line of said Bartlett tract, at 313.0 feet passing a ¾ inch steel pipe that lies 0.3 feet Northwest of line, in all a distance of 412.64 feet to ½ inch steel rod being the Southwest corner of a tract of land described in a deed to Dan Decker recorded in Volume 1703, page 743, in said deed records;
- (4) South 71° 09'00" East along the common South line of said Decker tract and the most Easterly North line of said Bartlett tract, a distance of 208.50 feet to a ½ inch steel rod on the West ROW. line of Connell Street, from which a 60D nail bears North 72° 34' 57" West a distance of 2.1 feet;
- (5) South 20° 45'32" West along said West ROW, a distance of 657.92 feet to a 4 inch square concrete ROW. marker;
- (6) South 65° 40'09" West (called 65° 40' 00") departing said ROW. a distance of 72.05 feet to a 5/8 inch Huitt-Zollars capped steel rod on the North ROW. line of Loop 121 (a publicly maintained road);
- (7) North 71° 09' 15" West along the common said Loop 121 ROW, and South line of said Bartlett tract a distance of 648.98 feet to a 5/8 inch Huitt-Zollars capped steel rod, from which a ½ inch steel rod found bears North 71° 09'15" West, a distance of 707.06 feet;
- (8) North 18° 51'20" East 266.78 feet from and parallel to the Easterly line of said Lot 1, Block 1, Church Place Addition, a distance of 1493.07 feet to a 5/8 inch Huitt-Zollars capped steel rod on the North line of said Bartlett tract;
- (9) South 71°17'51" East (reference bearing) along the common North line of said Bartlett tract and South line of said Woody tract, a distance of 418.61 feet to the POINT OF BEGINNING and embracing 871,197 square feet or 20.000 acres of land.