

TEXAS TRANSPORTATION COMMISSION

McLENNAN County

MINUTE ORDER

Page 1 of 1

WACO District

In McLENNAN COUNTY, on I-35 at LP 340/SH 6, the Texas Department of Transportation (department) is acquiring the right of way for a highway improvement project.

V.T.C.A., Transportation Code, §201.206, authorizes the department to accept donations of real property for the purpose of carrying out its functions and duties.

V.T.C.A., Government Code, Chapter 575, requires the Texas Transportation Commission (commission) to accept a gift or donation valued at \$500 or more by majority vote at an open meeting.

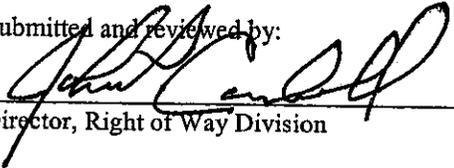
The City of Waco (owner) is the owner of the property described in Exhibits A and B. The owner wants to donate this property, estimated at \$24,240 for Parcel 4 and \$650 for Parcel 5, for a total of \$24,890, to the department for a highway improvement project to reconstruct the existing interchange of I-35 and LP 340/SH 6.

The owner may be subject to department regulations or oversight, but is not currently party to a contested case before the department. The owner may also be interested in or likely to become interested in a contract, purchase, payment, or claim with or against the department.

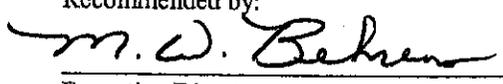
A donation agreement has been executed by the owner and tendered to the department for acceptance under Title 43, Texas Administrative Code, §1.504.

IT IS THEREFORE ORDERED by the commission that (1) the commission has determined that acceptance of this donation would provide a significant public benefit, and would not influence or reasonably appear to influence the department in the performance of its duties, and (2) the executive director is hereby authorized to accept the donation of real property, as described in Exhibits A and B, and the executive director or the director's designee is authorized and directed to sign and execute a donation agreement with the owner, in accordance with Title 43, TAC, §1.504.

Submitted and reviewed by:

  
Director, Right of Way Division

Recommended by:

  
Executive Director

**110500 MAR 30 06**

Minute Number      Date Passed

April 30, 2004

County: McLennan  
Highway: IH 35  
Limits: @ Lp 340/SH 6  
ROW CSJ: 0015-01-195  
ROW Account: 9109-00-013

Property Description  
For Parcel 4

PART 1

BEING 6.737 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN McLENNAN COUNTY, TEXAS, BEING ALL OF LOT 16, BLOCK 1 OF CENTRAL TEXAS MARKETPLACE ADDITION LOTS 1-20, BLOCK 1, A SUBDIVISION RECORDED IN MCC 2003008151 (McLENNAN COUNTY CLERK), AND CONVEYED TO THE CITY OF WACO IN SPECIAL WARRANTY DEED RECORDED IN MCC2003012862; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod at an angle point in the existing north right-of-way line of Loop 340/State Highway 6 (LP340/SH6) and the existing east right-of-way line of Farm Market Highway 3476 for an angle point in the west line of Lot 12 of Central Marketplace Addition and the north line of a called 26.59 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 856, Page 498 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

THENCE South 36°11'28" East 178.98 feet with the existing north right-of-way line of LP340/SH6 and the south line of Lot 12 to a set Type II monument at the intersection of the existing north right-of-way line of LP340/SH6 and the proposed north right-of-way line of LP340/SH6 for the southwest corner of Lot 12, the northwest corner of Lot 16, and the **POINT OF BEGINNING**;

- (1) THENCE South 59°36'53" East 260.99 feet with the proposed north right-of-way line of LP340/SH6, the north line of Lot 16, and the south line of Lot 12 to a set Type II monument for a point of curvature and the beginning of the Control of Access line;
- (2) THENCE along a curve to the left having a radius of 2822.80 feet, a delta angle of 11°45'04", an arc length of 578.94 feet, and chord bears South 65°15'34" East 577.93 feet, continuing with the proposed north right-of-way line of LP340/SH6, the north line of Lot 16, and the south lines of Lots 12, 7, and 10 of Central Marketplace Addition to a set Type II monument;
- (3) THENCE South 71°08'06" East 1244.71 feet continuing with the proposed north right-of-way line of LP340/SH6, the north line of Lot 16, and the south lines of Lots 6, 7, 8, and 10 to a set Type II monument;
- (4) THENCE along a curve to the right having a radius of 7681.44 feet, a delta angle of 05°13'16", an arc length of 699.98 feet, and chord bears South 68°31'28" East 699.73 feet, continuing with the proposed north right-of-way line of LP340/SH6, the north line of

Lot 16, and the south lines of Lots 6 and 7 of Central Marketplace Addition, to a set Type II monument;

- (5) THENCE along a curve to the left having a radius of 912.44 feet, a delta angle of  $37^{\circ}48'13''$ , an arc length of 602.03 feet, and chord bears South  $84^{\circ}48'56''$  East 591.16 feet, continuing with the proposed north right-of-way line of LP340/SH6, the north line of Lot 16, and the south lines of Lots 4, 5, 6 and 7 of Central Marketplace Addition, to a set Type II monument in the south line of Lot 4 and the north line of a called 12.977 acre tract of land described in deed to the State of Texas for right-of-way recorded in Volume 823, Page 36 of the D.R.M.C.T. at the intersection of the proposed north right-of-way line of LP340/SH6 and the existing north right-of-way line of LP340/SH6 for the northeast corner of Lot 16;
- (6) THENCE South  $62^{\circ}41'12''$  West 267.07 feet with the south line of Lot 16 and the existing north right-of-way line of LP340/SH6, being the north line of the 12.977 acre right-of-way tract and the north line of a called 31.742 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 820, Page 592 of the D.R.M.C.T. to a found Type I monument;
- (7) THENCE North  $86^{\circ}27'21''$  West 357.10 feet continuing with the south line of Lot 16 and the existing north right-of-way line of LP340/SH6 to a found Type I monument at the northwest corner of the 31.742 acre right-of-way tract and the northeast corner of a called 26.59 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 856, Page 498 of the D.R.M.C.T.;
- (8) THENCE North  $64^{\circ}53'07''$  West 354.98 feet continuing with the south line of Lot 16 and the existing north right-of-way line of LP340/SH6 to a calculated point;
- (9) THENCE along a curve to the left having a radius of 5879.65 feet, a delta angle of  $04^{\circ}45'00''$ , an arc length of 487.45 feet, and chord bears North  $67^{\circ}13'27''$  West 487.31 feet, continuing with the south line of Lot 16 and the existing north right-of-way line of LP340/SH6 to a found Type I monument;
- (10) THENCE North  $69^{\circ}36'41''$  West 1199.78 feet continuing with the south line of Lot 16 and the existing north right-of-way line of LP340/SH6 to a found Type I monument;
- (11) THENCE North  $62^{\circ}04'44''$  West 361.50 feet continuing with the south line of Lot 16 and the existing north right-of-way line of LP340/SH6 to a found Type I monument;
- (12) THENCE North  $54^{\circ}32'44''$  West 433.61 feet continuing with the south line of Lot 16 and the existing north right-of-way line of LP340/SH6 to a found Type I monument;
- (13) THENCE North  $36^{\circ}11'28''$  West 10.31 feet continuing with the south line of Lot 16 and the existing north right-of-way line of LP340/SH6 to the **POINT OF BEGINNING**.

This parcel contains 6.737 acres of land, more or less, out of the T.J. Chambers Survey, Abstract No. 7, in McLennan County, Texas, and being all of Lot 16, Block 1 of Central Marketplace Addition.

PART 2

BEING 2.243 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN McLENNAN COUNTY, TEXAS, BEING ALL OF LOT 13, BLOCK 1 OF CENTRAL TEXAS MARKETPLACE ADDITION LOTS 1-20, BLOCK 1, A SUBDIVISION RECORDED IN MCC 2003008151(MCLENNAN COUNTY CLERK), AND CONVEYED TO THE CITY OF WACO IN SPECIAL WARRANTY DEED RECORDED IN MCC2003012862; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod at the northwest corner of Lot 2 of Central Marketplace Addition, for an angle point in the south line of a remainder of a called 220.430 acre tract described in deed to Flying J Inc., recorded in MCC 2003008147;

THENCE South 85°47'16" East 1326.72 feet with the north line of Lot 2 and the south line of the remainder of the 220.430 acres to a set Type II monument in the proposed west right-of-way line of Interstate Highway 35 (IH 35) at the northeast corner of Lot 2, the northwest corner of Lot 13, and the southwest corner of a called 0.2423 acre tract of land described in deed to the City of Waco recorded in MCC 2003008149 for the **POINT OF BEGINNING**;

- (1) THENCE South 85°47'16" East 27.40 feet with the north line of Lot 13 and the south line of the 0.2423 acres to a found 1/2" iron rod in the existing west right-of-way line of IH 35 being the west line of a called 1.172 acre tract of land described in deed to the State of Texas for right-of-way recorded in Volume 95, Page 190 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) for the northeast corner of Lot 13 and the southeast corner of the 0.2423 acres;
- (2) THENCE South 25°03'23" West 1298.12 feet with the existing west right-of-way line of IH 35 and the east line of Lot 13 to a found 1/2" iron rod for the southeast corner of Lot 13 and the southwest corner of the 1.172 acre right-of-way tract in the north line of a called 12.977 acre tract of land described in deed to the State of Texas for right-of-way recorded in Volume 823, Page 36 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);
- (3) THENCE South 44°48'48" West 493.47 feet with the existing west right-of-way line of IH 35 and the south line of Lot 13 to a found Type I monument;
- (4) THENCE South 62°41'12" West 31.21 feet continuing with the existing west right-of-way line of IH 35 and the south line of Lot 13 to a set Type II monument in the south line of Lot 3, Central Texas Marketplace Addition at the intersection of the existing west right-of-way line of IH 35 and the proposed west right-of-way line of IH 35 for the southwest corner of Lot 13;
- (5) THENCE along a curve to the left having a radius of 932.52 feet, a delta angle of 23°42'34", an arc length of 385.88 feet, and chord bears North 37°11'07" East 383.14

feet with the proposed west right-of-way line of IH 35, the west line of Lot 13, and the east line of Lot 3 to a set Type II monument;

- (6) THENCE along a curve to the right having a radius of 2983.95 feet, a delta angle of  $03^{\circ}29'56''$ , an arc length of 182.22 feet, and chord bears North  $27^{\circ}04'48''$  East 182.19 feet continuing with the proposed west right-of-way line of IH 35, the west line of Lot 13, and the east line of Lot 3 to a set Type II monument;
- (7) THENCE North  $28^{\circ}49'46''$  East 893.18 feet continuing with the proposed west right-of-way line of IH 35, the west line of Lot 13, the east line of Lot 3, and the east line of Lot 2 to set Type II monument;
- (8) THENCE a curve to the left having a radius of 7597.47 feet, a delta of  $02^{\circ}29'18''$ , an arc length of 329.96 feet, and chord bears North  $27^{\circ}35'06''$  East 329.93 feet, continuing with the proposed west right-of-way line of IH 35, the west line of Lot 13, and the east line of Lot 2 to the **POINT OF BEGINNING**.

This parcel contains 2.243 acres of land, more or less, out of the T.J. Chambers Survey, Abstract No. 7, in McLennan County, Texas and being all of Lot 13, Block 1 of Central Marketplace Addition.

SUMMARY

Part 1 = 6.737 Acres  
Part 2 = 2.242 Acres  
Total = 8.979 Acres

All bearings are based on the Texas State Plane Coordinate System, Central Zone, and NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

A plat of even survey date herewith accompanies this property description.

I certify that the survey was performed on the ground under my supervision.

David R. Hartman                      4/30/04  
David R. Hartman                      Date  
Registered Professional Land Surveyor  
State of Texas No. 5264



T.J. Chambers  
Survey Abstract 7

SCALE IN FEET



MATCHLINE SHEET 5  
MATCHLINE SHEET 6



CENTRAL TEXAS MARKETPLACE ADDITION  
LOTS 1-20, BLOCK 1  
MCC 2003008151  
LOT 12  
(9.2224 AC.)

N. Bagby Avenue - F.M. 3476  
(Old Temple Rd)

POC  
PARCEL 4 PART 1

**PARCEL 4  
PART 1  
6.737 AC.**

Sta 32+47.10  
314.42' LT.

Sta 35+04.14  
289.20' LT.

N36°11'28"W  
10.31'

S59°36'53"E 260.99'  
Prop. ROW

LOT 16  
(6.8554 AC.)

Exist. ROW N54°32'44"W 433.61'

EXIST. ROW.  
VOL. 856, PG. 49B  
28.59 AC.

NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C6	2822.80	11°45'04"	578.94	S65°15'34"E	577.93

State Highway 6 - Loop 340

30+00

35+00

PROPOSED Q. S.H. 6

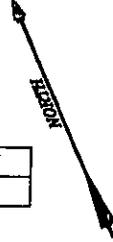
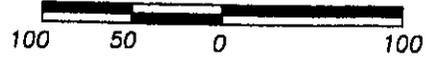
S 69° 35' 28" E 2024.01'

LANDESIGN SERVICES, INC.  
LAND SURVEYING  
117 W. 4th STREET  
TAYLOR, TEXAS 76574  
PHONE 512.352.8055  
FAX 512.352.8807

PARCEL 4 PART 1 ACRES 6.737  
HIGHWAY: IH-35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-195 DATE: 04/30/04  
SCALE: 1" = 100' SHEET 05 of 13  
PROJECT NAME: IH 35 LP340/SH6 JOB NUMBER: 023-03-001

T.J. Chambers  
Survey Abstract 7

SCALE IN FEET



MATCHLINE SHEET 5  
MATCHLINE SHEET 6

MATCHLINE SHEET 6  
MATCHLINE SHEET 7

NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C6	2822.80	11°45'04"	578.94	S65°15'34"E	577.93

LOT 17  
(1.3314 AC.)

LOT 7  
(58.6293 AC.)

LOT 12  
(9.2224 AC.)

CENTRAL TEXAS MARKETPLACE ADDITION  
LOTS 1-20, BLOCK 1  
MC 2003008151

LOT 10  
(1.3583 AC.)

**PARCEL 4  
PART 1  
6.737 AC.**

Sta 40+80.42  
228.55' LT.

S71°08'06"E 1244.71'

LOT 18  
RIGHT-OF-WAY  
(8.6554 AC.)

N82°04'44" W 361.30'

Exist. ROW N69°36'41" W 1199.78'  
EXIST ROW.  
VOL 856, PG 498  
26.59 AC.

State Highway 6 - Loop 340

S 69° 35' 28" E 2024.01'

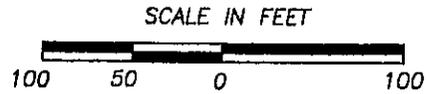
40+00  
PROPOSED C S.H. 6

PARCEL 4 PART 1 ACRES 6.737  
HIGHWAY: IH-35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-195 DATE: 04/30/04  
SCALE: 1" = 100' SHEET 06 of 13

PROJECT NAME: IH 35 LP340/SH6 JOB NUMBER: 023-03-001

LANDESIGN SERVICES, INC.  
LAND SURVEYING  
117 W. 4th STREET  
TAYLOR, TEXAS 76574  
PHONE 512.352.8055  
FAX 512.352.8807

T.J. Chambers  
Survey Abstract 7



MATCHLINE SHEET 6  
MATCHLINE SHEET 7

MATCHLINE SHEET 7  
MATCHLINE SHEET 8

LOT 7  
(58.8293 AC.)

S71°08'06"E 1244.71'

Prop. ROW

**PARCEL 4  
PART 1  
6.737 AC.**

LOT 16  
RIGHT-OF-WAY  
(6.8554 AC.)

50'  
INGRESS/EGRESS

LOT 8  
(0.9229 AC.)

EXIST ROW.  
VOL 858, PG 498  
26.59 AC.

N69°36'41"W 1199.78'

State Highway 6 - Loop 340

45+00  
PROPOSED C S.H. 6

S 69° 35' 28" E 2024.01'

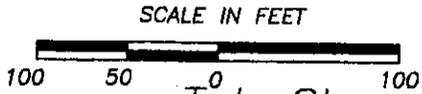
50+00

PC 50+24.01

PARCEL 4 PART 1 ACRES 6.737  
HIGHWAY: IH-35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-195 DATE: 04/30/04  
SCALE: 1" = 100' SHEET 07 of 13  
PROJECT NAME: IH 35 LP340/SH6 JOB NUMBER: 023-03-001

LANDESIGN SERVICES, INC.  
LAND SURVEYING  
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TAYLOR, TEXAS 76574  
PHONE 512.352.8055  
FAX 512.352.8807

MATCHLINE SHEET 7  
MATCHLINE SHEET 8



T.J. Chambers  
Survey Abstract 7



NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C1	5879.65	04°45'00"	487.45	N67°13'27"W	487.31
C8	7681.44	05°13'16"	699.98	S68°31'28"E	699.73

CENTRAL TEXAS MARKETPLACE ADDITION  
LOTS 1-20, BLOCK 1  
MC 2D03008151

LOT 7  
(58.8293 AC.)

LOT 8  
(29 AC.)

LOT 8  
(0.9229 AC.)

Sta 53+17.06  
262.04' LT.

S71°08'08"E 1244.71'

Prop. ROW

LOT 16  
RIGHT-OF-WAY  
(6.8554 AC.)

**PARCEL 4  
PART 1  
6.737 AC.**

N69°36'41"W 1199.78'

EXIST ROW,  
VOL 856, PG 498  
28.59 AC.

C1

50+00

55+00

PROPOSED  $\phi$  S.H. 6

PC 50+24.01

MATCHLINE SHEET 8  
MATCHLINE SHEET 9

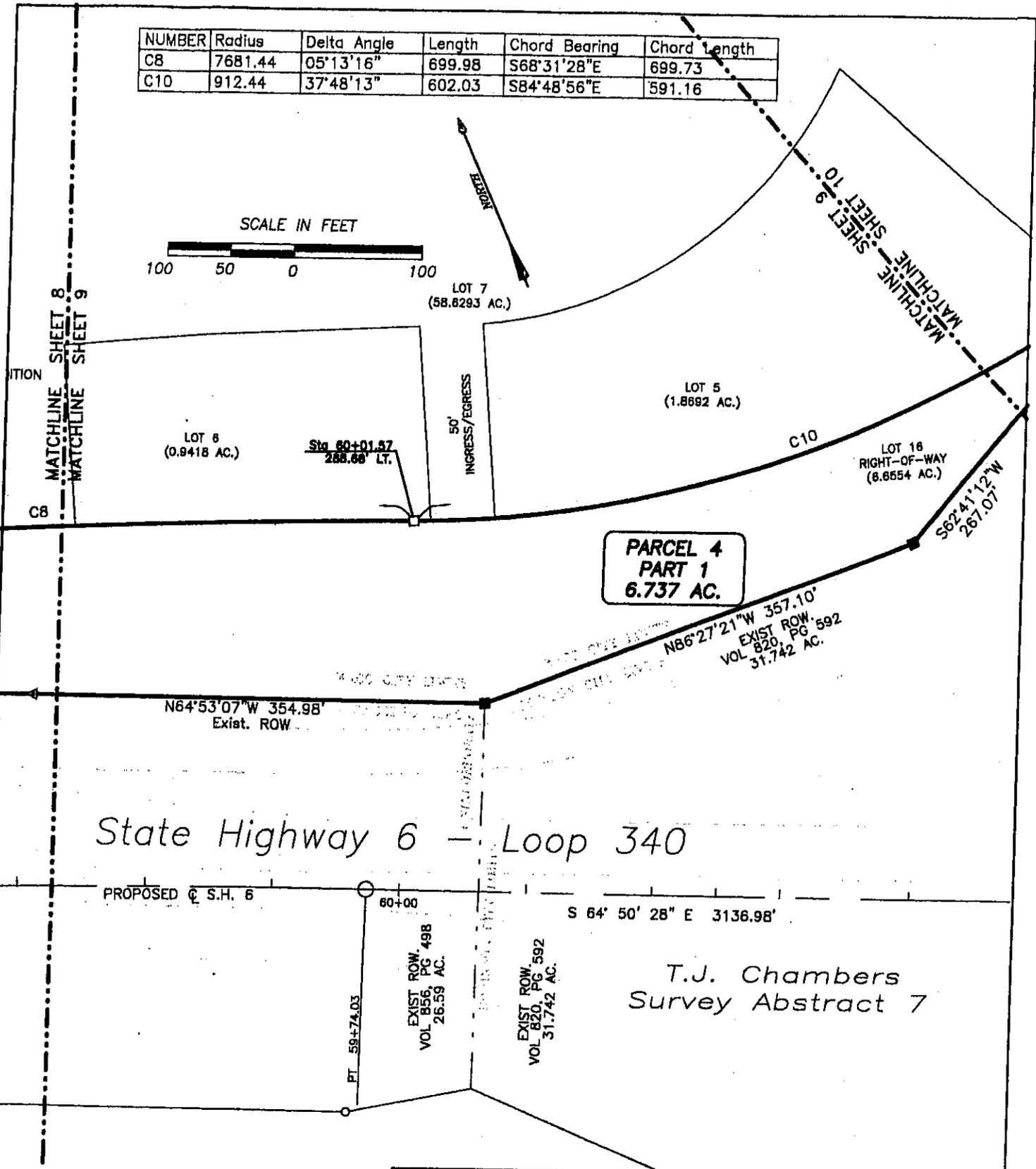
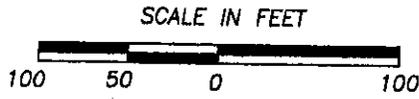
C8

LANDESIGN SERVICES, INC.  
LAND SURVEYING  
117 W. 4th STREET  
TAYLOR, TEXAS 76574  
PHONE 512.352.8055  
FAX 512.352.8807

PARCEL 4 PART 1 ACRES 6.737  
HIGHWAY: IH-35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-195 DATE: 04/30/04  
SCALE: 1" = 100' SHEET 08 of 13

PROJECT NAME: IH 35 LP340/SH6 JOB NUMBER: 023-03-001

NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C8	7681.44	05°13'16"	699.98	S68°31'28"E	699.73
C10	912.44	37°48'13"	602.03	S84°48'56"E	591.16

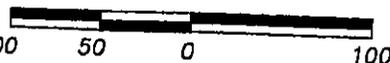


PARCEL 4 PART 1	ACRES 6.737
HIGHWAY: IH-35	COUNTY: McLENNAN
ROW CSJ: 0015-01-195	DATE: 04/30/04
SCALE: 1" = 100'	SHEET 09 of 13
PROJECT NAME: IH 35 LP340/SH6 JOB NUMBER: 023-03-001	

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T.J. Chambers  
Survey Abstract

SCALE IN FEET



CENTRAL TEXAS MARKETPLACE ADDITION  
LOTS 1-20, BLOCK 1  
MC 2003008151

MARKETPLACE DRIVE

LOT 7  
(58.6293 AC.)

LOT 4  
(1.6075 AC.)

MATCHLINE SHEET 9  
MATCHLINE SHEET 10

S62°41'12"E  
267.07'

N62°41'12"E

EXIST ROW.  
VOL 823, PG 36  
12.977 AC.

S62°41'12"W  
267.07'

EXIST ROW  
VOL 823, PG 36  
12.977 AC.

**SURVEY LEGEND**

- ⊕ = CONTROL OF ACCESS
- = TYPE II MONUMENT SET
- ▣ = TYPE II MONUMENT FOUND
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET  
W/"LANDESIGN" CAP UNLESS NOTED
- = 5/8" IRON ROD SET  
W/"TXDOT" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- P = PROPERTY LINE
- C = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David R. Hartman 4/30/04*

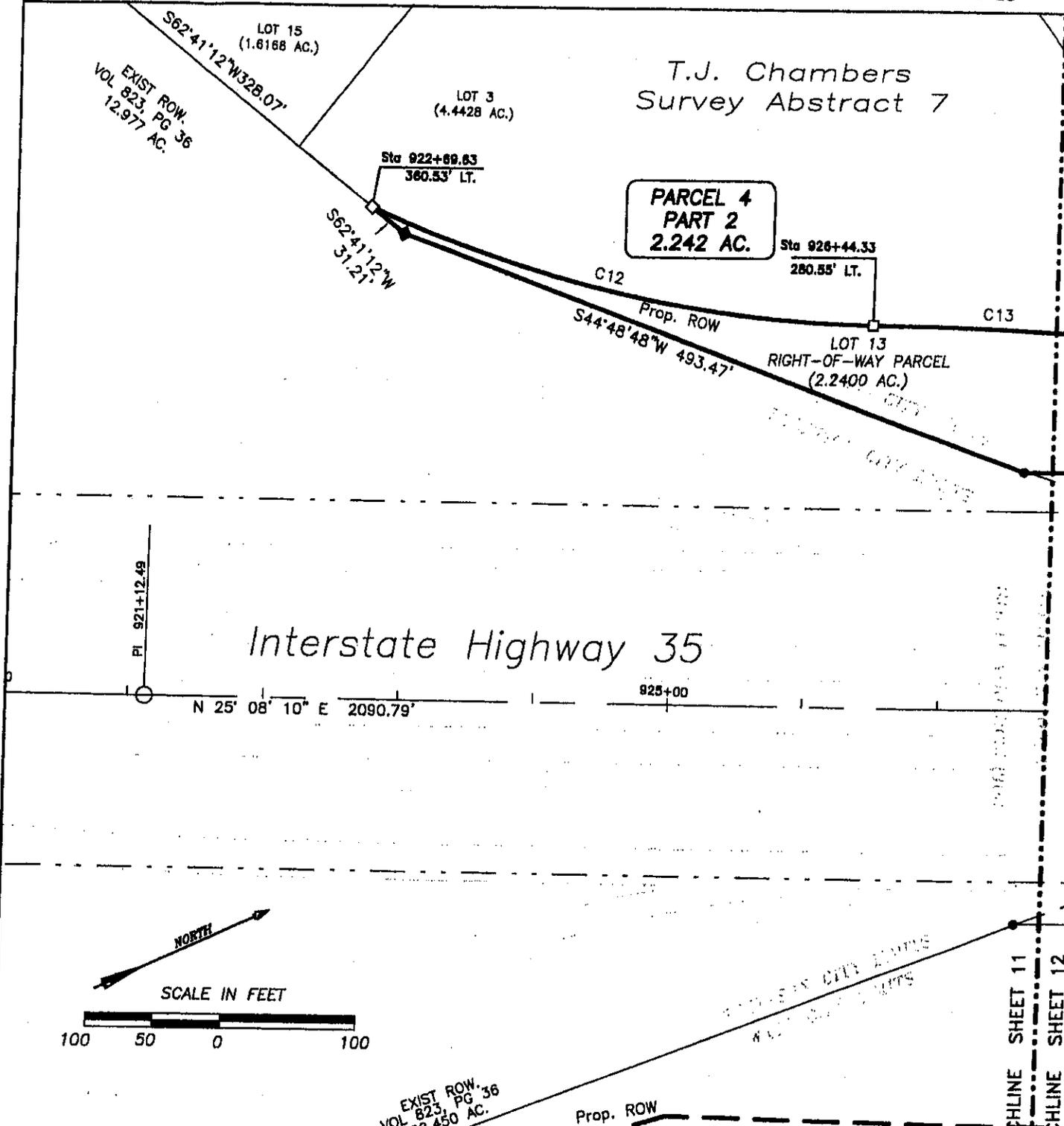
David R. Hartman  
Registered Professional Land Surveyor, No. 5264, State of Texas



LANDESIGN SERVICES, INC.  
LAND SURVEYING  
117 W. 4th STREET  
TAYLOR, TEXAS 76574  
PHONE 512.352.8055  
FAX 512.352.8807

PARCEL 4 PART 1 ACRES 6.737  
HIGHWAY: IH-35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-195 DATE: 04/30/04  
SCALE: 1" = 100' SHEET 10 of 13

PROJECT NAME: IH 35 LP340/SH6 JOB NUMBER: 023-03-001



NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C12	932.52	23°42'34"	385.88	N37°11'07"E	383.14
C13	2983.95	03°29'56"	182.22	N27°04'48"E	182.19

**PARCEL 4 PART 2**      ACRES    2.242  
**HIGHWAY: IH-35**      COUNTY: McLENNAN  
**ROW CSJ: 0015-01-195**    DATE: 04/30/04  
**SCALE: 1" = 100'**      SHEET 11 of 13  
**PROJECT NAME: IH 35 LP340/SH6 JOB NUMBER: 023-03-001**

**LANDESIGN SERVICES, INC.**  
**LAND SURVEYING**  
 117 W. 4th STREET  
 TAYLOR, TEXAS 76574  
 PHONE 512.352.8055  
 FAX 512.352.8807

T.J. Chambers  
Survey Abstract 7

CENTRAL TEXAS MARKETPLACE ADDITION  
LOTS 1-20, BLOCK 1  
MC 2003008151

Sta 928+28.41  
274.36' LT.  
LOT 3  
(4.4428 AC.)

LOT 2  
(36.3573 AC.)

MATCHLINE SHEET 12  
MATCHLINE SHEET 13

C13

N28°49'46"E 893.18'

LOT 13  
RIGHT-OF-WAY PARCEL  
(2.2400 AC.)

**PARCEL 4  
PART 2  
2.242 AC.**

Prop. ROW

EXIST ROW. (1.172 AC.)  
VOL 95, PG 190 OPR

S25°03'23"W 1298.12'

Exist. ROW

Interstate Highway 35

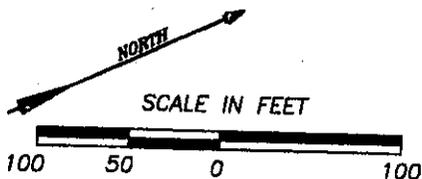
830+00

PROPOSED C I.H.35

N 25° 08' 10" E 2090.79'

935+00

VOL 1850, PG 438  
EXIST ROW. (1.991 AC.)



Prop. ROW

John C. Bowden  
(Tract 1 304.739 Ac)  
Vol 443, Pg 1  
Official Public Records  
McLennan County, Texas

NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C13	2983.95	03°29'56"	182.22	N27°04'48"E	182.19

PARCEL 4 PART 2 ACRES 2.242  
HIGHWAY: IH-35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-195 DATE: 04/30/04  
SCALE: 1" = 100' SHEET 12 of 13  
PROJECT NAME: IH 35 LP340/SH6 JOB NUMBER: 023-03-001

LANDESIGN SERVICES, INC.  
LAND SURVEYING  
117 W. 4th STREET  
TAYLOR, TEXAS 76574  
PHONE 512.352.8055  
FAX 512.352.8807

T.J Chambers  
Survey Abstract 7

MATCHLINE SHEET 12  
MATCHLINE SHEET 13

NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C14	7597.47	02°29'18"	329.96	N27°35'06"E	329.93

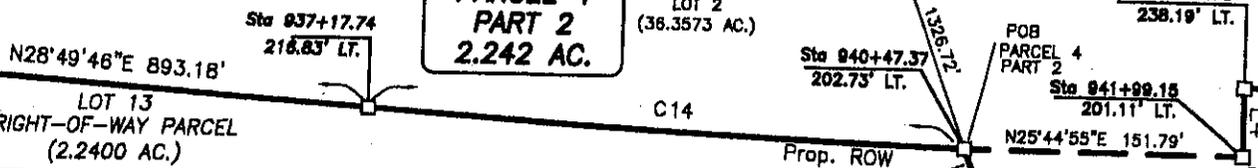
NUMBER	DIRECTION	DISTANCE
L2	S85°47'16"E	27.40
L4	N65°33'22"W	37.08'

CENTRAL TEXAS  
MARKETPLACE ADDITION  
LOTS 1-20, BLOCK 1  
MC 2003008151

**PARCEL 4  
PART 2  
2.242 AC.**

FLYING J INC.  
(220.430 AC.)  
MCC 2003008147

POC  
PARCEL 4 PART 2



EXIST. ROW. (1.172 AC.) S25°03'23"W 1298.12'  
VOL. 95, PG. 190 OPR

Interstate Highway 35

835+00

940+00

N 25° 08' 10" E 2090.79'

SURVEY LEGEND

- = TYPE II MONUMENT SET
- ▣ = TYPE II MONUMENT FOUND
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET  
W/"LANDESIGN" CAP UNLESS NOTED
- = 5/8" IRON ROD SET  
W/"TXDOT" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- ℙ = PROPERTY LINE
- C = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David R. Hartman* 4/30/04

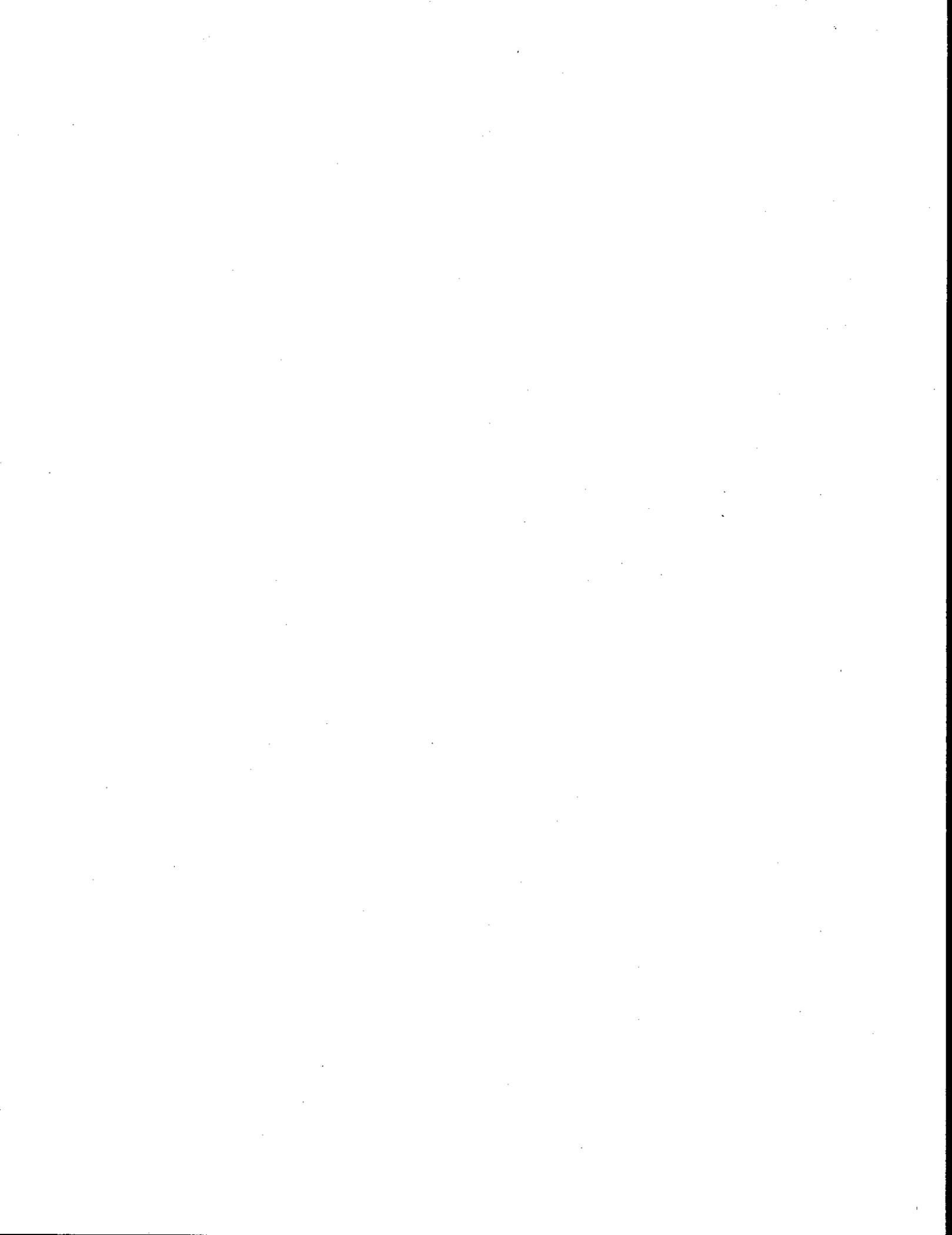
David R. Hartman  
Registered Professional Land Surveyor, No. 5264, State of Texas



LANDESIGN SERVICES, INC.  
LAND SURVEYING  
117 W. 4th STREET  
TAYLOR, TEXAS 76574  
PHONE 512.352.8055  
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PARCEL 4 PART 2 ACRES 2.242  
HIGHWAY: IH-35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-195 DATE: 04/30/04  
SCALE: 1" = 100' SHEET 13 of 13

PROJECT NAME: IH 35 LP340/SH8 JOB NUMBER: 023-03-001



April 30, 2004

County: McLennan  
Highway: IH 35  
Limits: @ Lp 340/SH 6  
ROW CSJ: 0015-01-195  
ROW Account: 9109-00-013

Property Description  
For Parcel 5

BEING 0.243 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE T.J CHAMBERS SURVEY, ABSTRACT NO. 7, IN McLENNAN COUNTY, TEXAS, BEING ALL OF A CALLED 0.2423 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY OF WACO, TEXAS RECORDED IN MCC 2003008147 (McLENNAN COUNTY CLERK); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod at the northwest corner of Lot 2 of Central Marketplace Addition Lots 1-20, Block 1, a subdivision recorded in MCC 2002008151 for an angle point in the south line of a remainder of a called 220.430 acre tract described in deed to Flying J Inc. recorded in MCC 2003008147;

THENCE South 85°47'16" East 1326.72 feet with the north line of Lot 2 and the south line of the remainder of the 220.430 acres to a set Type II monument in the proposed west right-of-way line of Interstate Highway 35 (IH 35) at the northeast corner of Lot 2, the northwest corner of Lot 13 of Central Marketplace Addition, and the southwest corner of the 0.2423 acres for the **POINT OF BEGINNING**;

- (1) THENCE North 25°44'55" East 151.79 feet with the proposed west right-of-way line of IH 35, the west line of the 0.2423 acres, and the east line of the remainder of the 220.430 acres a set Type II monument;
- (2) THENCE North 65°33'22" West 37.08 feet with the proposed west right-of-way line of IH 35, the west line of the 0.2423 acres, and the east line of the remainder of the 220.430 acres a set Type II monument;
- (3) THENCE North 24°25'48" East 160.04 feet with the proposed west right-of-way line of IH 35, the west line of the 0.2423 acres, and the east line of the remainder of the 220.430 acres a set Type II monument;
- (4) THENCE South 65°34'12" East 47.01 feet with the proposed west right-of-way line of IH 35, the north line of the 0.2423 acres, and the east line of the remainder of the 220.430 acres a set Type II monument for the northeast corner of the 0.2423 acres in the existing west right-of-way line of IH 35 being the west line of a called 1.172 acre tract of land described in deed to the State of Texas recorded in Volume 95, Page 190 of the Official Public Records of McLennan County, Texas at the intersection of the proposed west right-of-way line of IH 35 and the existing west right-of-way of IH 35;

- (5) THENCE along a curve to the right having a radius of 11269.16 feet, a delta angle of  $02^{\circ}47'24''$ , an arc length of 155.37 feet, and chord bears South  $24^{\circ}50'13''$  West 155.37 feet with the existing west right-of-way line of IH 35 and the east line of the 0.2423 acres to a found 1/2" iron rod;
- (6) THENCE South  $13^{\circ}47'04''$  West 76.74 feet with the existing west right-of-way line of IH 35 and the east line of the 0.2423 acres to a found 1/2" iron rod;
- (7) THENCE South  $25^{\circ}03'23''$  West 71.54 feet with the existing west right-of-way line of IH 35 and the east line of the 0.2423 acres to a found 1/2" iron rod for the southwest corner of the 0.2423 acres and the northeast corner of Lot 13;
- (8) THENCE North  $85^{\circ}47'16''$  West 27.40 feet with the south line of the 0.2423 acres and the north line of Lot 13 to the **POINT OF BEGINNING**;

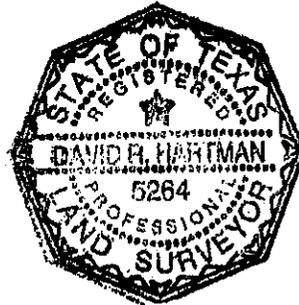
This parcel contains 0.243 acres of land, more or less, out of the T.J. Chambers Survey, Abstract No. 7, in McLennan County, Texas.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, and NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

A plat of even survey date herewith accompanies this property description.

I certify that the survey was performed on the ground under my supervision.

David R. Hartman      4/30/04  
David R. Hartman      Date  
Registered Professional Land Surveyor  
State of Texas No. 5264



T.J Chambers  
Survey Abstract 7

NUMBER	DIRECTION	DISTANCE
L2	N85°47'16"W	27.40
L4	N65°33'22"W	37.08'
L5	S65°34'12"E	47.01'

NUMBER	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C2	11269.16	02°47'24"	155.37	S24°50'13"W	155.37
C14	7597.47	02°29'18"	329.96	S27°35'06"W	329.93
C16	11269.16	06°04'01"	1193.28	N21°24'30"E	1192.72

CENTRAL TEXAS  
MARKETPLACE ADDITION  
LOTS 1-20, BLOCK 1  
MC 2003008151

LOT 2  
(36.3573 AC.)



POC  
PARCEL 5

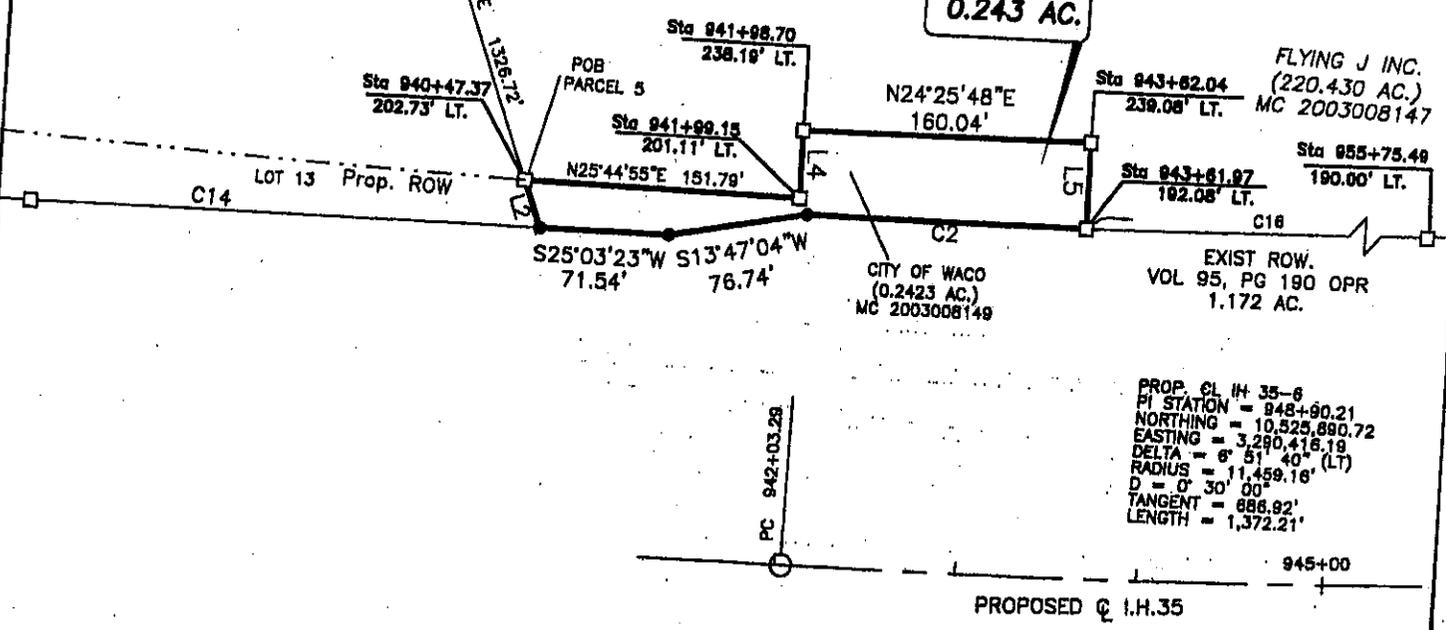
PARCEL 5  
0.243 AC.

FLYING J INC.  
(220.430 AC.)  
MC 2003008147

CITY OF WACO  
(0.2423 AC.)  
MC 2003008149

EXIST ROW.  
VOL 95, PG 190 OPR  
1.172 AC.

PROP. CL IH 35-6  
PI STATION = 948+90.21  
NORTHING = 10,525,890.72  
EASTING = 3,290,416.18  
DELTA = 6° 51' 40" (LT)  
RADIUS = 11,459.16'  
D = 0° 30' 00"  
TANGENT = 886.92'  
LENGTH = 1,372.21'



SURVEY LEGEND

NOTES:

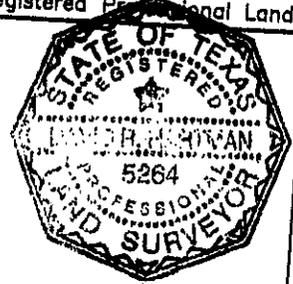
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PARCEL 5 ACRES 0.243  
HIGHWAY: IH-35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-195 DATE: 04/30/04  
SCALE: 1" = 100' SHEET 03 of 03  
PROJECT NAME: IH 35 LP340/SH6 JOB NUMBER: 023-03-001