

TEXAS TRANSPORTATION COMMISSION

BELL County

MINUTE ORDER

Page 1 of 1

WACO District

In BELL COUNTY, on US 190, the State of Texas acquired certain land needed for state highway purposes by instrument recorded in Volume 1288, Page 457, Deed Records of Bell County, Texas.

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

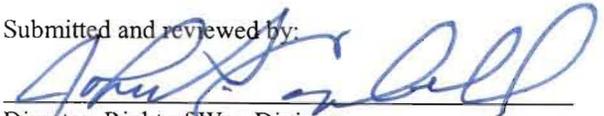
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land.

William A. Messer, III is an abutting landowner and has requested that the surplus land be sold to him for \$30,310.

The commission finds \$30,310 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

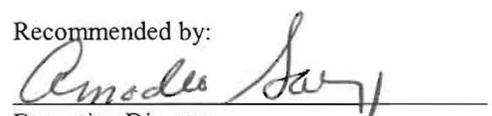
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to William A. Messer, III for \$30,310; 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

11118 OCT 25 07

Minute Number Date Passed

EXHIBIT A

County: Bell
Highway: Highway 190
Limits: from Station 857+00 to Sta. 871+00
ROW CSJ: 09-78-01-599-421-PAFELL-014-US0190-Class 13

page 1 of 4
Date: June 6, 2005

Property Description
Rest Area North Tract

Being 8.66 acres situated in part of the JOHN HUGHES SURVEY, Abstract 379, and part of the JOHN BEAL SURVEY, Abstract 70, near Nolanville, in Bell County, Texas. Being part of a called 58.723 acres tract as described in the deed to The State of Texas recorded in volume 1288, page 457 of the Bell County Deed Records, and being a portion of a called 42 acres TRACT ONE, and a called 30.2 acres TRACT TWO described in the deed to William Alexander, "Bill" Messer, III recorded in volume 4091, page 517 of said Deed Records.

Commencing at a found Texas Department of Transportation (TxDOT) Type II concrete monument in the north line of the called 58.723 acres tract, and being within said TRACT TWO.

Thence north 03 degrees-22 minutes-11 seconds west 70.59 feet along said north line of the State of Texas tract, and to and across the north line of said TRACT TWO, and the south line of said TRACT ONE, to a found Type II concrete monument for the point of beginning and the southwest corner of the hereon described tract of land.

- 1) Thence north 34 degrees-26 minutes-59 seconds west 253.20 feet to a set 5/8-inch iron rod with TxDOT aluminum cap.
- 2) Thence north 57 degrees-40 minutes-12 seconds west 451.71 feet to a set 5/8-inch iron rod with TxDOT aluminum cap.
- 3) Thence north 45 degrees-12 minutes-56 seconds west 495.30 feet to a set 5/8-inch iron rod with TxDOT aluminum cap.
- 4) Thence north 45 degrees-40 minutes-37 seconds west 229.19 feet to a set 5/8-inch iron rod with TxDOT aluminum cap in the north line of the State of Texas tract, and being in the south line of a called 102.20 acres tract described in the deed to John Burton Messer, Sr. recorded in volume 4091, page 317 of said Deed Records.
- 5) Thence south 72 degrees-23 minutes-55 seconds east 200.0 feet along the north line of the State of Texas tract, for the south line of the John Burton Messer, Sr. tract to a found TxDOT Type II concrete monument for an angle point in the north line of State of Texas tract.
- 6) Thence north 85 degrees-08 minutes-28 seconds east 458.73 feet along said north line of the State of Texas tract and said south line of the John Burton Messer, Sr. tract to a found TxDOT Type II concrete monument for a northeast corner of the State of Texas tract.

County: Bell
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page 2 of 4
Date: June 6, 2005

Property Description
Rest Area North Tract

- 7) Thence south 34 degrees 52 minutes-13 seconds east 942 feet along said east line of the State of Texas tract, for a west line of the John Burton Messer, Sr. tract and the William Alexander Messer, III tract to a found TxDOT concrete monument for the southeast corner of the State of Texas tract.
- 8) Thence south 41 degrees-29 minutes-13 seconds west 220.17 feet along south line of the State of Texas tract and a north line of the William Alexander Messer, III tract to the point of beginning and containing 6.34 acres in the HUGHES SURVEY, and 2.32 acres are in the BEAL SURVEY for a total of 8.66 acres.

Basis of bearings is per the State of Texas south line as north 74 degrees-44 minutes west as recorded in volume 1408, page 27 of said Deed Records. A survey was performed on the ground under my supervision on April 15, 2005. See attached 8 ½ by 11-inch plat that accompanies these field notes.

RONALD CARROLL SURVEYORS, INC.

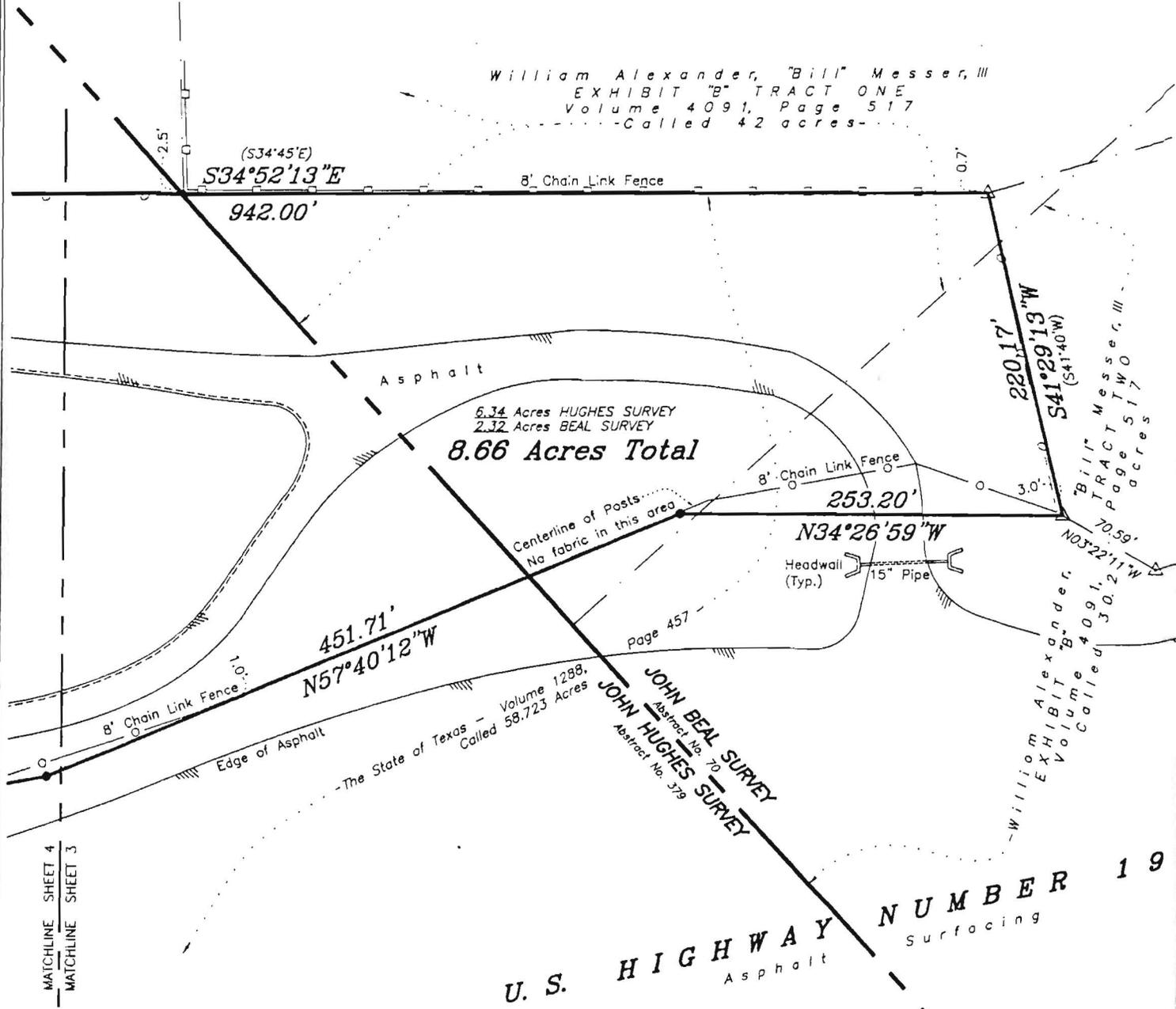
Ronald Carroll

Ronald Carroll

date



William Alexander, "Bill" Messer, III
EXHIBIT "B" TRACT ONE
Volume 4091, Page 517
-----Called 42 acres-----



MATCHLINE SHEET 4
MATCHLINE SHEET 3

NOTES:

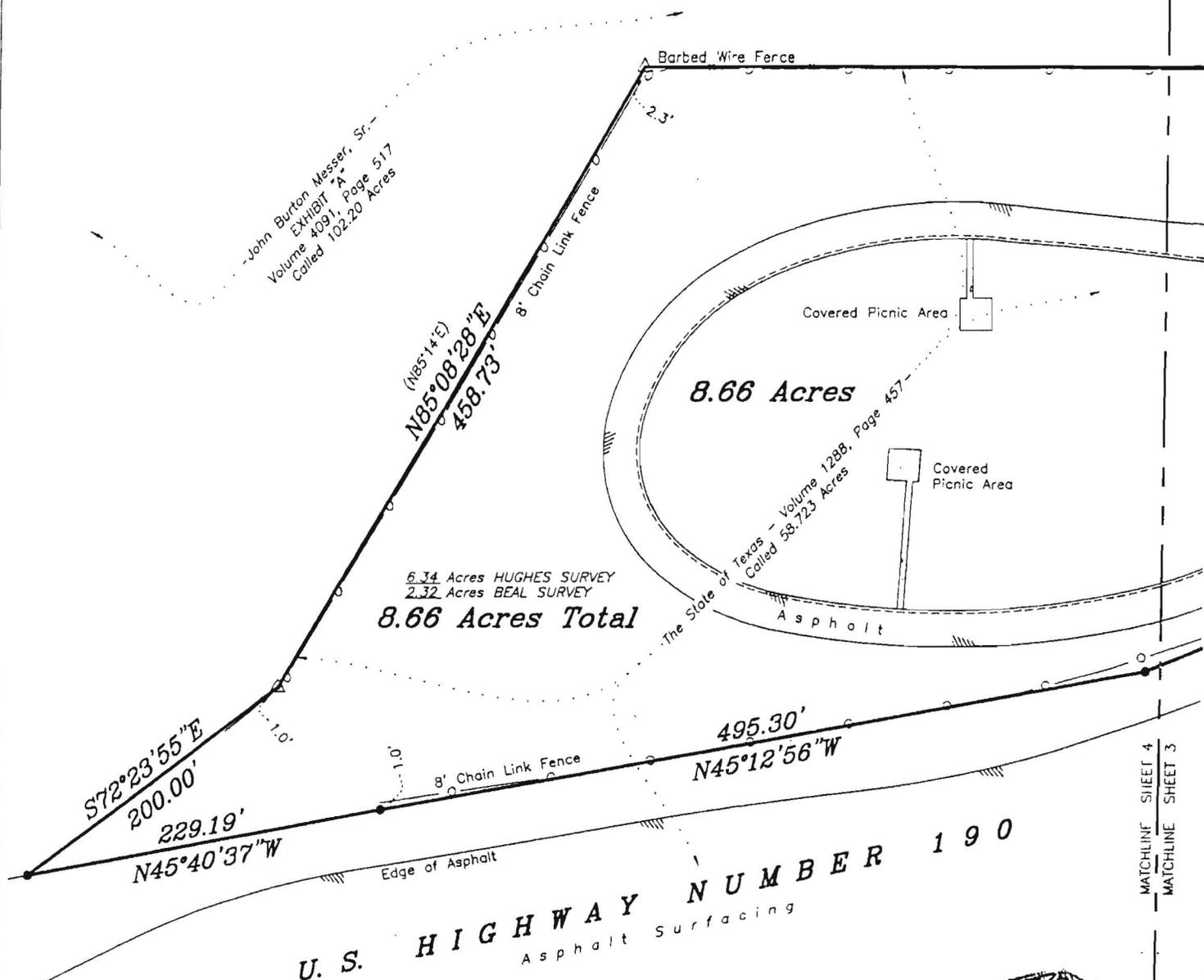
- All Property Corners are 5/8" Iron Rods Set with Caps, unless otherwise stated.
- * = Basis of Bearing System is per State of Texas ROW
Volume 1408, Page 27 of the Bell County Deed Records.
- () = Bearings per Deed Descriptions
See Field Notes Attached.
- ||||| = Indicates an asphalt surface
- △ = TXDOT Type II Concrete Monument Found

**Sketch showing part of the JOHN HUGHES SURVEY
Abstract Number 379, and part of the JOHN BEAL
SURVEY Abstract Number 70, situated in
Nolanville, in Bell County, Texas.
Surveyed April 15, 2005.
RONALD CARROLL SURVEYORS, INC.**

1 inch = 100 feet

Survey for Texas Department of Transportation, being part of the JOHN HUGHES SURVEY, Abstract Number 379, and part of the JOHN BEAL SURVEY, Abstract Number 70, situated in Nolanville, in Bell County, Texas.

DRAWN BY: J.G.S.	DATE: 5/2005	DATE: 06/06/05
FOR: Texas Department of Transportation		
DRAWING NAME: TXDOTNOL.dwg	SHEET: 3 of 4	JOB#: 05063



NOTES:

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DRAWN BY: J.G.S.	D.S.K. S./2005	DATE: 06/06/05
FOR: Texas Department of Transportation		
DRAWING NAME: TXDOTNOL.dwg	SHEET: 4 of 4	JOB#: 05063

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MATCHLINE SHEET 4
MATCHLINE SHEET 3

