

TEXAS TRANSPORTATION COMMISSION

BELL County

MINUTE ORDER

Page 1 of 1

WACO District

In Harker Heights, BELL COUNTY, on US HIGHWAY 190, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 1054, Page 693, Deed Records of Bell County, Texas.

A portion of the land (Tract 1), RCSJ 0231-03-133, 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 any interest in real property acquired and no longer needed for a state highway purpose.

McDonald's Real Estate Company, a Delaware corporation, is the abutting landowner and has requested to purchase Tract 1 for \$59,500.

The commission finds \$59,500 to be a fair and reasonable value of the state's right, title, and interest in Tract 1.

IT IS THEREFORE ORDERED by the commission that Tract 1 is no longer needed for a state highway purpose. 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 right, title, and interest in Tract 1 to McDonald's Real Estate Company, a Delaware corporation, for \$59,500; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title, and interest, 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 land.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

114860 FEB 23 '17

Minute
Number

Date
Passed

Exhibit "A"

County: Bell
Highway: US 190
Limits: Indian Trail and US 190, Harker Heights, Texas
CSJ: 0231-03-133

Property Description for Tract 1

Description of a 0.080 acre (3,500 sq. ft.) tract out of the W. E, Hall Survey, Abstract No. 1086, and being out of that certain tract of land conveyed to the State of Texas on June 25, 1969 and described in Volume 1054, Page 693 of the Deed Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

(All bearings are based on the Texas State plane Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates are on surface.)

COMMENCING at a ½ inch iron rod found in the Northwest line of U. S. Highway 190 (Right-of-Way varies) of record in Volume 1054, Page 693, Deed Records, Bell County, Texas, for the Southwest corner of Lot 1, Block 7, same being the Southeast corner of Lot 2, Block 7, Delano Commercial Addition of record in Cabinet C, Slide 90-B of the Plat Records of Bell County, Texas,

THENCE North 55°20'12" East, along the Southeast line of said Lot 1, same being the northwest line of U. S. Highway 190, a distance of 129.01 feet a 5/8 inch iron rod with a 4" TxDOT aluminum cap set for the Southwest corner of herein described tract and the POINT OF BEGINNING having a North Coordinate of 10,366,868.21 and an East Coordinate of 3,135,383.94 and is perpendicular to the centerline of U. S. Highway 190 at Engineers Station 544+50.00 and is 282.06 feet left of the centerline;

- 1) **THENCE** North 09°52'17" East, along the Southeast line of said Lot 1, same being the current Northwest Right-of-Way of U.S. Highway 190, a distance of 140.27 feet to a 5/8 inch iron rod with a 4" TxDOT aluminum cap set for an angle point in the Southeast line of said Lot 1, same being an angle point in the Northwest line of U. S. Highway 190 and the Northwest Corner hereof and is perpendicular to the centerline of U. S. Highway 190 at Engineers Station 545+50.00 and is 380.44 feet left of the centerline;
- 2) **THENCE** North 55°20'12" East, along the Southeast line of said Lot 1, same being the current Northwest line of U. S. Highway 190, a distance of 35.00 feet to a 5/8 inch iron rod with a 4" TxDOT aluminum cap set in the southwest line of FM 3423 (Indian Trail) (80' Right-of-Way) for an angle point in the East line of said Lot 1 and the Northeast corner hereof and is perpendicular to the centerline of U. S. Highway 190 at Engineers Station 545+85.00 and is 379.87 feet left of the centerline;
- 3) **THENCE** South 09°52'17" West, leaving the current Northwest line of U. S. Highway 190, a distance of 140.27 feet to a 5/8 inch iron rod with a 4" TxDOT aluminum cap set for the Northeast corner hereof and is perpendicular to the centerline of U. S. Highway 190 at Engineers Station 544+85.00 and is 282.06 feet left of the centerline;

- 4) **THENCE** South 55°20'12" West, a distance of 35.00 feet to the **POINT OF BEGINNING** of herein described tract and containing a calculated area of 0.080 acres (3,500 sq. ft.) of land.

Access is permitted to the highway facility from the abutting property

I, Philip V. Hampton RPLS 5520, certify that this survey was performed in the field and a sketch title Parcel Plat of Tract 1 accompanies this description.



Philip V. Hampton
Texas Registration No. 5520



Date of Abstract: September 2014
 Date of Field Survey: August 2014
 Date of Map: October 2014

LOT 1
BLOCK 7

DELANO COMMERCIAL ADDITION
 CABINET C, SLIDE 90-B
 Map Records
 Bell County, Texas

SITE

State of Texas
 Volume 1054, Page 693
 Deed Records
 Bell County, Texas

W. E. Hall Survey, Abstract No. 1086



Philip V. Hampton
 10/07/14



STA: 550-00.00

U.S. HIGHWAY 190

STA: 544+50.00

STA: 545+00.00

STA: 540-00.00

| Parcel Plat of Tract 1 | | |
|---------------------------|---------------|-----------|
| Existing | Extinguishing | Remaining |
| 23.269 | 0.080 | 23.189 |

Waco District
 Bell County
 Harker Heights, Texas

US 190
 CSJ 0231-03-133

Parcel Sketch
 A 0.080 ACRE TRACT OUT OF THE W. E. HALL
 SURVEY, ABSTRACT NO. 1086 BELL COUNTY, TEXAS

This survey accompanies a
 field note description titled
 Exhibit 'A'

SurGIS of Texas Corporation
 12274 Bandera Road Ste 242
 Helotes, Texas 78023
 Firm #10193840

Date of Abstract: September 2014
 Date of Field Survey: August 2014
 Date of Map: October 2014

W. E. Hall Survey, Abstract No. 1086

**LOT 1
BLOCK 7**

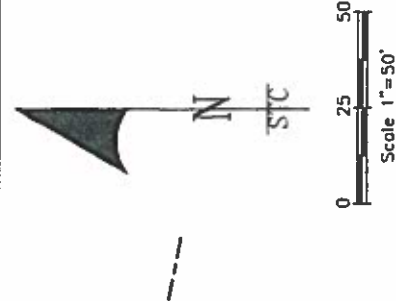
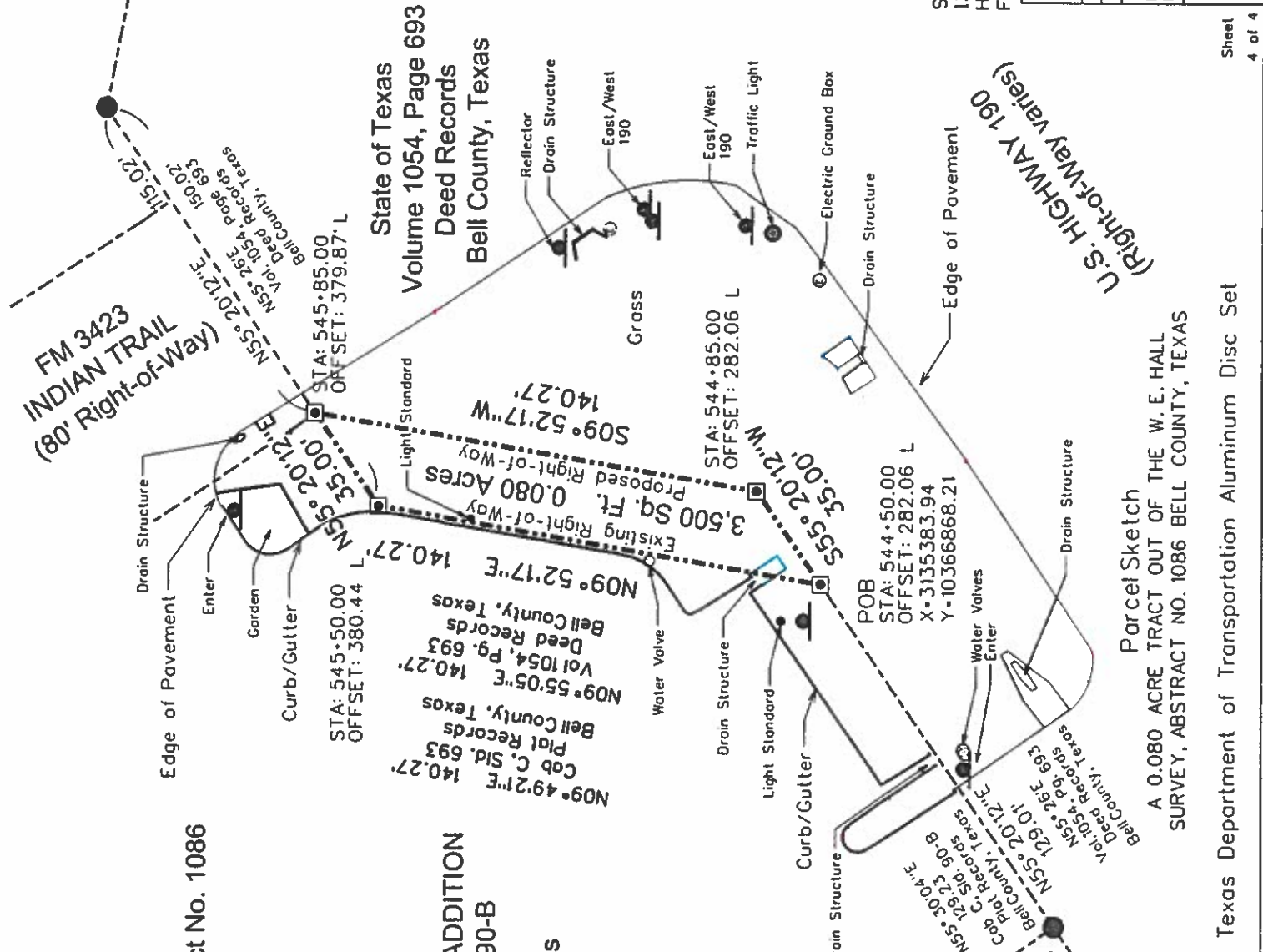
**DELANO COMMERCIAL ADDITION
CABINET C, SLIDE 90-B
Plat Records
Bell County, Texas**

Notes:
 1) Bearings and Coordinates are based on the North American Datum of 1983, Texas State Plane Coordinate System, Central Zone, U.S. Foot.
 2) All Coordinates shown are on surface. Scale factor from grid to surface is 1.00014.

**LOT 2
BLOCK 7**

SYMBOL LEGEND

- 1/2 Inch Iron rod found
- POB Point of Beginning
- POC Point of Commencement
- 5/8" Iron rod with a 4" Texas Department of Transportation Aluminum Disc Set



This survey accompanies a field note description titled Exhibit "A".
 Access is permitted to the highway facility from the abutting property.



10/20/14

SurGIS of Texas Corporation
 12274 Bandera Road Ste 242
 Helotes, Texas 78023
 Firm #10193840

| | | |
|---|---------------|---------------------------|
| Parcel Plat of Tract 1 | | |
| Existing | Extinguishing | Remaining |
| 23,269 | 0,080 | 23,189 |
| Waco District Bell County Harker Heights, Texas | | US 190 CSJ 0231-03-133 |

