

TEXAS TRANSPORTATION COMMISSION

BELL County

MINUTE ORDER

Page 1 of 1

WACO District

In the city of Belton, BELL COUNTY, on FARM TO MARKET ROAD 436, the State of Texas acquired certain land for a maintenance and area engineer office site by instruments recorded in Volume 752, Page 624, and Volume 2448, Page 704, Deed Records of Bell County, Texas.

The land and the improvements (surplus land), described in Exhibit A, are no longer needed for a state highway purpose.

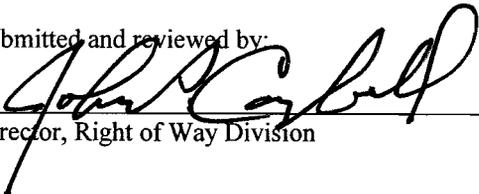
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of real property which is no longer needed for a state highway purpose.

The city of Belton has requested that the state sell the surplus land for \$294,000.

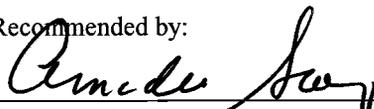
The commission finds \$294,000 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

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 the City of Belton, Texas, for \$294,000; 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  
**112455 SEP 30 10**

Minute  
Number

Date  
Passed

EXHIBIT A

County: Bell  
Highway: F.M. 436  
Limits: TxDOT Belton Area Office  
09-70-0650-421

Page 1 of 9  
Date: July 8, 2005

Property Description

Being 10.00 acres in the M.F. CONNELL SURVEY, Abstract Number 6, situated in Belton, in Bell County, Texas, and embracing all of the called 6.00 acres 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 acres 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 right of way line of F.M. 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, in 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 degrees-09 minutes-09 seconds west 516.65 feet along the existing east ROW line of F.M. 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 Texas Department of Transportation (TxDOT) aluminum cap in concrete, being on the south side of a concrete retaining wall being in the east line of F.M. 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 acres tract for the Point of Beginning.

- 1) Thence north 26 degrees-09 minutes-09 seconds west 400-31/100 feet along the existing east ROW line of F.M. 436, also along the west line of said 6.00 acres tract to a found 6 feet chain link fence corner post being in the east line of F.M. 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 & LOT 1, BLOCK G, a subdivision in Belton, in 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 acres tract.
- 2) Thence north 63 degrees-50 minutes-51 seconds east 653.49 feet along the north line of said 6.00 acres 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 acres 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 degrees-07 minutes-16 seconds east 399.96 feet along the east line of said 6.00 acres 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 acres tract, in the north line of the called 4.00 acres

tract, and being the southwest corner of Lot 6, in said Block E of the BELL TEX SUBDIVISION.

- 4) Thence north 63 degrees-13 minutes-45 seconds east 146.54 feet along the north line of said 4.00 acres 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 acres 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 degrees-03 minutes-40 seconds east 204.93 feet along the east line of said 4.00 acres tract, also along the west line of Lot 5, Block E of the BELL TEX SUBDIVISION to a set 5/8 inch iron rod with a Texas Department of Transportation Aluminum Cap at the southeast corner of the called 4.00 acres 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, in 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 degrees-15 minutes-36 seconds west 587.59 feet along the south line of said 4.00 acres tract, also along the north line of Block 1 of the JAS. K. EVETTS ADDITION- SECTION 1, to a found 1/2 inch iron rod in for the southwest corner of the called 4.00 acres 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 degrees-05 minutes-27 seconds west 408.26 feet along the west line of said 4.00 acres tract, also along the east line of Lots 1 and 2, Block 1 of the J.C. WOOLEY ADDITION to a found 1/2 inch iron rod being the northwest corner of the called 4.00 acres tract, in the south line of the called 6.00 acres tract, and being the northeast corner of Lot 1, Block 1 of the J.C. WOOLEY ADDITION.
- 8) Thence south 63 degrees-49 minutes-00 seconds 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 was taken from the east line of F.M. 436 adjacent to the J.C. WOOLEY ADDITION and the State of Texas called 6.00 acres tract as north 26 degrees-09 minutes-09 seconds west. See attached 8 1/2 by 11-inch sketch that accompanies these field notes. TxDot states that access is permitted to the highway facility from the remainder of the abutting property.

Surveyed on the ground, July 5, 2005.

RONALD CARROLL SURVEYORS, INC.

Ronald Carroll



5302 South 31st.  
Temple, Texas 76502

Temple (254) 773-1447  
Killeen (254) 526-0117

MATCH LINE SHEET 6  
MATCH LINE SHEET 3

**10.00 Acres**

*Volume 52 of Texas Pages 7 Acres 62 x  
Called 6:00*

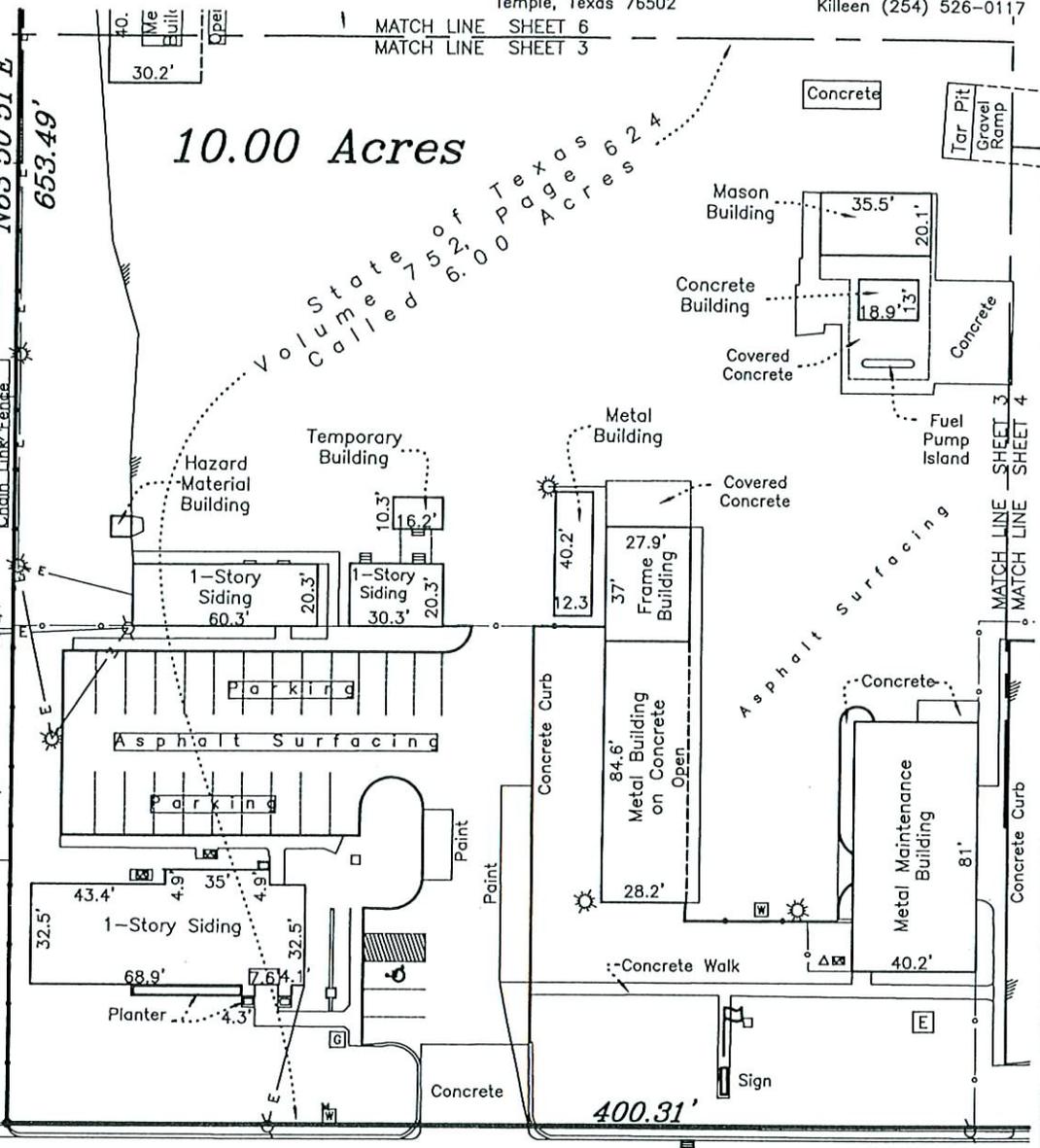
**KELLEY DRIVE**

BELL TEX SUBDIVISION  
REPLAT OF LOT 1 BLOCK F & LOT 1 BLOCK G  
Cabinet A, Slide 325-B

Block F

Lot 5  
Lot 4  
Lot 3  
Lot 2  
Lot 1

(N66°07'E)  
653.49'  
N63°50'51"E  
Concrete Curb w/6' Chain Link Fence  
6' Chain Link Fence Post Found



N26°09'09"W  
(BASIS OF BEARING)

**FARM TO MARKET NUMBER 436**

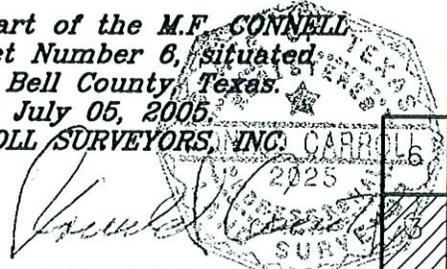
Asphalt Surfacing  
to State of Texas - Volume 554, Page 178  
ROW Varies in this Area

**NOTES:**

- All Property Corners are 5/8" Iron Rods Set with RCS Caps, unless otherwise stated.
- \* = Basis of Bearing System is per State of Texas ROW Map dated June 17, 1995 Bearing N26°09'09"W
- ( ) = Bearings per Deed Descriptions See Field Notes Attached.

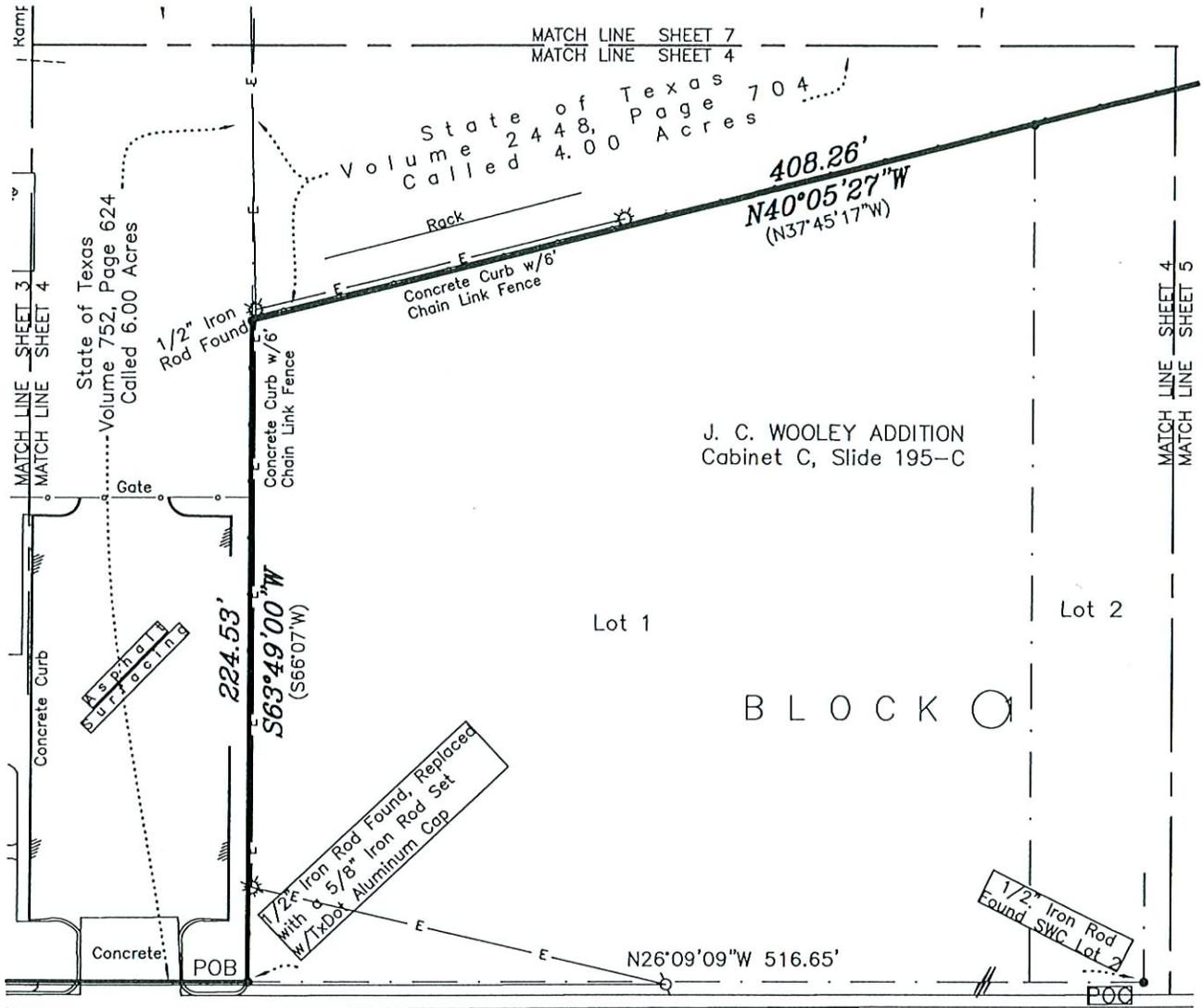
- [Hatched Box] = Storm Drain
- [G Box] = Gas Meter
- [W Box] = Water Meter
- [Valve Symbol] = Control Valve
- [Sun Symbol] = Light
- [Circle with X] = Power Pole
- [E/T Line] = Overhead Electric and Telephone Line
- [E Line] = Overhead Electric Line
- [Wavy Line] = asphalt surface

Sketch showing part of the M.F. CONNELL SURVEY, Abstract Number 6, situated in Belton, in Bell County, Texas. Surveyed July 06, 2005  
RONALD CARROLL SURVEYORS, INC.



Survey for Texas Department of Transportation, being part of the M.F. CONNELL SURVEY, Abstract Number 6, situated in Belton, in Bell County, Texas.		
9	8	7
7	8	7
4	5	3
DRAWN BY: M.J.A.	DISK: S:/2005	DATE: 07/08/05
FOR: Texas Department of Transportation		
DRAWING NAME: TxDOT Belton.dwg	SHEET: 3 of 9	JOB#: 05096

1 inch = 60 feet



**FARM TO MARKET NUMBER 436**  
Asphalt Surfacing  
to State of Texas - Volume 554, Page 178  
ROW Varies in this Area

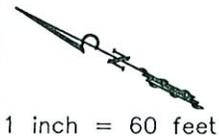
**NOTES:**

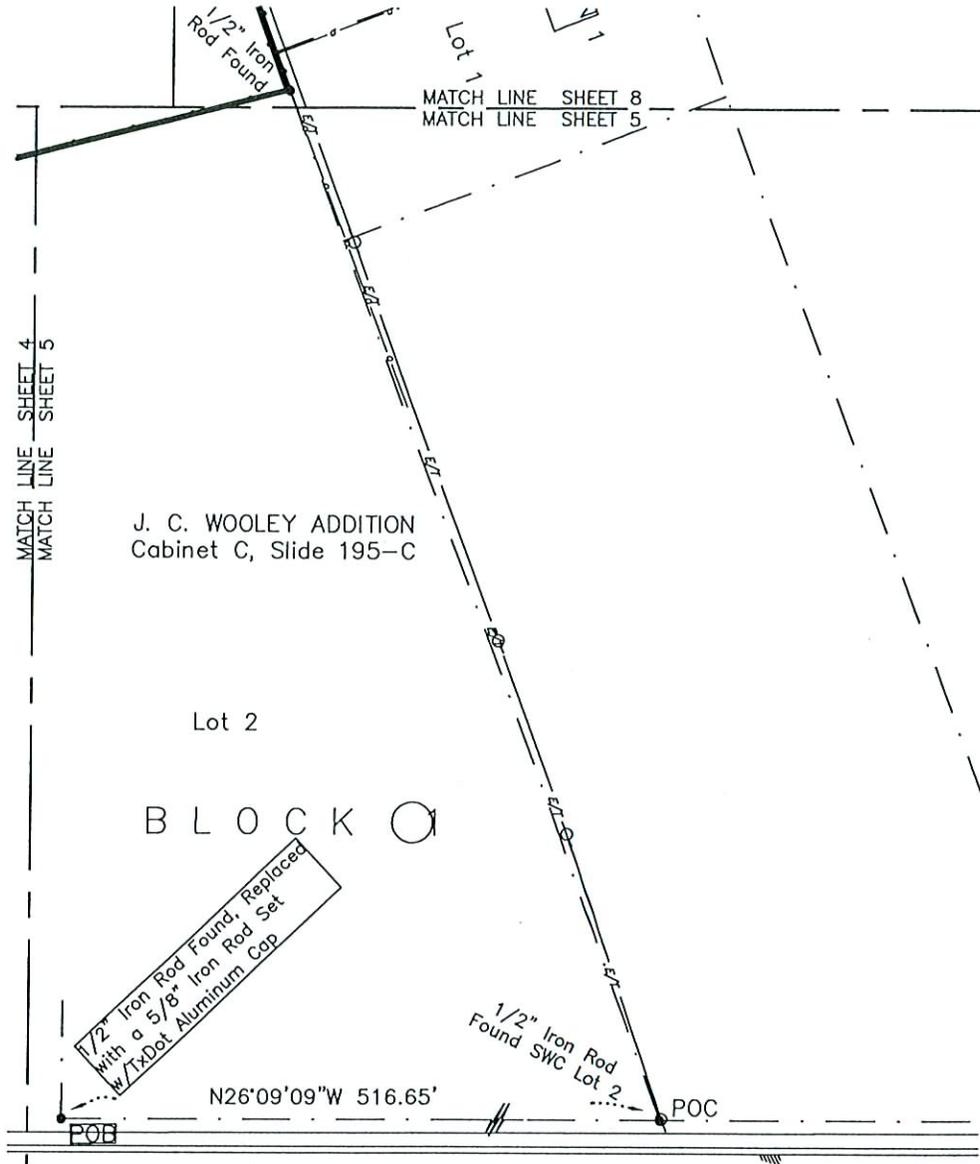
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- ( ) = Bearings per Deed Descriptions  
See Field Notes Attached.

- = Storm Drain
- = Gas Meter
- = Water Meter
- = Control Valve
- = Light
- = Power Pole
- = Overhead Electric and Telephone Line
- = Overhead Electric Line
- = asphalt surface

**Sketch showing part of the M.F. CONNELL SURVEY, Abstract Number 6, situated in Belton, in Bell County, Texas. Surveyed July 05, 2005. RONALD CARROLL SURVEYORS, INC.**

9			Survey for Texas Department of Transportation, being part of the M.F. CONNELL SURVEY, Abstract Number 6, situated in Belton, in Bell County, Texas.		
6	7	8			
DRAWN BY: M.J.A.			DISK: S:/2005		DATE: 07/08/05
FOR: Texas Department of Transportation					
3	4	5	DRAWING NAME: TxDOT Belton.dwg		SHEET: 4 of 9
					JOB#: 05096





**FARM TO MARKET NUMBER 436**

Asphalt Surfacing  
to State of Texas - Volume 554, Page 178  
ROW Varies in this Area

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			M.J.A.	S:/2005	07/08/05
FOR: Texas Department of Transportation			DRAWING NAME:	SHEET:	JOB#:
			TxDOT Belton.dwg	5 of 9	05096



1 inch = 60 feet

5302 South 31st.  
Temple, Texas 76502

Temple (254) 773-1447  
Killeen (254) 526-0117

**RENEE SPUR**

FIRST RE-PLAT OF BLOCK E, BELL-TEX ADDN.  
Cabinet A, Slide 74-A

BLOCK E

Lot 10

Lot 9

Lot 8

Lot 7

Lot 6

(S23°53'E)  
**S26°07'16"E**  
399.96'

Concrete Curb w/6' Chain Link Fence

Fuel

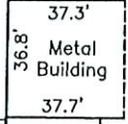


Tanks in Concrete

**10.00 Acres**

Asphalt Surfacing

Volume of Texas  
Pages 624  
Called 6.00 Acres



Metal Dock

Metal Work Area

Rack

BELL TEX SUBDIVISION  
REPLAT OF LOT 1 BLOCK F & LOT 1 BLOCK G  
Cabinet A, Slide 325-B

BLOCK F

Lot 7

Lot 6

Lot 5

PK Nail in Concrete  
Found at Base of Fence

MATCH LINE SHEET 6  
MATCH LINE SHEET 3

MATCH LINE SHEET 6  
MATCH LINE SHEET 9

MATCH LINE SHEET 6  
MATCH LINE SHEET 7

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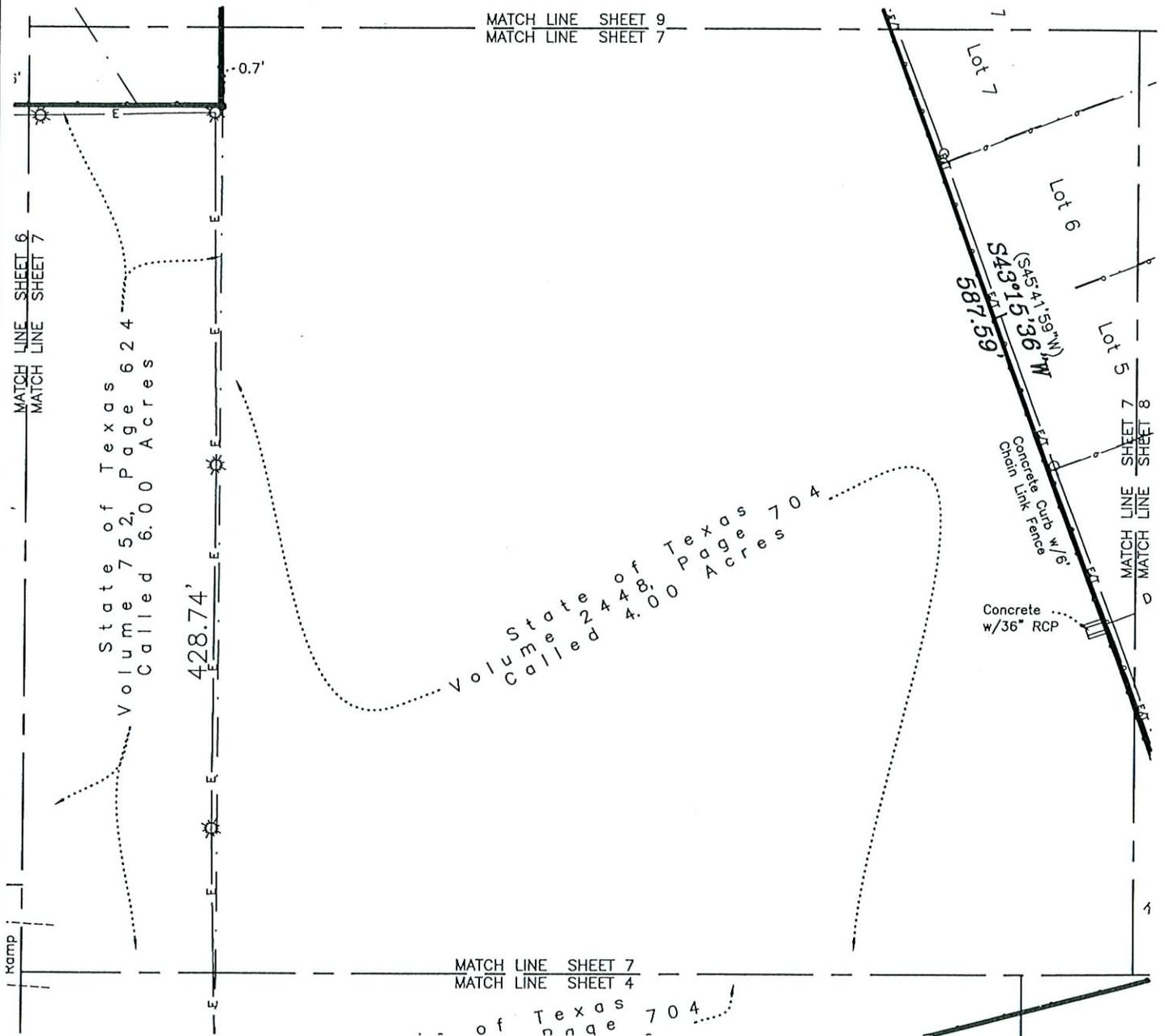
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Survey for Texas Department of Transportation, being part of the M.F. CONNELL SURVEY, Abstract Number 6, situated in Belton, in Bell County, Texas.



1 inch = 60 feet

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				DRAWING NAME: TxDOT Belton.dwg	SHEET: 6 of 9	JOB#: 05096

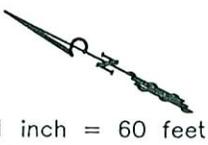


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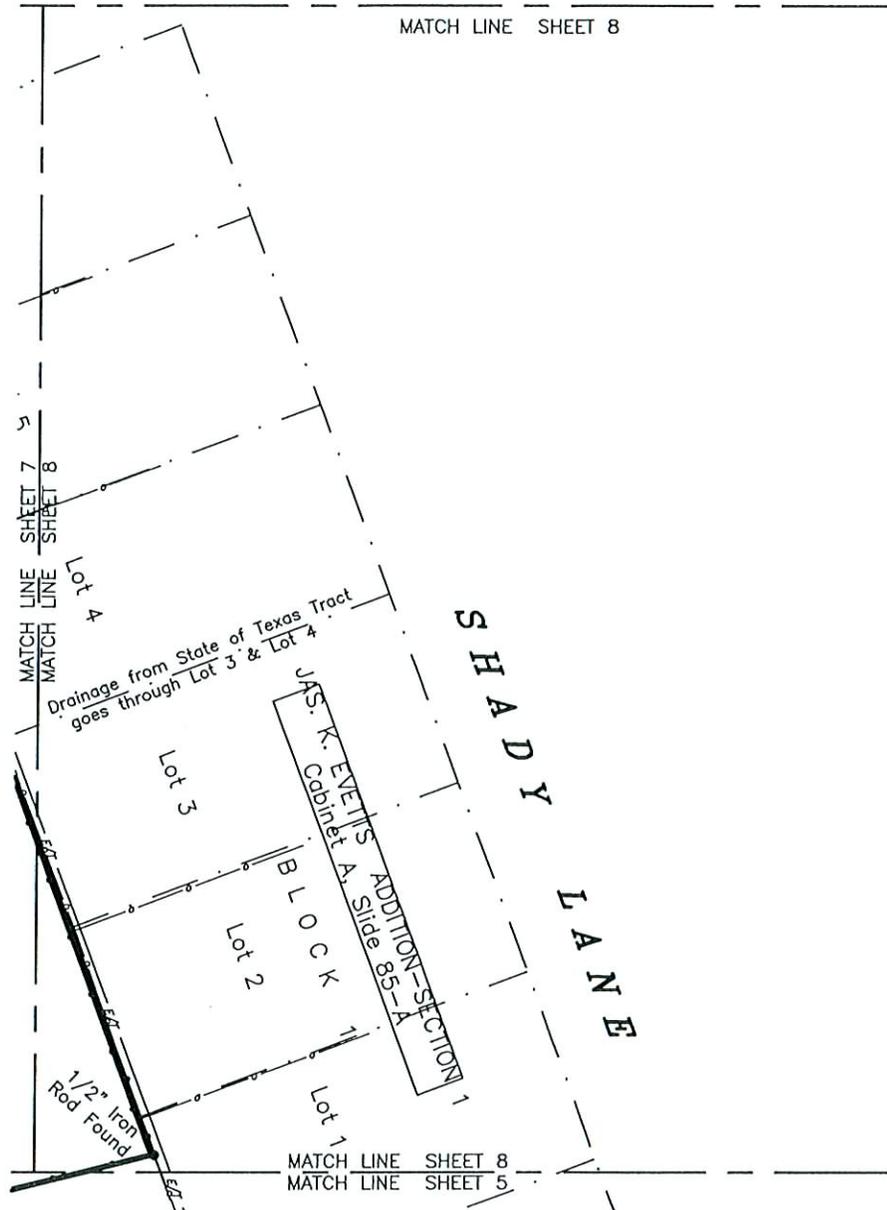
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FOR:		
Texas Department of Transportation		
DRAWING NAME: TxDOT Belton.dwg	SHEET: 7 of 9	JOB#: 05096

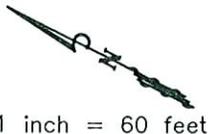


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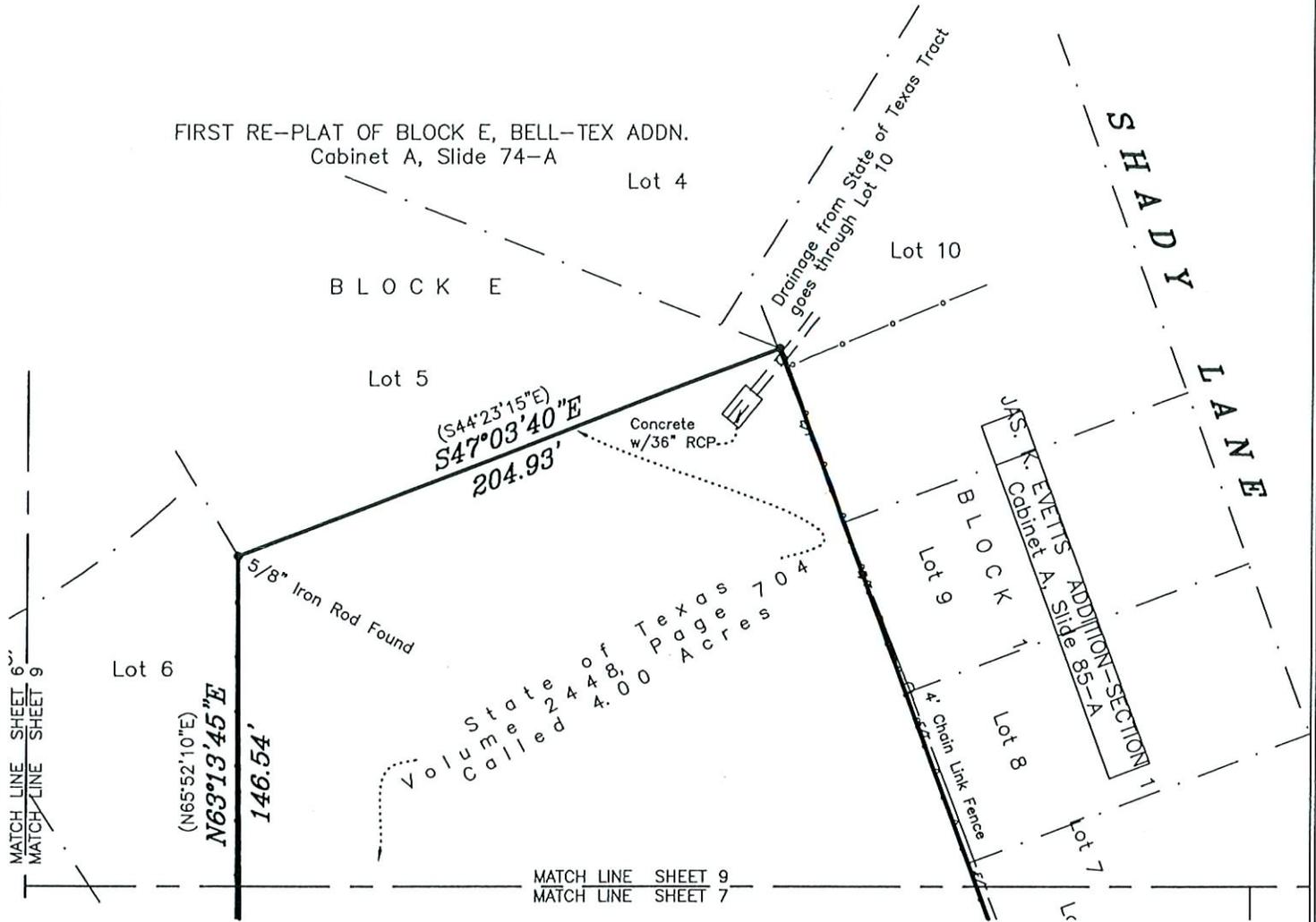
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9	6	7	8	DRAWN BY: M.J.A.	DISK: S:/2005	DATE: 07/08/05
				FOR: Texas Department of Transportation		
3	4	5		DRAWING NAME: TxDOT Belton.dwg	SHEET: 8 of 9	JOB#: 05096



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SHEET: 9 of 9			JOB#: 05096		

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