

TEXAS TRANSPORTATION COMMISSION

CORYELL County

MINUTE ORDER

Page 1 of 1

WACO District

In CORYELL COUNTY, on US 84, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 129, Page 78, Deed Records of Coryell County, Texas.

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

An easement interest over the surplus land is needed for highway drainage purposes (drainage easement) and is reserved to the state.

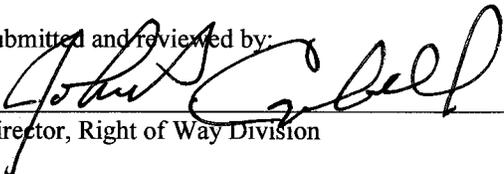
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to abutting landowners.

Leon N. Vernon is the abutting owner and has requested that, subject to the drainage easement, the surplus land be sold to him for \$200.

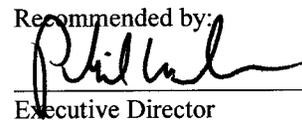
The commission finds \$200 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus land is no longer needed for a state highway purpose and that the value is less than \$10,000. The commission authorizes the executive director to execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Leon N. Vernon for \$200, subject to the drainage easement; 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

112952 DEC 15 11

Minute Date  
Number Passed

LETH LTD.  
6801 Sanger Avenue, Suite 111  
Waco, TX 76710  
254.776.5151 FAX 254.776.5152

EXHIBIT A

Highway 84, Coryell County, Texas

Field notes describing a 0.94-acre tract of land in the W.R. Basham Survey, Abstract Number 1341, Coryell County, Texas, and being a portion of a called 22.598-acre tract of land conveyed to the State of Texas, recorded in Volume 129, Page 78 in the Deed Records of Coryell County, Texas (C.C.D.R.). Said 0.94-acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

**Beginning** at a Texas Department of Transportation (TXDOT) Type II concrete monument found in the south line of said State of Texas tract, in the north line of a called Third Tract (550-acres) conveyed to Leon N. Vernon, recorded in Volume 344, Page 205, C.C.D.R., in the south right-of-way line of U.S. Highway 84, and being TXDOT station 941+36.95/100.00' LT, for the northwest corner of the herein described tract of land;

**Thence S 87 degrees 26 minutes 09 seconds E – 337.68 feet** through said State of Texas tract to a ½" diameter iron rod set with cap (LETH #3879) at an angle point in the south line of said State of Texas tract, at an angle point in the north line of said Vernon tract, in the south right-of-way line of said U.S. Highway 84, and being TXDOT station 938+00.00/122.15' LT, for the northeast corner in the herein described tract of land;

**Thence S 45 degrees 46 minutes 39 seconds W – 334.17 feet** (Record = S 47 degrees 04 minutes 00 seconds W - 408.33 feet) with the south line of said State of Texas tract, the north line of said Vernon tract, and the south right-of-way line of said U.S. Highway 84 to a ½" diameter iron rod found with cap (SURVTEX) at TXDOT station 940+44.30/350.16 LT, for the south corner in the herein described tract of land;

**Thence N 21 degrees 31 minutes 13 seconds W – 266.77 feet** (Record = N 20 degrees 14 minutes 00 seconds W - 286.11 feet) (BEARING BASIS – Instrument Number 207886, C.C.D.R.) with the south line of said State of Texas tract, the north line of said Vernon tract, and the south right-of-way line of said U.S. Highway 84 to the **POINT OF BEGINNING** and containing 0.94-acres of land.

Surveyed June 23, 2011



Gale Arnold R.P.L.S. 3879

W.O. #11-06-5209

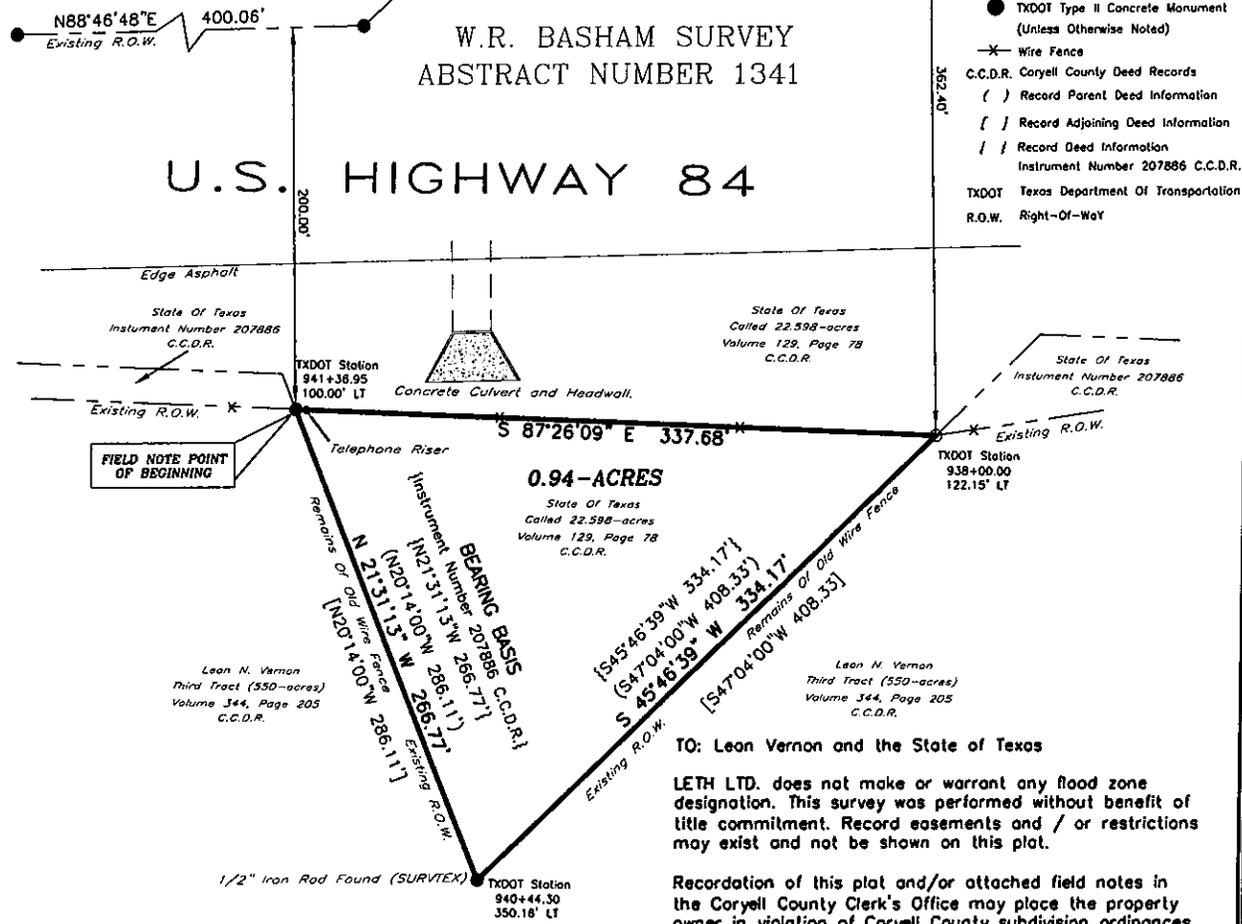
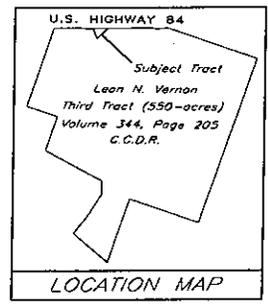


A sketch showing the findings of a survey made on a 0.94-acre tract of land in the W. R. Basham Survey, Abstract Number 1341, Coryell County, Texas. Also being a portion of a called 22.598-acre tract of land conveyed to the State of Texas, recorded in Volume 129, Page 78 in the Deed Records of Coryell County, Texas.

WORK ORDER NO: 11-06-5209 DIGITAL FILE: 11-06-5209.DWG DRAWN BY: SM

FIELD SERVICES: SM / Fieldbook 133, Page 61

REQUESTED BY: Leon Vernon



(254) 776-5151  
Fax (254) 776-5152

6801 Sanger Ave., Suite 111  
Waco, Texas 76710

LETH LTD



**LEGEND**

- 1/2" Diameter Iron Rod Set (LETH #3879)
- TXDOT Type II Concrete Monument (Unless Otherwise Noted)
- ✕ Wire Fence
- C.C.D.R. Coryell County Deed Records
- ( ) Record Parent Deed Information
- [ ] Record Adjoining Deed Information
- / / Record Deed Information Instrument Number 207886 C.C.D.R.
- TXDOT Texas Department Of Transportation
- R.O.W. Right-Of-Way

TO: Leon Vernon and the State of Texas

LETH LTD. does not make or warrant any flood zone designation. This survey was performed without benefit of title commitment. Record easements and / or restrictions may exist and not be shown on this plat.

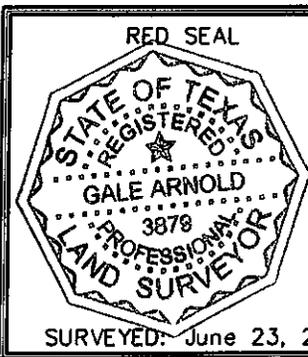
Recordation of this plat and/or attached field notes in the Coryell County Clerk's Office may place the property owner in violation of Coryell County subdivision ordinances.

ALL RIGHTS RESERVED BY: LETH LTD. 2011

I hereby state that to the best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 7 day of NOV, 2011.

*[Signature]*  
GALE ARNOLD, RPLS, NO. 3879



FIELD NOTE DESCRIPTION ATTACHED

SURVEYED: June 23, 2011