

TEXAS TRANSPORTATION COMMISSION

MCLENNAN County

MINUTE ORDER

Page 1 of 1

WACO District

In McLENNAN COUNTY, on FARM TO MARKET ROAD 1637, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 990, Page 4, Deed Records of McLennan County, Texas, and the state used certain land for highway purposes, there being no record title in the state's or county's name.

Portions of the land (surplus land), described in Exhibit A as Tracts 1 and 2, are no longer needed for state highway purposes.

An easement interest in a portion of the surplus land is needed for highway drainage purposes (drainage easement), described in Exhibit B, 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 and may recommend the quitclaim of any interest that might have accrued to the state to abutting property owners at the request of the county, if there is no record title to the property.

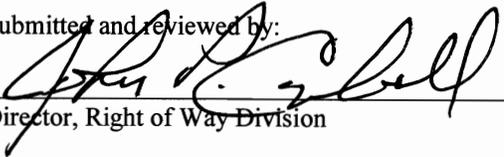
L Bar L Ranch, LP, a Texas limited partnership, is the abutting owner and has requested that, subject to the drainage easement, Tract 1 be sold to the partnership for \$6,900 and Tract 2 be quitclaimed to the partnership.

The commission finds \$6,900 to be a fair and reasonable value of the state's rights, title and interest in Tract 1.

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 of Tract 1 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 Tract 1 to L Bar L Ranch, LP, a Texas limited partnership, for \$6,900, 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 Tract 1.

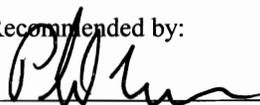
FURTHER, the commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument quitclaiming all of the state's rights and interest in Tract 2 to L Bar L Ranch, LP, a Texas limited partnership, subject to the drainage easement.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112890 OCT 27 11

Minute Number Date Passed

EUGENE ANGERMANN
Texas Registered
Professional Land Surveyor
P. O. Box 993
Stephenville, Texas 76401
PHONE FAX
254 977 4055 254 965 6884

EXHIBIT A

THE STATE OF TEXAS: 2.231 ACRES, MIGUEL RABAJO SURVEY, A-33.
COUNTY OF McLENNAN: TRACT 1 .

All that certain 2.231 acres out of the Miguel Rabajo Survey, A-33, McLennan County, Texas, being part of an 8.86 acre tract described in deed from E. Grady Davis, et ux, to State of Texas, recorded in Volume 990, Page 4, Deed Records of McLennan County, Texas, and the 2.231 acres being described as follows:

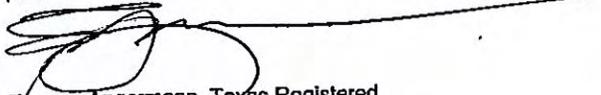
BEGINNING at a point in Northeasterly line of said 8.86 acre tract, in centerline of an abandoned county road, being Northeasterly and 50 feet along a radial line from centerline station 750+72.32 on F. M. Highway No. 1637, being S. 60° 50' 04" W. 6.57 feet and N. 41° 11' 36" W. 117.29 feet (chord measurement) from a found 3/8" iron rod at Southerly SWC of 1348.18 acres described in deed dated June 28, 2004, from Bill C. Latham to L Bar L Ranch LP, recored in Volume 569, Page 786, Official Public Records of McLennan County, Texas, for Easterly corne of this tract;

THENCE in a Northwesterly direction, along a curve to the left, having a radius of 1959.86 feet, an arc distance of 1053.01 feet (long chord bears N. 58° 18' W. 1040.40 feet) to a point in North line of said 8.86 acre tract, at center of abandoned county road, being Northerly and 50 feet along a radial line from centerline station 760+95.91 on F. M. Highway 1637, for Westerly corner of this tract;

THENCE S. 86° 40' E. with center of abandoned road, 591.19 feet to a NEC of the 8.86 acres, for Northerly corner of this tract;

THENCE S. 29° 56' E. with center of abandoned road, 591.19 feet to the place of beginning, containing 2.231 acres, of which approximately 0.60 acres is in said abandoned county road.

Surveyed on the ground: July 11, 2011
All visible and apparent easements and/or encroachments found by me are shown on attached plat;


Eugene Angermann, Texas Registered
Professional Land Surveyor No. 1579.



EUGENE ANGERMANN
Texas Registered
Professional Land Surveyor
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EXHIBIT A

THE STATE OF TEXAS: 0.756 ACRES, MIGUEL RABAJO SURVEY, A-33.
COUNTY OF McLENNAN: TRACT 2

All that certain 0.756 acres out of the Miguel Rabajo Survey, A-33, McLennan County, Texas, being part of the Northerly and Northeasterly one-half of an abandoned county road, adjacent to an 8.86 acre tract described in deed from E. Grady Davis, et ux, to State of Texas, recorded in Volume 990, Page 4, Deed Records of McLennan County, Texas, being located within the present right of way of F. M. Highway No. 1637, and the 0.756 acres being described as follows:

BEGINNING at a 3/8" iron rod found in Northeasterly right of way of F. M. Highway No. 1637 and Northeasterly line of an abandoned county road, being Southerly SWC of 1348.18 acres described in deed dated June 28, 2004, from Bill C. Latham, to L Bar L Ranch, LP, recorded in Volume 569, Page 786, Official Public Records of McLennan County, Texas, for most Easterly corner of this tract;

THENCE S. 60° 50' 04" W. 6.57 feet to a 3/8" iron rod set at a point being 50 feet Northeasterly along a radial line from F. M. Highway 1637 centerline station 749+58, for Easterly SEC of this tract;

THENCE along a curve to the left, having a radius of 1959.86 feet, an arc distance of 117.31 feet (long chord bears N. 41° 11' 36" W. 117.29 feet) to a point in centerline of abandoned county road, being Northeasterly along a radial line from F. M. Highway 1637 centerline station 750+72.32, for a corner of this tract;

THENCE N. 29° 56' W. with centerline of abandoned road and Northeasterly line of said 8.86 acre tract described in deed from E. Grady Davis, et ux, to State of Texas, recorded in Volume 990, Page 4, Deed Records of McLennan County, Texas, 591.19 feet to a NEC of the 8.86 acres, for inner corner of this tract;

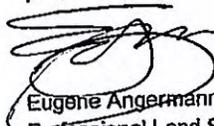
THENCE N. 86° 40' W. with centerline of abandoned road and North line of said 8.86 acre tract, 591.19 feet to a point being 50 feet North along a radial line from F. M. Highway 1637 centerline station 760+95.91, for a SWC of this tract;

THENCE in a Westerly direction, along a curve to the left, having a radius of 1959.86 feet, an arc distance of 114.69 feet (long chord bears N. 75° 22' 06" W. 114.67 feet) to a 3/8" iron rod found at a corner of said L Bar L Ranch LP 1348.18 acre tract, being 50 feet North along a radial line from F. M. Highway 1637 centerline station 762+10.23, for NWC of this tract;

THENCE S. 86° 55' 20" E. with South line of said 1348.18 acre tract and North line of abandoned county road, 713.83 feet to a 3/8" iron rod found at fence corner, for inner corner of the 1348.18 acres and NEC of this tract;

THENCE S. 30° 28' 45" E. with a Westerly line of said 1348.18 acres and Easterly line of abandoned county road, 722.19 feet to the place of beginning, containing 0.756 acres.

Surveyed on the ground: July 11, 2011
All visible and apparent easements and/or encroachments found by me are shown on attached plat;

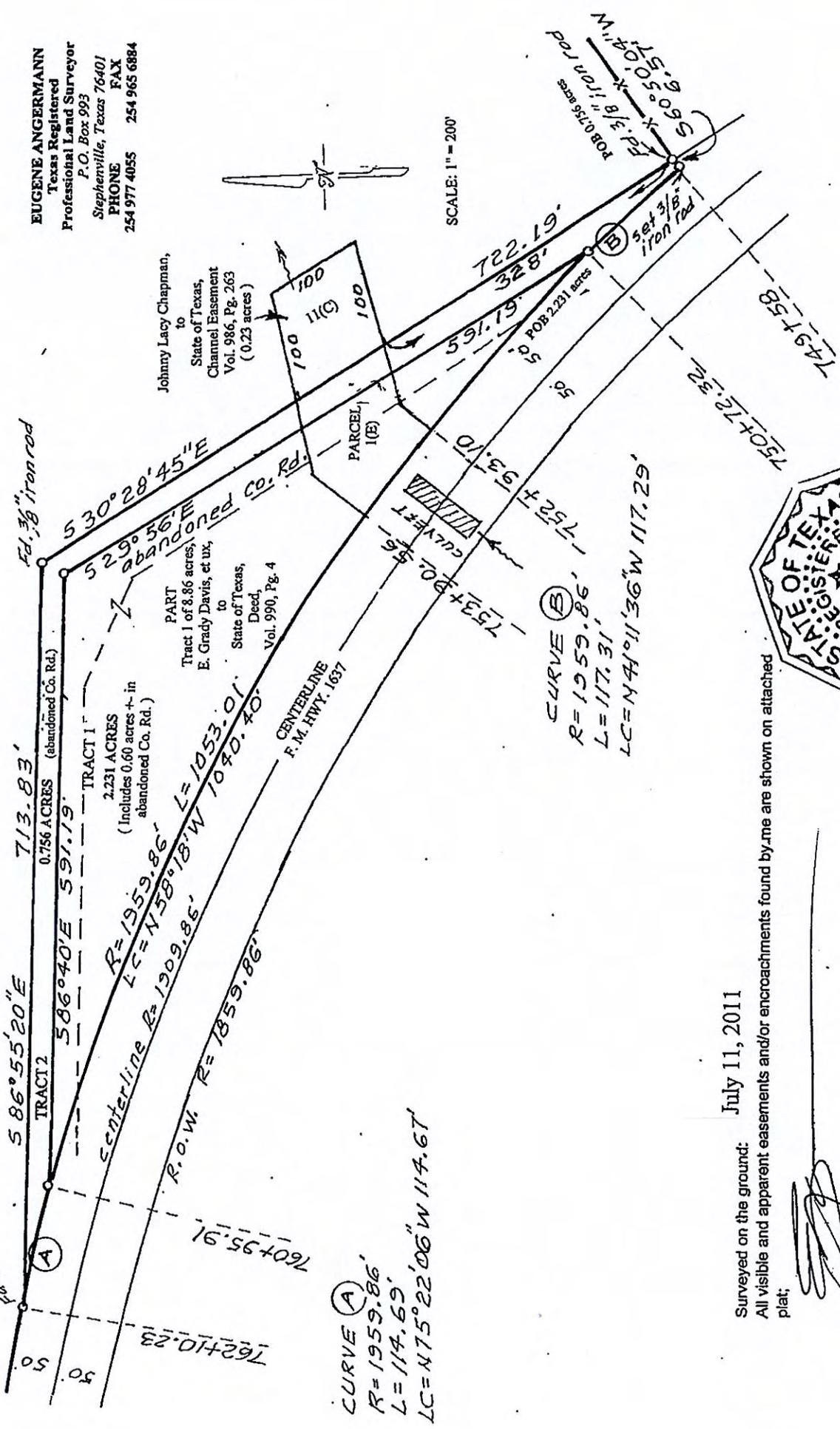

Eugene Angermann, Texas Registered
Professional Land Surveyor No. 1579.



Bill C. Latham

to
L Bar L Ranch, LP,
Deed dated June 28, 2004,
Vol. 569, Pg. 786,
Official Public Records,
Bosque County, Texas.
1348.18 acres

MIGUEL RABAJO SURVEY
(Melenzan County, Texas)
ABST. NO. 33



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Johnny Lacy Chapman,
to
State of Texas,
Channel Easement
Vol. 986, Pg. 263
(0.23 acres)

PART
Tract I of 8.86 acres,
E. Grady Davis, et ux,
to
State of Texas,
Deed,
Vol. 990, Pg. 4

CURVE A
R=1959.86'
L=114.69'
LC=N75°22'06"W 114.67'

CURVE B
R=1959.86'
L=117.31'
LC=N44°11'36"W 117.29'

July 11, 2011

Surveyed on the ground:
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Professional Land Surveyor No. 1579.



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EXHIBIT B

THE STATE OF TEXAS: 0.255 ACRES, MIGUEL RABAJO SURVEY,
COUNTY OF McLENNAN: A-33. (PARCEL 1(E))

All that certain 0.255 acres out of the Miguel Rabajo Survey, A-33, McLennan County, Texas, being part of Tract 1 of 8.86 acres described in deed from E. Grady Davis, et ux, to State of Texas, recorded in Volume 990, Page 4, Deed Records of McLennan County, Texas, for right of way purposes on F. M. Highway No. 1637, which includes the Southwesterly one-half of an abandoned county road and being part of the Northeasterly one-half of said abandoned road, (no Right of Way Deed found), and the 0.255 acres being described as follows:

BEGINNING at a point within said 8.86 acre tract, being 50.00 feet Northeasterly along a radial line from centerline station 752+93.10 on F. M. Highway No. 1637, for South corner of this easement;

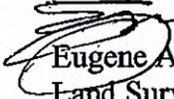
THENCE in a Northwesterly direction, along a curve to the left, having a radius of 1959.86 feet, (being parallel to centerline of F. M. 1637) an arc distance of 100.00 feet (long chord bears N. 50° 59' 35" W. 99.99 feet) to a point being 50.00 feet Northeasterly along a radial line from centerline station 753+90.56 of F. M. Highway No. 1637, for West corner of this easement;

THENCE crossing said 8.86 acre tract (which includes the Southwesterly one-half of abandoned county road) and crossing the Northeasterly one-half of said road, as follows: N. 37° 32' 42" E. 64.10 feet and N. 78° 53' 00" E. 69.32 feet to a point in Northeasterly line of said abandoned road and a Southwesterly line of 1348.18 acres described in deed dated June 28, 2004, from Bill C. Latham, to L Bar L Ranch, LP, recorded in Volume 569, Page 786, Official Public Records of Bosque County, Texas, for North corner of this easement;

THENCE S. 30° 28' 45" E. with Northeasterly line of abandoned county road, 100.00 feet to a point in Southwesterly line of the 1348.18 acres, from which point a found 3/8" iron rod at Southerly SWC of the 1348.18 acres bears S. 30° 28' 45" E. 328 feet, for East corner of this easement;

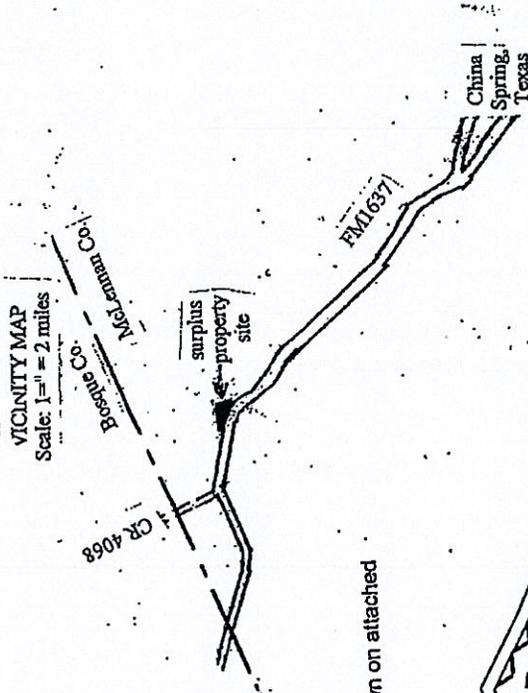
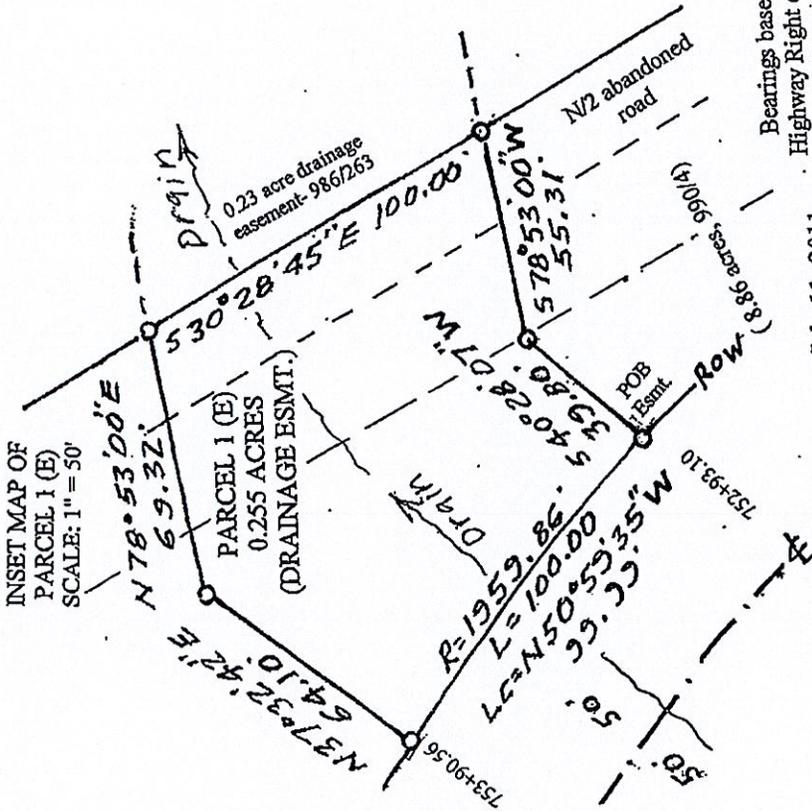
THENCE crossing the Northeasterly one-half of said abandoned county road and crossing said Tract 1 of 8.86 acres, as follows: S. 78° 53' 00" W. 55.31 feet and S. 40° 28' 07" W. 39.80 feet to the place of beginning, containing 0.255 acres.

Surveyed on the ground, July 11, 2011.

 Eugene Angermann, Registered Professional
Land Surveyor No. 1579.



EUGENE ANGERMANN
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 Professional Land Surveyor
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Bearings based on
 Highway Right of Way
 data

July 11, 2011

Surveyed on the ground:
 All visible and apparent easements and/or encroachments found by me are shown on attached
 plat:

[Handwritten signature]

Eugene Angermann, Texas Registered
 Professional Land Surveyor No. 1579.