

TEXAS TRANSPORTATION COMMISSION

CORYELL County

MINUTE ORDER

Page 1 of 1

WACO District

In CORYELL COUNTY, on US 190 from Lampasas/Coryell county line to east of Copperas Cove city limits, the Texas Department of Transportation (department) is acquiring the right of way for a highway improvement project.

V.T.C.A., Transportation Code, §201.206, authorizes the department to accept donations of real property for the purpose of carrying out its functions and duties.

V.T.C.A., Government Code, Chapter 575, requires the Texas Transportation Commission (commission) to accept a gift or donation valued at \$500 or more by majority vote at an open meeting.

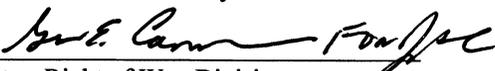
Copperas Cove Economic Development Corporation (owner) is the owner of the property described in Exhibit A. The owner wants to donate this property, estimated at \$180,660, to the department for construction of a highway improvement project.

The owner is not subject to department regulations or oversight, or interested in or likely to become interested in a contract, purchase, payment, or claim with or against the department.

A donation agreement has been executed by the owner and tendered to the department for acceptance under Title 43, Texas Administrative Code, §1.504.

IT IS THEREFORE ORDERED by the commission that (1) the commission has determined that acceptance of this donation would provide a significant public benefit, and would not influence or reasonably appear to influence the department in the performance of its duties, and (2) the executive director is hereby authorized to accept the donation of real property, as described in Exhibit A, and the executive director or the director's designee is authorized and directed to sign and execute a donation agreement with the owner, in accordance with Title 43, TAC, §1.504.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Interim Executive Director
112855 SEP 29 11

Minute Number Date Passed

PAGE 1 OF 6
FN. NO. 11-188(MJJ)
JUNE 22, 2011

COUNTY: CORYELL
HIGHWAY: US 190
LIMITS: FROM LIBERTY BELL LANE TO U.S. 190 BYPASS
ROW CSJ: 0231-02-044

BPI JOB: R010123110017

PROPERTY DESCRIPTION FOR PARCEL 41

OF 1.976 ACRES OF LAND OUT OF THE WM. P. HARDEMAN SURVEY ABSTRACT NO. 454, THE A.G. MATTHEWS SURVEY ABSTRACT NO. 1765 AND THE D.D. THOMPSON SURVEY ABSTRACT NO. 1041, SITUATED IN CORYELL COUNTY, TEXAS, BEING A PORTION OF THE U.S. HIGHWAY 190 RIGHT-OF-WAY (PARCEL 38, PART 1) GRANTED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 240220 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS; SAID 1.976 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a TxDOT Type II monument found (brass disc in concrete at Sta. 269+80.20, 1766.40' Lt) in the southerly right-of-way line of U.S. Highway 190, R.O.W. Varies), being the westerly corner of said Parcel 38, Part 1, same being the northeasterly corner of Liberty Bell Lane (60' R.O.W.) and the northwesterly corner of Lot 1C, Block 1, Lots 1B and 1C, Block 1, being a Replat of a portion of Lot 1, Block 1, Copperas Cove Business and Industrial Park, Phase Two, a subdivision of record in Cabinet B, Slide 472, of the Plat Records of Coryell County, Texas for the northwesterly corner hereof;

THENCE, N86°37'51"E, along the northerly line of said Parcel 38, Part 1, for the northerly line hereof, a distance of 1902.29 feet to a 1/2-inch iron rod found for the northeasterly corner hereof;

THENCE, S21°37'26"E, leaving the northerly line of Parcel 38, Part 1, over and across said Parcel 38, Part 1, for the easterly line hereof, a distance of 76.27 feet to TxDOT Type II monument found ((brass disc in concrete at Sta. 280+58.06, 405.85' Lt.), being in the easterly line of that certain tract of land conveyed to Copperas Cove Economic Development Corporation by deed of record in Document No. 190990 of said Official Public Records and being in the proposed southerly right-of-way line of U.S. Highway 190, for the southeasterly corner hereof, from which a TxDOT Type II monument (brass disc in concrete) found for an angle point in the easterly line of said Copperas Cove Economic Development Corporation tract bears, S21°35'58"E, a distance of 189.58 feet;

FN NO. 11-188 (MJJ)
JUNE 22, 2011
PAGE 2 OF 6

THENCE, S88°11'49"W, along the southerly line of said Parcel 38, Part 1, for a portion of the southerly line hereof, a distance of 1792.22 feet to a TxDOT Type II monument found (brass disc in concrete at Sta. 270+27.74, 1648.34' Lt) being the northwesterly corner of said Lot 1C, for the point of curvature of a non-tangent curve to the left;

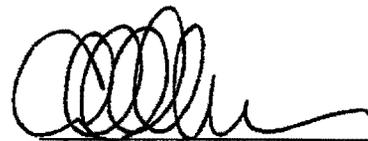
THENCE, continuing along the southerly line of said Parcel 38, Part 1, being the northerly line of said Lot 1C, for a portion of the southerly line hereof, along said non-tangent curve to the left having a radius of 404.37 feet, a central angle of 19°27'23", an arc length of 137.32 feet and a chord which bears, N83°29'24"W, a distance of 136.66 feet to the **POINT OF BEGINNING**, containing an area of 1.976 acres (86,067 sq. ft.) of land, more or less, within these metes and bounds.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

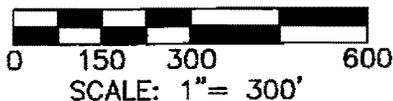
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY. A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PROPERTY DESCRIPTION.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERING-SOLUTIONS
221 W. SIXTH STREET, STE. 600
AUSTIN, TEXAS 78701

 6-22-11
ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS





LEGEND

- 1/2" IRON ROD FOUND
- TXDOT BRASS DISC FOUND
- P.O.B. POINT OF BEGINNING

A

LOT 1C, BLOCK 1, LOTS 1B AND 1C, BLOCK 1,
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1,
COPPERAS COVE 190 BUSINESS AND INDUSTRIAL PARK, PHASE TWO
CABINET "B", SLIDE 472

**1.976 ACRES
86,067 S.F.**

LIBERTY BELL LANE
(60' R.O.W.)

P.O.B.
STA. 269+80.20
1766.40' LT.

U.S. HIGHWAY 190 (R.O.W. VARIES)

S21°37'26"E
76.27'

N86°37'51"E 1902.29'

STA. 270+27.74
1648.34' LT.

EXISTING
R.O.W. LINE

S88°11'49"W 1792.22'

A. G.
MATTHEWS
SURVEY
ABSTRACT
1765

STA. 280+58.06
405.85' LT.
S21°35'58"E
189.58'

APPROXIMATE SURVEY LINE

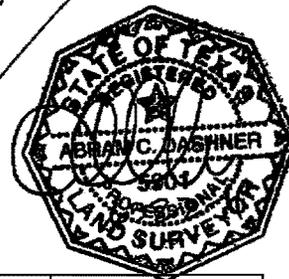
WM. P. HARDEMAN SURVEY
ABSTRACT 454

D. D.
THOMPSON
SURVEY
ABSTRACT
1041

COPPERAS COVE ECONOMIC
DEVELOPMENT CORPORATION
DOCUMENT NO. 190990

C. G. BENNETT SURVEY
ABSTRACT 1680

FUTURE U.S. 190 BYPASS
PARCEL 38, PART 1
DOC. NO. 240220



CURVE TABLE

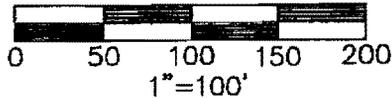
NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	19°27'23"	404.37	137.32	136.66	N83°29'24"W

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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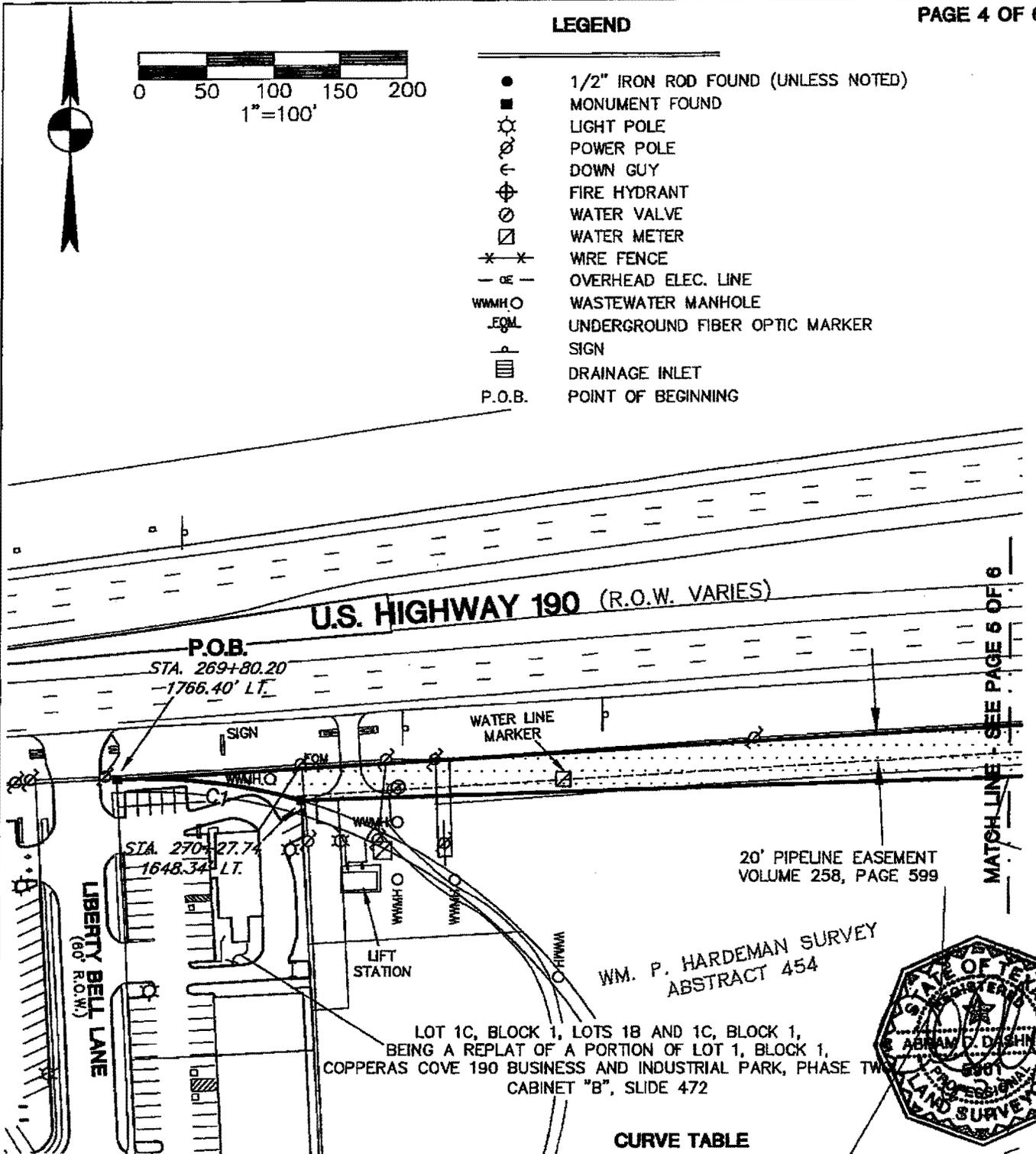
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SURVEY, ABSTRACT 454, THE A. G. MATTHEWS SURVEY,
ABSTRACT 1765 AND THE D. D. THOMPSON SURVEY, ABSTRACT
NO. 1041, SITUATED IN CORYELL COUNTY, TEXAS, BEING A
PORTION OF THE U. S. HIGHWAY 190 R.O.W. (PARCEL 38, PART 1)
GRANTED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 240220
OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS.

**C-COVE 90
PARTNERS, LTD.**

LEGEND



- 1/2" IRON ROD FOUND (UNLESS NOTED)
- MONUMENT FOUND
- ☼ LIGHT POLE
- ⊗ POWER POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊠ WATER METER
- ✕✕ WIRE FENCE
- - - OVERHEAD ELEC. LINE
- ◉ WASTEWATER MANHOLE
- ⊔ UNDERGROUND FIBER OPTIC MARKER
- ⊙ SIGN
- ▨ DRAINAGE INLET
- P.O.B. POINT OF BEGINNING



WM. P. HARDEMAN SURVEY
ABSTRACT 454

LOT 1C, BLOCK 1, LOTS 1B AND 1C, BLOCK 1,
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1,
COPPERAS COVE 190 BUSINESS AND INDUSTRIAL PARK, PHASE TWO
CABINET "B", SLIDE 472

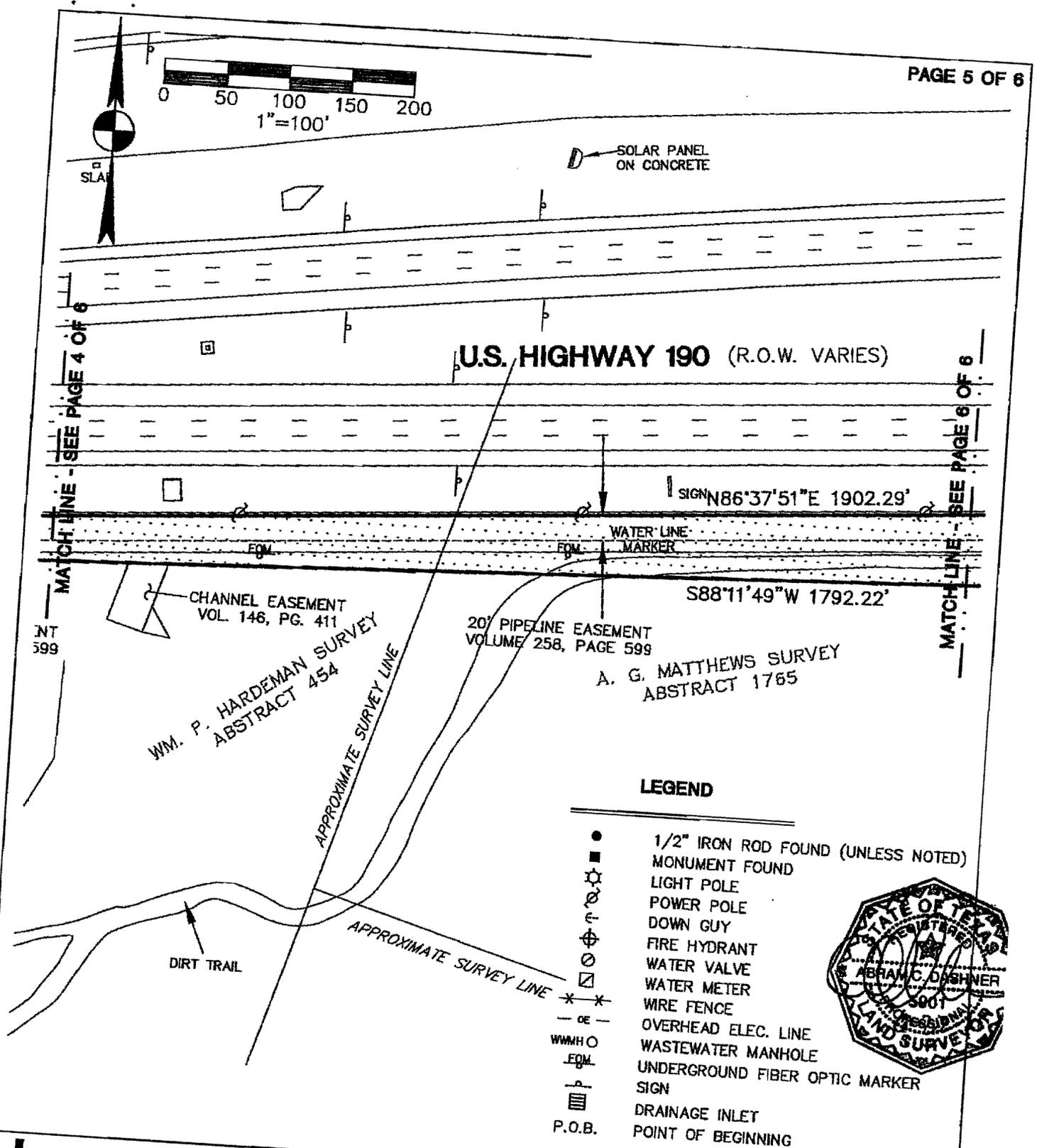
CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	19°27'23"	404.37	137.32	136.66	N83°29'24"W

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C-COVE 90 PARTNERS, LTD.



LEGEND

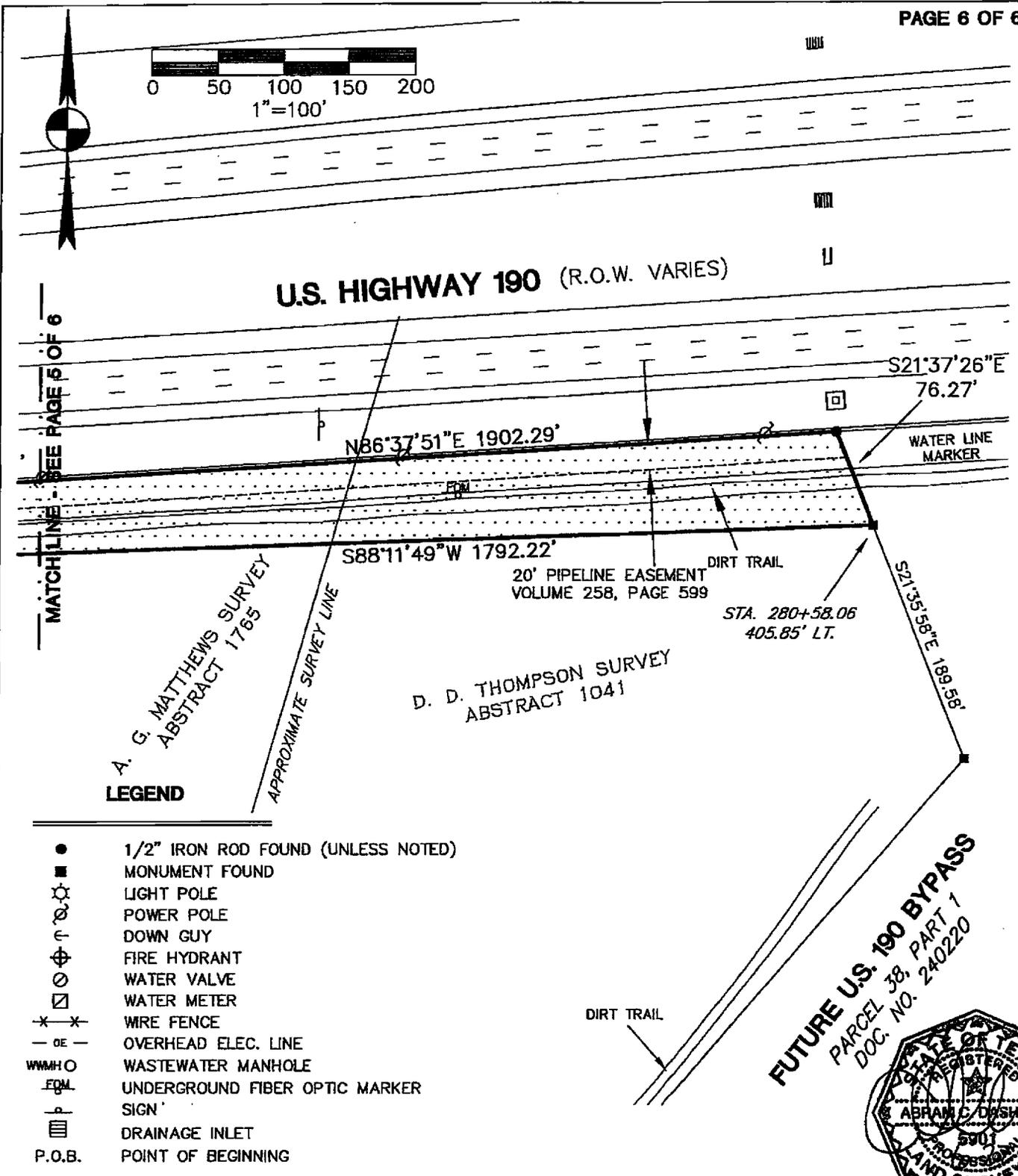
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- MONUMENT FOUND
- ☼ LIGHT POLE
- ⊕ POWER POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
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- ⊕ WATER METER
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- ⊕ WWHH O WASTEWATER MANHOLE
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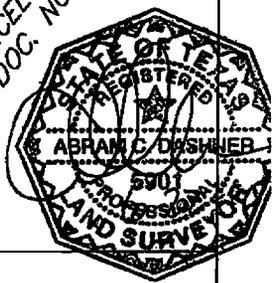


MATCHLINE - SEE PAGE 5 OF 6

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- MONUMENT FOUND
- ☼ LIGHT POLE
- ⊙ POWER POLE
- ⌒ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊠ WATER METER
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- WMHO WASTEWATER MANHOLE
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FUTURE U.S. 190 BYPASS
PARCEL 38, PART 1
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<p>b Bury+Partners ENGINEERING SOLUTIONS 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel. (512)228-0011 Fax (512)228-0325 Bury+Partners, Inc. ©Copyright 2011</p>	<p align="center">SKETCH TO ACCOMPANY DESCRIPTION OF 1.978 ACRES OF LAND OUT OF THE WM. P. HARDEMAN SURVEY, ABSTRACT 454, THE A. G. MATTHEWS SURVEY, ABSTRACT 1765 AND THE D. D. THOMPSON SURVEY, ABSTRACT NO. 1041, SITUATED IN CORYELL COUNTY, TEXAS, BEING A PORTION OF THE U. S. HIGHWAY 190 R.O.W. (PARCEL 38, PART 1) GRANTED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 240220 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS.</p>	<p align="center">C-COVE 90 PARTNERS, LTD.</p>
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