

TEXAS TRANSPORTATION COMMISSION

MCLENNAN County

MINUTE ORDER

Page 1 of 1

WACO District

In the city of Waco, McLENNAN COUNTY, on BUSINESS US 77-L, the State of Texas acquired certain land for highway purposes by instrument recorded Volume 433, Page 646, Deed Records of McLennan County, Texas.

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

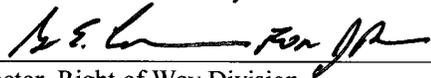
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Baylor University is the abutting landowner and has requested that the surplus land be sold to the university for \$95,880.

The commission finds \$95,880 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

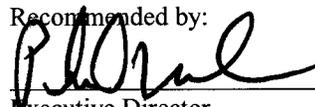
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Baylor University for \$95,880; 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

112989 JAN 26 12

Minute Number Date Passed

Vannoy & Assoc., Inc.

BOUNDARY SURVEY
Plat Attached

DESCRIPTION

STATE OF TEXAS
COUNTY OF McLENNAN

EXHIBIT A

BEING all that tract of land in the City of Waco, McLennan County, Texas, out of the T. J. Chambers Survey, A-7, and being a part of that called 2.0 acres of land described in a deed to the State of Texas recorded in Volume 433, Page 646 of the Deed Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a point on the existing Southeast line of LaSalle Avenue, said point lying 125.00 feet radially from Engineer's Station 1106+00 and being the North corner of said 2.0 acres, said point also having Texas State Plane Coordinates of N: 10541015.92 feet and E: 3302284.01 feet based upon NAD 83 for Texas Central Zone, a 5/8 inch steel rod found for corner;

THENCE South 45 degrees 57 minutes 48 seconds East, 134.50 feet to a 5/8 inch steel rod found at the East corner of said 2.0 acres, being also an inside corner of Lot 1, Block 1, Parker Brothers Intramural Soccer Fields Addition to the City of Waco, McLennan County, Texas as recorded under Clerk's File No. 2003036813 of the Official Public Records of McLennan County, Texas;

THENCE South 43 degrees 03 minutes 05 seconds West, 277.91 feet along the Southeast line of said 2.0 acres to a 5/8 inch steel rod found on the existing East line of a cutback at the intersection of the Southeast line of LaSalle Avenue with the Northeast line of University Parks Drive, being also an outside corner of said Lot 1;

THENCE North 05 degrees 31 minutes 45 seconds East, 167.47 feet to a 5/8 inch steel rod set with TxDOT aluminum disk, being 125.00 feet radially from the centerline of LaSalle Avenue;

THENCE Northeasterly, 150.95 feet along a curve to the left having a radius of 3632.90 feet and a central angle of 2 degrees 22 minutes 51 seconds (Chord bears North 30 degrees 37 minutes 25 seconds East, 150.94 feet) to the Point of Beginning, containing 0.550 acres, or 23970 square feet of land.

Underground utilities shown on this plat are approximate locations based upon observed existing markers and reference information. Contact all utilities and underground facility owners for exact locations.

Bearings and coordinates shown hereon are based on Grid North, State Plane Coordinate System, NAD 83, Texas Central Zone.

The plat and field notes as shown hereon were prepared from an on-the-ground survey performed under my supervision on October 18, 2011; there are no visible easements, encroachments or protrusions except as shown hereon.

October 20, 2011



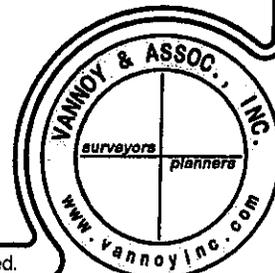
Ray L. Vannoy
R.P.L.S. No. 1988

No Schedule "B" Provided
Drawn By: rlv

3819

500 N. Valley Mills Dr., Suite 210 Waco, TX 76710 (254)751-1934

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Vannoy & Assoc., Inc.

BOUNDARY SURVEY
Field Notes Attached

T. J. CHAMBERS SURVEY, A-7

POINT OF BEGINNING
N: 10541015.92'
E: 3302284.01'

L=150.95'
R=3632.90'
C.A.=2°22'51"
C.B.=N 30°37'25" E
C.L.=150.94'

0.550 ACRES
23970 S.F.

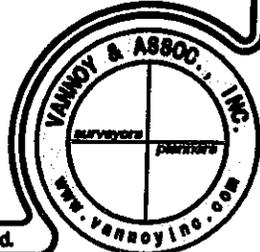
S 43°03'05" W
277.91'

N 05°31'45" E
167.47'
STATE OF TEXAS VOLUME 433, PAGE 646

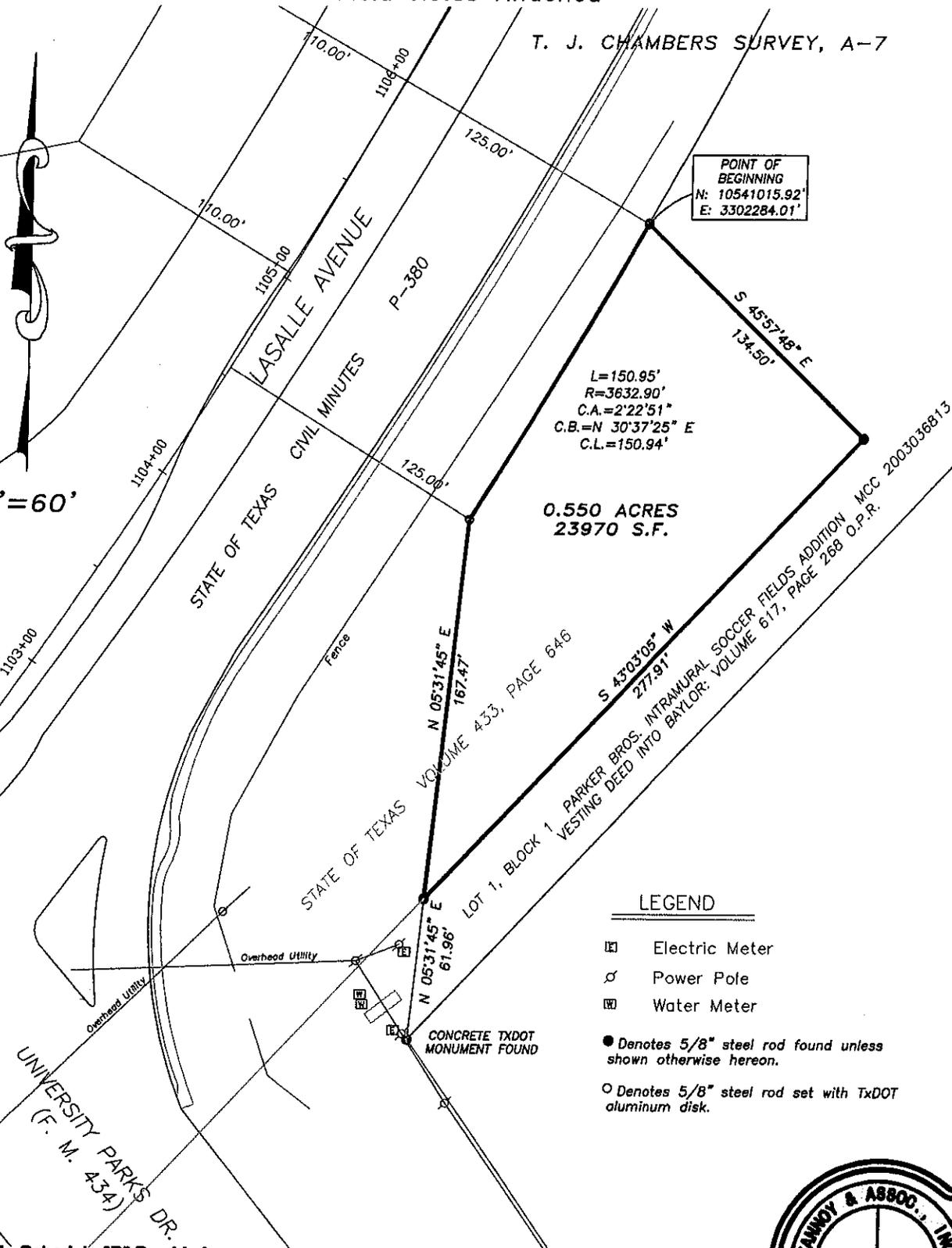
N 05°31'45" E
61.96'
CONCRETE TxDOT MONUMENT FOUND

LEGEND

- ⊠ Electric Meter
- ⊕ Power Pole
- ⊞ Water Meter
- Denotes 5/8" steel rod found unless shown otherwise hereon.
- Denotes 5/8" steel rod set with TxDOT aluminum disk.



1"=60'



No Schedule "B" Provided
Drawn By: rfv