

TEXAS TRANSPORTATION COMMISSION

CORYELL County

MINUTE ORDER

Page 1 of 1

WACO District

In the city of Copperas Cove, CORYELL COUNTY, on US 190, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 138, Page 556, Deed Records of Coryell County, Texas, and the state used other land for highway purposes to which there is no record title.

Portions of the land (surplus land), described in Exhibit A, are no longer needed for 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 and may recommend, if there is no record title, the quitclaim of any interest that might have accrued to the state to abutting landowners at the request of the county or municipality.

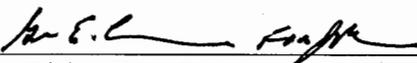
Lightfoot Oil, Inc., is the abutting landowner and has requested that the surplus land shown in Exhibit A as Tract 1 be sold to the company for \$69,500.

The city has requested that the surplus land shown in Exhibit A as Tract 2 be quitclaimed to the abutting landowner.

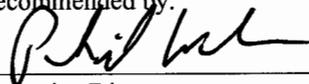
The commission finds \$69,500 to be a fair and reasonable value of the state's rights, title and interest in Tract 1.

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 Tract 1 to Lightfoot Oil, Inc., for \$69,500, and that Tract 2 be quitclaimed to Lightfoot Oil, Inc.; 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.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

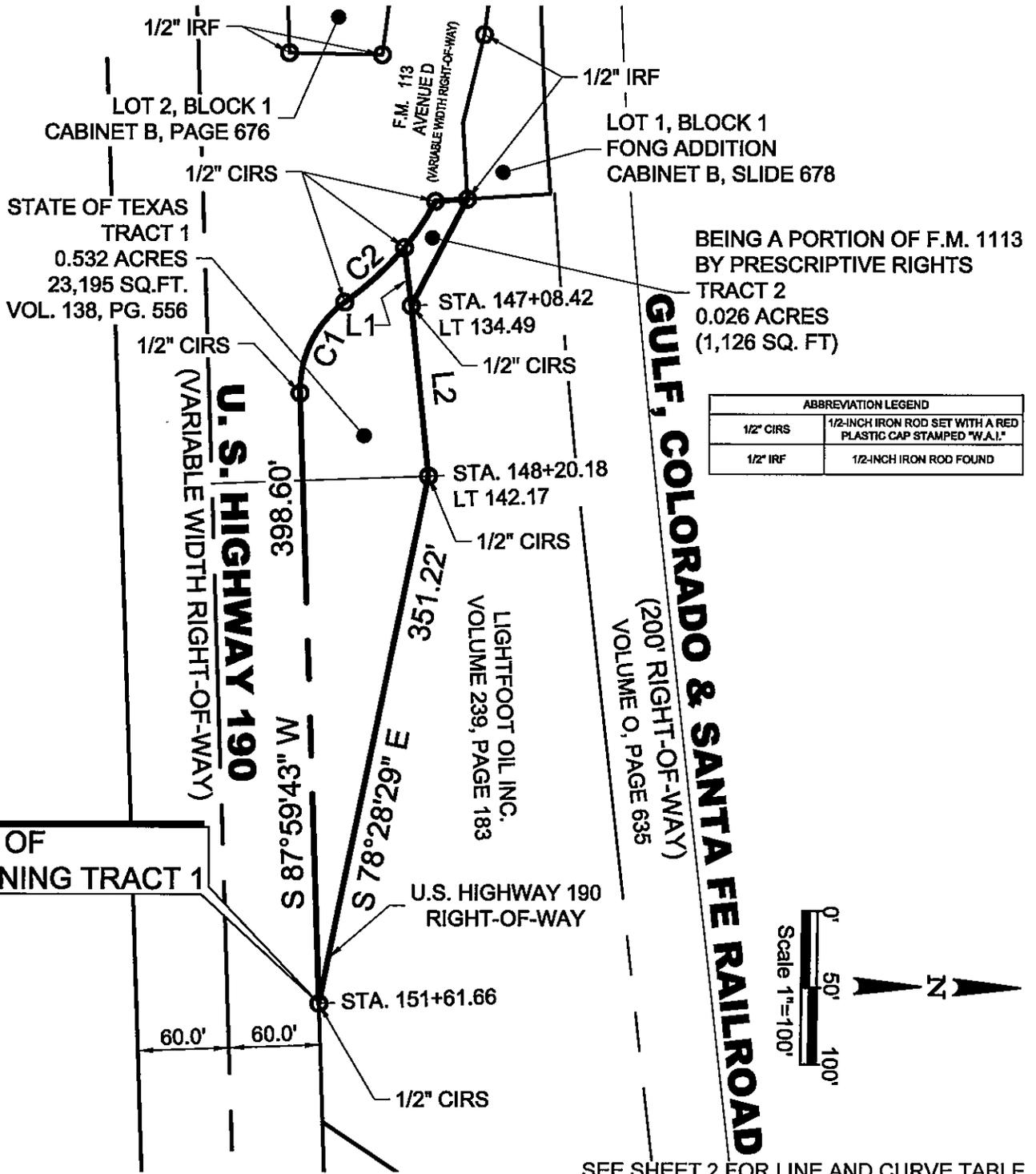
113182 JUN 28 12

Minute Number Date Passed

TXDOT EXHIBIT - TRACT 1

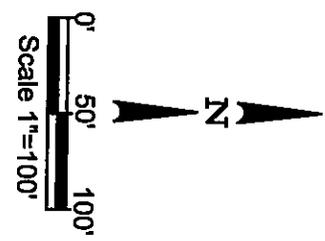
EXHIBIT A

WILLIAM P. HARDEMAN SURVEY, ABSTRACT No. 454
CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS



BEING A PORTION OF F.M. 1113
BY PRESCRIPTIVE RIGHTS
TRACT 2
0.026 ACRES
(1,126 SQ. FT)

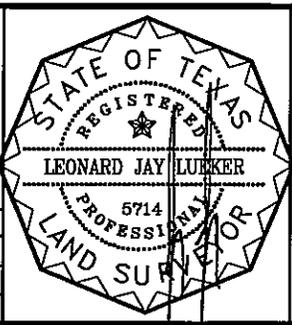
ABBREVIATION LEGEND	
1/2" CIRS	1/2-INCH IRON ROD SET WITH A RED PLASTIC CAP STAMPED "W.A.I."
1/2" IRF	1/2-INCH IRON ROD FOUND



SEE SHEET 2 FOR LINE AND CURVE TABLE

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230
Texas Engineers Registration No. 89
Texas Surveyors No. 100668-00 12-31-12
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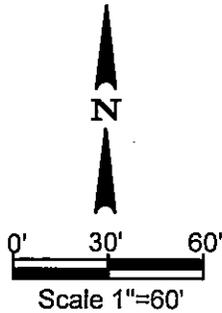
Scale: 1:100
Date: 01.09.12
Dwg. File: 70129-TXDOT-EXH - TRACT 1
Project No.: 70129



TXDOT EXHIBIT
TRACT 1 - 0.532 ACRES (23,195 SQ. FT.)

ORANGE DEVELOPMENT, INC.
1200 CORPORATE DR, SUITE G-50
BIRMINGHAM, ALABAMA 35242
5/16/12

SHEET 1 OF 3



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	56°25'08"	70.00'	68.93'	66.18'	N63°47'43"W
C2	13°56'24"	217.19'	52.84'	52.71'	N42°33'21"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N83°14'35"E	38.09'
L2	N84°03'51"E	112.02'

Winkelmann & Associates, Inc.

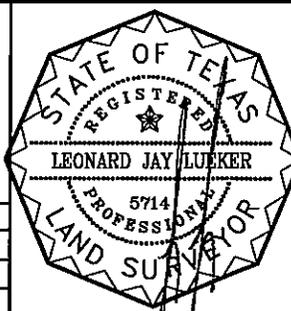
CONSULTING CIVIL ENGINEERS SURVEYORS
 8750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
 DALLAS, TEXAS 75230 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors No. 100866-00 12-31-12
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Date: 01.09.12

Dwg. File: 70129-TXDOT-EXH - TRACT 1

Project No.: 70129



TXDOT EXHIBIT
 TRACT 1 - 0.532 ACRES (23,195 SQ. FT.)

ORANGE DEVELOPMENT, INC.
 1200 CORPORATE DR., SUITE G-50
 BIRMINGHAM, ALABAMA 35242

5/16/12

SHEET
2
OF
3

FIELD NOTE DESCRIPTION

EXHIBIT A

COUNTY OF CORYELL §
 STATE OF TEXAS §

BEING a tract of land situated in the WILLIAM P. HARDEMAN SURVEY, ABSTRACT No. 454 and being a portion of a tract of land conveyed to the State of Texas, as recorded in Volume 138, Page 556, of the Deed Records, Coryell County, Texas, (D.R.C.C.T.) and being particularly describes as follows:

BEGINNING at a 1/2-inch iron rod set with a red plastic cap stamped "WAI" on the Northerly right-of-way of U.S. Highway 190; said point being set at the centerline STA. 151+61.66 - 60 feet left, said point being in the Southerly line of a tract of land conveyed to Lightfoot Oil Inc. as recorded in Volume 239, Page 183 (D.R.C.C.T.);

THENCE departing the Northerly right-of-way of said U.S. Highway 190, South 87 deg 59 min 43 sec West, a distance of 398.60 feet to a 1/2-inch iron rod set with a red plastic cap stamped "WAI", said point for the beginning a curve to the right having a radius of 70.00 feet, a chord bearing of North 63 deg 47 min 43 sec West, and a chord length of 66.18 feet;

CONTINUING along said curve to the right through a central angle of 56 deg 25 min 08 sec and an arc length of 68.93 feet to a 1/2-inch iron rod set with a red plastic cap stamped "WAI", said point being the beginning of a curve to the left having a radius of 217.19 feet, a chord bearing of North 42 deg 33 min 21 sec West, and a chord length of 52.71 feet;

CONTINUING along said curve to the left through a central angle of 13 deg 56 min 24 sec and an arc length of 52.84 feet to a 1/2-inch iron rod set with a red plastic cap stamped "WAI" on the Northerly right-of-way of said U.S. Highway 190;

THENCE along the Northerly right-of-way line of said U.S. Highway 190 as follows, North 83 deg 14 min 35 sec East, a distance of 38.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI", set at TXDOT centerline STA. 147+08.42 - 134.49 feet left;

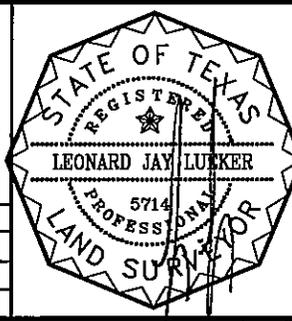
THENCE North 84 deg 03 min 51 sec East continuing along said Northerly right-of-way, a distance of 112.02 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI", set at STA. 148+20.18 - 142.47 feet left;

THENCE South 78 deg 28 min 29 sec East continuing along said Northerly right-of-way, a distance of 351.22 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.532 acres or 23,195 square feet of land; more or less.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 8750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
 DALLAS, TEXAS 75230 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors No. 100886-00 12-31-12
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 Date: 01.09.12
 Dwg. File: 70129-TXDOT-EXH - TRACT 1
 Project No.:



TXDOT EXHIBIT
 TRACT 1 - 0.532 ACRES (23,195 SQ. FT.)

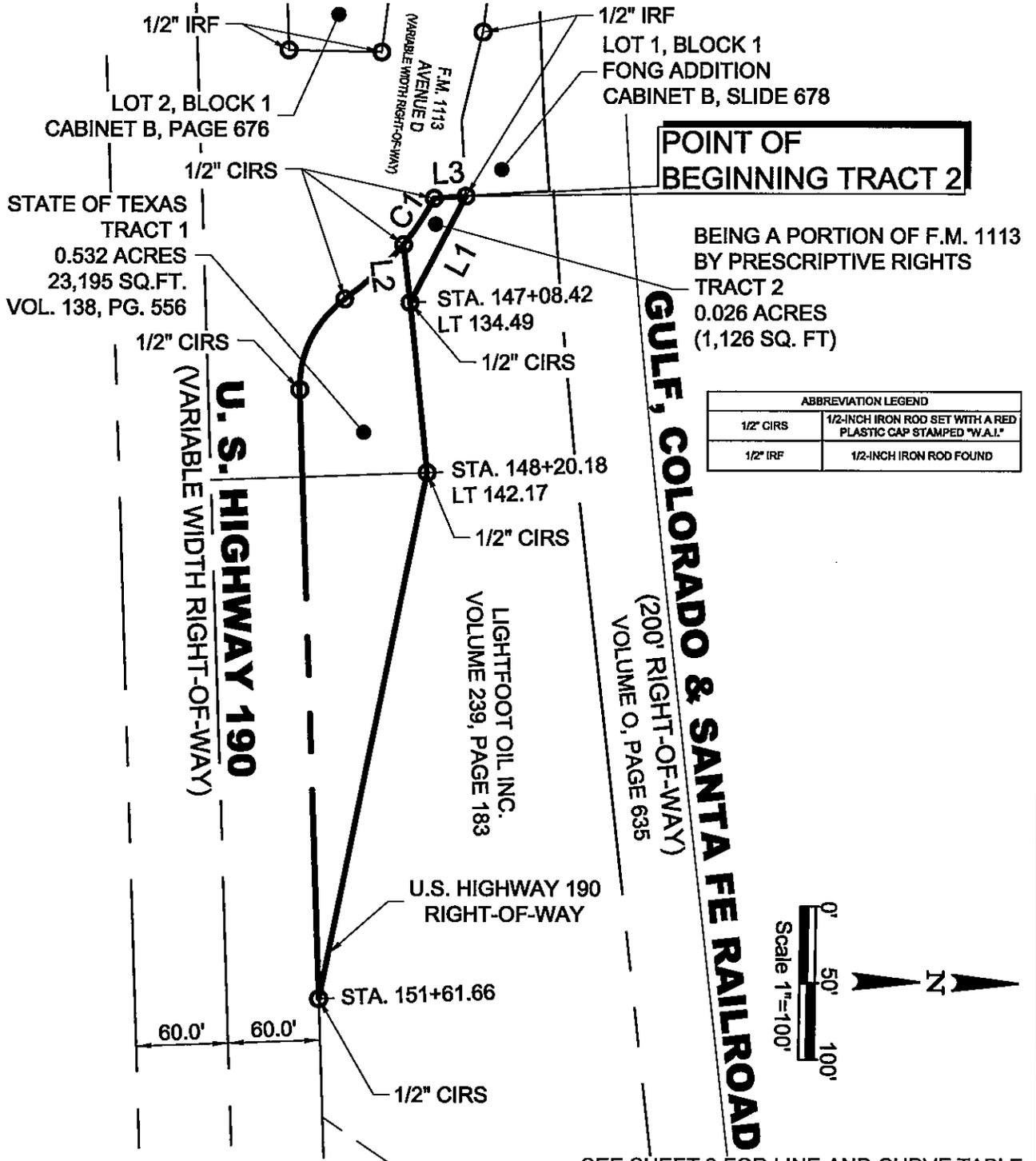
ORANGE DEVELOPMENT, INC.
 1200 CORPORATE DR., SUITE G-50
 BIRMINGHAM, ALABAMA 35242
 5/16/12

SHEET
3
OF
3

TXDOT EXHIBIT - TRACT 2

EXHIBIT B

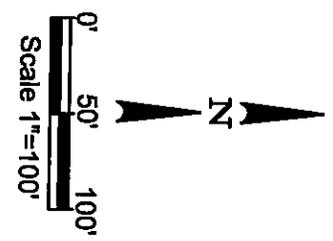
BEING A PORTION OF F.M. 1113 BY PRESCRIPTIVE RIGHTS
CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS



POINT OF BEGINNING TRACT 2

BEING A PORTION OF F.M. 1113 BY PRESCRIPTIVE RIGHTS
TRACT 2
0.026 ACRES
(1,126 SQ. FT)

ABBREVIATION LEGEND	
1/2" CIRS	1/2-INCH IRON ROD SET WITH A RED PLASTIC CAP STAMPED "W.A.I."
1/2" IRF	1/2-INCH IRON ROD FOUND



SEE SHEET 2 FOR LINE AND CURVE TABLE

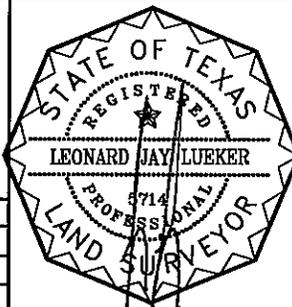
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS SURVEYORS

8750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75238
Texas Engineers Registration No. 89
Texas Surveyors No. 100868-00 12-31-12
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Date: 01.09.12

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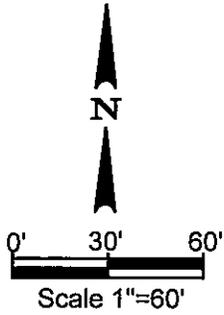
Project No.: 70129



TXDOT EXHIBIT
TRACT 2 - 0.026 ACRES (1,126 SQ. FT.)

ORANGE DEVELOPMENT, INC.
1200 CORPORATE DR, SUITE G-50
BIRMINGHAM, ALABAMA 35242
5/16/12

SHEET 1 OF 3



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	11°24'38"	183.02'	36.45'	36.39'	N56°32'27"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S62°19'56"E	78.51'
L2	S83°14'35"W	38.09'
L3	N03°41'03"W	20.91'

Winkelmann & Associates, Inc.

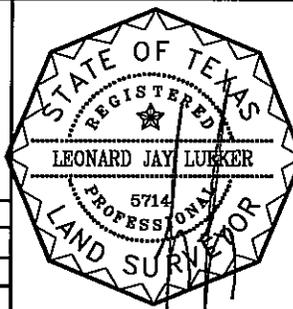
CONSULTING CIVIL ENGINEERS SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
 DALLAS, TEXAS 75230 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
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Dwg. File: 70129-TXDOT-EXH - TRACT 2

Project No.: 70129



TXDOT EXHIBIT
 TRACT 2 - 0.026 ACRES (1,126 SQ. FT.)

ORANGE DEVELOPMENT, INC.
 1200 CORPORATE DR., SUITE G-50
 BIRMINGHAM, ALABAMA 35242
 5/16/12

SHEET
2
OF
3

FIELD NOTE DESCRIPTION

COUNTY OF CORYELL §
 STATE OF TEXAS §

BEING a tract of land situated in the WILLIAM P. HARDEMAN SURVEY, ABSTRACT No. 454, in the City of Copperas Cove, Coryell County, Texas, and being a portion of Farm-to-Market 1113 by prescriptive rights and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the Southeast corner of Lot 1, Block 1 of the Fong Addition, an addition to the City Copperas Cove as recorded in Cabinet B, Slide 678 of the plat Records of Coryell County, Texas (D.R.C.C.T.);

THENCE South 62 deg 19 min 56 sec East, a distance of 78.51 feet along the Southerly line of the Lightfoot Oil Inc. tract as recorded in Volume 239, Page 183 (D.R.C.C.T.), to a 1/2-inch iron rod set for corner with a red plastic cap stamped "WAI", to a point on the most Northerly right-of-way of U.S. Highway 190, TXDOT centerline STA. 147+08.42 - 134.49 feet left;

THENCE along the Northerly right-of-way of said U.S. Highway 190, South 83 deg 14 min 35 sec West 38.09 feet to a point on the most Westerly line of the said Lightfoot Oil Inc. tract, and being the beginning of a curve to the left having a radius of 183.02 feet to, having a chord bearing of North 56 deg 32 min 27 sec West, a chord length of 36.39 feet;

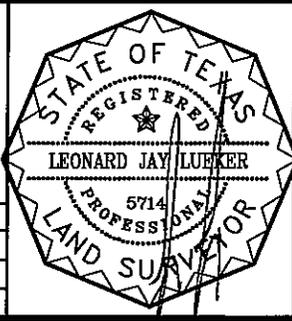
CONTINUING along said curve to the left through a central angle of 11 deg 24 min 38 sec, and an arc length of 36.45 feet;

THENCE North 03 deg 41 min 03 sec West, a distance of 20.91 feet the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.026 acres or 1,126 square feet of land; more or less.

Winkelmann & Associates, Inc.
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 8750 HILLOREST PLAZA DRIVE, SUITE 525 (972) 490-7090
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SHEET
3
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