

## TEXAS TRANSPORTATION COMMISSION

LAMPASAS County

### MINUTE ORDER

Page 1 of 2

BROWNWOOD District

Northwest of the city of Lampasas, Lampasas County, on US 183, the state of Texas acquired certain land by an instrument recorded in Volume 62, at page 495, of the Deed Records of Lampasas County, Texas.

A portion of the land, which portion is described in exhibit A (tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, §202.024, the Texas Transportation Commission (commission) may recommend the exchange of an interest in real property acquired but not needed for a highway purpose as whole or partial consideration for another interest in real property needed for a state highway purpose.

The portion of the land, described in exhibit A, (tract) is no longer needed for a state highway purpose. The value of the tract is \$14,454.00.

Land needed for a state highway purpose, described in exhibit B, (parcel) is to be conveyed to the state by Hampton Conlan and Lynette Conlan. The value of the parcel, including a cost to cure element, is \$56,305.00.

Hampton Conlan and Lynette Conlan are the owners of the fee interest in the parcel and have requested that the tract be conveyed to them in exchange for the parcel, and the state will pay the \$41,851.00 difference in value between the tract and the parcel to Hampton Conlan and Lynette Conlan, in accordance with an executed exchange agreement.

The commission finds \$14,454.00 to be a fair and reasonable value of the state's right, title, and interest in the tract.

# TEXAS TRANSPORTATION COMMISSION

LAMPASAS County

## MINUTE ORDER

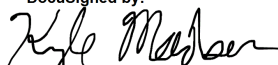
Page 2 of 2

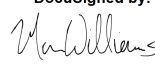
BROWNWOOD District

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all the state's right, title, and interest in the tract to Hampton Conlan and Lynette Conlan in exchange and as partial consideration for the parcel. SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, 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 land.

Submitted and reviewed by:

Recommended by:

DocuSigned by:  
  
BDEF0413AC9E4EC...  
Director, Right of Way Division

DocuSigned by:  
  
0E1B35AE191749E...  
Executive Director

116923 March 27, 2025

Minute Number	Date Passed
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EXHIBIT "A"

Project ID: A00020886  
CCSJ: 0272-06-031 // CSJ: 0272-06-031  
ROW CSJ: 0272-06-041

Date: December 11, 2024  
Revision Date:

County: Lampasas  
Highway: U.S. 183  
Limits: From 8.53 MI. N.W. of Lampasas to U.S. Hwy 281  
Parcel Name: Conlan

Tract 1

**PROPERTY DESCRIPTION FOR  
Tract 1**

DESCRIPTION OF A **0.7227 ACRE (31,481 SQUARE FEET)** LOT, TRACT, OR PARCEL OF LAND PARTIALLY SITUATED IN THE JOHN STILWELL SURVEY, ABSTRACT NO. 610, LAMPASAS COUNTY, TEXAS, AND THE M.V. YEAKLEY SURVEY, ABSTRACT NO. 1044, LAMPASAS COUNTY, TEXAS, AND BEING PART OF A CALLED 32.54 ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED IN A RIGHT OF WAY DEED TO THE STATE OF TEXAS FROM F.W. FONVILLE, AS RECORDED ON JANUARY 20, 1936, IN VOLUME 62, PAGE 495 IN THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS (D.R.L.C.T.). SAID **0.7227 ACRE (31,481 SQUARE FEET)** LOT, TRACT, OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 3 inch pipe corner post found (P-109), as called, at the most easterly corner of a called 100.00 acre tract of land conveyed to Hampton Conlan and Lynette Conlan by Warranty Deed with Vendor's Lien, recorded in Volume 550, Page 812 in the Deed Records of Lampasas County, Texas, common with the most northeasterly corner of called 20.00 acre tract of land conveyed to Hampton B. Conlan and Lynette W. Conlan by Warranty Deed with Vendor's Lien, recorded in Volume 457, Page 744 in said Deed Records, same being the most northwesterly corner of a called 74.395 acre tract of land conveyed to Dean A. Tomme and Marci L. Tomme by General Warranty Deed, recorded in Volume 528, Page 114 in said Deed Records;

**THENCE**, along the southeasterly line of the said 100.00 acre tract and the northwesterly line of the said 20.00 acre tract, **South 69° 47' 55" West, a distance of 1158.93 feet** to a TxDOT Type I Concrete R.O.W. Marker found at **THE POINT OF BEGINNING** hereof (P-102) (Texas State Plane **GRID** Coordinate of N-10,375,511.209, E-2,949,051.297), at the most northeasterly monumented corner of said 32.54 acre State of Texas tract, same being on the monumented northeasterly right of way line of U.S. Highway 183 (U.S. 183)(a variable width R.O.W.);

**THENCE**, departing the southeasterly line of the said 100.00 acre tract, and along the most westerly line of said 20.00 acre tract, common with said existing northeasterly right of way of U.S. 183, **South 18° 53' 08" West, a distance of 270.72 feet** to a 5/8 inch steel rebar with a 3-1/4 inch aluminum TxDOT Right of Way cap set (P-103), Station 1647+00.05, offset 275.00 feet left, at the most southerly corner hereof, from which a TxDOT Type I Concrete R.O.W. Marker found (P-106) at the most southwesterly corner of said 20.00 acre tract, common with an angle point in the said existing northeasterly right of way of U.S. 183, same being the most northerly monumented corner of a called 0.04 acre tract of land conveyed as Part 1 to the State of Texas by Deed, recorded in Volume 148, Page 708 in said Deed Records, bears South 18° 53' 08" West, a distance of 144.04 feet;

EXHIBIT "A"

Project ID: A00020886  
CCSJ: 0272-06-031 // CSJ: 0272-06-031  
ROW CSJ: 0272-06-041  
County: Lampasas  
Highway: U.S. 183  
Limits: From 8.53 MI. N.W. of Lampasas to U.S. Hwy 281  
Parcel Name: Conlan

Date: December 11, 2024  
Revision Date:

Tract 1

**THENCE**, departing the common line of said 20.00 acre tract and said existing northeasterly right of way of U.S. 183, and across said 32.54 acre State of Texas tract with the proposed new northeasterly right of way line of U.S. 183, **North 51° 10' 41" West, a distance of 247.40 feet** to a 5/8 inch steel rebar with a 3-1/4 inch aluminum TxDOT Right of Way cap set (P-101), Station 1644+52.65, offset 275.00 feet left, at the most westerly corner hereof, same being on the southeasterly line of the said 100.00 acre tract, common with the said existing northeasterly right of way of U.S. 183, from which a TxDOT Type I Concrete R.O.W. Marker found (P-104) at the most southerly corner of the said 100.00 acre tract, common with an angle point in said existing northeasterly right of way of U.S. 183, same being the most easterly monumented corner of called 0.26 acre tract of land conveyed to the State of Texas by Deed, recorded in Volume 149, Page 624 in said Deed Records, bears South 70° 10' 49" West, a distance of 158.21 feet;

**THENCE**, departing the proposed new northeasterly right of way line of said U.S. 183, and along the existing northeasterly right of way of said U.S. 183 and the southeasterly line of said 100.00 acre tract, **North 70° 10' 49" East, a distance of 298.03 feet** to the **POINT OF BEGINNING** containing **0.7227 Acre (31,481 Square Feet)** of land within this description.

I, Chet M. Glasscock, hereby certify that this description was prepared as the results of a survey performed on the ground by me, and others under my direction and supervision in December, 2024. Parcel map accompanies this description, considered a part hereof, and may contain additional information. Corners and references set and/or verified December, 2024.

Chet M. Glasscock, R.P.L.S. 4626 – State of Texas  
TxDOT Brownwood District 23

12-11-24

Date





EXHIBIT "A"

Project ID: A00020886  
CCSJ: 0272-06-031 // CSJ: 0272-06-031  
ROW CSJ: 0272-06-041  
County: Lampasas  
Highway: U.S. 183  
Limits: From 8.53 MI. N.W. of Lampasas to U.S. Hwy 281  
Parcel Name: Conlan

Date: December 11, 2024  
Revision Date:

Tract 1

All bearings and distances are referenced to the Texas State Plane Coordinate System, Central Zone 4203, NAD83(2011). All distances and acreage are shown as Surface (Ground.) Combined Scale Factor, Grid to Surface, TxDOT for Lampasas County 1.00012, TxDOT GPS VRS was used for primary control and basis for bearings. TxDOT monumentation was used for controlling monuments. Called corners set along the Proposed New Plan right of way may be replaced, in the future, with a TxDOT Type II Bronze Cap in concrete set under the direction and supervision of a TxDOT or consulting registered professional land surveyor.

Note: For recording, please do not modify, eliminate, or omit any part of this description, the bearing-distance note and/or the certification without the expressed permission of the surveyor, or the State of Texas. Additional information may be available by request, and acquired through the Public Information Act, Texas Government Code, Chapter 552.

# EXHIBIT "A"

PG. 4 of 5

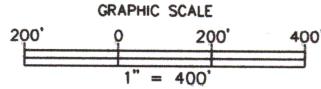
## General Notes

1. Volumes and Pages shown refer to the Real Property, Official Public, or Deed Records of Lampasas County, Texas.
2. No evidence of cemeteries or burial sites were observed on the subject tract. No environmental assessment by surveyor.
3. Surveyor did not research utilities or easements, No Title Commitment was available at date of survey.
4. Metes and bounds description accompanies this map and is considered a part hereof.

## Direction Control - Bearing Basis

Bearings and distances are referenced to the Texas State Plane Coordinate System Central Zone 4203, NAD83(2011)  
All distances and acreage are in Surface, U.S. Survey Foot.  
Can be converted to Grid by multiplying a Combined Grid Scale Factor of 0.999880014398 (Surface 1.00012)

Vicinity Map  
Not to Scale



## JOHN STILWELL SURVEY ABSTRACT 610

CALLED 100.00 ACRES  
HAMPTON CONLAN & LYNETTE CONLAN  
VOL. 550, PG. 812  
D.R.L.C.T.  
RECORDED: DECEMBER 17, 2018

CALLLED 150.00 ACRES  
ROBERT R. VEACH JR. &  
LORI SUE VEACH  
VOL. 576, PG. 695  
D.R.L.C.T.  
EXECUTED: MAY 27, 2020

CALLLED 20.00 ACRES  
HAMPTON B. CONLAN & LYNETTE W. CONLAN,  
HUSBAND & WIFE  
VOL. 457, PG. 744  
D.R.L.C.T.  
RECORDED: DECEMBER 30, 2009

CALLLED 74.395 ACRES  
DEAN A. TOMME &  
MARCI L. TOMME  
VOL. 528, PG. 114  
D.R.L.C.T.  
RECORDED: MARCH 6, 2017

CALLLED 250.82 ACRES  
FIG ALLEY RANCH, LLC.  
VOL. 581, PG. 845  
D.R.L.C.T.  
RECORDED: APRIL 14, 2021

## M.V. YEAKLEY SURVEY ABSTRACT 1044

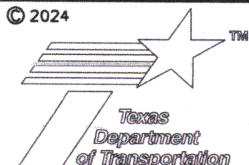
### LEGEND

- - 3-1/4" Aluminum Cap on 5/8" Steel Rebar Set "TxDOT ROW"
- - 2" Aluminum Cap on 5/8" Steel Rebar Set "Property Corner"
- ⊙ - Found or Set Monument as Noted
- - Magnail w/washer set
- POC - Point of Commencement
- POB - Point of Beginning
- WMH - Wastewater Manhole
- GM - Gas Meter
- S - Sign
- PP - Power Pole
- OU - Overhead Utility
- OE - Overhead Electric
- ℙ - Overhead Electric



CHET M. GLASSCOCK, RPLS No. 4626  
State of Texas, TxDOT  
Brownwood District 23  
Brownwood, Texas

No Denial of Access is required by TxDOT.



PARCEL MAP OF TRACT 1  
JOHN STILWELL SURVEY A-610 & M.V. YEAKLEY SURVEY A-1044,  
LAMPASAS CO., TEXAS

FEDERAL AID PROJECT NO. N/A	US 183 8.53 MIN NW OF LAMPASAS TO US 190	STATE DISTRICT NO. 23
SCALE 1"=400'	1:818,000 SCALE SURVEY Lampasas Co., 1:818,000, 08-031, 002, 041 US183, Lampasas to Loretto ROW Parcels by TxDOT/Cortina Land Swap/USN	COUNTY LAMPASAS

PARCEL NAME	TRACT 1	
	ACRES	SQUARE FEET
ACQUISITION	0.7227	31,481
EASEMENT	0.000	0.000
PARENT AREA	32.54	1,417,442
REMAINDER	31.82	1,385,961



ABSTRACT 610

POB  
TRACT 1  
FOUND TXDOT TYPE I  
CONCRETE R.O.W. MARKER  
N: 10,376,756.270  
E: 2,949,405.183  
STA.: 1646+07.74  
O/S: 529.49' LT.

P-109  
POC  
FOUND 3" PIPE  
CORNER POST

CALLLED 100.00 ACRES  
HAMPTON CONLAN & LYNETTE CONLAN  
VOL. 550, PG. 812  
D.R.L.C.T.  
RECORDED: DECEMBER 17, 2018

FOUND TXDOT TYPE I  
CONCRETE R.O.W. MARKER  
STA.: 1643+70.32  
O/S: 139.90' LT.

P-105  
STA.: 1630+97.06  
O/S: 116.22' LT.

P-104  
CALLLED 0.26 AC.  
STATE OF TEXAS  
VOL. 149, PG. 624  
D.R.L.C.T.

N52°14'37"W  
1,273.48'

S70°10'49"W  
158.21'

P-101  
STA.: 1644+52.65  
O/S: 275' LT.

TRACT 1  
0.7227 Ac. (31,481 Sqft.)

N70°10'49"E 298.03'

N51°10'41"W 247.40'

270.72'

S18°53'08"W

P-103  
STA.: 1647+00.05  
O/S: 275' LT.

144.04'

CALLLED 32.54 AC. +/-  
STATE OF TEXAS  
VOL. 62, PG. 495  
D.R.L.C.T.  
RECORDED: JANUARY 20, 1936

U.S. 183  
SCHEMATIC BASELINE

1644+00

1646+00  
S51°10'41"E

CALLLED 0.04 AC.  
STATE OF TEXAS  
VOL. 148, PG. 708  
D.R.L.C.T.

CALLLED 0.04 AC.  
STATE OF TEXAS  
VOL. 148, PG. 708  
D.R.L.C.T.

TYPE I FOUND TXDOT  
CONCRETE R.O.W. MARKER  
STA.: 1647+49.16  
O/S: 139.59'

P-106

CALLLED 20.00 ACRES  
HAMPTON B. CONLAN  
& LYNETTE W. CONLAN  
HUSBAND & WIFE  
VOL. 457, PG. 744  
D.R.L.C.T.  
RECORDED: DECEMBER 30, 2009

M.V. YEAKLEY SURVEY  
ABSTRACT 1044

TYPE I FOUND TXDOT  
CONCRETE R.O.W. MARKER  
STA.: 1648+82.92  
O/S: 115.03'

P-107

STA.: 1650+00.00  
O/S: 115.13' LT.

P-108

S51°13'30"E  
117.08'

L-1

POINT INFORMATION TABLE  
SURFACE (Ground) Coordinates

POINT	NORTHING	EASTING
P-101	10376655.220	2949124.810
P-102	10376756.270	2949405.183
P-103	10376500.125	2949317.557
P-104	10376601.577	2948975.971
P-105	10377381.333	2947969.133
P-106	10376363.840	2949270.935
P-107	10376260.846	2949359.752
P-108	10376187.527	2949451.026
P-109	10377156.885	2950492.885

LINE INFORMATION TABLE

LINE	BEARING	DIST.
L-1	S51°13'30"E	577.43'

GRAPHIC SCALE  
1" = 80'

LAMPASAS COUNTY, TEXAS

POINT INFORMATION TABLE SURFACE (Ground) Coordinates		
POINT	NORTHING	EASTING
P-101	10376655.220	2949124.810
P-102	10376756.270	2949405.183
P-103	10376500.125	2949317.557
P-104	10376601.577	2948975.971
P-105	10377381.333	2947969.133
P-106	10376363.840	2949270.935
P-107	10376260.846	2949359.752
P-108	10376187.527	2949451.026
P-109	10377156.885	2950492.885

LINE INFORMATION TABLE		
LINE	BEARING	DIST.
L-1	S51°13'30"E	577.43

PARCEL NAME	TRACT 1	
	ACRES	SQUARE FEET
ACQUISITION	0.7227	31,481
EASEMENT	0.000	0.000
PARENT AREA	32.54	1,417,442
REMAINDER	31.82	1,385,961

## EXHIBIT "B"

**A00020886**

**CSJ:** 0272-06-031

**RCSJ:** 0272-06-041

**County:** Lampasas

**Highway:** U.S. 183

**Project Limits:** From 8.53 MI. N.W. of Lampasas to U.S. Hwy 281

**Parcel Name:** Hampton Conlan and Lynette Conlan

### Property Description for Parcel P00071477.001

**BEING** a 1.2279 acre (53,487 square foot) tract of land situated in the John Stilwell Survey, Abstract No. 610, Lampasas County, Texas, and being part of a called 100.00 acre tract of land described in a Warranty Deed to Hampton Conlan and Lynette Conlan from Kent Haynie Reese, as recorded on December 17, 2018, in Volume 550, Page 812, Deed Records, Lampasas County, Texas (D.R.L.C.T.) and being more particularly described as follows:

**COMMENCING** at a found 1/2 inch iron rod on a western line of said Conlan tract of land and on the eastern line of a called 33.50 acre tract of land described in a General Warranty Deed to Procter Brothers, as recorded in Volume 468, Page 549, D.R.L.C.T.;

**THENCE**, South 14 degrees 42 minutes 05 seconds East, along the western line of said Conlan tract of land and the eastern line of said Procter Brothers tract of land, a distance of 273.97 feet to a set 5/8 inch iron rod with 2 inch aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" (P8518; N 10,377,381.33, E 2,947,969.13) on the proposed new northern right of way line of U.S. 183 (variable width ROW) for the **POINT OF BEGINNING** at Station 1630+97.06, 116.22 feet left;

1. **THENCE**, South 52 degrees 14 minutes 37 seconds East, departing the western line of said Conlan tract of land and the eastern line of said Procter Brothers tract of land, and along the proposed new northern right of way line of said U.S. 183, passing at a distance of 403.01 feet a set 5/8 inch iron rod with 3-1/4 inch aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" (P8118) at Station 1635+00.00, 123.71 feet left, and continuing in total a distance of 1,273.48 feet to a found TxDOT Concrete R.O.W Marker at Station 1643+70.32, 139.90 feet left, for a point of intersection with the proposed new northern right of way line of said U.S. 183 and the existing northern right of way line of said U.S. 183 as described in a Deed to the State of Texas as recorded in Volume 149, Page 624 D.R.L.C.T., from which a found TxDOT Concrete R.O.W Marker bears North 70 degrees 10 minutes 49 seconds East, a distance of 456.24 feet; \*\*
2. **THENCE**, North 60 degrees 39 minutes 18 seconds West, departing the proposed new northern right of way line of said U.S. 183, and along the existing northern right of way line of said U.S. 183 and the southwestern line of said Conlan tract of land, a distance of 392.58 feet to a found TxDOT Concrete R.O.W Marker;



## EXHIBIT "B"

3. **THENCE**, North 51 degrees 09 minutes 48 seconds West, continuing along the southwestern line of said Conlan tract of land and the existing northern right of way line of said U.S. 183 as described in a Deed to the State of Texas as recorded in Volume 62, Page 512 D.R.L.C.T., a distance of 830.93 feet to a found 1/2 inch iron rod with cap stamped "MAPLES RPLS 5043", from which a found 1/2 inch iron rod with damaged cap stamped "MAPLES RPLS 5043" bears North 51 degrees 09 minutes 48 seconds West, a distance of 43.79 feet;
4. **THENCE**, North 14 degrees 42 minutes 05 seconds West, departing the existing northern right of way line of said U.S. 183 and the southwestern line of said Conlan tract of land, and along the western line of said Conlan tract of land and the eastern line of said Procter Brothers tract of land, a distance of 68.53 feet to the **POINT OF BEGINNING** (P8518) and containing approximately 1.2279 acres (53,487 square feet).

A plat of same survey date herewith accompanies this Property description.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way Marker.

All bearings shown hereon are referenced to the Texas Coordinate System, Central Zone (4203) and are based on the North American Datum of 1983, 2011 Adjustment, Epoch 2010.00 and were derived from the TxDOT Real Time Network utilizing Virtual Reference Station methodologies.

All distances and coordinates shown hereon are U.S. Survey Feet Surface (ground) values and may be converted to grid values by dividing the surface values by a Surface Adjustment Factor of 1.00012.

Field surveys were performed between October 2022 and April 2023.

The Station and Offset information refers to baseline described in the Project Schematics, Project RW-8023-1-39 & RW-8023-1-32.

No Denial of Access is required on the remainder of the subject tract.

Remainder calculations are based on called (existing) parent tract area minus the calculated area of the acquisition parcel(s), unless otherwise noted. Tracts labeled as 'Remainder' have calculated areas that are based on deeds, boundary determination, and/or found monumentation.

April 01, 2023  
Parcel P00071477.001  
Page 3 of 7

**EXHIBIT "B"**

I, Heather Welch-Westfall, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my direction or supervision.

On this date, September 12, 2023.



Heather Welch-Westfall  
Texas Registration No. 6624

Lamb-Star Engineering, L.L.C.  
3801 Parkwood Blvd, Ste. 550  
Frisco, TX 75034right of  
PH. (214) 440-3600  
TBPELS Firm No. 10048300



EXHIBIT "B"  
Page 4 of 7

NOTES:

1. ABSTRACT DATE: DECEMBER 2022 THROUGH FEBRUARY 2023.
2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM NAD 83, 2011 ADJUSTMENT, EPOCH 2010.00.
3. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.00012. UNIT OF MEASURE IS U. S. SURVEY FEET.
4. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATICS, PROJECT RW-8023-1-39 & RW-8023-1-32
5. PROJECT CONTROL WAS ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.
6. FIELD SURVEYS WERE PERFORMED BETWEEN OCTOBER 2022 AND APRIL 2023.
7. SURVEY LINES ARE APPROXIMATE AND BASED ON GIS DATA ACQUIRED IN FEBRUARY 2023
8. A LEGAL DESCRIPTION AT EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
9. NO DENIAL OF ACCESS IS REQUIRED ON THE REMAINDER OF THE SUBJECT TRACT.

LEGEND

- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPERTY LINE
- CONTINUOUS OWNERSHIP PER DEEDS AND UNITY OF LINE
- SURVEY LINE
- STATE R.O.W. DEED LINE

- = SET 5/8" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT"
- ◻ = SET 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER"
- = SET TYPE II TXDOT BRONZE RIGHT OF WAY MARKER SET IN/ON CONCRETE
- ◎ = FOUND OR SET MONUMENT AS NOTED

- STA. = STATION
- O/S. = OFFSET
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- N.T.S. = NOT TO SCALE

\*\* = THE MONUMENT DESCRIBED IN THIS CALL MAY BE REPLACED WITH TXDOT TYPE II RIGHT OF WAY MARKER.

D.R.L.C.T. = DEED RECORDS LAMPASAS COUNTY, TEXAS  
P.R.L.C.T. = PLAT RECORDS LAMPASAS COUNTY, TEXAS

A PLAT OF A SURVEY OF  
PARCEL P00071477.001  
FOR US HWY 183  
RCSJ: 0272-06-041  
1.2279 AC. (53,487 SQ. FT.)  
IN THE JOHN STILWELL SURVEY  
ABSTRACT 610  
LAMPASAS COUNTY, TEXAS

AREA TABLE (ACRES)

EXISTING CALLED	ACQUISITION	REMAINDER	
		LEFT	RIGHT
100.00	1.2279	98.77	



PARENT TRACT INSET

HAMPTON CONLAN & LYNETTE CONLAN  
VOL. 550, P.G. 812  
RECORDED: DECEMBER 17, 2018

P.O.C.  
PARCEL P00071477.001  
FOUND 1/2" IRON ROD

P.O.B.  
PARCEL P00071477.001

U.S. 183

NEW  
R.O.W. LINE

P00071477.001

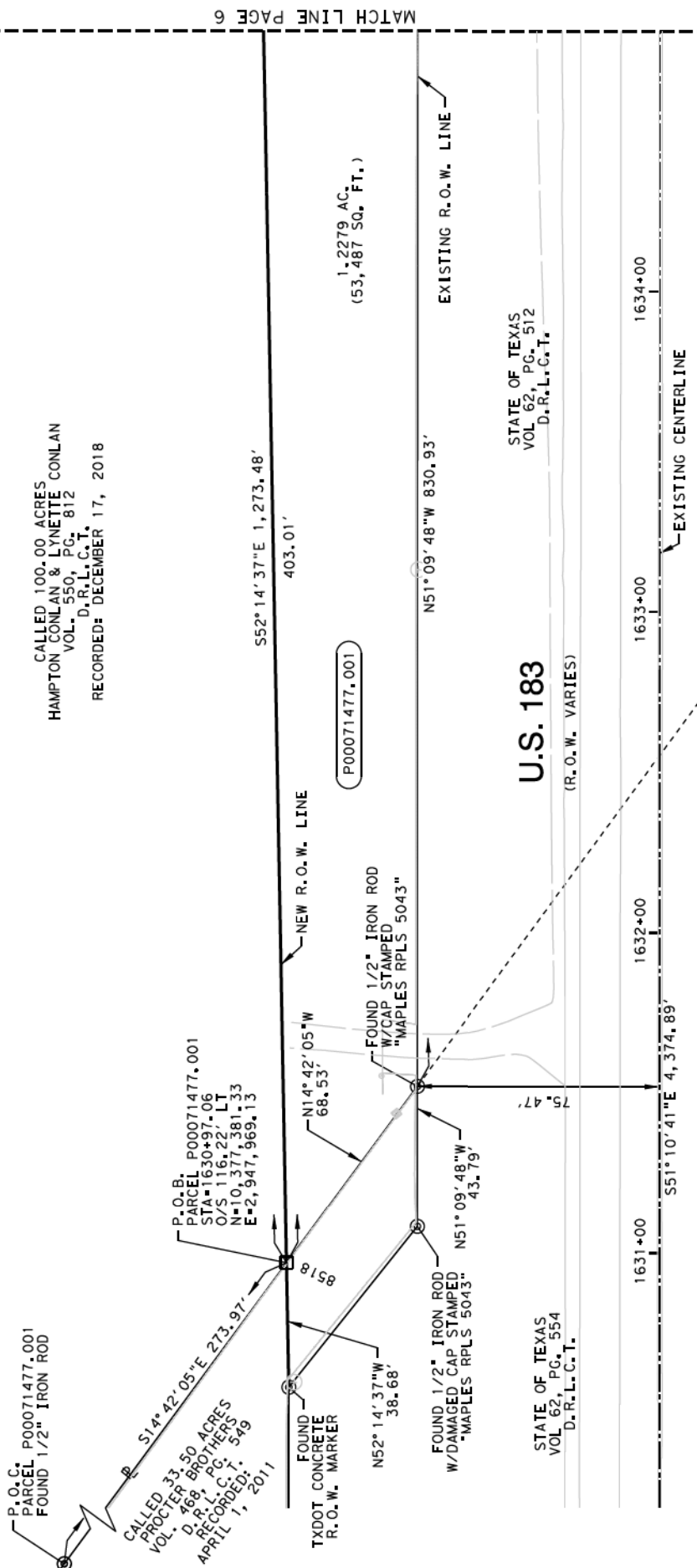
EXISTING  
R.O.W. LINE



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EXHIBIT "B"  
Page 5 of 7

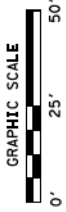
JOHN STILWELL SURVEY  
ABSTRACT 610



POINT	NORTHING	EASTING
8518	10377381.33	2947969.13

A PLAT OF A SURVEY OF  
PARCEL P00071477.001  
FOR US HWY 183  
RCSJ: 0272-06-041  
1.2279 AC. (53,487 SQ. FT.)  
IN THE JOHN STILWELL SURVEY  
ABSTRACT 610  
LAMPASAS COUNTY, TEXAS

A LEGAL DESCRIPTION OF SAME SURVEY  
DATE HEREWITH ACCOMPANIES THIS PLAT.  
**Texas Department of Transportation**  
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JOHN STILWELL SURVEY  
ABSTRACT 610

EXHIBIT "B"  
Page 6 of 7

CALLED 100.00 ACRES  
HAMPTON CONLAN & LYNETTE CONLAN  
VOL. 550, PG. 812  
D.R.L.C.T.  
RECORDED: DECEMBER 17, 2018



P00071477.001

1.2279 AC.  
(53,487 SQ. FT.)

EXISTING R.O.W. LINE

N51°09'48"W 830.93'

U.S. 183

(R.O.W. VARIES)

STATE OF TEXAS  
VOL. 62, PG. 512  
D.R.L.C.T.

1635+00 1636+00 1637+00 1638+00 1639+00

S51°10'41"E 4,374.89' EXISTING CENTERLINE

POINT	NORTHING	EASTING
8118	10377134.57	2948287.76

A PLAT OF A SURVEY OF  
PARCEL P00071477.001  
FOR US HWY 183  
RCSJ: 0272-06-041  
1.2279 AC. (53,487 SQ. FT.)  
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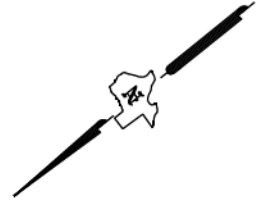
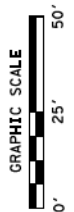
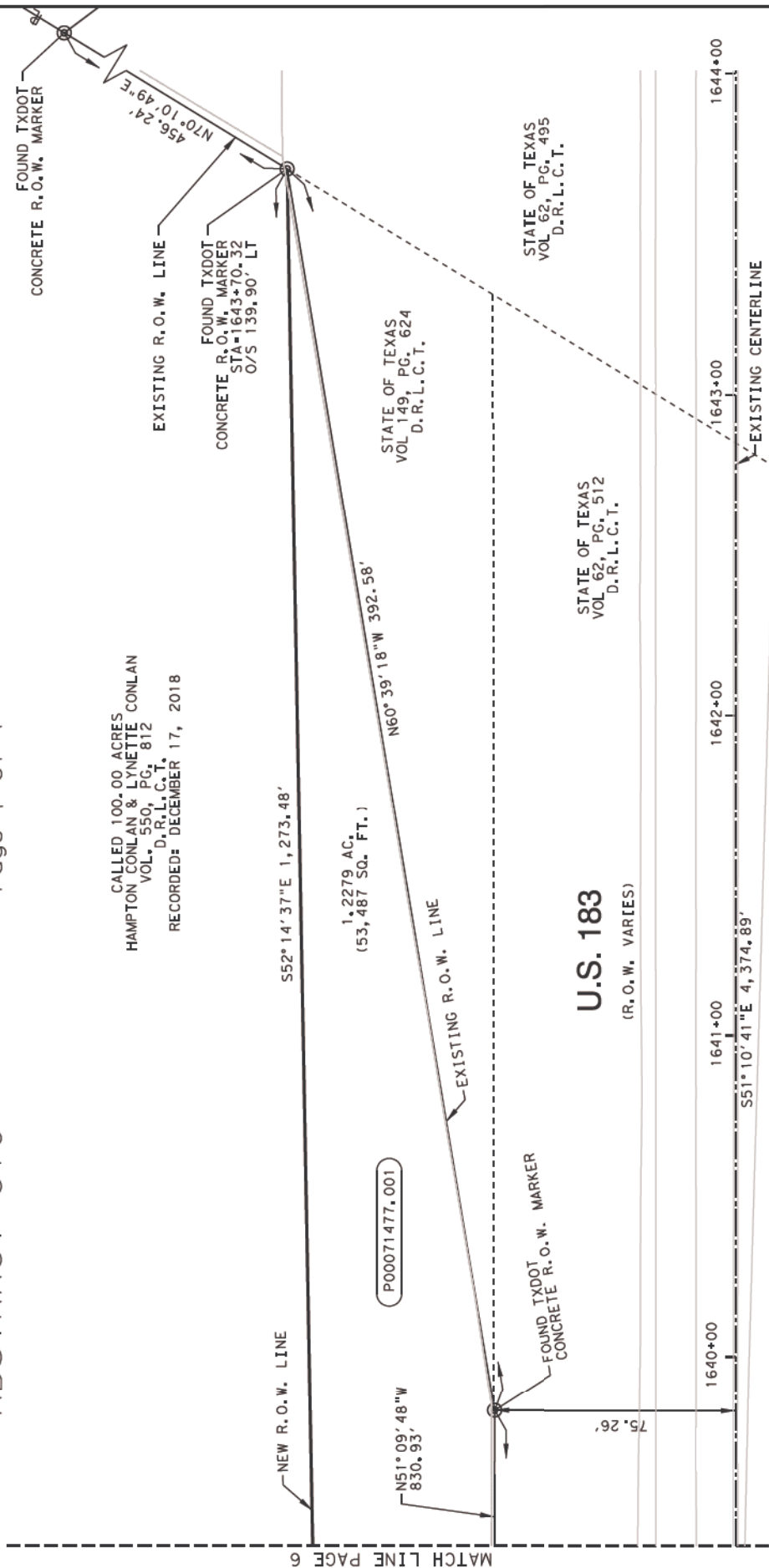


EXHIBIT "B"  
Page 7 of 7



A PLAT OF A SURVEY OF  
PARCEL P00071477.001  
FOR US HWY 183

RCSJ: 0272-06-041  
1-2279 AC. (53,487 SQ. FT.)  
IN THE JOHN STILWELL SURVEY  
ABSTRACT 610  
LAMPASAS COUNTY, TEXAS

A LEGAL DESCRIPTION OF SAME SURVEY  
DATE HEREWITH ACCOMPANIES THIS PLAT:



### GRAPHIC SCALE



Wustall

September 12, 2023

HEATHER WELCH-WESTFALL, R.P.L.S. NO. 6624 DATE