

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE, APPROXIMATELY 299.025 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION (“TXDOT”) OWNED RIGHT-OF-WAY OF INTERSTATE 35, FROM THE SOUTHERN CORPORATE LIMITS OF THE VILLAGE OF SALADO NEAR FM 2268, SOUTH TO A LOCATION JUST NORTH OF THE BELL COUNTY LINE, IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT “A”, LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO IN THE VILLAGE’S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE VILLAGE OF SALADO, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

WHEREAS, the Village of Salado, Texas (“Village”) is a Type-A, General Law municipality with the rights and privileges thereto; and

WHEREAS, the Village of Salado, Texas is authorized by State law to annex territory lying adjacent and contiguous to the corporate limits of said Village of Salado, Texas in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, on November 21, 2022, the Village of Salado notified the Texas Department of Transportation (“TxDOT”) of its intent to annex the portion of TxDOT-owned right-of-way on Interstate 35 lying adjacent and contiguous to the present corporate limits of the Village of Salado in accordance with Texas Local Government Code Section 43.1056; and

WHEREAS, a 299.025 acre tract of land, being the existing public right-of-way of Interstate 35 from the Village’s southern corporate limits, near FM 2268, south to a location just north of the Bell County line, as more particularly described by metes and bounds, attached hereto and incorporated for all purposes as Exhibit “A”; and

WHEREAS, the Board of Aldermen of the Village of Salado (“Aldermen”) conducted a public hearing on February 16, 2023, regarding annexation of the subject right-of-way and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

WHEREAS, the Village has prepared a service plan for the subject right-of-way to be annexed in accordance with Section 43.056 of the Texas Local Government Code providing for full municipal services to such area, which service plan was made available to the public; and

WHEREAS, the Board of Aldermen deems it to be in the best interest of the citizens of the Village to annex said territory into the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

1. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the Board of Aldermen of the Village of Salado, Texas, and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

2. ANNEXATION OF TERRITORY

- A.** The properties in the area described in Exhibit "A" , which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., corporate limits) of the Village of Salado, and is made an integral part, hereof.
- B.** The official map and boundaries of the Village of Salado are hereby amended and revised so as to include the area annexed, and to reflect the expansion of the Village's extraterritorial jurisdiction resulting from such annexation.

3. EFFECTIVE DATE

This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

4. FILING

- A.** The Village Secretary is hereby instructed to include this Ordinance in the records of the Village.
- B.** The Village Secretary is hereby instructed to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction.
- C.** The Village Secretary is hereby instructed to file a certified copy of this Ordinance with the Bell County Clerk.

5. SEVERABILITY

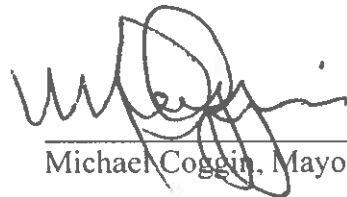
It is hereby declared to be the intention of the Board of Aldermen of the Village of Salado that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any

phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this the 16th day of February, 2023, by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions) of the Board of Aldermen of the Village of Salado, Texas.



Michael Coggin, Mayor

ATTEST:



Don Ferguson, Village Administrator/Acting City Secretary

Exhibit "A"

SURVEY AND METES AND BOUNDS DESCRIPTION

INTERSTATE 35 RIGHT-OF-WAY

**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRELL E.T.I. LINE**

ALL ACRES 2003
COMPLETED FOR THE VILLAGE OF SALADO
BASED ON RECORDS: TRAIL STATE PLANS, CEMEX, EDMS, HUBBS
THE VILLAGE OF SALADO MUNICIPAL LIMITS IS BASED ON THE APPROXIMATE
LOCATIONS PROVIDED BY THE BELL COUNTY APPRAISAL GIS MAP
THE CITY OF JARRELL E.T.I. IS BASED ON THE APPROXIMATE LOCATION
PROVIDED BY THE CITY OF JARRELL'S GIS MAP
THIS SURVEY IS TO BE USED FOR ANNEXATION PURPOSES ONLY
FIELD WORK WAS NOT COMPLETED FOR THIS DESCRIPTION.
BOUNDARIES AND DISTANCES SHOWN HERE ON WERE PROVIDED BY THE TEXAS
DEPARTMENT OF TRANSPORTATION SECTION ON HIGHWAY AND CITY RECORDS.
SECTION 7, BOUNDARIES AND DISTANCES ARE AS SHOWN ON THE RECORDS AND
DISTANCES ARE APPROXIMATE.
THE VILLAGE OF SALADO ANNEXATION AREA IS 299.888 ACRES
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THE VILLAGE OF SALADO ANNEXATION
AREA IS 299.888 ACRES

THE VILLAGE OF SALADO ANNEXATION
AREA IS 299.888 ACRES

**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRILL E.T.I. LINE**

DATE: APRIL 2003
 COMPILED FOR THE VILLAGE OF SALADO
 BASED ON 2002 STATE PLANS, COUNTY, ETC. RECORDS
 THE VILLAGE OF SALADO MUNICIPAL LIMITS IS BASED ON THE APPROXIMATE
 LOCATIONS PROVIDED BY THE BELL COUNTY APPROXIMATE GIS MAP
 THE CITY OF JARRILL E.T.I. LINE IS BASED ON THE APPROXIMATE LOCATION
 PROVIDED BY THE CITY OF JARRILL GIS MAP
 THIS SURVEY IS TO BE USED FOR ANNEXATION PURPOSES ONLY
 FIELD NOTES WERE NOT COMPILED FOR THIS SURVEY
 MEASUREMENTS AND CORRECTIONS WERE MADE ON THIS PROVIDED BY THE STATE
 DEPARTMENT OF TRANSPORTATION RECORD-OF-DEED MAP CU 000542-004
 000542-001, 000542-002, 000542-003
 FOUNDATIONS AND HORIZONTAL CONTROL ARE AS SHOWN ON RECORDS AND
 APPROXIMATE

TOTAL TO BE ANNEXED: 284.00 ACRES
 NET ANNEXATION AREA: 276.00 ACRES
 THE PARCELS TO BE ANNEXED ARE AS SHOWN BY THE ACRES
 AND PARCELS TO BE ANNEXED ARE AS SHOWN BY THE ACRES



**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRELL E.T.I. LINE**

DATE: AUGUST 2003
COMPILED FOR: THE VILLAGE OF SALADO
BASED ON: TEXAS STATE PLANS, CERTAIN ZONE, H-1000
THE VILLAGE OF SALADO APPROXIMATE BASED ON THE APPROXIMATE
LOCATION PROVIDED BY THE 2001 COUNTY APPROVAL GIS MAP
THE CITY OF JARRELL E.T.I. BASED ON THE APPROXIMATE LOCATION
PROVIDED BY THE CITY OF JARRELL GIS MAP
THE BOUNDARIES TO BE USED FOR ANNEXATION PURPOSES ONLY.
FIELD WORK HAS NOT COMPLETED FOR THIS DESCRIPTION.
BOUNDARIES AND DISTANCES SHOWN HERE ON THIS PROVIDED BY THE 2001
DEPARTMENT OF TRANSPORTATION STATE-COUNTY MAP CL-1001-07-04
OR 5-01-02, 02-03-12, 02-03-13
BOUNDARIES AND DISTANCES SHOWN HERE ON THIS PROVIDED BY
THE 2001 COUNTY APPROVAL GIS MAP

TO BE ANNEXED: 2,500 ACRES
THE ANNEXATION AREA: 2,500 ACRES
THE ANNEXATION AREA: 2,500 ACRES



**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRILL E.T.J. LINE**

TOTAL ACRES 2022
IS COMPRISED FOR THE VILLAGE OF SALADO
BASED ON BURNING TEXAS STATE PLANS, ORIGINAL ZONE, MADE
THE VILLAGE OF SALADO MUNICIPAL LIMITS IS BASED ON THE APPROXIMATE
LOCATION PROVIDED BY THE BELL COUNTY APPRAISAL GIS MAP
THE CITY OF JARRILL E.T.J. LINE IS BASED ON THE APPROXIMATE LOCATION
PROVIDED BY THE CITY OF JARRILL'S GIS MAP
THIS SURVEY IS TO BE USED FOR ANNEXATION PURPOSES ONLY
FIELD WORK HAS NOT BEEN COMPLETED FOR THIS DISCREPANCY
REASONS AND CORRECTIONS SHOULD BE MADE TO THE BELL
DEPARTMENT OF TRANSPORTATION BIRMINGHAM MAP CEN 2011-04-04
2011-04-04 08:15:17-17, 08:15:17-17
FOR INFORMATION AND RECORDING PURPOSES, SEE AREA LOCATIONS ARE

AREA TO BE ANNEXED: 2022 ACRES
THE ANNEXATION AREA: 2022 ACRES
THE PARCELS TO BE ANNEXED: SEE AREA: 2022 ACRES



**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARVIS I.T. LINE**

1. DATE: APRIL 2023
 2. COMPILED FOR: THE VILLAGE OF SALADO
 3. BASIS OF SURVEY: TEXAS STATE PLANS, CERRILLO ZONE, HADIS
 4. THE VILLAGE OF SALADO MUNICIPAL LIMITS IS BASED ON THE APPROXIMATE
 LOCATION PROVIDED BY THE ILL. COUNTY APPROVAL. SEE MAP
 5. THE CITY OF JARVIS I.T. LINE IS BASED ON THE APPROXIMATE LOCATION
 PROVIDED BY THE CITY OF JARVIS I.T. LINE
 6. THE SURVEY IS TO BE USED FOR ANNEXATION PURPOSES ONLY
 7. FIELD WORK HAS NOT COMPLETED FOR THIS DESCRIPTION
 8. DIMENSIONS AND DISTANCES SHOWN HERE ON THIS INSTRUMENT BY THE ILL. CO.
 DEPARTMENT OF TRANSPORTATION STATE-OF-TEXAS MAP CHANNEL-SP-474
 9. ILL. CO. 0018-004-131, 0018-00-120
 10. SURVEYED AND HOME-BOUND OR FINISH SEE AREA LOCATIONS ARE

11. TOTAL TO BE ANNEXED: 25,649 ACRES
 12. THE ANNEXATION AREA: 29,283 ACRES
 13. PARCEL 1: 25,649 ACRES
 14. PARCEL 2: 3,634 ACRES

CITY OF JARVIS I.T. LINE
 ESTABLISHED AT THE I.T. FROM
 THE SURVEY CITY JARVIS CITY
 LINE AND THE JARVIS CITY LINE
 LINE HAS ESTABLISHED UNDER THE
 CITY LINE HAVE BEEN PROVIDED
 BY THE ILL. CO.



Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

**FIELD NOTES FOR A 363.049 ACRE TRACT OF LAND:
SAVE AND EXCEPT AREA 1, SOUTHBOUND REST AREA: 31.962 ACRES
SAVE AND EXCEPT AREA 2, NORTHBOUND REST AREA: 32.063 ACRES
NET AREA BEING ANNEXED: 299.025 ACRES**

BEING A 363.049 ACRE TRACT OF LAND, LOCATED IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, , T. BUCKEY SURVEY, ABSTRACT NO. 82, THE J.P. WALLACE SURVEY, ABSTRACT NO. 902, THE R. TANKERSLY SURVEY, ABSTRACT NO. 841, THE J.V. PERKINS SURVEY, ABSTRACT NO. 660, THE P.A. ACKERMAN SURVEY, ABSTRACT NO. 28, THE J. SMITH SURVEY, ABSTRACT NO. 760, THE A. VANNESS SURVEY, ABSTRACT NO 855, THE W.R. WARRICK SURVEY, ABSTRACT NO. 925, THE W. LYONS SURVEY, ABSTRACT NO. 521, AND THE W. CONNELL SURVEY, ABSTRACT NO. 152, BELL COUNTY, TEXAS; SAID 363.049 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at point located in the west right-of-way line Interstate Highway 35, said point being the approximate location of the southwest corner of the existing Village of Salado Municipal limits and bears N 15° 19' 09" E, a distance of 132.44' from angle point located the intersection of the north right-of-way line of F.M. Highway 2843 and the west right-of-way line of Interstate Highway 365; Said point of beginning located at state plane, central zone coordinate (N) 10311512.63 (E) 3171065.88

1. Thence, with the south line of the existing Village of Salado Municipal limits, crossing Interstate Highway 35, S 74° 40' 51" E, a distance of 395.11' to a point located in the east right-of-way line of Interstate Highway 35;

Thence, with the east right-of-way line of Interstate Highway 35, the following fifty-two (52) courses and distances:

2. S 15° 47' 07" W, a distance of 343.86' to a point for angle;

3. S 16° 34' 01" W, a distance of 475.86' to a point for angle;
4. S 15° 21' 46" W, a distance of 1474.54' to a point for angle;
5. S 00° 19' 09" W, a distance of 314.67' to a point for angle;
6. S 33° 22' 23" W, a distance of 780.22' to a point for angle;
7. S 27° 54' 58" W, a distance of 41.39' to a point for angle;
8. S 29° 04' 31" W, a distance of 114.82' to a point for angle;
9. S 25° 00' 51" W, a distance of 332.71' to a point for angle;
10. S 13° 56' 37" W, a distance of 45.80' to a point located at the beginning of a curve to the left;
11. With said curve to the left containing a radius of 995.37', an interior angle of 07°25'01", a chord which bears S 10° 14' 07" W, chord distance of 128.76', and curve length of 128.85', to a point of tangency;
12. S 06° 31' 37" W, a distance of 120.60' to a point located at the beginning of a curve to the right;
13. With said curve to the right containing a radius of 1392.69', an interior angle of 07°26'01", a chord which bears S 10° 14' 37" W, chord distance of 180.56', and curve length of 180.69', to a point for corner;
14. N 75° 55' 29" W, a distance of 235.82' to a point for angle;
15. S 24° 37' 34" W, a distance of 87.29' to a point for angle;
16. S 47° 35' 27" W, a distance of 395.46' to a point for angle;
17. S 39° 29' 10" W, a distance of 812.99' to a point for angle;
18. S 35° 36' 24" W, a distance of 2156.59' to a point located at the beginning of curve to the left;
19. With said curve to the left containing a radius of 1340.00', an interior angle of 30°15'52", a chord which bears S 20° 28' 28" W, chord distance of 699.61', and curve length of 707.81', to a point of tangency;

20. S 05° 20' 32" W, a distance of 453.14' to a point located at the beginning of a curve to the right;
21. With said curve to the right containing a radius of 1460.00', an interior angle of 30°15'52", a chord which bears S 20° 28' 28" W, chord distance of 762.26', and curve length of 771.19', to a point of tangency;
22. S 35° 36' 24" W, a distance of 642.80' to point located at the beginning of a curve to the right;
23. With said curve to the right containing a radius of 1460.00', an interior angle of 30°15'52", a chord which bears S 50° 44' 21" W, chord distance of 762.26', and curve length of 771.19', to a point of tangency;
24. S 65° 52' 17" W, a distance of 398.89' to a point for angle;
25. S 51° 50' 22" W, a distance of 553.72' to a point for angle;
26. S 54° 41' 42" W, a distance of 129.03' to a point located at the beginning of a curve to the left;
27. With said curve to the left containing a radius of 5950.00', an interior angle of 05°02'19", a chord which bears S 38° 07' 34" W, chord distance of 523.07', and curve length of 523.24', to a point of tangency;
28. S 35° 36' 24" W, a distance of 1167.88' to a point for angle;
29. S 24° 17' 49" W, a distance of 611.89' to a point for angle;
30. S 35° 36' 24" W, a distance of 1694.24' to a point for angle;
31. S 28° 59' 00" W, a distance of 736.92' to a point for angle;
32. S 33° 45' 50" W, a distance of 248.78' to a point for angle;
33. S 43° 34' 36" W, a distance of 363.38' to a point for angle;
34. S 38° 55' 56" W, a distance of 643.81' to a point for angle;
35. S 22° 18' 21" W, a distance of 98.84' to a point for angle;
36. S 37° 12' 18" W, a distance of 145.47' to a point for angle;

37. S 47° 00' 33" W, a distance of 100.10' to a point for angle;
38. S 33° 28' 25" W, a distance of 802.10' to a point for angle;
39. S 29° 05' 10" W, a distance of 339.06' to a point for angle;
40. S 24° 45' 37" W, a distance of 694.21' to a point for angle;
41. S 20° 07' 04" W, a distance of 947.49' to a point for angle;
42. S 18° 44' 12" W, a distance of 563.21' to a point for angle;
43. S 01° 18' 42" E, a distance of 320.51' to a point for angle;
44. S 18° 18' 37" W, a distance of 483.79' to a point for angle;
45. S 17° 18' 36" W, a distance of 194.89' to a point for angle;
46. S 55° 35' 16" W, a distance of 138.45' to a point for angle;
47. S 24° 31' 29" W, a distance of 1144.97' to a point for angle;
48. S 18° 56' 45" W, a distance of 406.27' to a point for angle;
49. S 20° 17' 26" W, a distance of 417.00' to a point for angle;
50. S 26° 28' 50" W, a distance of 370.98' to a point for angle;
51. S 15° 23' 07" W, a distance of 314.50' to a point for angle;
52. S 22° 48' 23" W, a distance of 160.40' to a point for angle;
53. S 20° 17' 26" W, a distance of 1832.25' to a point located at the approximate location of the City of Jarrell's E.T.J. line;
54. Thence, with the north line of the intended location of the City of Jarrell's E.T.J line, crossing Interstate Highway 35, with a non-tangent curve to the left containing a radius of 2640.00', an interior angle of 08°44'55", a chord which bears N 65° 08' 42" W, chord distance of 402.71', and curve length of 403.10', to a point of point located in the west right-of-way line of Interstate Highway 35;

Thence, with the west right-of-way line of Interstate Highway 35, the following forty-one (41) courses and distances:

55. N 20° 18' 12" E, a distance of 4197.18' to a point for angle;
56. N 05° 57' 38" E, a distance of 722.75' to a point for angle;
57. N 05° 57' 38" E, a distance of 80.49' to a point for angle;
58. N 36° 44' 28" E, a distance of 91.93' to a point for angle;
59. N 38° 44' 26" E, a distance of 393.97' to a point for angle;
60. N 30° 18' 18" E, a distance of 216.43' to a point for angle;
61. N 20° 18' 12" E, a distance of 646.66' to a point for angle;
62. N 20° 18' 12" E, a distance of 752.56' to a point for angle;
63. N 20° 18' 12" E, a distance of 174.47' to a point for angle;
64. N 20° 18' 12" E, a distance of 230.84' to a point for angle;
65. N 20° 18' 12" E, a distance of 278.68' to a point for angle;
66. N 20° 18' 12" E, a distance of 115.54' to a point for angle;
67. N 20° 18' 12" E, a distance of 117.15' to a point located at the beginning of a curve to the right;
68. With said curve to the right containing a radius of 2914.79', an interior angle of 15°18'04", a chord which bears N 27° 57' 14" E, chord distance of 776.09', and curve length of 778.40', to a point of tangency;
69. N 36° 36' 18" E, a distance of 407.51' to a point for angle;
70. N 35° 36' 16" E, a distance of 280.62' to a point for angle;
71. N 29° 54' 38" E, a distance of 127.71' to a point for angle;
72. N 34° 58' 38" E, a distance of 210.04' to a point for angle;
73. N 18° 37' 20" E, a distance of 825.42' to a point for angle;

74. N 57° 29' 24" E, a distance of 453.09' to a point for angle;
75. N 48° 32' 30" E, a distance of 146.30' to a point for angle;
76. N 45° 48' 51" E, a distance of 364.81' to a point for angle;
77. N 35° 35' 48" E, a distance of 7363.70' to a point for angle;
78. N 34° 35' 51" E, a distance of 241.24' to a point located at the beginning of a curve to the left;
79. With said curve to the left containing a radius of 1935.00', an interior angle of 27°25'49", a chord which bears N 21° 53' 25" E, chord distance of 917.56', and curve length of 926.38', to a point of tangency;
80. N 06° 36' 12" E, a distance of 106.15' to a point for angle;
81. N 05° 06' 17" E, a distance of 351.34' to a point located at the beginning of a curve to the right;
82. With said curve to the right containing a radius of 1497.39', an interior angle of 30°28'07", a chord which bears N 20° 22' 21" E, chord distance of 786.93', and curve length of 796.28', to a point of tangency;
83. N 35° 36' 25" E, a distance of 621.62' to a point located at the beginning of a curve to the right;
84. With said curve to the right containing a radius of 1497.39', an interior angle of 30°20'02", a chord which bears N 50° 46' 25" E, chord distance of 783.53', and curve length of 792.76', to a point of tangency;
85. N 65° 56' 27" E, a distance of 345.74' to a point located at the beginning of a curve to the left;
86. With said curve to the left containing a radius of 1367.39', an interior angle of 35°20'11", a chord which bears N 48° 16' 21" E, chord distance of 830.02', and curve length of 843.32', to a point of tangency;
87. N 22° 05' 25" E, a distance of 206.30' to a point for angle;
88. N 29° 28' 43" E, a distance of 128.93' to a point for angle;

89. N 39° 26' 44" E, a distance of 252.83' to a point for angle;
90. N 13° 06' 48" E, a distance of 417.48' to a point for angle;
91. N 37° 24' 57" E, a distance of 803.96' to a point for angle;
92. N 15° 09' 09" E, a distance of 548.12' to a point for angle;
93. N 15° 19' 09" E, a distance of 568.87' to a point for angle;
94. N 15° 19' 09" E, a distance of 380.71' to a point for angle;
95. N 15° 22' 13" E, a distance of 253.08' to a point for angle;
96. N 15° 19' 09" E, a distance of 132.44' to the **Point of Beginning containing 363.049 acres of land.**

SAVE AND EXCEPT:

SOUTHBOUND REST AREA: 31.962 ACRES

BEING A 31.962 ACRE TRACT OF LAND, LOCATED IN THE J.P. WALLACE SURVEY, ABSTRACT NO. 902, AND THE T. BUCKEY SURVEY, ABSTRACT NO. 82; BELL COUNTY, TEXAS; SAID 31.962 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at point located within the Interstate Highway 35 right-of-way, said point bears S 21° 59' 54" W, a distance of 3998.67' from the point of beginning of the above described 363.049 acre tract; Said point of beginning located at state plane, central zone coordinate (N) 10307805.09 (E) 3169568.05

Thence, within the interior of said Interstate Highway 35 right-of-way around said Southbound Rest Area the following nine (9) courses and distances:

1. S 34° 26' 13" W, a distance of 3852.65' to a point located at a non-tangent curve to the left;

2. With said curve to the left containing a radius of 2055.00', an interior angle of 18°13'41", a chord which bears N 17° 14' 33" E, chord distance of 651.03', and curve length of 653.78', to a point of tangency;
3. N 06° 36' 12" E, a distance of 109.34' to a point for angle;
4. N 05° 06' 17" E, a distance of 352.84' to a point located at the beginning of a curve to the right;
5. With said curve to the right containing a radius of 1377.39', an interior angle of 30°28'07", a chord which bears N 20° 22' 21" E, chord distance of 723.87', and curve length of 732.47', to a point of tangency;
6. N 35° 36' 25" E, a distance of 621.62' to a point located at the beginning of a curve to the right;
7. With said curve to the right containing a radius of 1377.39', an interior angle of 30°20'02", a chord which bears N 50° 46' 25" E, chord distance of 720.74', and curve length of 729.23', to a point of tangency;
8. N 65° 56' 27" E, a distance of 345.74' to a point located at the beginning of a curve to the left;
9. With said curve to the left containing a radius of 555.59', an interior angle of 21°24'07", a chord which bears N 55° 14' 23" E, chord distance of 552.36', and curve length of 555.59', to the **Point of Beginning containing 31.962 acres of land.**

SAVE AND EXCEPT:

NORTHBOUND REST AREA: 32.063 ACRES

BEING A 32.063 ACRE TRACT OF LAND, LOCATED IN THE R. TANKERSLY SURVEY, ABSTRACT NO. 841, THE J.V. PERKINS SURVEY, ABSTRACT NO. 660, AND THE P.A. ACKERMAN SURVEY, ABSTRACT NO. 28; BELL COUNTY, TEXAS; SAID 32.063 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING at point located within the Interstate Highway 35 right-of-way, said point bears S 26° 41' 37" W, a distance of 7832.57' from the point of beginning of the above described 363.049 acre tract; Said point of beginning located at state plane, central zone coordinate (N) 10304514.85 (E) 3167547.33

Thence, within the interior of said Interstate Highway 35 right-of-way around said Southbound Rest Area the following eight (8) courses and distances:

1. With a curve to the left containing a radius of 1460.00', an interior angle of 20°35'26", a chord which bears S 15° 38' 15" W, chord distance of 521.86', and curve length of 524.68', to a point of tangency;
2. S 05° 20' 32" W, a distance of 453.14' to a point locate at the beginning of a curve to the right;
3. With a curve to the right containing a radius of 1340.00', an interior angle of 30°15'52", a chord which bears S 20° 28' 28" W, chord distance of 699.61', and curve length of 707.81', to a point of tangency;
4. S 35° 36' 24" W, a distance of 642.80' to a point located at the beginning of a curve to the right;
5. With a curve to the right containing a radius of 1340.00', an interior angle of 30°15'52", a chord which bears S 50° 44' 21" W, chord distance of 699.61', and curve length of 707.81', to a point of tangency;
6. S 65° 52' 17" W, a distance of 413.66' to a point for angle;
7. S 51° 50' 22" W, a distance of 665.70' to a point for angle;
8. N 35° 25' 43" E, a distance of 3871.82', to the **Point of Beginning containing 32.063 acres of land.**

Note: The basis of bearing NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot. A survey plat was prepared by a separate document.




Travis L. Quicksall RPLS #6447
Date: 08/26/2022
Job #22-0165