

TEXAS DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION

RUSK STATE HOSPITAL

CHEROKEE COUNTY

TOTAL ACRES: 1032.89

REQUIREMENTS: Royalty: Not less than 1/5 of the gross production of oil and/or gas  
Bonus: Not less than \$35.00/acre  
DELAY RENTAL: Not less than \$10.00 per acre per year  
Term: 3 years  
(See attached copy of Resolution of the Texas Board of Mental Health and Mental Retardation)

SUBDIVISION OF LAND:

The Rusk State Hospital land has been subdivided into three tracts for the purpose of leasing the land for oil and gas as follows:

<u>Tract No.</u>	<u>Acres</u>	<u>Survey</u>
I	453.89	Wm. Bartee, A-3 Jas. Morgan, A-579 Dan Joslin, A-461
II	157.05	A. H. White, A-931 Dan. Joslin, A-461 Jno. Hunley, A-341
III	421.95	A. H. White, A-931 J. M. Miller, A-551 A. Pratt, A-716

A plat and legal descriptions of each of the three tracts is attached.

DRILLING LOCATIONS:

No drilling will be permitted on Tract II. Drilling will be permitted on Tracts I and III only at locations expressly approved in writing by the Texas Department of Mental Health and Mental Retardation. No well locations will be permitted within 1,000 feet of a building in which patients are housed.

*Counter 18225*

Oil and Gas Lease -- Rusk State Hospital Land

On motion of Mr. Darden, seconded by Mrs. Thomas, the Board amended in its entirety the resolution adopted June 16, 1978, authorizing its Chairman to approve the sale of an oil and gas lease or leases on Rusk State Hospital land under certain terms and conditions, by adoption of the following resolution:

"RESOLVED, by the Texas Board of Mental Health and Mental Retardation, That the resolution adopted by this Board on June 16, 1978, authorizing the Chairman of this Board to approve, in his capacity as a member of the Board For Lease of Eleemosynary and State Memorial Lands, the lease for oil and gas only of all or any part of the Rusk State Hospital land located in Cherokee County, Texas, under certain terms and conditions, be and is hereby amended in its entirety by substituting therefor the following:

"RESOLVED, by the Texas Board of Mental Health and Mental Retardation, That the Chairman of this Board be and is hereby authorized to approve, in his capacity as a member of the Board For Lease of Eleemosynary and State Memorial Lands, the lease for oil and gas only of all or any part of the Rusk State Hospital land located in Cherokee County, Texas, for a royalty of not less than one-fifth (1/5) of the gross production of oil and gas, a cash bonus of not less than thirty-five dollars (\$35.00) per acre, an annual delay rental of not less than ten dollars (\$10.00) per acre, a term of three (3) years, and for such other terms and conditions as may be deemed appropriate by said Board of Lease, or to reject all bids for such lease."

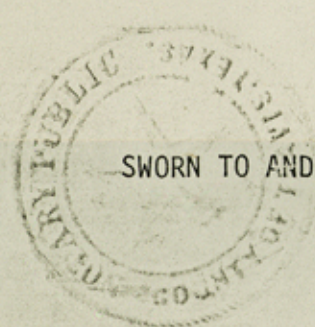
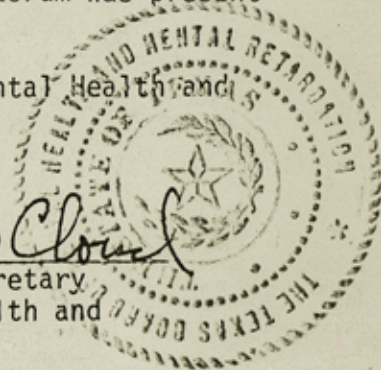
THE STATE OF TEXAS            |

COUNTY OF TRAVIS            |

I, Juda Beth Cloud, Secretary to the Texas Board of Mental Health and Mental Retardation, do hereby certify that the foregoing Minute Order was adopted at a regular meeting of the Texas Board of Mental Health and Mental Retardation held in Laredo, Texas, on November 11, 1978, at which meeting a quorum was present and voted unanimously for the Minute Order.

EXECUTED under my hand and the seal of the Texas Board of Mental Health and Mental Retardation this the 14<sup>th</sup> day of November, 1978.

*Mrs. Juda Beth Cloud*  
Mrs. Juda Beth Cloud, Secretary  
Texas Board of Mental Health and  
Mental Retardation



SWORN TO AND SUBSCRIBED before me this the 14<sup>th</sup> day of Nov., 1978.

*Dorothy W. Peterson*  
Notary Public in and for Travis  
County, Texas

Counter 18224

RUSK STATE HOSPITAL

Tract #1

Being 453.89 acres, more or less, out of the William Bartee Survey, Abstract No. 3, the James Morgan Survey, Abstract No. 579, and the Daniel Joslin Survey, Abstract No. 461, and being part of a 1929.79 acre tract described by Corrected Resolution by the State Board of Control to the Rusk State Hospital, recorded in Volume 139, Page 426 of the Deed Records of Cherokee County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the most Westerly Southwest Corner of said 453.89 acre tract, being marked by creosote post set in concrete;

THENCE N  $1^{\circ} 05' 17''$  E with the West Boundary Line of said tract, at a distance of 3772.1 feet cross centerline of Farm to Market Road 2972, at a total distance of 8010.60 feet the Northwest Corner of said tract being marked by brass cap set in concrete, stamped "19-1969".

THENCE N  $88^{\circ} 11' 13''$  E 2178.99 feet to a brass cap set in concrete, stamped "20-1969".

THENCE S  $1^{\circ} 09' 46''$  E 2869.05 feet to a brass cap set in concrete, stamped "21-1969".

THENCE S  $89^{\circ} 08' 32''$  W 1056.69 feet to a brass cap set in concrete, stamped "22-1969".

THENCE S  $1^{\circ} 17' 25''$  E 4132.76 feet to a brass cap set in concrete, stamped "23-1969".

THENCE N  $89^{\circ} 17' 51''$  E 3559.47 feet to a brass cap set in concrete, stamped "24-1969".

THENCE N  $1^{\circ} 32' 13''$  W 1747.46 feet to a brass cap set in concrete, stamped "25-1969".

THENCE S  $64^{\circ} 34' 46''$  E 22.44 feet to a brass cap set in concrete, stamped "26-1969".

THENCE S  $1^{\circ} 32' 12''$  E 1737.58 feet to a brass cap set in concrete, stamped "27-1969".

THENCE N  $89^{\circ} 17' 51''$  E 553.72 feet to a corner.

THENCE S  $0^{\circ} 30' 01''$  W 1193.00 feet to a corner.

THENCE with fence, N  $88^{\circ} 45' 27''$  W 235.62 feet to a brass cap set in concrete, stamped "6-1969".

THENCE S  $2^{\circ} 54' 45''$  E 1324.83 feet to a brass cap set in concrete, stamped "7-1969".

THENCE N  $88^{\circ} 28' 09''$  W 1931.87 feet to a brass cap set in concrete, stamped "8-1969".

THENCE N  $24^{\circ} 52' 30''$  W 124.59 feet to a brass cap set in concrete, stamped "9-1969".

THENCE N  $79^{\circ} 38' 10''$  W 1473.19 feet to a brass cap set in concrete, stamped "10-1969".

THENCE N  $1^{\circ} 20' 06''$  W 790.20 feet to a brass cap set in concrete, stamped "11-1969", for the northeast corner of a 83.63 acre tract conveyed by the State Board of Control to Valencia Iron & Chemical Corporation by deed recorded in Volume 321, Page 201, of the Deed Records of Cherokee County, Texas.

THENCE S  $88^{\circ} 37' 36''$  W 1644.95 feet to the Place of Beginning, and containing 453.89 acres.

RUSK STATE HOSPITAL

Tract #2

Being 157.05 acres, more or less, out of the A. H. White Survey, Abstract No. 931, the Daniel Joslin Survey, Abstract No. 461 and the John Hunley Survey, Abstract No. 341, and being part of a 1929.79 acre tract described by Corrected Resolution by the State Board of Control to the Rusk State Hospital, recorded in Volume 139, Page 426 of the Deed Records of Cherokee County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a brass cap set in concrete, stamped "33-1969" for the north-east corner of this tract in the South line of a 29.5 acre tract of land conveyed by H. S. Guinn and wife, Mollie Guinn, to R. L. Humphus by deed recorded in Volume 108, Page 556, of the Deed Records of Cherokee County, Texas and being in the southwest right-of-way line of Highway No. 69.

THENCE with the southwest right-of-way line of said Highway No. 69, S 47° 34' 51" E 258.00 feet to a brass cap set in concrete, stamped "34-1969".

THENCE with the southwest right-of-way line of said Highway No. 69, S 58° 53' 51" E 101.92 feet to a brass cap set in concrete, stamped "35-1969".

THENCE with the southwest right-of-way line of said Highway No. 69, S 47° 34' 51" E 1504.30 feet to a brass cap set in concrete, stamped "36-1969".

THENCE with the right-of-way line of said Highway No. 69, N 42° 25' 09" E 50.00 feet to a brass cap set in concrete, stamped "37-1969".

THENCE with the southwest right-of-way line of said Highway No. 69, S 47° 34' 51" E 500.00 feet to a brass cap set in concrete, stamped "38-1969".

THENCE with the right-of-way line of said Highway No. 69, S 42° 25' 09" W 50.00 feet to a brass cap set in concrete, stamped "39-1969".

THENCE with the southwest right-of-way line of said Highway No. 69, S 47° 34' 51" E 537.88 feet to a brass cap set in concrete, stamped "40-1969".

THENCE with the south right-of-way line of said Highway No. 69, N 87° 25' 49" E 28.70 feet to a brass cap set in concrete, stamped "41-1969", for the northwest corner of a 2.24 acre tract of land conveyed by the Rusk State Hospital to the Lee-McCarroll Chevrolet Company, by deed recorded in Volume 432, Page 409 of the Deed Records of Cherokee County, Texas.

THENCE with the west line of said 2.24 acre tract S 6° 50' 35" E 278.06 feet to a brass cap set in concrete, stamped "42-1969".

THENCE with the west line of said 2.24 acre tract S 7° 42' 23" E 174.64 feet to a brass cap set in concrete, stamped "43-1969".

THENCE S 87° 04' 32" W 613.94 feet to a brass cap set in concrete, stamped "44-1969".

THENCE S 2° 08' 10" E 305.93 feet to a brass cap set in concrete, stamped "45-1969", for the northeast corner of a 20.3 acre tract of land conveyed by Senate Bill No. 188, to the Texas State Railroad, April 7, 1943.

THENCE with the north line of said 20.3 acre tract, S 87° 07' 30" W 799.52 feet to a brass cap set in concrete, stamped "46-1969".

THENCE with the north line of said 20.3 acre tract S 58° 21' 22" W 172.22 feet to a brass cap set in concrete, stamped "47-1969".

THENCE N 3° 21' 22" E 406.87 feet to a brass cap set in concrete, stamped "1-1969".

THENCE with fence, S 88° 07' 05" W 586.76 feet to a brass cap set in concrete, stamped "2-1969".

THENCE with fence, N  $70^{\circ} 39' 17''$  W 169.42 feet to a brass cap set in concrete, stamped "3-1969".

THENCE with fence, S  $88^{\circ} 54' 06''$  W 704.50 feet to a brass cap set in concrete, stamped "4-1969".

THENCE with fence N  $3^{\circ} 47' 21''$  W 402.68 feet to a brass cap set in concrete, stamped "5-1969".

THENCE with fence, S  $88^{\circ} 45' 27''$  W 1117.98 feet to a corner.

THENCE N  $0^{\circ} 30' 01''$  E 1193.00 feet to a corner.

THENCE N  $89^{\circ} 17' 51''$  E 1109.70 feet to a brass cap set in concrete, stamped "28-1969".

THENCE N  $0^{\circ} 55' 29''$  W 401.88 feet to a brass cap set in concrete, stamped "29-1969".

THENCE N  $87^{\circ} 49' 43''$  E 784.43 feet to a brass cap set in concrete, stamped "30-1969".

THENCE N  $44^{\circ} 21' 08''$  W 555.56 feet to a brass cap set in concrete, stamped "31-1969".

THENCE N  $66^{\circ} 21' 08''$  W 100.00 feet to a brass cap set in concrete, stamped "32-1969".

THENCE N  $88^{\circ} 12' 36''$  E 502.32 feet to the place of beginning, containing 157.05 acres of land.

RUSK STATE HOSPITAL

Tract #3

Being 421.95 acres, more or less, in two parcels, out of the Albert Pratt Survey, Abstract No. 716, the J. M. Miller Survey, Abstract No. 551, the A. H. White Survey, Abstract No. 931 and the J. R. Blanton Survey, Abstract No. 314, Cherokee County, Texas, and being part of a 1929.79 acre tract described by Corrected Resolution by the State Board of Control to the Rusk State Hospital, recorded in Volume 139, Page 426 of the Deed Records of Cherokee County, Texas.

Parcel No. 1:

Beginning at a brass cap set in concrete stamped "57-1969" for the Northeast corner of said Albert Pratt Survey, a Northwest corner of said 1929.79 acre tract and the Northeast corner of a 195.097 acre tract conveyed by Roy R. Smith to Southland Paper Mills, Inc., by deed recorded in Volume 599, Page 533 of the Deed Records of Cherokee County, Texas.

THENCE N  $88^{\circ} 44' 04''$  E 347.22 feet to a brass cap set in concrete, stamped "58-1969" for the Southeast corner of the Henry Goff Survey, Abstract No. 327.

THENCE N  $1^{\circ} 15' 56''$  W 555.55 feet to a brass cap set in concrete, stamped "59-1969".

THENCE N  $88^{\circ} 35' 20''$  E 1308.55 feet to a brass cap set in concrete, stamped "60-1969".

THENCE N  $1^{\circ} 21' 29''$  W 30.00 feet to a brass cap set in concrete, stamped "61-1969", in the North line of said J. M. Miller Survey.

THENCE with fence N  $88^{\circ} 27' 09''$  E 315.49 feet to a brass cap set in concrete, stamped "1712-6" in the West right-of-way line of F. M. Highway No. 854.

THENCE with the West right-of-way line of said F. M. Highway No. 854, S  $37^{\circ} 57' 46''$  W 247.65 feet to a brass cap set in concrete, stamped "65-1969" for the point of curvature of a curve whose intersection angle is  $41^{\circ} 21'$  whose tangent distance is 285.37 feet and whose radius is 756.20 feet.

THENCE with said curve to the left, the long chord of which bears S  $17^{\circ} 17' 16''$  W 533.98 feet to a brass cap set in concrete, stamped "66-1969" for the point of tangency in the West right-of-way line of said F. M. Highway No. 854.

THENCE with the West right-of-way line of said F. M. Highway No. 854, S  $3^{\circ} 23' 13''$  E 2584.28 feet to a brass cap set in concrete, stamped "67-1969" for the point of curvature of a curve whose intersection angle is  $38^{\circ} 15'$  and whose radius is 477.47 feet.

THENCE with said curve to the left, a chord of which bears S  $13^{\circ} 10' 34''$  E 134.30 feet to a brass cap set in concrete, stamped "68-1969".

THENCE with fence, S  $4^{\circ} 50' 57''$  E 2006.08 feet to a brass cap set in concrete, stamped "69-1969".

THENCE with fence, S  $86^{\circ} 22' 37''$  W 250.15 feet to a brass cap set in concrete, stamped "70-1969" for the Northeast corner of the A. H. White Survey, Abstract No. 931.

THENCE S  $2^{\circ} 07' 37''$  E 2251.97 feet to a brass cap set in concrete, stamped "71-1969".

THENCE N  $88^{\circ} 39' 12''$  E 442.30 feet to a brass cap set in concrete, stamped "72-1969".

THENCE with fence S  $1^{\circ} 14' 27''$  W 578.40 feet to a brass cap set in concrete,

stamped "73-1969".

THENCE with fence S  $88^{\circ} 48' 42''$  W 406.69 feet to a brass cap set in concrete, stamped "74-1969".

THENCE with fence, S  $2^{\circ} 11' 58''$  E 433.32 feet to a brass cap set in concrete, stamped "75-1969".

THENCE with fence, S  $88^{\circ} 07' 18''$  W 691.00 feet to a brass cap set in concrete stamped "48-1969" in the Northeast right-of-way line of Highway No. 69.

THENCE with the Northeast right-of-way line of said Highway No. 69, N  $47^{\circ} 34' 51''$  W 1107.60 feet to a brass cap set in concrete stamped "49-1969".

THENCE with the East right-of-way line of said Highway No. 69, N  $28^{\circ} 23' 09''$  E 77.34 feet to a brass cap set in concrete stamped "50-1969".

THENCE with the Northeast right-of-way line of said Highway No. 69, N  $47^{\circ} 34' 51''$  W 180.00 feet to a brass cap set in concrete, stamped "51-1969".

THENCE with the North right-of-way line of said Highway No. 69, N  $86^{\circ} 14' 51''$  W 128.10 feet to a brass cap set in concrete stamped "52-1969".

THENCE with the Northeast right-of-way line of said Highway No. 69, N  $47^{\circ} 34' 51''$  W 1371.40 feet to a brass cap set in concrete, stamped "53-1969".

THENCE with fence N  $88^{\circ} 48' 52''$  E 646.19 feet to a brass cap set in concrete, stamped "54-1969".

THENCE with fence N  $2^{\circ} 32' 09''$  W 5322.78 feet to a brass cap set in concrete, stamped "55-1969".

THENCE with fence N  $88^{\circ} 45' 44''$  E 480.23 feet to a brass cap set in concrete, stamped "56-1969".

THENCE with fence N  $1^{\circ} 15' 56''$  W 867.46 feet to the place of beginning, containing 394.45 acres of land.

Parcel No. 2:

Being 27.50 acres of land out of the J. M. Miller Survey, Abstract No. 551, Cherokee County, Texas, and being part of a 1929.79 acre tract described by Corrected Resolution by the State Board of Control to the Rusk State Hospital, recorded in Volume 139, Page 426 of the Deed Records of Cherokee County, Texas.

Beginning at a brass cap set in concrete, stamped "62-1969", in the east right-of-way line of F. M. Highway No. 854 and the north line of said J. M. Miller Survey and being 23.70 feet S  $87^{\circ} 39' 42''$  W from the southwest corner of a 157.65 acre tract conveyed to the Texas Forest Service by deed recorded in Volume 541, Page 557 of the Deed Records of Cherokee County, Texas.

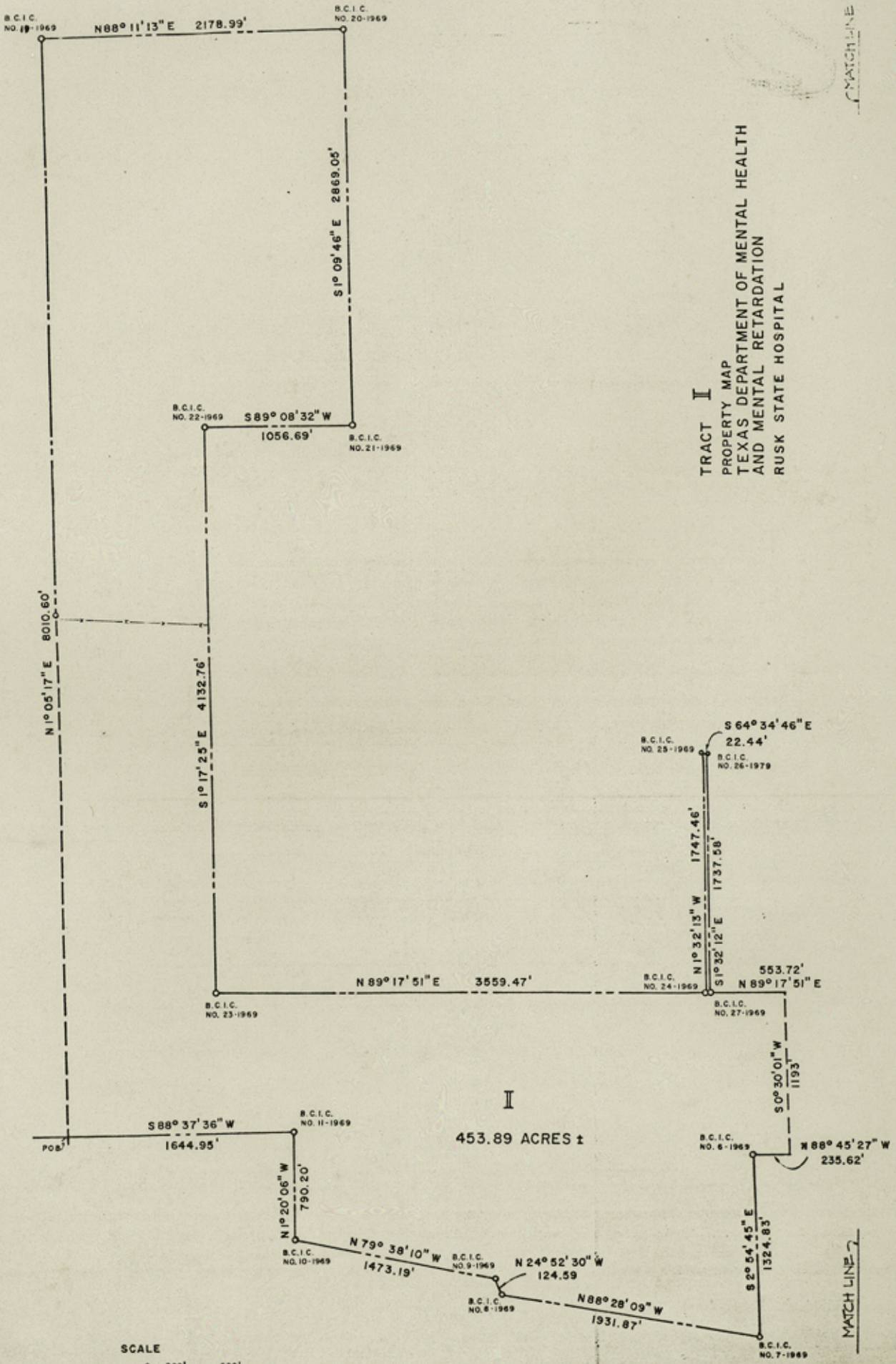
THENCE with fence, N  $87^{\circ} 39' 42''$  E 1476.62 feet to a brass cap set in concrete, stamped "1705-3".

THENCE with fence S  $0^{\circ} 24' 23''$  E 721.75 feet to a brass cap set in concrete, stamped "1758-2".

THENCE with fence S  $88^{\circ} 55' 06''$  W 1817.27 feet to a brass cap set in concrete, stamped "64-1969", in a curve along the east right-of-way line of F. M. Highway No. 854, whose intersection angle is  $41^{\circ} 21'$  and whose radius is 756.20 feet.

THENCE with said curve to the right, the chord of which bears N  $17^{\circ} 39' 51''$  E 469.17 feet to a brass cap set in concrete stamped "63-1969", for the point of tangency in the east right-of-way line of said Highway.

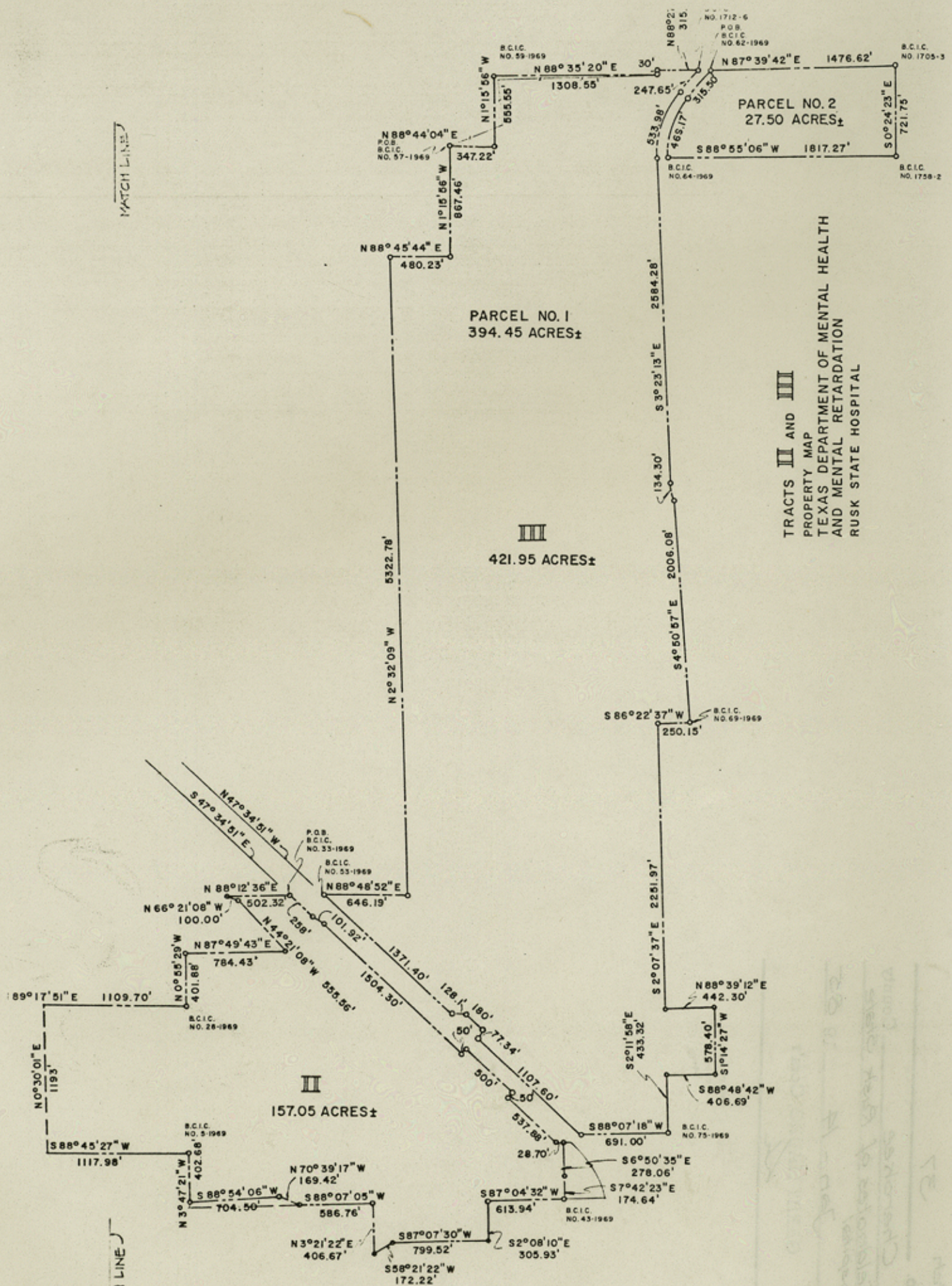
THENCE with the east right-of-way line of said F. M. Highway No. 854, N  $37^{\circ} 57' 46''$  E 315.50 feet to the place of beginning, containing 27.50 acres.



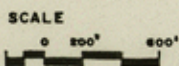
Counter 18232



MATCH LINE



TRACTS II AND III  
PROPERTY MAP  
TEXAS DEPARTMENT OF MENTAL HEALTH  
AND MENTAL RETARDATION  
RUSK STATE HOSPITAL



Counter 18233

Sketch

37

File No. \_\_\_\_\_

Cherokee County

Fieldnotes of Rusk State  
Hospital

Filed Jan - 14 19 85

GARRY MAURO, Com'r

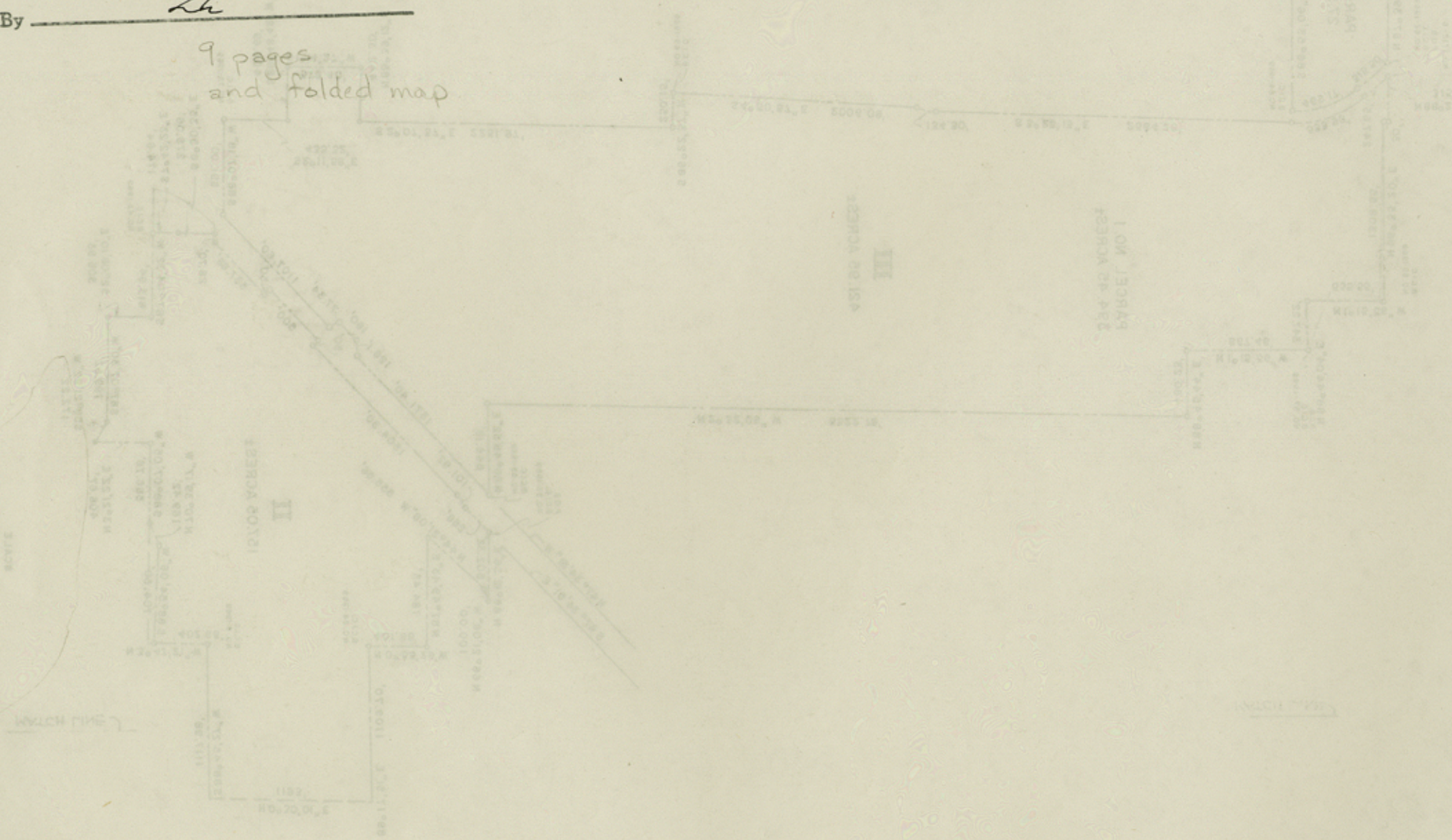
By \_\_\_\_\_

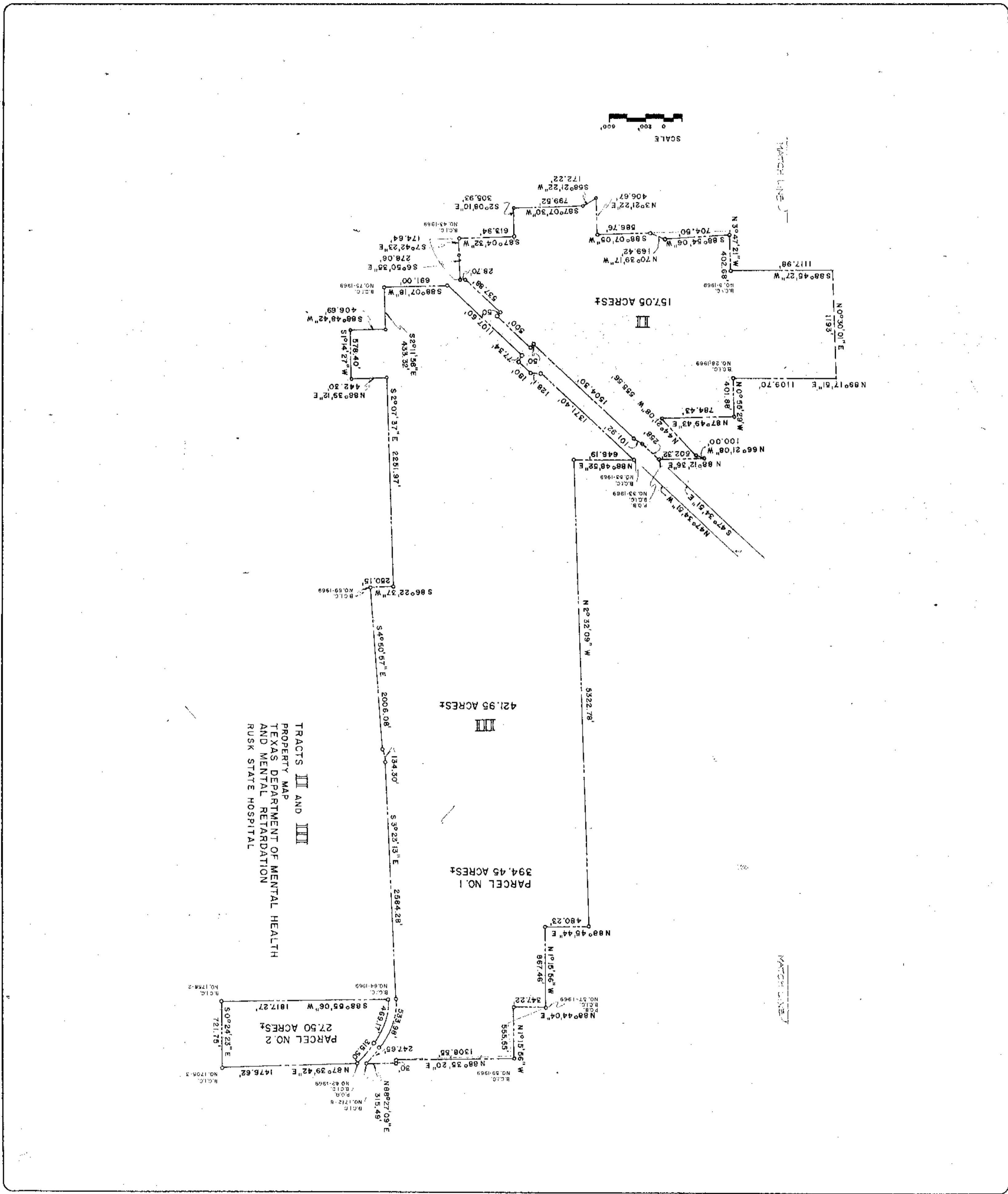
9 pages  
and folded map

Carter 18334

Cherokee Co. Sp. File # 37

WORK STATE HOSPITAL  
AND WELSH BELLEVILLE  
TEXAS DEPARTMENT OF HEALTH  
PLAZA LATHAM TO MEMPHIS 2421  
SHOEBIA WAY  
TRACTS II AND III





DESIGN AND CONSTRUCTION SECTION

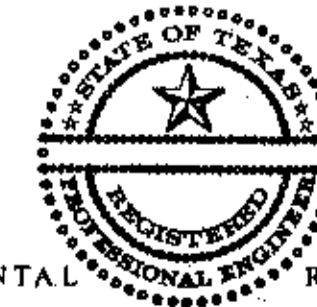
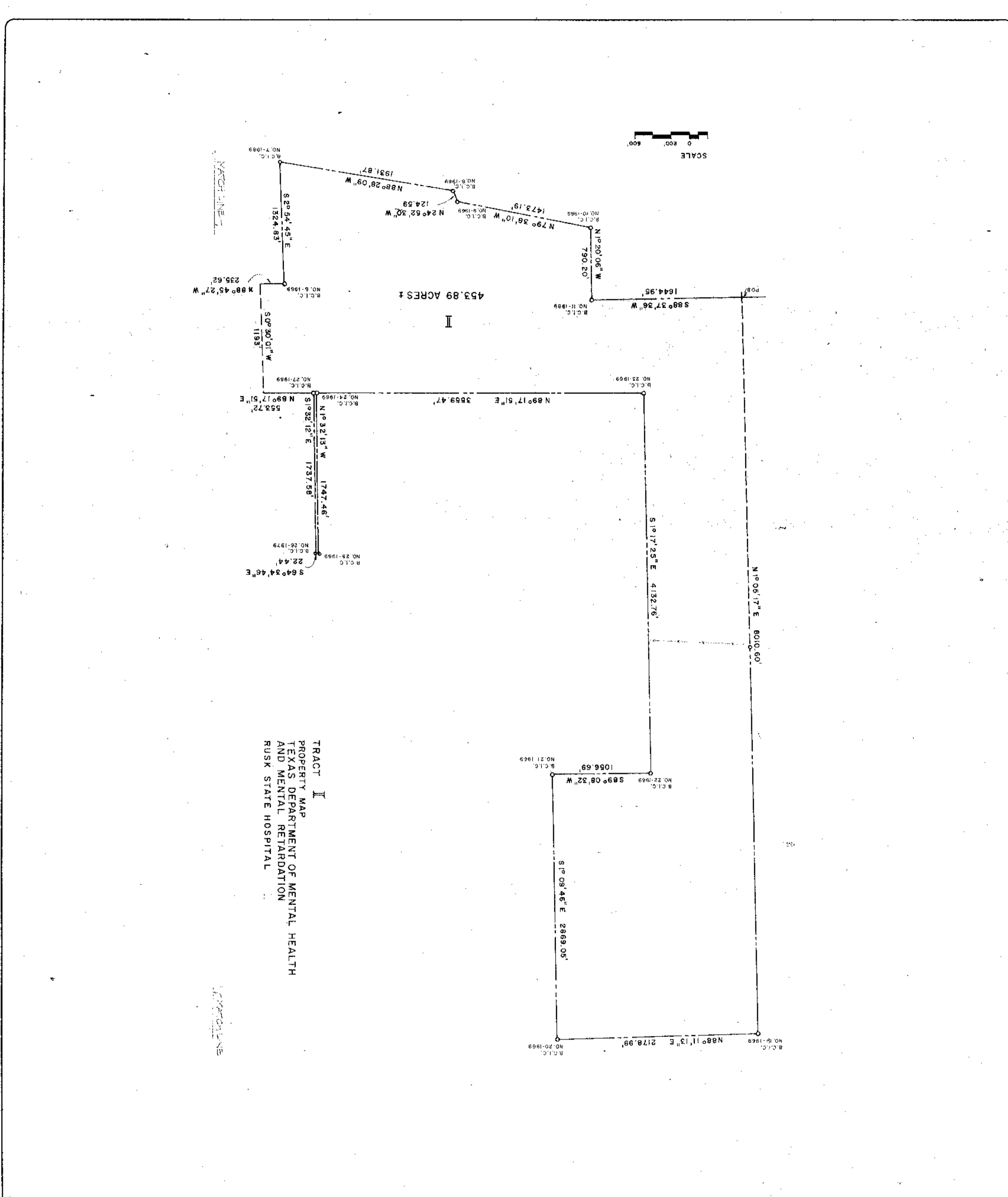
909 WEST 45th STREET - AUSTIN, TEXAS

DRAWN: CHECKED: REVISED:

TEXAS DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION, BOX 12668, CAPITOL STATION, AUSTIN, TEXAS, 78711, 512/494-8761



PROJECT NO.  
SHEET NO.  
DATE: OF



DESIGN AND CONSTRUCTION SECTION

909 WEST 45th STREET - AUSTIN, TEXAS

DRAWN: CHECKED: REVISED:

TEXAS DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION, BOX 12668, CAPITOL STATION, AUSTIN, TEXAS, 78711, 512/494-8761



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