

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the city of Pflugerville, TRAVIS COUNTY, on FARM TO MARKET ROAD 685, the State of Texas (state) acquired certain land needed for highway drainage purposes by instrument recorded in Volume 1348, Page 275, Deed Records of Travis County, Texas.

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

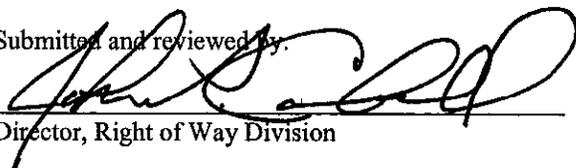
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of a surplus easement to the underlying fee owner.

Steve Durhman, Trustee, is the underlying fee owner and has requested that the surplus easement be sold to him for \$2,250.

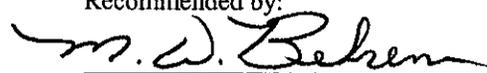
The commission finds \$2,250 to be a fair and reasonable value for the state's rights and interest in the surplus easement.

NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and that the value of the surplus easement is less than \$10,000 and authorizes the executive director to execute a proper instrument conveying the state's rights and interest in the surplus easement to Steve Durhman, Trustee, for \$2,250.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

110294 OCT 27 05

Minute Number Date Passed

**0.079 ACRE (3,433 Sq.Ft.)
Portion of Drainage Easement
to be Released from Vol. 1348, Pg. 275
Deed Records Travis County, Texas**

**FN No. 05-0072
August 22, 2005
D&A Job No. 286-054**

DESCRIPTION OF A 0.079 ACRE (3,433 SQ.FT) TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 0.14 ACRE DRAINAGE EASEMENT IN THE JACOB CASNER SURVEY NUMBER 9, ABSTRACT NUMBER 2753, SITUATED IN TRAVIS COUNTY, TEXAS, OF RECORD IN VOL. 1348, PG. 275 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.079 ACRE (3,433 SQ.FT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON MONUMENTATION FOUND FOR THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD (FM) 685, (R.O.W. VARIES):

COMMENCING at a 1/2-inch iron rod with TxDOT aluminum cap found on the curving east right-of-way line of State Highway No. 130 (SH 130), 300.00 feet left of SH 130 centerline station 854+61.24, being the southwest corner of the remainder of a 17.37 acre tract of land described in a deed to SKR Properties LP., of record in Document Number 2004112081 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), being the southeast corner of a 5.557 acre tract described in a Notice of Lis Pendens, of record in Document Number 20040092698 O.P.R.T.C.T., and being the northeast corner of a 0.612 acre tract of land described in a notice of "Award of Special Commissioners", of record in Document Number 2004160812, O.P.R.T.C.T., and also being the northwest corner of the remainder of a 4.992 acre tract of land (Tract 2) described in a deed to Rio Development Corp., of record in Document Number 2004196061 O.P.R.T.C.T., from which a 1/2-inch iron rod found for the southeast corner of said 17.37 acre tract bears South 79°57'21" East, a distance of 801.33 feet;

THENCE, along the east line of said SH 130, being the west line of the remainder of said 17.37 acre tract, along a curve to the right, having a central angle of 02°07'07", a radius of 7339.44 feet, an arc length of 271.39 feet and a chord which bears North 19°27'04" East, a distance of 271.38 feet to a calculated point, for the southwest corner and true **POINT OF BEGINNING** hereof;

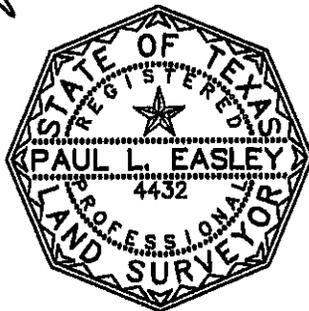
- 1) **THENCE**, continuing along the east line of said SH 130, along a curve to the right, having a central angle of 00°09'32", a radius of 7339.44 feet, an arc length of 20.36 feet and a chord which bears North 20°35'24" East, a distance of 20.36 feet to a calculated point, for the northwest corner hereof, from which a 1/2 inch iron rod with TxDOT aluminum cap found 300.00 feet left of SH 130 centerline station 854+61.24 bears North 23°42'39" East a chord distance of 778.59 feet,;

THENCE, leaving said SH 130, over and across said 17.37 acre tract, the following three (3) courses and distances:

- 2) South 80°08'56" East, a distance of 169.77 feet to a calculated point,
- 3) South 09°51'04" West, a distance of 20.00 feet to a calculated point,
- 4) North 80°08'56" West, a distance of 173.56 feet to the **POINT OF BEGINNING**, containing 0.079 acre (3,433sq. ft.) of land, more or less.



Paul L. Easley, R.P.L.S.
Texas Registration No. 4432
Doucet & Associates Inc.,
7401 B Hwy. 71 West
Suite 160
Austin, Texas 78735



9/19/05
Date

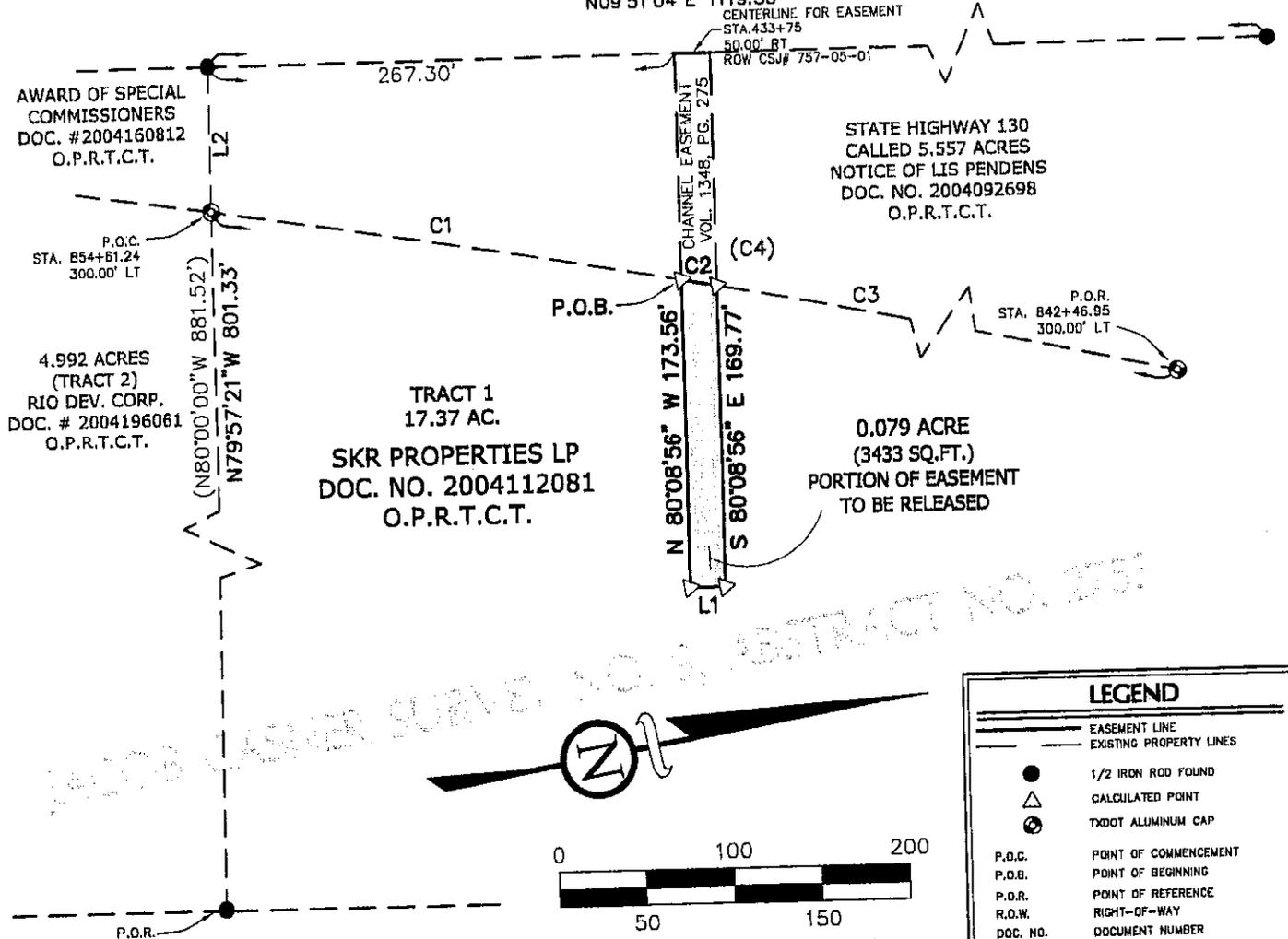
Attachments: 286-054 SKR Release.dwg

EXHIBIT A

BEARINGS ARE BASED ON FOUND MONUMENTATION OF THE EAST LINE OF FARM TO MARKET ROAD 685,
A VARIABLE WIDTH ROW.

FARM TO MARKET ROAD #685
(ROW VARIES)

BASIS OF BEARINGS
N09°51'04"E 1119.30'



AWARD OF SPECIAL COMMISSIONERS
DOC. # 2004160812
O.P.R.T.C.T.

STATE HIGHWAY 130
CALLED 5.557 ACRES
NOTICE OF LIS PENDENS
DOC. NO. 2004092698
O.P.R.T.C.T.

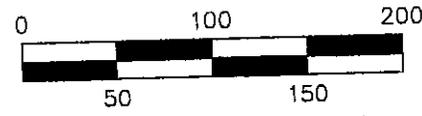
P.O.C.
STA. 854+81.24
300.00' LT

4.992 ACRES
(TRACT 2)
RIO DEV. CORP.
DOC. # 2004196061
O.P.R.T.C.T.

TRACT 1
17.37 AC.
SKR PROPERTIES LP
DOC. NO. 2004112081
O.P.R.T.C.T.

0.079 ACRE
(3433 SQ.FT.)
PORTION OF EASEMENT
TO BE RELEASED

2005 CASPER SURVEY NO. 3 ABSTRACT NO. 255

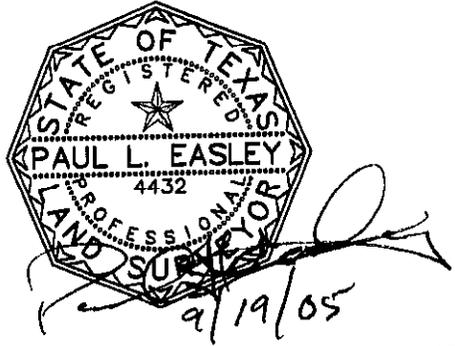


GRAPHIC SCALE: 1" = 100'

LEGEND	
	EASEMENT LINE
	EXISTING PROPERTY LINES
	1/2 IRON ROD FOUND
	CALCULATED POINT
	TXDOT ALUMINUM CAP
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°51'04"W	20.00'
L2	N79°57'21"W	81.18'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	271.39'	7339.44'	2°07'07"	N19°27'04"E	271.38'
C2	20.36'	7339.44'	0°09'32"	N20°35'24"E	20.36'
C3	778.96'	7334.87'	6°05'05"	N23°42'39"E	778.59'
C4	1070.59'	7339.44'	8°21'28"	N22°34'14"E	1069.64'

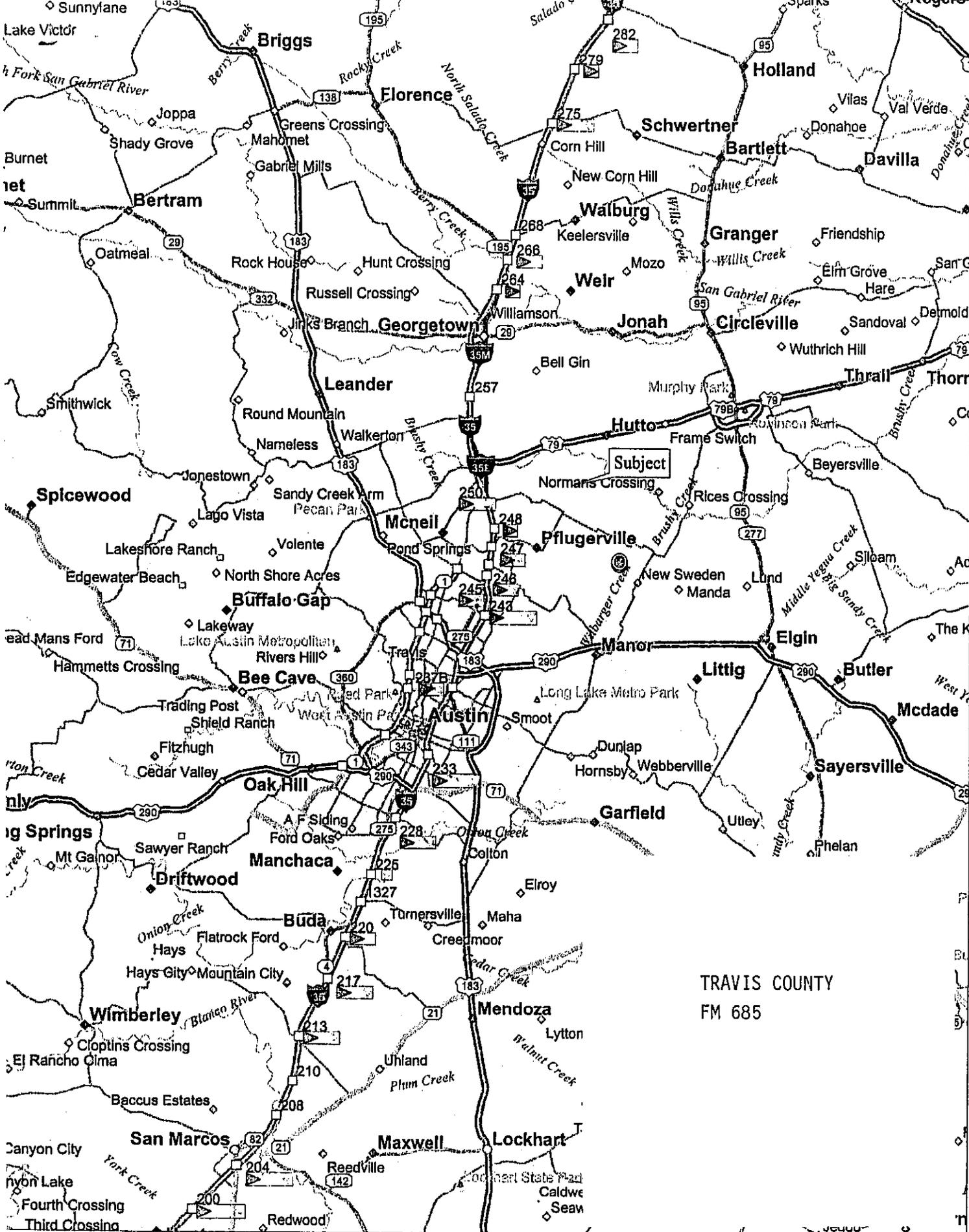


Attachments: S:\d-a\survey\Legal Descriptions\05-0072.jws
Drawing: P:\286-054\dwg\survey\DA_Drawings\SKR RELEASE.dwg

EASEMENT RELEASE
CHANNEL EASEMENT
VOL 1348, PG. 275
D.R.T.C.T.
AUSTIN, TRAVIS COUNTY, TEXAS

D&A Doucet & Associates, Inc.
7401 B West Highway 71, Suite 160 Austin, TX 78735
Phone : (512) 583-2600 Fax : 583-2601
Austin, TX Easthampton, MA Sacramento, CA
www.doucetandassociates.com

Date:	AUGUST 17-2005
Scale:	1"=100'
Drawn by:	REG
Reviewed by:	PLE
Project No.:	286-054
Sheet:	3 of 3



TRAVIS COUNTY
FM 685

Area Map