

TEXAS TRANSPORTATION COMMISSION

WILLIAMSON County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In WILLIAMSON COUNTY, on FARM TO MARKET ROAD 1460, the State of Texas (state) acquired certain land needed for highway purposes by instruments recorded in Volume 431, Page 355, and Volume 433, Page 5, Deed Records of Williamson County, Texas.

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

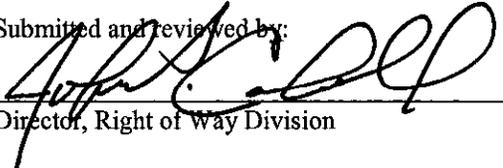
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

FM 1460 Partners, Ltd. is the abutting landowner and has requested that the surplus land be sold to the partnership for \$110,468.

The commission finds \$110,468 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, 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 the surplus land to FM 1460 Partners, Ltd. for \$110,468; 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 the surplus land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

110373 DEC 15 05

Minute
Number

Date
Passed

EXHIBIT A

County: Williamson
Tract No.: 1 – 1460 Partners, Ltd. Tract
Highway: FM 1460

PROPERTY DESCRIPTION FOR TRACT 1 – 1460 PARTNERS, LTD. TRACT

DESCRIPTION OF A 0.633 ACRE TRACT OF LAND LOCATED IN THE P. A. HOLDEN SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF OLD F. M. 1460, SAID 0.633 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH IS MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set with "Baker-Aicklen" cap 62.26 feet right of old F. M. 1460 centerline station 461+27.38, being the southeast corner of Lot 1, Block 1, H.E.B. #4 Subdivision, a subdivision recorded in Cabinet Z, Slides 83 – 84 of the Plat Records of said county, being on the west right-of-way line of said old F. M. 1460, for the southwest corner and **POINT OF BEGINNING** hereof, from which a ½" iron rod found for the southeast corner of said H.E.B. #4 Subdivision bears, S 40° 12' 17" W for a distance of 111.41 feet;

THENCE with the west line of said old F. M. 1460, same being the east line of said Lot 1, the following two (2) courses:

1. N 40° 12' 17" E for a distance of 58.76 feet to a type I concrete monument found 42.60 feet right of said old F. M. 1460 centerline station 460+72.01 for an angle point, and
2. N 20° 42' 26" E for a distance of 290.23 feet to a ½" iron rod set with "Baker-Aicklen" cap 42.34 right of said old F. M. 1460 centerline station 457+81.77 for the northwest corner hereof, from which a ½" iron rod found on the intersection of the west right-of-way line of said old F. M. 1460 and the south right-of-way line of Plateau Vista Blvd. bears, N 20° 42' 26" E for a distance of 852.48 feet;
3. **THENCE** through the right-of-way of said old F. M. 1460, N 87° 28' 32" E for a distance of 89.66 feet to a ½" iron rod set with "Baker-Aicklen" cap 40.08 feet left of said old F. M. 1460 centerline station 457+46.48 on the east right-of-way line of said old F. M. 1460, same being the southwest corner of a called 1.674 acre tract of land as described in that deed to HEB Grocery Company, LP and recorded in Document No. 2003099491 of the Official Public Records of said county, being on the west line of a called 6.011 acre tract of land as described in that deed to FM 1460 Partners, Ltd. and

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD FOUND
 - ⊠ TYPE II BRASS DISC FOUND
 - △ CALCULATED POINT
 - ▲ GOD NAIL FOUND
 - 1/2" IRON ROD SET WITH "BAKER-AICKLEN" CAP
- R.O.W. RIGHT-OF-WAY
 TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
 O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING

NUMBER	BEARING	DISTANCE
L1	N 40°12'17" E (S 32°51'31" W)	58.76' (58.73')
L2	N 87°28'32" E	89.66'
L3	S 81°12'50" W	117.57'
L4	S 40°12'17" W (S 32°51'31" W)	111.41' (111.35')
L5	N 87°28'32" E	0.26'
L6	N 46°40'33" W	1.25'

LOT I, BLOCK I
 H.E.B. #4 SUBDIVISION
 CAB. Z, SLIDES 83 - 84
 P.R.W.C.T.

P.O.B.
 TRACT
 NORTHING: 10162250.63'
 EASTING: 3139082.30'
 461+27.38
 62.26' RT

EXISTING US 79
 Sta = 598+22.59
 CSJ# 204-01-09
 (Sta = 598+23.13)

OLD FM 1460
 Sta = 462+46.76
 CSJ# 221-02-001
 (Sta = 462+45.71)

U. S. HIGHWAY 79
 S 79°27'11" W 2316.79'

PLATEAU VISTA BLVD.

449+29.29
 41.57' RT

451+11.92
 40.01' LT

SCALE: 1" = 100'

HEB GROCERY COMPANY, LP
 CALLED 1.674 ACRE
 DOC. NO. 2003099491
 O.P.R.W.C.T.

P. A. HOLDEN SURVEY,
 ABSTRACT NO. 297

FM 1460 PARTNERS, LTD.
 REMAINDER OF A
 CALLED 6.011 ACRES
 EXHIBIT "A"
 DOC. NO. 2000011056
 O.P.R.W.C.T.

(N 13°20'31" E 1142.23')
 N 20°42'26" E 1142.71'
 OLD F. M. 1460
 460+00 0.633 ACRE
 S 20°38'55" W 323.11'

457+81.77
 42.34' RT

457+46.48
 40.08' LT

460+72.01
 42.60' RT

460+69.59
 40.12' LT

595+00

600+00

NOTES:
 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD '83 (HARN '93)
 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.



AS PREPARED BY:
 MARGARET A. NOLEN, R.P.L.S. NO. 5589

DATE
 July, 2005

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SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION

RIGHT-OF-WAY SKETCH SHOWING PROPERTY FOR

F. M. 1460 PARTNERS, LTD.

TRACT NO.

1



Baker-Aicklen & Associates, Inc.
 Engineers/Surveyors
 405 BRUSHY CREEK ROAD
 CEDAR PARK, TX 78615

DATE OF SURVEY
 JULY, 2005

PROJECT

F. M. 1460

DISTRICT

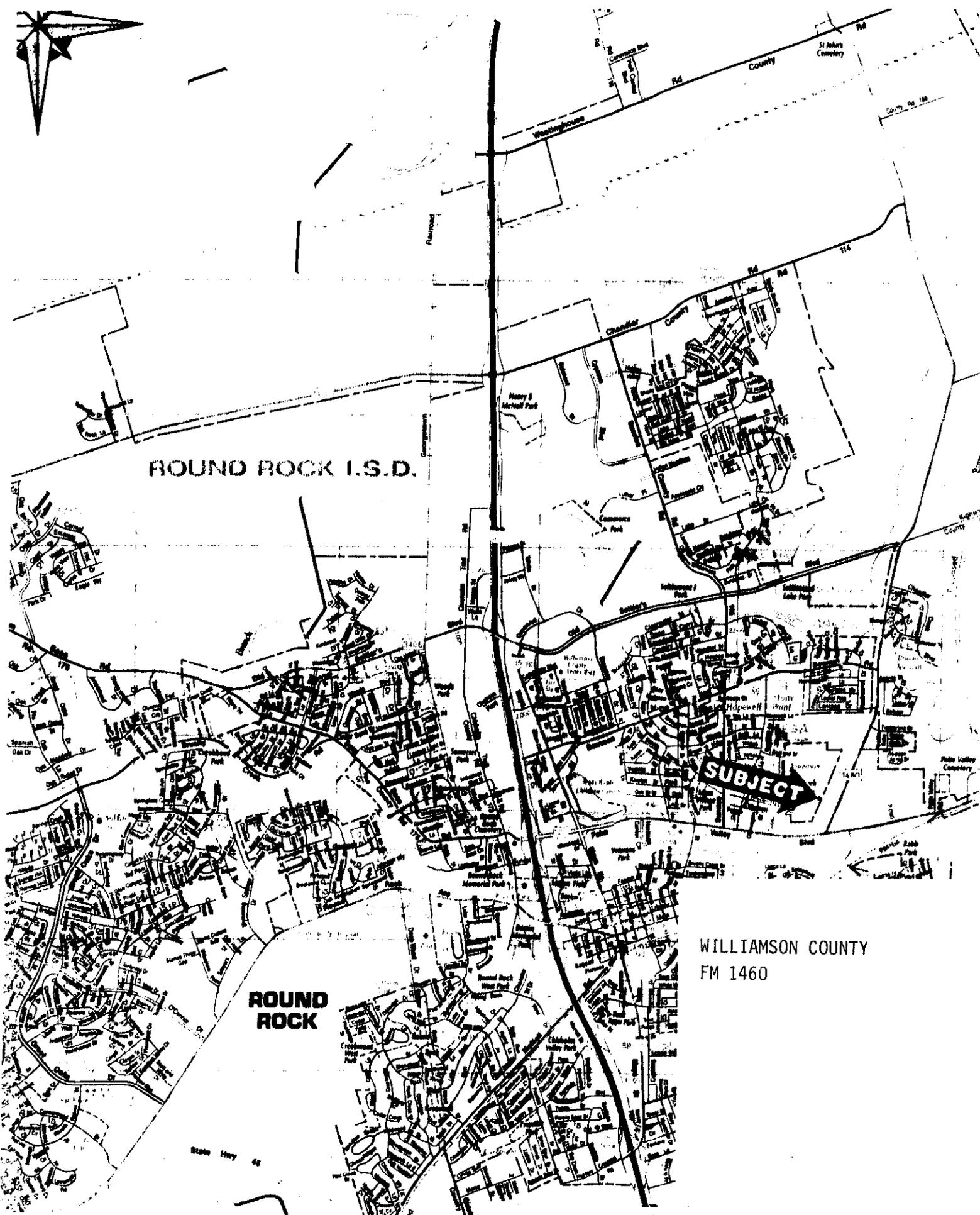
14

SCALE:
 1" = 100'

R.O.W. SURPLUS: 2.034 ACRES

COUNTY

WILLIAMSON



ROUND ROCK I.S.D.

ROUND ROCK

WILLIAMSON COUNTY
FM 1460

SUBJECT