

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In BEXAR COUNTY, on FARM TO MARKET ROAD 78, the State of Texas (state) acquired an easement interest in certain land for highway drainage purposes by instrument recorded in Volume 4433, Page 511, Deed Records of Bexar County, Texas.

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

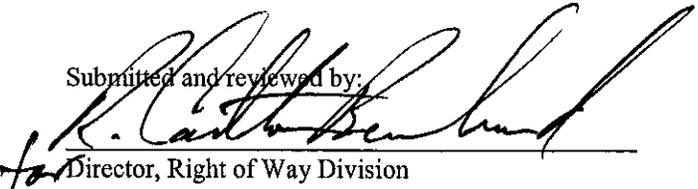
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus easements.

Upland Crestway Landhold, L.P., a Texas limited partnership, (partnership) is the owner of the fee underlying the surplus easement and has requested that the surplus easement be sold to the partnership for \$17,000.

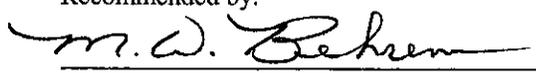
The commission finds \$17,000 to be a fair and reasonable value for the state's rights and interest in the surplus easement.

NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and recommends, subject to approval of the attorney general, that the Governor of Texas execute a proper instrument conveying the state's rights and interest in the surplus easement to Upland Crestway Landhold, L.P., a Texas limited partnership, for \$17,000.

Submitted and reviewed by:


for Director, Right of Way Division

Recommended by:


Executive Director

110129 JUN 30 05

Minute Number Date Passed

Control:
County: Bexar
Highway: F.M. 78
Project Limit:

100' X 200' Channel Easement located along the southeast right-of-way line of F.M. 78 at Engineer's Survey line Station 312+20.0 (the west corner of the easement)

PROPERTY DESCRIPTION FOR TRACT 1

A 0.459 ACRE TRACT OF LAND (20,000 SQUARE FEET) IN BEXAR COUNTY, TEXAS, BEING THE SAME 100-FOOT BY 200-FOOT CHANNEL EASEMENT CONVEYED FROM F.W. COERS AND WIFE RUBY COERS MARCH 30, 1960 TO THE STATE OF TEXAS AS RECORDED IN VOLUME 4433, PAGE 511, DEED RECORDS OF BEXAR COUNTY, TEXAS; BEING OUT OF LOT 4, BLOCK 30, COUNTY BLOCK 5071, LANDHOLD SUBDIVISION, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9564, PAGE 95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: At a found ½ inch iron rod on the southeast right-of-way line of F.M. 78 at the beginning of a curved return joining the southeast right-of-way line of F.M. 78 and the northeast right-of-way line of Crestway, the west corner of Lot 1, Upland Crestway Subdivision, as recorded in Volume 9560, Page 163, Deed and Plat Records of Bexar County, Texas;

THENCE: North 59 degrees 09 minutes 10 seconds East (bearings are based on the aforementioned plat), coincident with the southeast right-of-way line of F.M. 78, the northwest line of the aforementioned Upland Crestway Subdivision, at 314.89 feet, pass a found 1 inch O/D steel pipe, the north corner of the aforementioned Lot 1 the west corner of Lot 2 of the aforementioned Landhold Subdivision, at 644.89 feet, a found ½ inch iron rod, the west corner of Lot 4 and continuing, a total distance of 652.52 feet coincident with the northwest line of Landhold Subdivision to the west corner and **POINT OF BEGINNING** of the herein described easement;

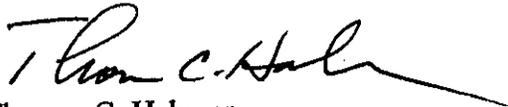
(1)THENCE: North 59 degrees 09 minutes 10 seconds East (North 59 degrees 23 minutes 00 seconds East, deed), coincident with the southeast right-of-way line of F.M. 78, the northwest line of Lot 4, 100.00 feet to the north corner of the herein described easement;

(2)THENCE: South 30 degrees 50 minutes 50 seconds East (South 30 degrees 37 minutes 00 seconds East, deed), 200.00 feet to the east corner of the herein described easement;

(3)THENCE: South 59 degrees 09 minutes 10 seconds West (South 59 degrees 23 minutes 00 seconds West, deed), 100.00 feet to the south corner of the herein described easement;

(4)THENCE: North 30 degrees 50 minutes 50 seconds West (North 30 degrees 37 minutes 00 seconds West, deed), 200.00 feet to the **POINT OF BEGINNING**, containing 0.459 acres.

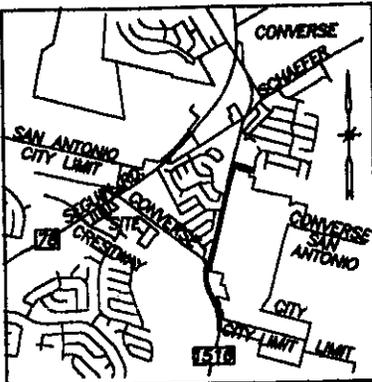
These Field Notes are based on a survey made on the ground and a survey map prepared by employees of Northstar Land Surveying, Inc. who were working under my supervision.



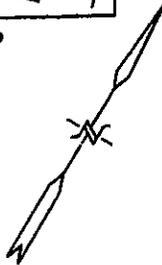
Thomas C. Haberer
Registered Professional Land Surveyor #4350

March 2, 2005
Revised April 13, 2005
Job Number 7-03-0107_Surplus Drain Esmt Revised





LOCATION MAP
(NOT TO SCALE)



SCALE 1" = 50'



0' 25' 50' 100'

BEARINGS ARE BASED ON
THE REFERENCED PLAT.

PLAT OF TRACT 1

A 0.459 ACRE TRACT OF LAND (20,000 SQUARE FEET) IN BEXAR COUNTY, TEXAS, BEING THE SAME 100-FOOT BY 200-FOOT CHANNEL EASEMENT CONVEYED FROM F.W. COERS AND WIFE RUBY COERS MARCH 30, 1960 TO THE STATE OF TEXAS AS RECORDED IN VOLUME 4433, PAGE 511, DEED RECORDS OF BEXAR COUNTY, TEXAS; BEING OUT OF LOT 4, BLOCK 30, COUNTY BLOCK 5071, LANDHOLD SUBDIVISION, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9564, PAGE 95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



**NORTHSTAR LAND
SURVEYING, INC.**

9033 Aero St., Suite 207
SAN ANTONIO, TEXAS 78217
(210) 826-6228

DRAWN BY: CAM JOB NO. 7-03-0107-SDE
DISK NUMBER: 1-2003
PAGE 3 OF 3

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE REFLECTS
A SURVEY MADE ON THE GROUND UNDER MY
SUPERVISION, AND CORRECTLY REFLECTS CON-
DITIONS AS I FOUND THEM ON THE DATE OF
THE SURVEY.

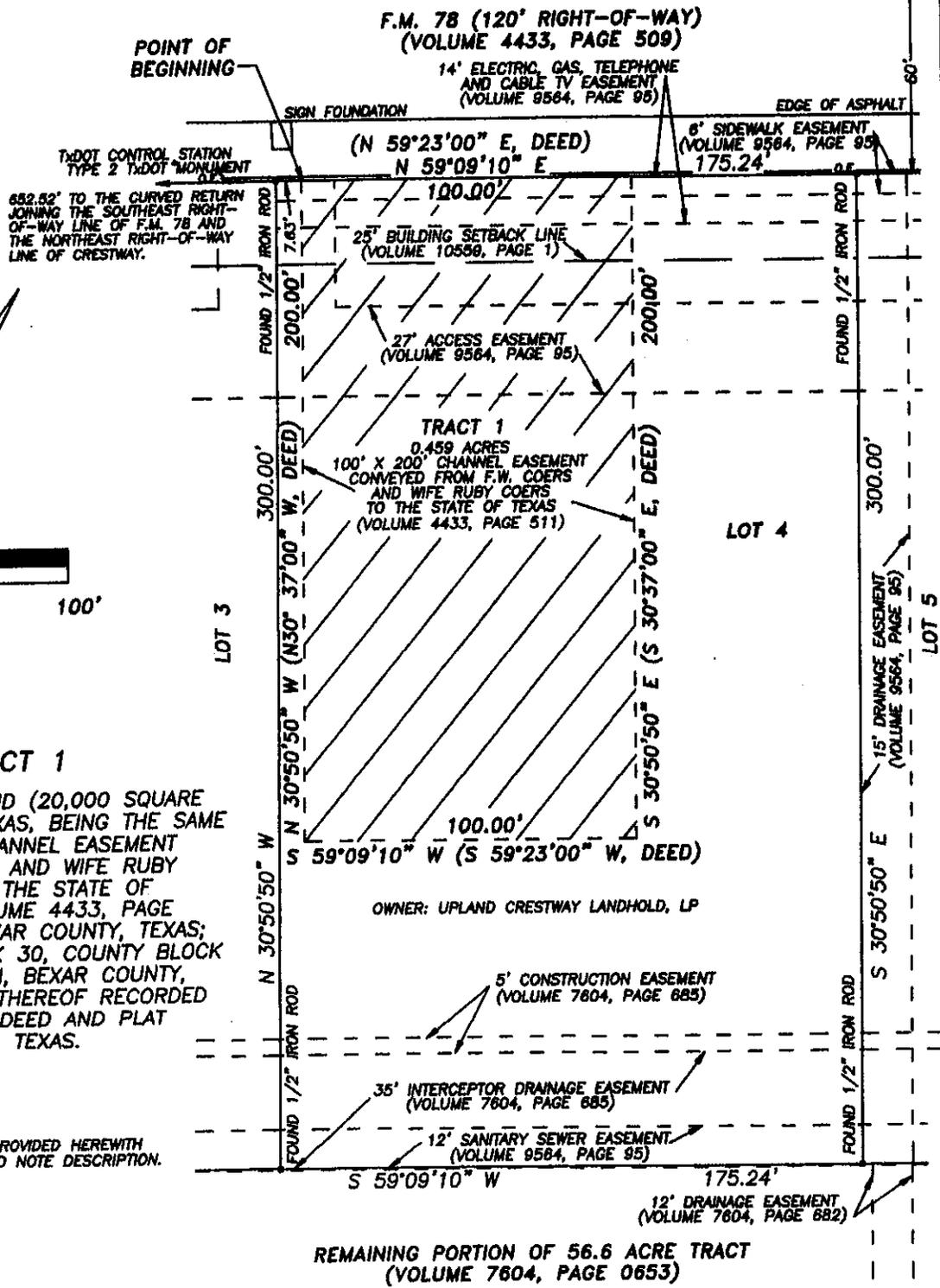
THIS 2nd DAY OF MARCH 2005 A.D.
REVISED APRIL 13, 2005

Thomas C. Haberer

THOMAS C. HABERER
REGISTERED PROFESSIONAL LAND SURVEYOR #4350

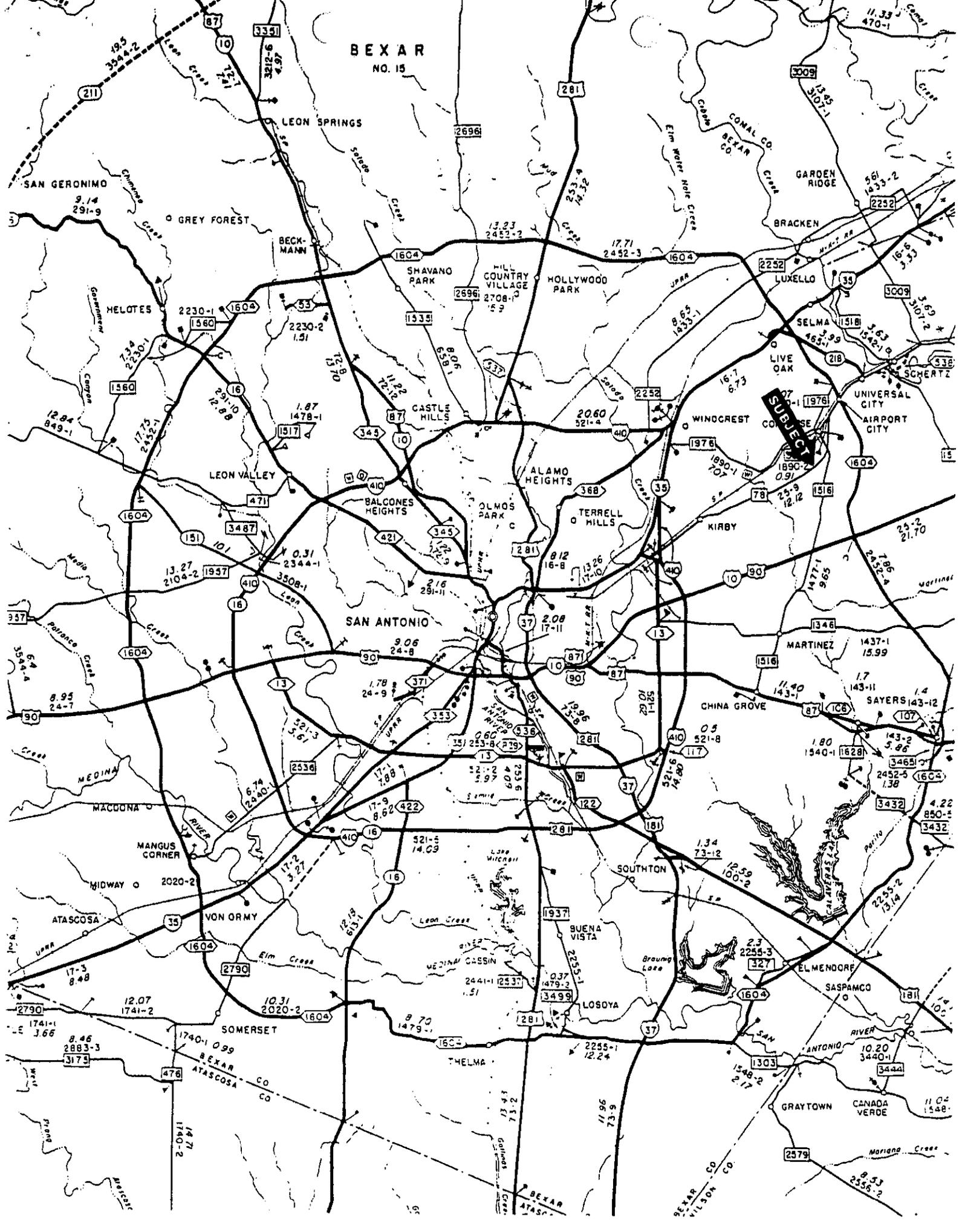


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REMAINING PORTION OF 56.6 ACRE TRACT
(VOLUME 7804, PAGE 0653)

OWNER: UPLAND CRESTWAY LANDHOLD, LP



BEXAR
NO. 15

SUBJECT

SAN ANTONIO

SAN GERONIMO

LEON SPRINGS

GARDEN RIDGE

BECKMANN

SHAVANO PARK

HOLLYWOOD PARK

BRACKEN

MELOTES

2230-1

2230-2

MILL COUNTRY VILLAGE

20.60

LUXELLO

3009

12.84

17.73

1.87

11.22

22.52

SELMA

3009

1560

1560

1.87

11.22

22.52

LIVE OAK

3009

13.27

13.27

0.31

11.22

22.52

UNIVERSAL CITY

3009

8.95

13.27

0.31

11.22

22.52

WINGCREST

3009

8.95

13.27

0.31

11.22

22.52

AIRPORT CITY

3009

8.95

13.27

0.31

11.22

22.52

KIRBY

3009

8.95

13.27

0.31

11.22

22.52

MARTINEZ

3009

8.95

13.27

0.31

11.22

22.52

CHINA GROVE

3009

8.95

13.27

0.31

11.22

22.52

SAYERS

3009

8.95

13.27

0.31

11.22

22.52

SOUTHTON

3009

8.95

13.27

0.31

11.22

22.52

BUENA VISTA

3009

8.95

13.27

0.31

11.22

22.52

ELMENDORF

3009

8.95

13.27

0.31

11.22

22.52

SASPANCO

3009

8.95

13.27

0.31

11.22

22.52

GRAYTOWN

3009

8.95

13.27

0.31

11.22

22.52

CANADA VERDE

3009