

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In BEXAR COUNTY, on STATE HIGHWAY LOOP 1604, the State of Texas (state) acquired an easement interest in certain land for highway drainage purposes by instrument recorded in Volume 4335, Page 72, 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.

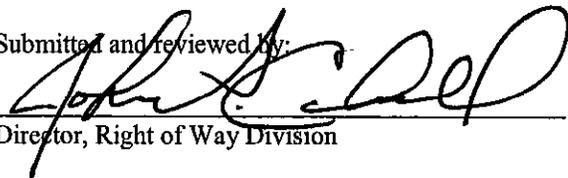
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus easements.

Concordia Group, a Texas general 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 \$33,279.

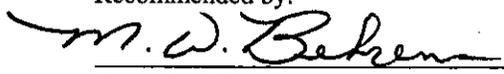
The commission finds \$33,279 to be a fair and reasonable value for the state's rights and interest in the surplus easement.

NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument conveying the state's rights and interest in the surplus easement to Concordia Group, a Texas general partnership, for \$33,279.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

110289 OCT 27 05

Minute Number Date Passed

CSJ: 2452-02
County: Bexar
Highway: State Loop 1604
Limit: Between Huebner Road and Blanco Road
Drainage Easement

EXHIBIT A

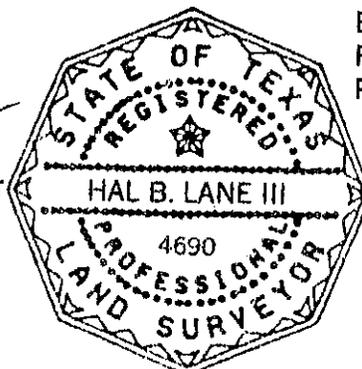
PROPERTY DESCRIPTION FOR TRACT 1

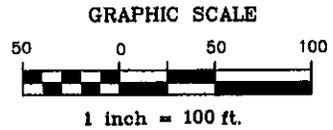
0.272 acre (11,848 square feet) tract of land out of Lot 11, Block 1, NCB 18394, Peninsula Of Huebner Business Park Subdivision, San Antonio, Texas, as recorded in Volume 9561, Page 36 of the Deed and Plat Records of Bexar County, Texas and also out of the remaining portion of an existing TxDOT channel easement (Parcel W) as recorded in Volume 4335, Page 72 of the Deed and Plat Records of Bexar County, Texas, said 0.0.272 acre tract being more particularly described by Metes and Bounds as follows with all bearings being referenced to the North right-of-way line of said Lot 11 Block 1, NCB 18394:

- Beginning: at a found iron rod with cap stamped "BAKER" at the northeast corner of said Lot 11, said point also being the northwest corner of Lot 10 Block 1, NCB 18394, Arts 6 Subdivision, San Antonio, Texas, as recorded in Volume 9551, Page 136-139 of the Deed and Plat Records of Bexar County, Texas and also being in the south right-of-way line of Loop 1604;
- (1) Thence: S 30°37'03" W, 69.28 feet along the east line of Lot 11 to a point along the south line of said existing TxDOT channel easement, from which the southeast corner of said Lot 11 bears S 30° 37' 03" W, 325.45 feet;
- (2) Thence: S 70°22'10" W, 109.71 feet along the south line of the existing TxDOT channel easement to a corner of said existing TxDOT channel easement;
- (3) Thence: N 19°37'50" W, 100.00 feet along the west line of said of the existing TxDOT channel easement to a corner of said existing TxDOT channel easement;
- (4) Thence: N 70°22'10" E, 39.19 feet along the north line of said of the existing TxDOT channel easement to a point on the south right-of-way line of Loop 1604;
- (5) Thence: S 89°37'50" E, 35.37 feet along the south right-of-way line of Loop 1604 and also along north line of said Lot 11 to a set ½" iron rod with a red plastic cap stamped "VICKREY PROP. COR.";
- (6) Thence: S 83°55'12" E, 100.50 feet along the south right-of-way line of Loop 1604 and the north line of said Lot to the POINT OF BEGINNING of this tract and containing 0.272 acres (11,848 square feet) of land.

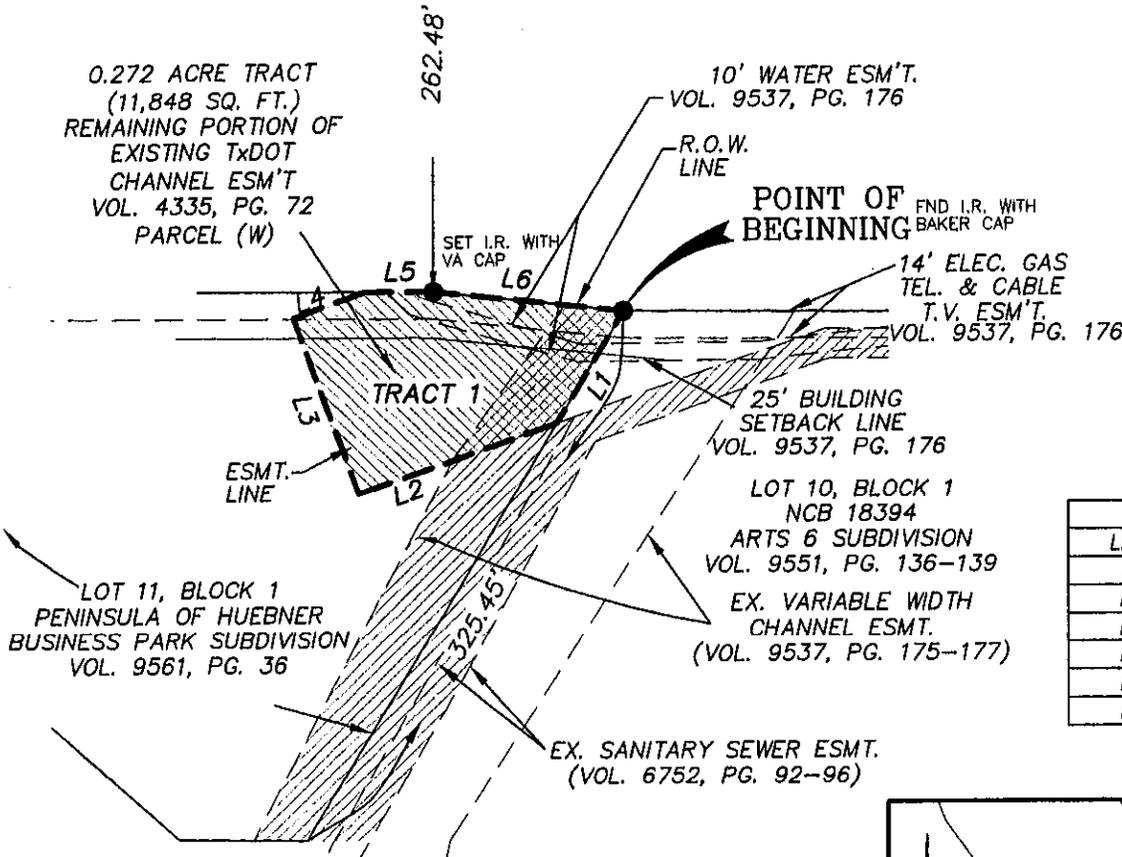
V&A Job No. 1956-001-001
BL/mb/m&b0.272ac111001
February 26, 2004
Revised: January 25, 2005


Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration No. 4690
Vickrey & Associates, Inc.





CHARLES W. ANDERSON LOOP (1604)
RIGHT OF WAY VARIES
(MIN. 348' R.O.W.)



LEGEND
● FOUND 1/2" IRON ROD
(UNLESS OTHERWISE NOTED)

LINE TABLE		
LINE	LENGTH	BEARING
L1	69.28'	S30°37'03"W
L2	109.71'	N70°22'10"E
L3	100.00'	S19°37'50"E
L4	39.19'	N70°22'10"E
L5	35.37'	S89°37'50"E
L6	100.50'	S83°55'12"E

NOTES:
1. BASIS OF BEARING: NORTH LINE OF LOT 11, PENINSULA OF HUEBNER BUSINESS PARK SUBDIVISION AS RECORDED IN VOLUME 9561, PAGE 36 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

COUNTY OF BEXAR

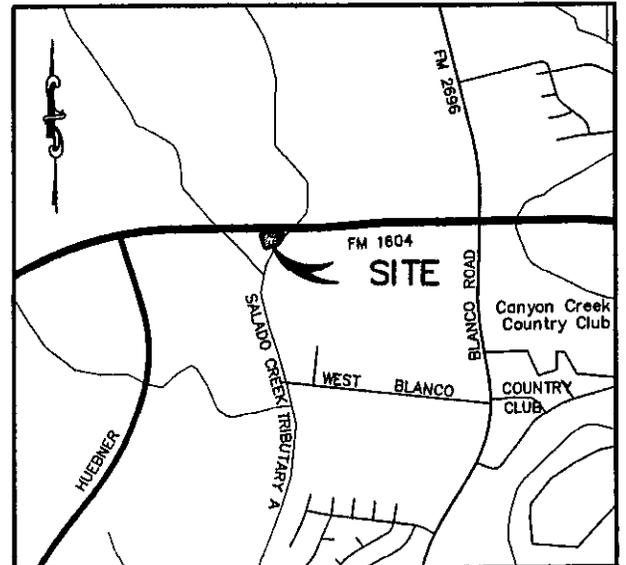
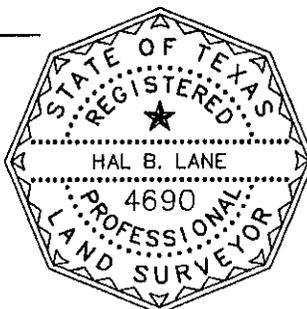
I HEREBY CERTIFY THAT THE ABOVE PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

THIS 25TH DAY OF JANUARY, 2005 A.D.

Hal B. Lane 01/25/05
HAL B. LANE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

REVISION DATE: 01-25-05

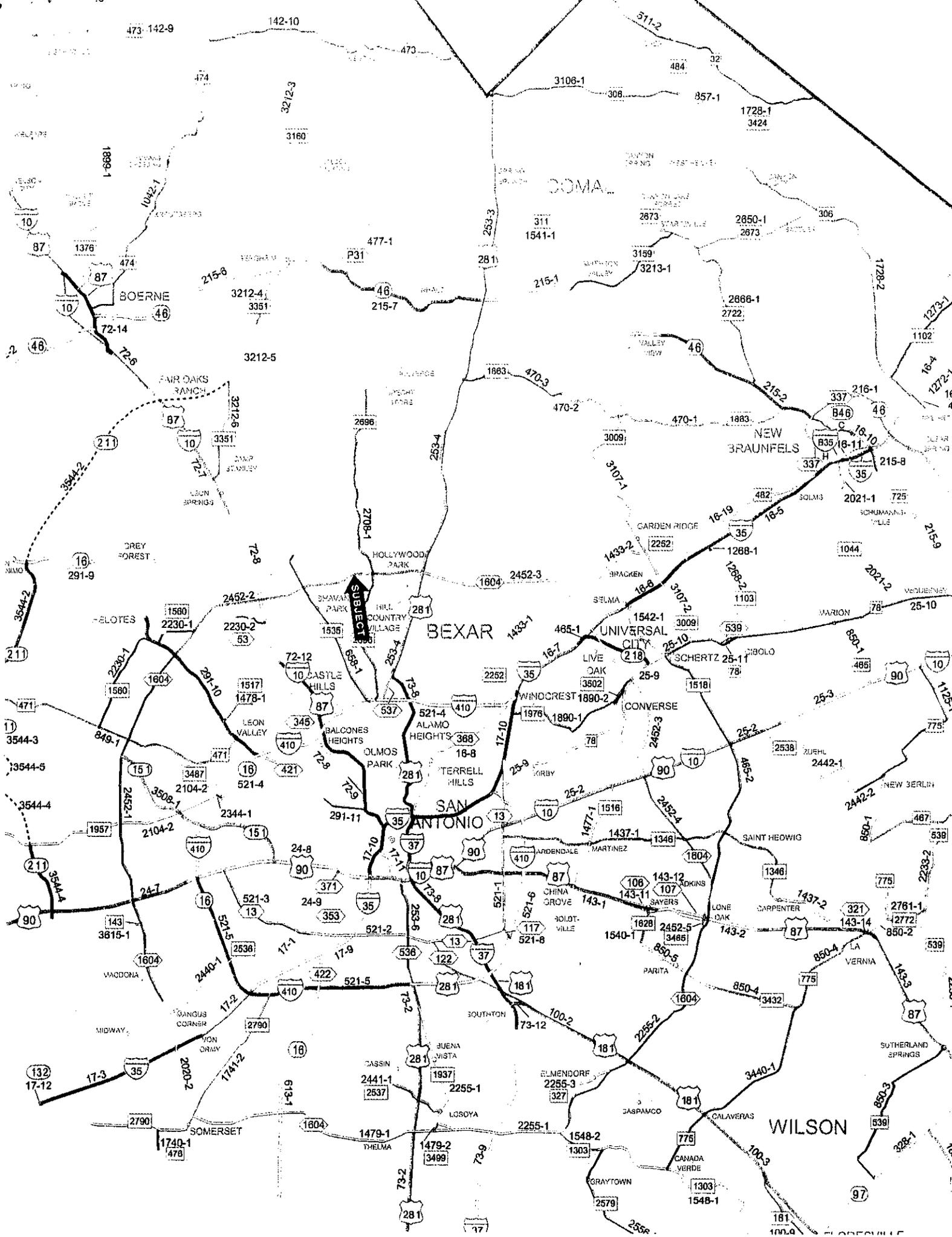


LOCATION MAP
NOT TO SCALE

TEXAS DEPARTMENT OF TRANSPORTATION
LOOP 1604 - PROPERTY DESCRIPTION FOR TRACT 1 - DRAINAGE EASEMENT

DATE: 01-25-05 SHEET 2 OF 2

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway, San Antonio, Texas 78216
Telephone: (210)349-3271



SUBJECT

BEXAR

SAN ANTONIO

COMAL

WILSON

BOERNE

NEW BRAUNFELS

UNIVERSAL CITY

CONVERSE

FAIR OAKS RANCH

DREY FOREST

ELOTES

LEON VALLEY

VACADONA

MIDWAY

SANGUIS CORNER

VON ORMY

SOMERSET

THELMA

LOSOYA

LOSOYA