

TEXAS TRANSPORTATION COMMISSION

MAVERICK County

MINUTE ORDER

Page 1 of 1

LAREDO District

Transportation Code, Chapter 201, Subchapter C, Section 201.1055, authorizes the Texas Department of Transportation (department) to exchange existing property and improvements with a private entity in return for the acquisition of land and the design and construction of a building or other facility required to support department operations.

Under that authority, the department intends to issue a Request for Qualifications and Proposals to select a qualified private entity to provide a new site, and design, develop and construct a department maintenance facility in exchange for the existing Eagle Pass maintenance facility. The construction of a new facility to the latest standards of the department will benefit the traveling public and the department.

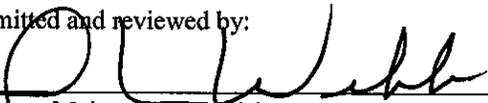
The department's existing facility, located at 2440 US 277, Eagle Pass (valued at an estimated cost of \$1,355,000) will no longer be needed for the purposes for which it was acquired. A metes and bounds description of the property is attached as Exhibit A.

The department proposes to negotiate a Development and Exchange Agreement with the top ranked private entity whose proposal provides the best value to the department based on cost estimates for land acquisition, site development, professional design services, construction cost and all associated costs for the new facility and site.

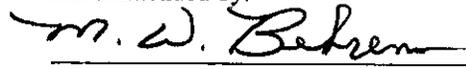
IT IS THEREFORE ORDERED by the commission that the department issue a Request for Qualifications and Proposals and commence negotiations with the top ranked private entity to locate a new site, and design and construct a new facility for the department in exchange for the existing Eagle Pass maintenance facility.

IT IS FURTHER ORDERED that the department may reissue a Request for Qualifications and Proposals for this project in the event that suitable terms for a Development and Exchange Agreement cannot be accomplished.

Submitted and reviewed by:

  
\_\_\_\_\_  
Director, Maintenance Division

Recommended by:

  
\_\_\_\_\_  
Executive Director

**110518 APR 27 06**

Minute Number      Date Passed

## Exhibit A

Texas Department of Transportation (TXDOT) is the owner of certain property and improvements located at 2440 Main Street (US 277), in Eagle Pass, Maverick County, Texas, more particularly described as follows:

Being 5.5049 acres (239,795 square feet) of land, out of the F. Fox and J. Byrne, Original Grantees, Survey No. 8, Abstract No. 1111, Maverick County, Texas, being all of that certain 5.51 acre tract of land, described in a deed from the County of Maverick, Texas, to the State of Texas, dated February 16, 1962, recorded in Volume 62, Page 69, Deed Records of Maverick County, Texas; said 5.51 acres of land, being a part of that certain 51.25 acre tract of land, described in a deed from D. A. Edison, to the County of Maverick, dated August 12, 1946, recorded in Volume 38, Page 517, Deed Records of Maverick County, Texas; said 5.5049 acres of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap marked "RODS Surveying, Inc.", set for the intersection of the existing southerly right of way line of US 277, based on 120 foot wide, with the existing westerly right of way line of FM 3443 (Veterans Boulevard), based on a width of 135 foot wide, being that certain 3.25 acre tract conveyed by deed from the County of Maverick, to the State of Texas, dated August 31, 1989, recorded in Volume 272, Page 353, Deed Records of Maverick County, Texas, from which a 1/2-inch iron rod found having an existing FM 3443 centerline engineer's station of 5+98.61, with an offset of 61.06 feet left, and bearing North 19°15'11" East, a distance of 1.68 feet from an angle point on said existing easterly right of way line which bears South 20°30'20" East, a distance of 545.17 feet from said beginning point and a 1/2-inch iron rod found 0.39 feet north of the existing northerly right of way line of said US 277 and the common southerly corner of that certain 0.40 of one acre tract, conveyed to D.L. Rogers, Corporation, by deed dated November 1, 2004 and recorded in the Official Public Records of Maverick County, Texas, under Book 840, Page 17 and that certain 1.297 acre tract, conveyed to Neutze Properties, Ltd., by deed dated December 1, 1997 and recorded in the Official Public Records of Maverick County, Texas, under Book 479, Page 81, bears North 60°40'07" West, a distance of 244.59 feet; said **POINT OF BEGINNING** of the herein described parcel having surface coordinates of X=1,495,291.21 and Y=13,445,577.33. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum 1983 (1993 adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a combined scale factor of 1.000070;

**THENCE, SOUTH 00°09'22" EAST**, with said existing westerly right of way line of FM 3443, at a distance of 558.74 feet, pass an angle point on said right of way line and a northerly corner on the residue of said 51.25 acre tract of land, and continuing for a total distance of 799.66 feet, to a 5/8-inch iron rod with plastic cap marked "RODS Surveying, Inc.", set for the southeast corner of the herein described tract and a re-entrant corner on the abovementioned residue tract;

**THENCE, SOUTH 89°50'38" WEST**, with the southerly line of the herein described tract, a distance of 299.87 feet to a 5/8-inch iron rod with plastic cap marked "RODS Surveying, Inc.", set for the southwest corner of the herein described tract and a re-entrant corner on the abovementioned residue tract;

**THENCE, NORTH 00°09'22" WEST**, with the easterly line of said residue tract, a distance of 799.66 feet, to a 5/8-inch iron rod with plastic cap marked "RODS Surveying, Inc.", set for the northwest corner of the herein described tract on the existing southerly right of way line of said US 277 (based on a width of 120 feet) and from which a northwesterly corner of the residue of said 51.25 acre tract bears South 89°50'38" West, a distance of 318.33 feet, and is referenced by a 1/2-inch iron rod found 0.17 feet south of said corner;

**THENCE, NORTH 89°50'38" EAST**, with said existing southerly right of way line of US 277, a distance of 299.87 feet to the **POINT OF BEGINNING** of the herein described tract and containing 5.5049 acres (239,795 square feet) of land.