

TEXAS TRANSPORTATION COMMISSION

STARR County

MINUTE ORDER

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PHARR 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 Rio Grande City maintenance facility. The construction of a new facility to the latest standards of the department will benefit the traveling public and the department.

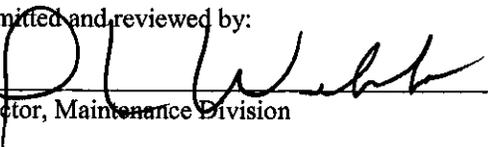
The department's existing facility, located at 3939 East US 83, Rio Grande City (valued at an estimated cost of \$1,045,000) will no longer be needed for the purposes for which it was acquired. A metes and bounds description of the property is attached as Exhibit A.

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.

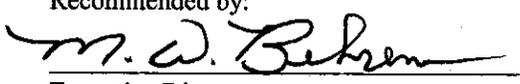
IT IS THEREFORE ORDERED by the commission that the department issue a Request for Qualifications and Proposals and commence negotiations with the top ranked private entity to locate a new site, and design and construct a new facility for the department in exchange for the existing Rio Grande City maintenance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

**110519 APR 27 06**

Minute Number      Date Passed

Exhibit A

Texas Department of Transportation (TXDOT) is the owner of certain property and improvements located at 3939 East State Highway 83, in Rio Grande City, Starr County, Texas, more particularly described by metes and bound as follows:

A tract of land containing 3.84 acres, situated in Starr County, Texas and also being a part or portion of Tract 3, Porciones 80, Old Jurisdiction of Camargo, now Starr County, Texas, and said 3.84 acres also being a tract of land deeded to the State of Texas recorded in Volume 187, Pages 213, Starr County Deed Records and said 3.84 acres also being more particularly described as follows:

BEGINNING on a 5/8" iron rod with an aluminum cap set on the northwest corner Share 30-C and the Intersection of the East line of said Tract 3 and the South line of Rio Grande City Railway Company right-of-way, for the northeast corner of this tract;

THENCE N 11°25'05" East along the common line of said Tract 3 and said Share 3-C, a distance of 347.29 feet to an "X" cut in concrete on a curve of the North right-of-way line of U.S. Highway 83 recorded in Volume 179, Page 345, Starr County Deed Records, for the southeast corner of this tract;

THENCE along the North right-of-way of said U.S. Highway 83 and said curve to the right with a radius of 2864.79 feet, an interior angle of 06°26'32", an arc length of 322.11 feet, a tangent of 161.22 feet and a chord that bears N 36°48'16" West, a distance of 322.11 feet to a 5/8" iron rod with a plastic cap stamped "CVQ LS" set, for a point of tangency of this tract;

THENCE North 33°35'00" West continuing along the North right-of-way line of said U.S. Highway 83, a distance of 623.10 feet to an iron rod with a 5/8" iron rod with a plastic cap stamped "CVQ LS" set on the Southeast corner of a tract of land deed to Grande Butane Company recorded in Volume 601, Page 754, Starr County Deed Records, for the southwest corner of this tract;

THENCE South 86°30' East, along the East line of said Grande Butane Company Tract, a distance of 30.90 feet to a #5 iron rod with an aluminum cap set, for a point of curvature of this tract;

THENCE continuing along the East line of said Grande Butane Company Tract, said curve to the right with a radius of 602.70 feet, an interior angle of 23°37'22", an arc length of 248.49 feet, a tangent of 126.04 feet and a chord that bears South 75°38'55" East, a distance of 246.73 feet to a 1/2" iron rod found on the Northeast corner of said Grande Butane Company Tract and the South line of said Rio Grande City Railway Company right-of-way, for the northwest corner of this tract;

THENCE South 42°01'00" East along the South line of said Rio Grande City Railway Company right-of-way, a distance of 502.60 feet to the point of beginning, containing 3.84 acres of land, more or less.

Bearing basis South 42°01'00" East along the Rio Grande Railway Company South right-of-way as per Volume 187, Page 213, Starr County Deed Records.