

TEXAS TRANSPORTATION COMMISSION

BLANCO County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In BLANCO COUNTY, on US 281, the State of Texas (state) acquired certain land needed for state highway purposes by instrument recorded in Volume 47, Page 141, Deed Records of Blanco County, Texas.

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

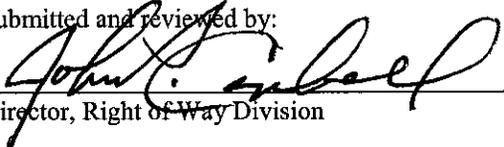
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land.

William Michelson and Jennifer Michelson are the abutting landowners and have requested that the surplus land be sold to them for \$9,849.

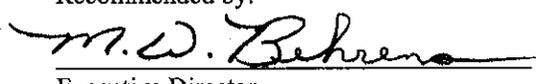
The commission finds \$9,849 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and that the value of the surplus land is less than \$10,000. The executive director is authorized to execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to William Michelson and Jennifer Michelson for \$9,849; 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

110677 AUG 24 06

Minute Number Date Passed

EXHIBIT " A "

LEGAL DESCRIPTION

BEING 17,548 SQ. FT. (0.40 ACRES) OUT OF THE D.H. MADDOX SURVEY NO. 66, ABSTRACT NO. 408, BLANCO COUNTY, TEXAS; SAID LAND ALSO BEING OUT OF A CALLED 1.69 ACRE TRACT, (TRACT NO. 2) OF LAND AS CONVEYED TO THE STATE OF TEXAS IN VOLUME 47, PAGE 141 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TxDOT type 1 concrete monument found, being in the west right-of-way line of US Highway 281 (ROW varies) at station 335+32.87 (150 left of the survey line). N26°09'24"W a distance of 172.78 feet with said right-of-way line same being the east line of a 71.49 acre remainder as recorded Vol. 142, Page 59 of the Deed Records of Blanco County, Texas, to a ½" iron rod found, being the southeast corner of the tract of land conveyed to William Michelson and Jennifer Michelson, husband and wife, as recorded in Vol. 299, Page 733, same being the northeast corner of said 71.49 acre remainder and also being the **POINT OF BEGINNING**;

THENCE, with west right-of-way line of said US Highway 281, and the east line of said Michelson tract, the following two (2) courses:

- 1) N26°06'11"W a distance of 54.31 feet to a 3/8" iron rod found for a point of curvature;
- 2) A distance of 298.91 feet along the arc of a curve to the right having central angle of 27°27'34", a radius of 623.70 feet and a chord which bears N10°34'44"W, a distance of 296.06 to a calculated point for the northwest corner of the said Michelson tract, also being the southeast corner of 0.98 acre tract conveyed to Garrett Dean and Linda Sebree as recorded in Vol. 192, Page 334 of the Official Public Records of Blanco County, Texas, and also being the northwest corner of the herein described tract; a ½" iron rod found bears S88°03'58"W a distance of 2.87 feet for a point on line, also a TxDOT type 1 concrete monument found bears N09°17'06"E a distance of 133.29 feet for station 326+85.93.

THENCE, leaving west right-of-way line of said US Highway 281, over and across said right-of-way the following four (4) courses:

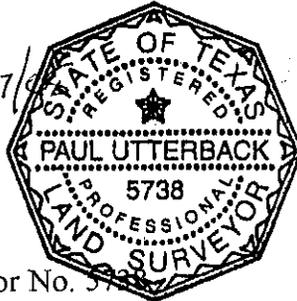
- 1) N88°30'00"E a distance of 50.18 feet to a ½" iron rod set for the northeast corner of the herein described tract, also being a point in a curve;
- 2) A distance of 278.25 feet along the arc of a curve to the left having a central angle of 27°47'21", a radius of 573.70 feet and a chord which bears S10°20'14"E, a distance of 275.53 feet to a ½" capped "ATS" iron rod set for the point of tangency;
- 3) S20°27'06"E a distance of 79.96 feet to a ½" capped "ATS" iron rod set for the southeast corner of the herein described tract;
- 4) N84°29'15"W a distance of 48.99 feet to the **POINT OF BEGINNING** and containing 17,548 square feet (0.40 acres) of land, more or less.

Prepared By:
ATS-Engineers, Inspectors and Surveyors
4611 Bee Caves Rd. Ste. 200
Austin, Tx. 78746

10/07/05

Paul Utterback

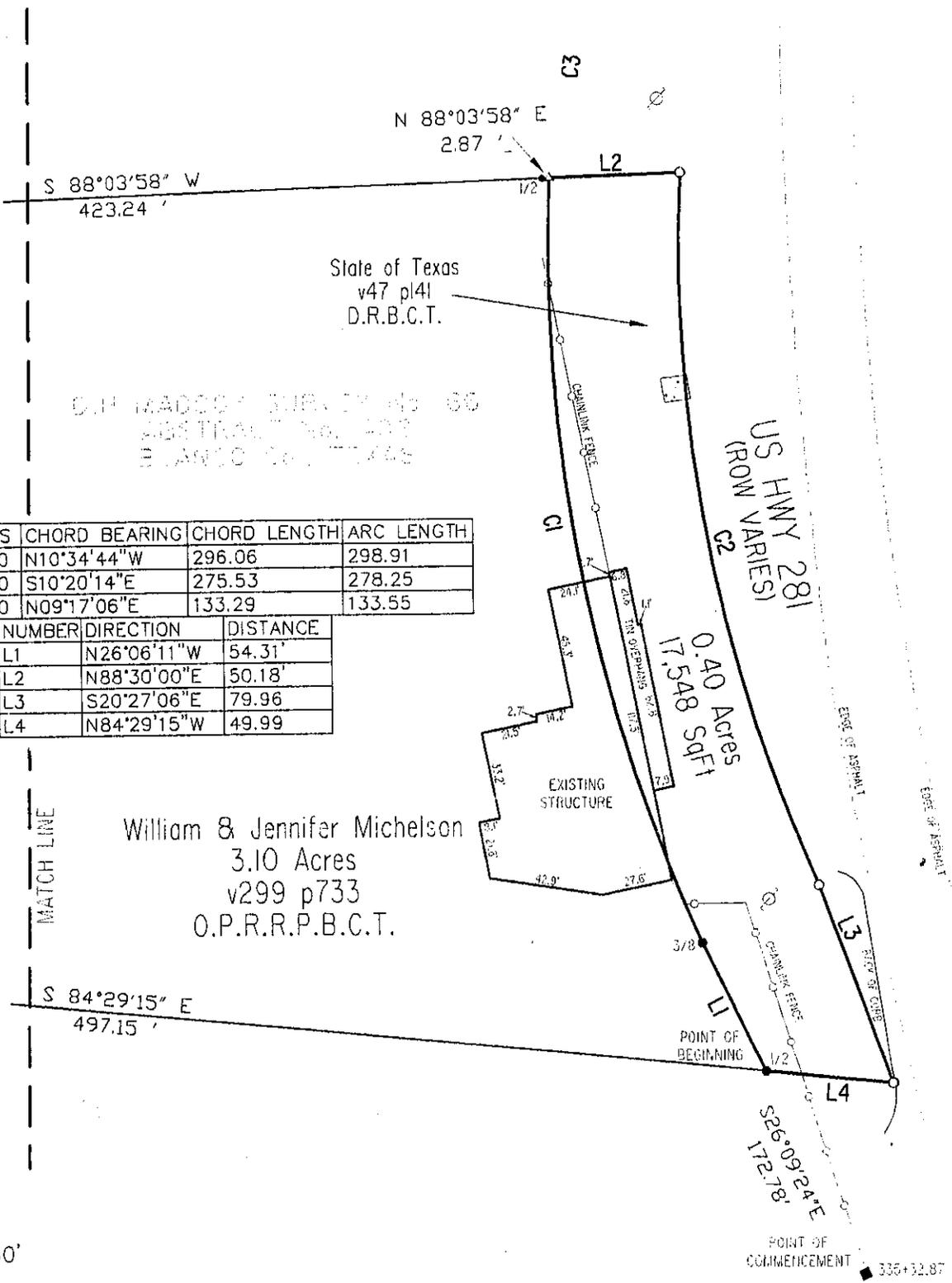
Registered Professional Land Surveyor No. 5738
September 24, 2005



LEGEND

- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- 2" IRON PIPE SET 2' DEEP
- 2" IRON PIPE
- △ CALCULATED POINT
- RECORD INFORMATION
- DEED RECORDS OF BLANCO CO., TX
- ORIGINAL PUBLIC RECORDS OF REAL PROPERTY OF BLANCO CO., TX

326+85.95



NUMBER	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	623.70	N10°34'44"W	296.06	298.91
C2	573.70	S10°20'14"E	275.53	278.25
C3	623.70	N09°17'06"E	133.29	133.55

NUMBER	DIRECTION	DISTANCE
L1	N26°06'11"W	54.31'
L2	N88°30'00"E	50.18'
L3	S20°27'06"E	79.96'
L4	N84°29'15"W	49.99'

SCALE: 1"=60'



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LEGEND	
●	IRON ROD (SEE TRACED REFERENCE)
■	T-POST TYPE 1 CONCRETE MONUMENT
○	1/2" IRON ROD SET W/ CAP TATS
:	OLD NAIL FOUND
△	CALCULATED POINT
▽	RECORD INFORMATION
DR.B.C.T.	DEED RECORDS OF BLANCO Co., TX
O.P.R.R.P.B.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BLANCO Co., TX



SCALE: 1" = 60'

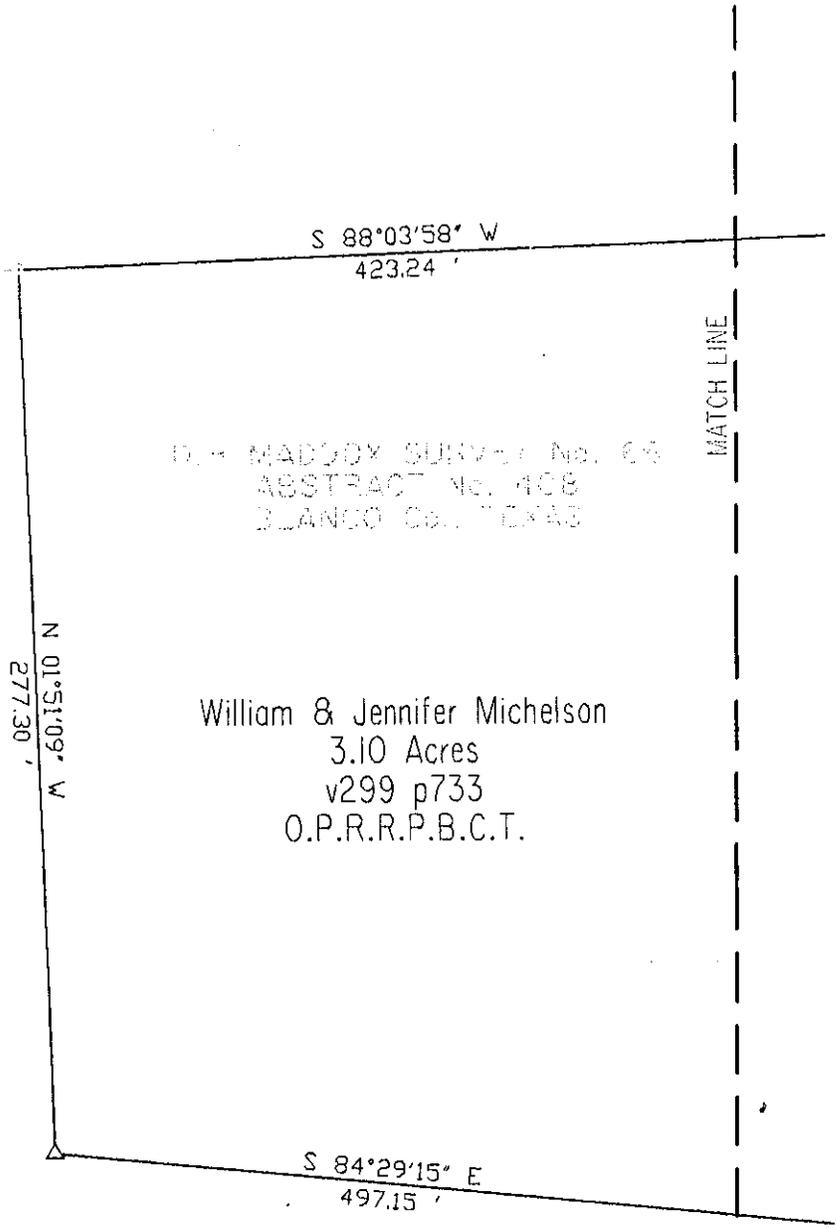
Notes:

- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- 2) The bearing basis for this survey was based off a line projected from the northeast 1/2" iron rod found to the southeast 1/2" iron rod found of the Michelson tract. This bearing is S13°51'47"E.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback

Paul Utterback, RPLS No. 5738
 Client: Michelson
 Date of Field Work: 06/02/2005
 Field: RWimm
 Tech: DClark
 Date Drawn: 08/30/2005
 Path: Projects/4000/Michelson/dwgs/base.dwg



eileen merritt's
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