

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In San Antonio, BEXAR COUNTY, on INTERSTATE 10, the State of Texas (state) acquired an easement interest in certain land needed for highway drainage purposes by instrument recorded in Volume 5279, Page 809, Deed Records of Bexar County, Texas.

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

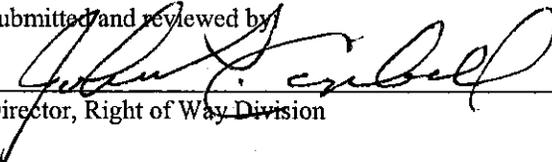
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the exchange of a surplus easement as partial or full consideration for other land needed by the state for highway purposes.

Fredericksburg Road Church of Christ, Inc. d/b/a Oak Hills Church of Christ (owner) has granted to the state an easement interest in land needed for highway drainage purposes (new easement), described in Exhibit B. The owner is also the owner of the fee underlying the surplus easement. The owner has requested that the surplus easement be released in exchange for the new easement.

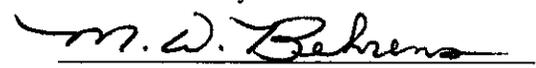
It is the opinion of the commission that it is proper and correct that the state release its interest in the surplus easement in exchange and as full consideration for the new easement to the state, the value of the two easements being equal.

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 releasing the state's rights and interest in the surplus easement in exchange and as full consideration for the new easement to the state.

Submitted and reviewed by


Director, Right of Way Division

Recommended by:


Executive Director

110712 SEP 28 06

Minute Number Date Passed

EXHIBIT A
FIELD NOTES
FOR
TRACT 28E



A 0.2236 of an acre, or 9,741 square feet more or less, easement described in Easement for Highway Purposes from Servtex Materials Company to the state of Texas recorded in Volume 5279, Pages 809-812 of the Deed Records of Bexar County, Texas, being out of that 24.52 acre tract described in conveyance from Camp Bullis Ltd. to Fredericksburg Road Church of Christ, Inc., recorded in Volume 7115, Pages 266-271 of the Official Public Records of Real Property of Bexar County, Texas, out of Lot 2, Block 2 in the Crownridge Commercial Subdivision recorded in Volume 9539, Page 92 of the Deed and Plat Records of Bexar County Texas, all in New City Block 18332 of the city of San Antonio, Bexar County, Texas. Said 0.2236 acre easement being more fully described as follows with bearings based on the bearing system from the adjacent subdivision, Crownridge Unit 1 & 1C:

- COMMENCING: At a found ½" iron rod with a yellow cap marked "Pape Dawson" at the southeast end of a curb return of the south right-of-way line of Summer Oaks, an 86-foot right-of-way, and the west right-of-way line of Interstate Highway 10, a variable width right-of-way, a northeast corner of said Lot 2;
- THENCE: S 17°57'43" E, along and with the west right-of-way line of said Interstate Highway 10, a distance of 458.96 feet to the POINT OF BEGINNING of the herein described easement;
- THENCE: S 27°02'09" W, departing the west right-of-way line of said Interstate Highway 10, a distance of 199.42 feet to a point;
- THENCE: N 62°57'51" W, a distance of 100.00 feet to a point;
- THENCE: N 27°02'09" E, a distance of 82.65 feet to a point;
- THENCE: S 51°07'47" E, a distance of 68.24 feet to a point;
- THENCE: N 38°52'13" E, a distance of 83.12 feet
- THENCE: N 45°09'16" E, a distance of 51.99 feet to the POINT OF BEGINNING and containing 0.2236 of an acre in the city of San Antonio, Bexar County, Texas.

Prepared By: Pape-Dawson Engineers Inc.
Job No.: 4026-15
Date: June 25, 2004
Revised: November 30, 2004
Doc Id.: N:\Survey04\CIVIL\4026-15\WORD\4026-15-fn0.2236esmt.doc



PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

25 JUNE 04
Patricia Ann Martooth

EXHIBIT B
FIELD NOTES
FOR
PARCEL 28E



A 0.1688 of an acre, or 7,352 square foot more or less, easement being out of that 24.52 acre tract described in conveyance from Camp Bullis Ltd. to Fredericksburg Road Church of Christ Inc., recorded in Volume 7115, Pages 266-271 of the Official Public Records of Real Property of Bexar County, Texas out of Lot 2, Block 2 in the Crownridge Commercial Subdivision recorded in Volume 9539, Page 92 of the Deed and Plat Records of Bexar County, Texas, all in New City Block 18332 of the city of San Antonio, Bexar County, Texas. Said 0.1688 acre easement being more fully described as follows with bearings based on the bearing system from the adjacent subdivision, Crownridge Unit 1 & 1C:

COMMENCING: At a found ½" iron rod with a yellow cap marked "Pape Dawson" at the southeast end of a curb return of the south right-of-way line of Summer Oaks, an 86-foot right-of-way, and the west right-of-way line of Interstate Highway 10, a variable width right-of-way, a northeast corner of said Lot 2;

THENCE: S 17°57'43" E, along and with the west right-of-way line of said Interstate Highway 10, a distance of 305.42 feet to the POINT OF BEGINNING of the herein described easement;

THENCE: S 17°57'43" E, along and with the west right-of-way line of said Interstate Highway 10 and the east line of said Lot 2, a distance of 12.11 feet to a point;

THENCE: S 27°02'09" W, departing the west right-of-way line of said Interstate Highway 10 and the east line of said Lot 2, a distance of 216.77 feet to a point;

THENCE: N 51°07'47" W, a distance of 68.00 feet to a point;

THENCE: N 45°46'22" E, a distance of 156.42 feet to a point;

THENCE: N 34°01'03" E, a distance of 63.73 feet to the POINT OF BEGINNING and containing 0.1688 of an acre in the city of San Antonio, Bexar County, Texas.

Prepared By: Pape-Dawson Engineers Inc.
Job No.: 4026-15
Date: June 17, 2004
Revised: November 30, 2004
Doc Id.: N:\Survey04\CIVIL\4026-15\WORD\4026-15-fn0.1688esmt.doc



Patricia Ann Montooth
25 JUNE 04

PAPE-DAWSON ENGINEERS, INC.

SUMMER OAKS
(66-7001 R.O.W.)

OWNER:
FREDERICKSBURG
ROAD CHURCH
OF CHRIST, INC.
24.52 ACRE
(VOL. 7115 PGS.
266-271 R.P.R.)

LOT 2, BLOCK 2
N.C.B. 18332

CROWNRIUGE
COMMERCIAL
UNIT 2 (VOL.
9539, PG. 92
D.P.R.)

PARCEL 28E
0.1688 ACRE
(7,352 SQUARE FEET MORE OR LESS)

PROPOSED
0.1688 ACRE CHANNEL
ESM'T

TRACT 28E
0.2236 ACRE
(9,741 SQUARE FEET MORE OR LESS)

16' SANITARY SEWER
ESM'T
AS SHOWN ON PLAT
(VOL. 9539, PG. 92
D.P.R.)

2.791 ACRE DRAINAGE
ESM'T
(VOL. 9539, PG. 92
D.P.R.)

FND. 1 1/2"
IRON ROD

P.O.C.
PARCEL 28E
TRACT 28E

S17°57'43"E
305.42'
458.96'

EDGE OF PAVEMENT

P.O.B.
PARCEL 28E

S17°57'43"E
12.11'

INTERSTATE HIGHWAY 10
(U.S. HWY. 87 NORTH)
(R.O.W. VARIATION)

P.O.B.
TRACT 28E

EXISTING CULVERT
ENTRANCE HEADWALL

14' ELECTRIC, GAS,
TELEPHONE, & CABLE
TELEVISION ESM'T
AS SHOWN ON PLAT
(VOL. 9539, PG. 92
D.P.R.)

EDGE OF PAVEMENT

25' BUILDING SETBACK
AS SHOWN ON PLAT
(VOL. 9539, PG. 92
D.P.R.)

FND. 1 1/2"
IRON ROD



(IN FEET)

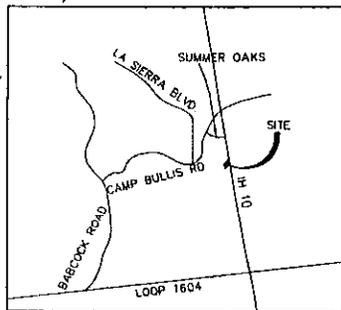
1 INCH = 100 FT.

NOTES:

- 1) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARING SYSTEM FROM ADJACENT SUBDIVISION (CROWNRIUGE SUBDIVISION UNIT 1 & 1C).
- 3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

LEGEND:

- | | |
|--------|--|
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| N.C.B. | NEW CITY BLOCK |
| D.R. | DEED RECORDS |
| D.P.R. | DEED AND PLAT RECORDS |
| R.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY |
| ESM'T | EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| FND. | FOUND |



LOCATION MAP

DEED/PLAT REFERENCE

- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat was made according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above.

This 25 day of JUNE, 2004 A.D.

Patricia A. Montooth

PAPE-DAWSON
CIVIL & ENVIRONMENTAL

TEL: 210-375-9000
FAX: 210-375-9010

PL ENGINEERS

SAN ANTONIO TEXAS 78216

REVISED November 30, 2004

REF. NO.

JOB NO. 4026-15

555 EAST RAMSEY