

**DRAFT: SUBJECT TO CHANGE PRIOR TO COMMISSION ACTION**  
**TEXAS TRANSPORTATION COMMISSION**

KERR County

**MINUTE ORDER**

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SAN ANTONIO District

Transportation Code, Chapter 201, Section 201.1055, authorizes agreements with private entities for the acquisition, design, construction or renovation of buildings for the Texas Department of Transportation (department) by various methods. The methods include the exchange of existing department owned property and improvements in return for the design and construction of a building or other facility required to support department operations on department owned property.

Under that authority, the department intends to issue a Request for Qualifications and Proposals to select a qualified private entity to design, develop and construct a department area engineer and maintenance facility in exchange for the existing Kerrville area engineer and maintenance facility. Any difference in value between the proposed new facility and department property to be exchanged will be provided from the Maintenance Division's budget to the extent funds are available (partial capital funding). 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 1832 North Sidney Baker, Kerrville, with an appraised value of \$1,860,000, 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 new area engineer and maintenance facility will be constructed on department property located on 12.476 acres on SH 27, Airport Commerce Parkway in the city of Kerrville, Kerr County, Texas, more particularly described by metes and bounds in Exhibit B.

The department proposes to negotiate a Development and Exchange Agreement with the top three ranked proposers, beginning with the top ranked proposer, to procure the new facility based on whose proposal provides the best value to the department. Best value will be based on cost estimates for site development, professional design services, construction cost and all associated costs for the new facility.

IT IS THEREFORE ORDERED by the commission that the department issue a Request for Qualifications and Proposals and commence negotiations with the top three ranked proposers to design and construct a new facility for the department in exchange for the existing Kerrville area engineer and maintenance facility and partial capital funding, on department owned property.

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 with one of the top three ranked proposers.

Submitted and reviewed by:

Recommended by:

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

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

\_\_\_\_\_  
Minute      Date  
Number      Passed

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**Exhibit A**

**Kerrville Area Engineer and Maintenance Site**

The Texas Department of Transportation (TxDOT) is the owner of certain property and improvements located at 1832 North Sidney Baker, Kerrville, Kerr County, Texas, more particularly described by metes and bounds as follow:

Field Notes describing a 7.428 acre tract of land situated in Kerr County, Texas, out of the B.F. Cage Survey no. 116, being the remaining portion of that tract conveyed from J.E. Thurman and wife, Addie Thurman to the State of Texas described as 7.519 acres by a deed dated May 20, 1954, and recorded in Volume 92, page 392, Deed Records of Kerr County, Texas, Said 7.428 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron rod set with a cap stamped “CDS/MUERY-SA, TX” in the northwest ROW line of SH 16 at its intersection with the northeast line of said 7.519 acre tract, said POINT OF BEGINNING being south 58°52’41” west, a distance of 371.48 feet and southwesterly along the arc of a curve to the left with a radius of 2924.91 feet, an arc length of 54.17 feet, from a concrete monument found at the cutoff of SH 16 with the southwest ROW line of Leslie Street, and being 60.61 feet left of the radial to TxDOT centerline station 84+88.06;

- (1) THENCE with the northwest ROW line of SH 16 and along the arc of a curve to the left having a radius of 2924.91 feet, a central angle of 06°08’56”, a chord distance of 313.75 feet along a bearing of south 54°44’33” west, an arc length of 313.90 feet to a ½” iron rod found at its intersection with the southwest line of said 7.519 acre tract, being at the east corner of a 1.927 acre tract conveyed to Bhailal M. Patel by deed recorded in Volume 889, page 527, Deed Records of Kerr County, Texas, being 60.58 feet left of said radial to TxDOT centerline Station 82+78.31;
- (2) THENCE North 46°15’25” west, a distance of 678.66 feet, along the southwest line of the 7.519 acre tract to a ½” iron rod set with a cap stamped “CDS/MUERY-SA, TX” for its west corner;

THENCE North 44°57’58” east, a distance of 589.61 feet, along the north line of said 7.519 acre tract to a ½” iron rod set with a cap stamped “CDS/MUERY-SA, TX” at its north corner, being in the southwest line of a 7.79 acre tract conveyed to Kiritkumar R. Shura and Hasmukh Bhaga by deed recorded in Volume 724, page 767, Deed Records of Kerr County, Texa

**Exhibit B**  
**Kerrville Area Engineer and Maintenance Facility**

The Texas Department of Transportation (TxDOT) is the owner of 12.576 acres located on SH 27, Kerrville, Kerr County, Texas, more particularly described by metes and bounds as follow:

A calculated area of 12.576 acre tract (547,796 square feet) of land out of the O.V. Robinson survey no 44, abstract no 282, Kerr County, Texas, being a portion of that certain 75.73 acre tract of land described in Volume 1137, page 259 of the Deed Records of Kerr County, Texas, said 12.576 acre tract being all of Lot 2 and Lot 3, Block 1, Kerrville Airport Commerce Park Phase 1 of record in Volume 7, page 220 of the plat records of Kerr County, Texas and 5.187 acres out of a portion of the remainder of said 75.73 acre tract described in Volume 1145, page 58 of the Deed Records of Kerr County, Texas, said 12.576 being more particularly described as follows:

COMMENCING at a ½” iron rod found in the southwest line of SH 27 (ROW varies) for the northwest corner of said 75.73 acre tract, same iron rod being the northwest corner of Lot 1 of said Block 1 and the northeast corner of the remainder of that certain 10.00 acres described in Volume 1189, page 393 of the Deed Records of Kerr County, Texas;

- (1) THENCE South 52°11’41” east, 501.49 feet to a ½” iron rod found at the intersection of the southwest line of SH 27 (ROW varies) and the northwest line of Airport Commerce Parkway (60’ ROW), for the northwest corner of Lot 1, of said Block 1;
- (2) THENCE leaving the southwest line of SH 27, along the westerly line of Airport Commerce Parkway, same being the easterly line of said Block 1, the following three courses and distances
  - (a) South 07°11’41” east, a distance of 70.58 feet to a ½” iron rod found for an angle point;
  - (b) South 37°48’19” west, 86.65 feet to a ½” iron rod found for a point of curvature of a non-tangent curve to the left;
  - (c) Southwesterly a distance of 145.20 feet along the arc of said curve to the left having a central angle of 19°20’52”, a radius of 430.00 feet; and a chord which bears south 28°24’54” west, 144.52 feet to a ½” iron rod with a SURVCON INC. cap set for the southeast corner of said Lot 1, same being the northeast corner of said Lot 2 and the POINT OF BEGINNING, of herein described tract;
- (3) THENCE containing southerly a distance of 136.67 feet along the arc of said curve to the left, having a central angle of 18°12’37”, a radius of 430.00 feet and a chord which bears South 09°38’09” west, 136.09 feet to a ½” iron rod found for the end of said curve;
- (4) THENCE South 00°31’52” west, continuing along the west line of Airport Commerce Parkway, passing at a distance of 65.00 feet a ½” iron rod found for the southeast corner of said Lot 2, same being the northeast corner of Lot 3, and passing at a distance of 329.25 feet a ½” iron rod found for the southeast corner of said Lot 3, in all a distance of 668.00 feet to a ½” iron rod with a SURVCON INC. cap set for the southeast corner of this tract;
- (5) THENCE North 89°28’08” west, 719.42 feet to a ½” iron rod with a SURVCON INC. cap set in the west line of said 75.73 acre tract, same being the east line of the remainder of that certain 141.38 acre tract of record in Volume 822, page 638 of the Deed Records of Kerr County, Texas, and from which a ½” iron rod found for an angle point of said 75.73 acre tract bears South 17°43’55” west, 127.69 feet;

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- (6) THENCE North  $17^{\circ}44'11''$  east, passing at a distance of 354.62 feet, a  $\frac{1}{2}$ " iron rod found for the southwest corner of said Lot 3, along the west line of said 75.73 acre tract, same being the east line of the remainder of said 141.38 acre tract, and a total distance of 424.17 feet, to a  $\frac{1}{2}$ " iron rod found for an angle point;
- (7) THENCE North  $00^{\circ}54'17''$  west, passing at a distance of 197.87 feet the northwest corner of said Lot 3, same being the southwest corner of said Lot 2, and a total distance of 479.47 feet along the west line of said 75.73 acre tract, same being the east line of said 141.38 acre tract, to a  $\frac{1}{2}$ " iron rod found for the northwest corner of said Lot 2 and hereof, same iron rod being the southwest corner of the remainder of said 10.00 acres and from which a  $\frac{1}{2}$ " iron rod found for the northwest corner of the remainder of said 10.00 acre tract bears north  $00^{\circ}54'17''$  west, a distance of 761.00 feet;
- (8) THENCE North  $89^{\circ}05'32''$  east, 351.18 feet along the south line of the remainder of said 10.00 acres, same being the north line of said Lot 2, to a  $\frac{1}{2}$ " iron rod found for the southwest corner of said Lot 1, same being the southeast corner of the remainder of said 10.00 acre tract and an angle point hereof;
- (9) THENCE South  $71^{\circ}15'28''$  east, 291.01 feet along the south line of said Lot 1, same being the north line of said Lot 2, to the POINT OF BEGINNING and containing a calculated area of 12.576 acres.