

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In TRAVIS COUNTY, on INTERSTATE 35, between Slaughter Lane and Old San Antonio Road, the Texas Department of Transportation (department) is acquiring the right of way for a highway improvement project.

V.T.C.A., Transportation Code, §201.206, authorizes the department to accept donations of real property for the purpose of carrying out its functions and duties.

V.T.C.A., Government Code, Chapter 575, requires the Texas Transportation Commission (commission) to accept a gift or donation valued at \$500 or more by majority vote at an open meeting.

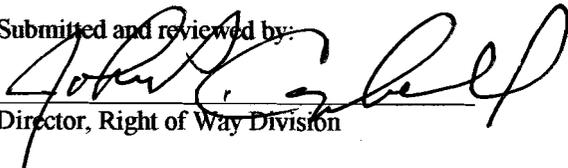
SP Meadows Central, Ltd., a Texas limited partnership (owner) is the owner of the property described in Exhibit A. The owner wants to donate this property, estimated at \$991,440, to the department for construction of a highway improvement project.

The owner may be subject to department regulations or oversight, but is not currently party to a contested case before the department. The owner may also be interested in or likely to become interested in a contract, purchase, payment, or claim with or against the department.

A donation agreement has been executed by the owner and tendered to the department for acceptance under Title 43, Texas Administrative Code, §1.504.

IT IS THEREFORE ORDERED by the commission that (1) the commission has determined that acceptance of this donation would provide a significant public benefit, and would not influence or reasonably appear to influence the department in the performance of its duties, and (2) the executive director is hereby authorized to accept the donation of real property, as described in Exhibit A, and the executive director or the director's designee is authorized and directed to sign and execute a donation agreement with the owner, in accordance with Title 43, TAC, §1.504.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

111022 JUL 26 07

Minute Date
Number Passed

County: Travis
Highway: Interstate Highway 35
Parcel No.: 1
Limits: From: Turk Lane, South of Slaughter Lane
To: Old San Antonio Road
R-CSJ No: 0016-01-100

PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF 1.264 ACRES (55,080 SQUARE FEET) OF LAND IN THE SANTIAGO DEL VALLE GRANT, A-24, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THE FOLLOWING: THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 54.00 ACRES OF LAND IN DEED TO SP MEADOWS CENTRAL, LTD., OF RECORD IN DOCUMENT NO. 2005106433, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 5.579 ACRES OF LAND DESCRIBED IN DEED TO SPM HOLDINGS, LTD., OF RECORD IN DOCUMENT NO. 2005039488, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS AMENDED IN CERTIFICATE OF LIMITED PARTNERSHIP TO SP MEADOWS CENTRAL, LTD., OF RECORD IN DOCUMENT NO. 2005116094, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 14.676 ACRES OF LAND IN DEED TO SP MEADOWS CENTRAL, LTD., OF RECORD IN DOCUMENT NO. 2005106424, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND, THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 152.42 ACRES OF LAND IN DEED TO SP MEADOWS CENTRAL, LTD., OF RECORD IN DOCUMENT NO. 2005106425, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.264 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING RIGHT-OF-WAY SKETCH FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the intersection of the existing west right-of-way line of Interstate Highway No. 35 (R.O.W. varies) and the existing south right-of-way line of Turk Lane (60' R.O.W.), for the northeast corner of said 54.00 acre tract, the northwest corner of that certain tract of land described in Condemnation No. 146 to the State of Texas, of record in Volume 1, Page 210 of the Commissioners Court Records of Travis County, Texas, and for the northeast corner of the herein described tract, said point being 150-ft right of station 1281+99.38 for the Texas Department of Transportation baseline for said Interstate Highway No. 35, from which a 3/8 inch iron rod found bears with the north line of said 54.00 acre tract and the existing south right-of-way line of said Turk Lane, N62°09'42"W a distance of 0.95 feet; N 10,033,012.61-ft, E 3,100,889.54;

THENCE with the existing west right-of-way line of said Interstate Highway No. 35, the following two (2) courses and distances:

- 1) with a curve to the left having a radius of 11,631.71 feet, at an arc distance of 1,039.50 feet pass a 3/4 inch iron pipe found 150-ft right of baseline station 1292+25.47 for the easternmost southeast corner of said 54.00 acre tract, same being the northeast corner of said 5.579 acre tract, from which a 1/2-inch iron rod found bears S66°14'57"E a distance of 0.96 feet, continuing for a total arc distance of 1,153.98 feet, having a total central angle of 05° 41' 04", and a chord which bears S 15° 47' 54" W a distance of 1,153.51 feet to a 5/8 inch iron rod found 150-ft right of Texas Department of Transportation point of tangency (PT) baseline station 1293+64.22 (FWD), 1293+38.48 (BK), from which a 5/8 inch iron rod found in the existing east right-of-way line of said Interstate Highway No. 35 being 150-ft left of said Texas Department of Transportation PT Station bears S 77° 02' 38" E a distance of 300.00 feet;

2) S 12° 57' 22" W, at a distance of 334.80 feet pass a calculated point 150-ft right of baseline station 1296+99.02 for the southeast corner of said 5.579 acre tract, same being the northeast corner of said 14.676 acre tract, the southwest corner of said Condemnation No. 146 and the northwest corner of that certain tract of land described in Condemnation No. 145 to the State of Texas, of record in Volume 1, Page 212 of the Commissioners Court Records of Travis County, Texas, from which a ½-inch iron rod with cap stamped "CHAPARRAL" found bears S 52° 54' 12" E a distance of 0.34 feet, and also from said calculated point another ½-inch iron rod found bears S 65° 02' 23" E a distance of 1.06 feet, at a distance of 635.27 feet pass a calculated point 150-ft right of baseline station 1299+99.49 from which a 5/8-inch iron rod found bears S 77° 03' 47" E a distance of 0.15 feet, at a distance of 987.97 feet pass a calculated point 150-ft right of baseline station 1303+52.19 for the southeast corner of said 14.676 acre tract, same being the northeast corner of said 152.42 acre tract, from which a ½-inch iron rod with plastic cap stamped "CHAPARRAL" found bears S 65° 05' 50" E a distance of 0.22 feet, at a distance of 1,635.33 feet pass a 5/8-inch iron rod found 150-ft right of baseline station 1309+99.55 from which a 5/8-inch iron rod found in the east right-of-way line of said Interstate Highway No. 35 150-ft left of baseline station 1309+99.41 bears S 77° 04' 13" E a distance of 300.00 feet, and continuing for a total distance of 1,993.88 feet to a ½-inch iron rod with aluminum cap stamped "TXDOT" set 150-ft right of baseline station 1313+58.10 for the southwest corner of said Condemnation No. 145 and for the southeast corner of the herein described tract;

3) **THENCE** S 35° 22' 08" W, continuing with the west right-of-way line of said Interstate Highway No. 35, same being the east line of said 152.42 acre tract, a distance of 46.81 feet to a Texas Department of Transportation Type II right-of-way monument set 167.85 feet right of baseline station 1314+01.37 for the south corner of the tract described herein, same being just north of the intersection of the north line of Old San Antonio Road with the west right-of-way line of said Interstate Highway No. 35, and being the south end of a Denied Access Area; from which a ½-inch iron rod with aluminum cap stamped "TXDOT" set 200-ft right of baseline station 1314+79.33 being south of the south line of said Old San Antonio Road, bears S 35° 22' 08" W a distance of 84.33 feet, and from said set iron rod a 5/8-inch iron rod found 200-ft right of baseline station 1314+99.63 bears S 12° 57' 22" W a distance of 20.30 feet;

THENCE with the proposed west right-of-way of said Interstate Highway No. 35, the following two (2) courses and distances:

4) N 12° 58' 53" E, crossing said 152.42 acre tract, at a distance of 348.87 feet pass a ½-inch iron rod with aluminum cap stamped "TXDOT" set 167.69 feet right of baseline station 1310+52.5 being the north end of a Denied Access Area; at a distance of 913.87 feet pass a ½-inch iron rod with aluminum cap stamped "TXDOT" set 167.44 feet right of baseline station 1304+87.5 for the south end of a Denied Access Area, at a distance of 1,001.37 feet pass a Texas Department of Transportation Type II monument set 167.41-ft right of base line station 1304+00, at a distance of 1,052.86 feet pass a ½-inch iron rod with aluminum cap stamped "TXDOT" set in the north line of said 152.42 acre tract, same being the south line of said 14.676 acre tract, 167.38 feet right of baseline station 1303+48.5, at a distance of 1,509.87 feet pass a ½-inch iron rod with aluminum cap stamped "TXDOT" set 167.18 feet right of baseline station 1298+91.5 for the north end of a Denied Access Area, at a distance of 1,599.87 feet pass a ½-inch iron rod with aluminum cap stamped "TXDOT" set 167.14 feet right of baseline station 1298+01.5 for the south end of a Denied Access Area, at a distance of 1,705.99 feet pass a ½-inch iron rod with aluminum cap stamped "TXDOT" set 167.10 feet right of baseline station 1296+95.38 in the north line of said 14.676 acre tract, same being the south line of said 5.579 acre tract, and continuing across said 5.579 acre tract at a distance of 1,969.87 feet pass a ½-inch iron rod with aluminum cap stamped "TXDOT" set 166.98 feet right of baseline station 1294+31.5, for the north end of a Denied Access Area, continuing for a total distance of 2,050.54 feet to a Texas Department of Transportation Type II monument set 166.95 feet right of baseline point of curvature (PC) station 1293+25.29;

5) with a curve to the right having a radius of 11,627.49 feet, continuing across said 5.579 acre tract, at an arc distance of 9.42 feet pass a 1/2-inch iron rod with aluminum cap stamped "TXDOT" set 166.96 feet right of baseline station 1293+16.0 for the south end of a Denied Access Area, at an arc distance of 103.41 feet pass a 1/2-inch iron rod with aluminum cap stamped "TXDOT" set 167.02-ft right of baseline station 1292+23.36 in the north line of said 5.579 acre tract, same being the south line of said 54.00 acre tract, and continuing across said 54.00 acre tract with said curve to the right at an arc distance of 340.68 feet pass a 1/2-inch iron rod with aluminum cap stamped "TXDOT" set 167.18 feet right of baseline station 1289+89.5 for the north end of a Denied Access Area, at an arc distance of 527.36 feet pass a 1/2-inch iron rod with aluminum cap stamped "TXDOT" set 167.30 feet right of baseline station 1288+05.5 for the south end of a Denied Access Area, continuing for a total arc distance of 1,145.18 feet, having a central angle of 05° 38' 35" and a chord bearing N 15° 48' 10" E a distance of 1,144.71 feet to a Texas Department of Transportation Type II monument set 167.66-ft right of baseline station 1281+96.56 in the north line of said 54.00 acre tract, same being the south line of said Turk Lane, and being the northwest corner of the tract described herein, and being the north end of a Denied Access Area; from which a 3/4 inch iron pipe found at the intersection of the existing south right-of-way line of said Turk Lane and the existing west right-of-way line of Cullen Lane (60' R.O.W.) bears N 62° 09' 45" W a distance of 890.51 feet;

6) **THENCE** S 62° 09' 42" E with the existing south right-of-way line of said Turk Lane, same being the north line of said 54.00 acre tract, a distance of 17.89 feet to the **POINT OF BEGINNING**, containing 1.264 acres (55,080 square feet) of land, more or less.

This property description is accompanied by a plat of even date.

Bearing basis is Texas Coordinate System, Central Zone, NAD83 (HARN), based on Global Positioning System survey ties to Texas Department of Transportation project control points C01 and C096. Distances herein are surface; to convert surface distances to grid, divide by the combined scale factor. Coordinates herein are Texas Coordinate System, Central Zone, NAD83 (HARN), US Survey Feet, adjusted to surface; to convert surface coordinates to grid, divide by the combined scale factor. The combined scale factor for this project, as provided by the Texas Department of Transportation is 1.00011.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, William D. O'Hara, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of October 2005, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 22 of February 2006 A.D.

Loomis Austin, Inc
Austin, Texas 78746



William D. O'Hara
William D. O'Hara
Registered Professional Land Surveyor No. 4878
State of Texas

OCTOBER, 2005
TRAVIS COUNTY, TEXAS



SCALE: 1"=100'

BASELINE CURVE DATA:
PI STA.: 1277+99.56
NORTH.: 10,033,387.35'
EAST.: 3,101,070.98'
DELTA.: 15°27'12" LT.
TANGENT.: 1,557.83'
RADIUS.: 11,481.71'
LENGTH.: 3,096.75'
CHORD DIRECTION.: S 20°40'58" W
CHORD LENGTH.: 3,087.37'
P.C. STA.: 1262+41.73
P.T. STA.: 1293+38.48 BK =
STA. 1293+64.22 FWD

(BASELINE CURVE DATA)
PER CSJ 0016-01-066
(P.I. STA.: 1277+99.56)
(X : 2,804,535.7240)
(Y : 189,703.5940)
(DELTA : 15°27'12" LT.)
(TANGENT : 1557.83')
(RADIUS : 11481.71')
(LENGTH : 3096.75')
(P.C. STA. : 1262+41.73)
(P.T. STA. : 1293+38.48 BK=
STA. 1293+64.22 FWD)

INTERSTATE HIGHWAY NO. 35
(R.O.W. VARIES)
1285+00

TX.D.O.T. BASELINE (PER CSJ 0016-01-066)

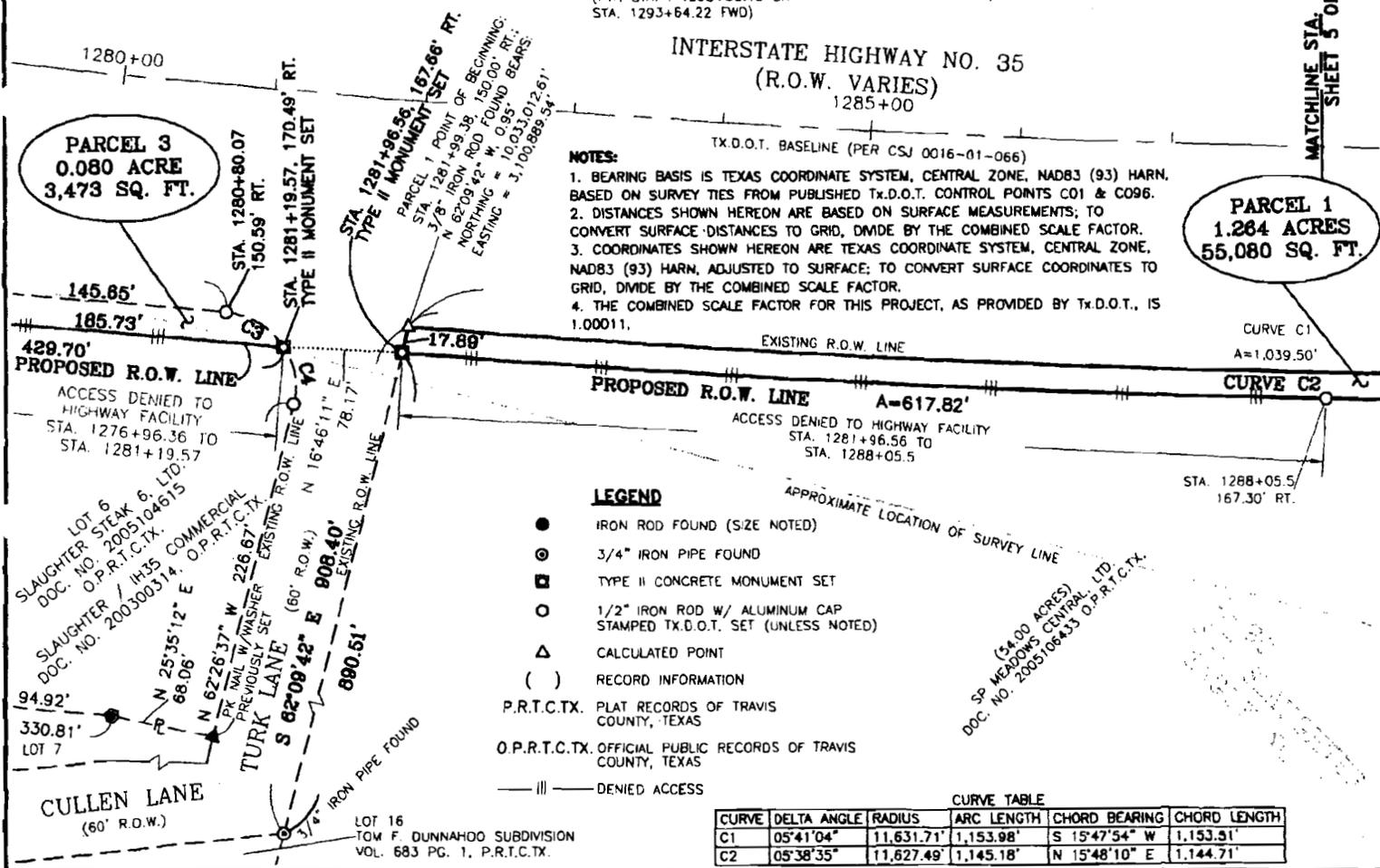
- NOTES:**
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93) HARN, BASED ON SURVEY TIES FROM PUBLISHED TX.D.O.T. CONTROL POINTS C01 & C096.
 2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, DIVIDE BY THE COMBINED SCALE FACTOR.
 3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93) HARN, ADJUSTED TO SURFACE; TO CONVERT SURFACE COORDINATES TO GRID, DIVIDE BY THE COMBINED SCALE FACTOR.
 4. THE COMBINED SCALE FACTOR FOR THIS PROJECT, AS PROVIDED BY TX.D.O.T., IS 1.00011.

LEGEND

- IRON ROD FOUND (SIZE NOTED)
- ⊙ 3/4" IRON PIPE FOUND
- ⊠ TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD W/ ALUMINUM CAP STAMPED TX.D.O.T. SET (UNLESS NOTED)
- △ CALCULATED POINT
- () RECORD INFORMATION
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- ||| DENIED ACCESS

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	05°41'04"	11,631.71'	1,153.98'	S 15°47'54" W	1,153.31'
C2	05°38'35"	11,627.49'	1,145.18'	N 15°48'10" E	1,144.71'



PARCEL 3
0.080 ACRE
3,473 SQ. FT.

PARCEL 1
1.284 ACRES
55,080 SQ. FT.

SAN DIEGO DIST. FIELD POINT

MATCHLINE STA. 1288+00
SHEET 5 OF 8

ENGINEERING, LAND SURVEYING
& ENVIRONMENTAL CONSULTING

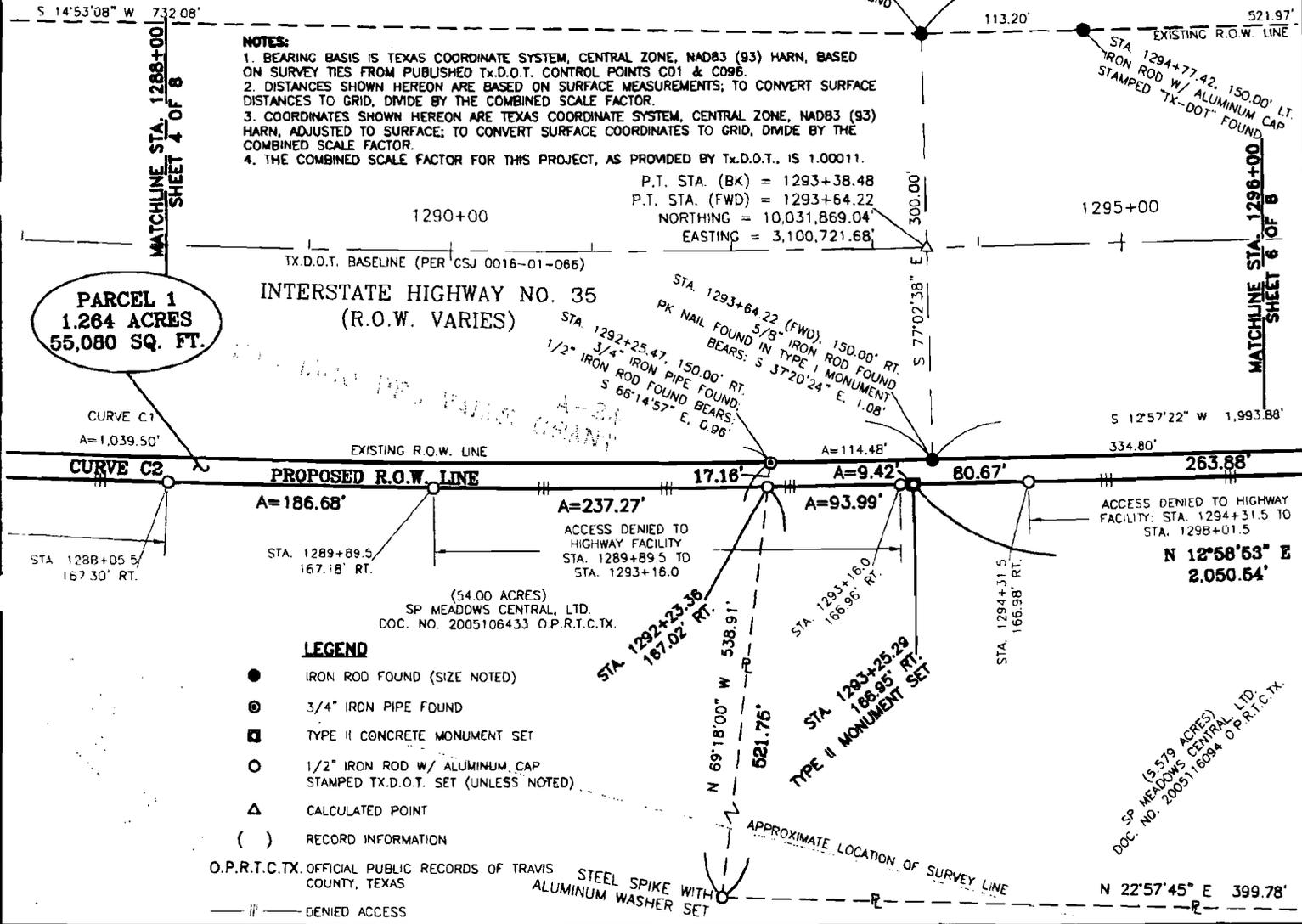
**LOOMIS
AUSTIN**

SKETCH TO ACCOMPANY
FIELD NOTES FN0824 (WDO)
PAGE 4 OF 8

3103 Bee Coves Road, Suite 225, Austin Texas 78746
Phone: (512) 327-1180; Fax: (512) 327-4062; www.loomis-austin.com
Sp. Meadows Central Ltd. (54.00 ACRES)
DOC. NO. 2005106433 O.P.R.T.C.TX.
FILE: H:\Survey\Cunningham-Allen\S-ParkMeadows-IH35\Final\02-13-06_STRIPMAP-FNs & MASTER\051002_135ROW-Parcels_1-3.DWG
DATE: Feb 22, 2006 6:52am

OCTOBER, 2005
TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



PARCEL 1
1.264 ACRES
55,080 SQ. FT.

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93) HARN, BASED ON SURVEY TIES FROM PUBLISHED Tx.D.O.T. CONTROL POINTS CD1 & C096.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, DIVIDE BY THE COMBINED SCALE FACTOR.
3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93) HARN, ADJUSTED TO SURFACE; TO CONVERT SURFACE COORDINATES TO GRID, DIVIDE BY THE COMBINED SCALE FACTOR.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT, AS PROVIDED BY Tx.D.O.T., IS 1.00011.

P.T. STA. (BK) = 1293+38.48
P.T. STA. (FWD) = 1293+64.22
NORTHING = 10,031,869.04
EASTING = 3,100,721.68

INTERSTATE HIGHWAY NO. 35
(R.O.W. VARIES)

A=186.68'

A=237.27'

A=93.99'

N 12°58'53" E
2,050.64'

LEGEND

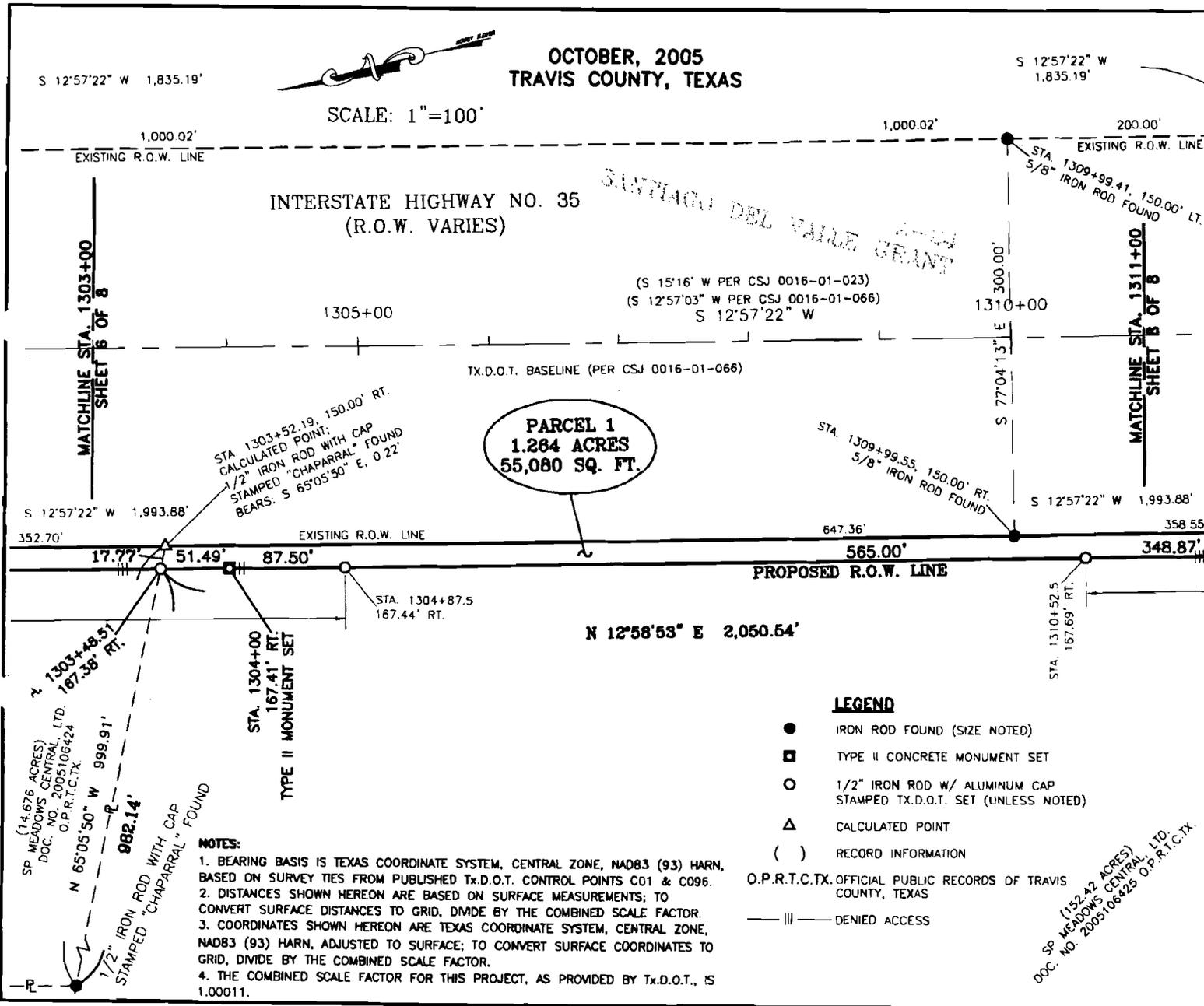
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- TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD W/ ALUMINUM CAP STAMPED TX.D.O.T. SET (UNLESS NOTED)
- △ CALCULATED POINT
- () RECORD INFORMATION

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

—#— DENIED ACCESS

STEEL SPIKE WITH ALUMINUM WASHER SET

LOOMIS & ENVIRONMENTAL CONSULTING AUSTIN
 ENGINEERING, LAND SURVEYING & ENVIRONMENTAL CONSULTING
 SKETCH TO ACCOMPANY FIELD NOTES FN0624 (WDO) PAGE 5 OF 8
 3103 Bee Caves Road, Suite 225, Austin Texas 78746
 Phone: (512) 327-1180; Fax: (512) 327-4062; www.loomisAustin.com
 FILE: H:\Survey\Cummingham-Allen\5-ParkMeadows-H-35\Final\02-13-06_STRIPMAP-FNS & MASTER\051002_35ROW-Parcels_1-3.DWG
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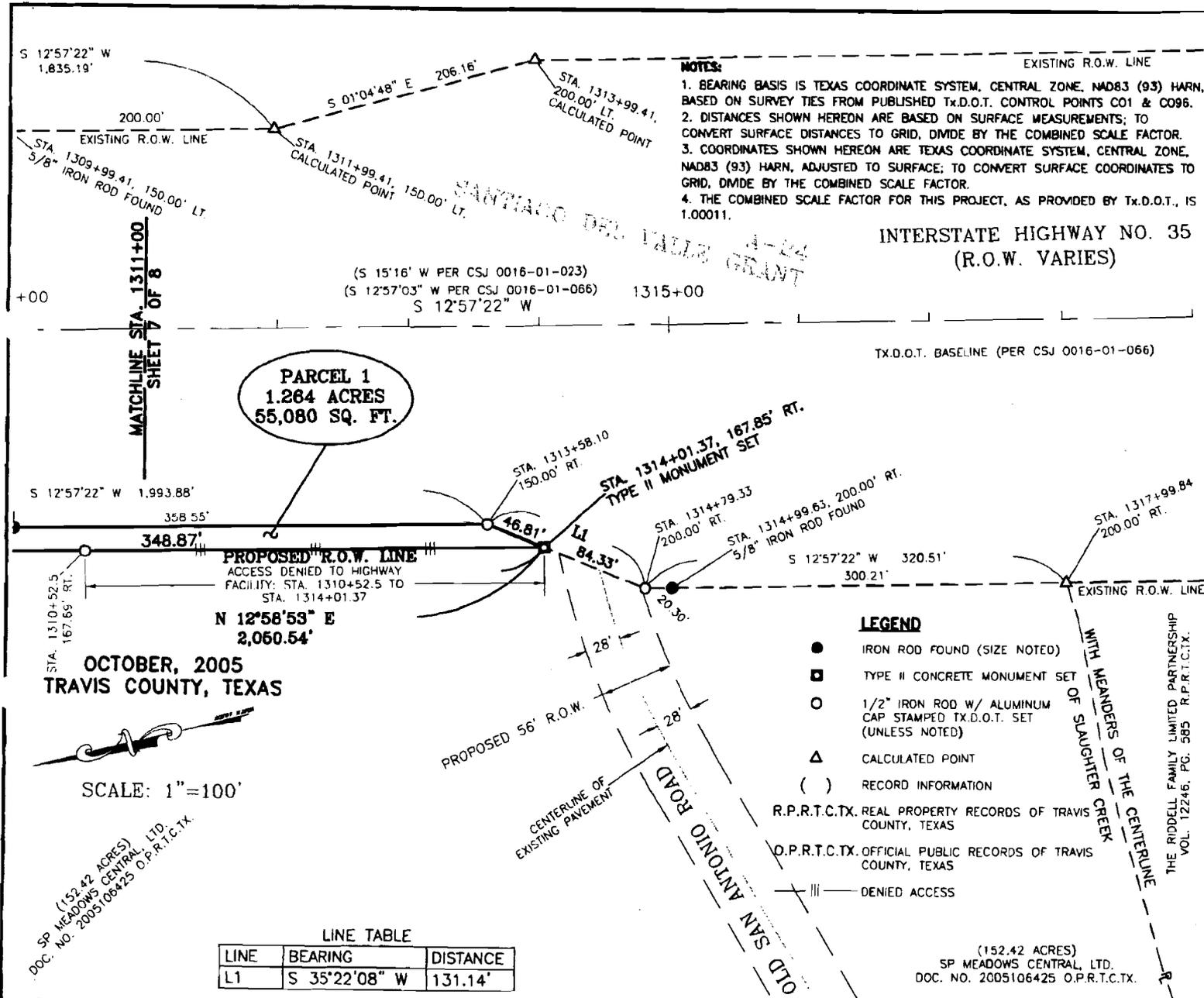


SKETCH TO ACCOMPANY
FIELD NOTES FN0624 (WDO)
PAGE 7 OF 8

ENGINEERING, LAND SURVEYING
& ENVIRONMENTAL CONSULTING
3103 Bee Coves Road, Suite 225, Austin Texas 78746
Phone: (512) 327-1180; Fax: (512) 327-4082; www.laorniaustin.com

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SKETCH TO ACCOMPANY
FIELD NOTES FN0624 (WDO)
PAGE 8 OF 8

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