

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In TRAVIS COUNTY, on RANCH TO MARKET ROAD 1431, the State of Texas (state) acquired certain land needed for a state highway purpose by instrument recorded in Volume 1996, Page 209, Deed Records of Travis County, Texas.

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

Jeffrey N. Drinkard and wife, Janeen M. Drinkard, the landowners abutting the surplus land, have executed an instrument conveying to the state right of way needed for the realignment and construction of RM 1431 (new land), described in Exhibit B.

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

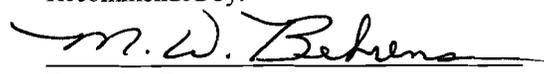
It is the opinion of the commission that it is proper and correct that the state convey its rights, title and interest in the surplus land to the owners in exchange and as partial consideration for the conveyance of the new land to the state and that the state pay the owners the \$85,166 cash difference in value between the new and surplus land.

NOW, THEREFORE, in consideration of the foregoing premises and in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus land 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 conveying all of the state's rights and interest in the surplus land to Jeffrey N. Drinkard and wife, Janeen M. Drinkard, in exchange and as partial consideration for the conveyance of the new land to the state and the state's cash payment of \$85,166 to owners; 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

111024 JUL 26 07

Minute
Number

Date
Passed

EXHIBIT A

County: Travis
Parcel No.: Surplus Tract 1
Highway: R.M. 1431
Limits: From: 1740 feet west of Trails End Road
 To: 537 feet east of Vista Oaks Drive
CSJ: 1378-01-027

PROPERTY DESCRIPTION FOR SURPLUS TRACT 1

DESCRIPTION OF A 1.363 ACRE (59,369 SQUARE FOOT) TRACT OF LAND SITUATED IN THE C. G. SETTLE SURVEY NO. 632, ABSTRACT NO. 2201, IN TRAVIS COUNTY, TEXAS, BEING A 1.313 ACRE (57,210 SQUARE FOOT) PORTION OF THAT CALLED 1.35 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY RIGHT-OF-WAY DEED RECORDED IN VOLUME 1996, PAGE 209 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A 0.050 ACRE (2,159 SQUARE FOOT) TRACT OF LAND DEPICTED AS RIGHT-OF-WAY EXTENDING BETWEEN THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF TRAILS END ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF R.M. 1431 AS REFERENCED ON TXDOT RIGHT-OF-WAY MAPS C.S.J. NO. 1378-1-9 AND C.S.J. NO. 1378-1-14, SAID 1.363 ACRE (59,369 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a found 1/2" iron rod in the existing easterly right-of-way line of Trails End Road (80 foot right-of-way width), 686.71 feet right of proposed R.M. 1431 baseline station 1046+95.59, being an exterior angle point in the westerly boundary line of that called 37.641 acre tract of land conveyed to 183 B.C.P., Inc., by instrument recorded in Document No. 2002177741 of the Official Public Records of Travis County, Texas, and the most southerly corner of that called 1.309 acre tract of land conveyed to R. C. Cox, Jr., and Mary Cox by instrument recorded in Volume 5249, Page 1324 of the Deed Records of Travis County, Texas;

THENCE, with the westerly boundary line of said 1.309 acre tract, same being said existing easterly right-of-way line of Trails End Road, **N 16°38'23" E** for a distance of **354.07** feet to a set TxDOT Type II monument, being the southwesterly corner of said existing right-of-way line extending between the existing easterly right-of-way line of Trails End Road and the existing southerly right-of-way line of R.M. 1431, 337.53 feet right of proposed R.M. 1431 baseline station 1046+53.35, being the northwesterly corner of said 37.641 acre tract and the most northerly corner of said 1.309 acre tract, and being the southwesterly corner and **POINT OF BEGINNING** of the herein described tract, from which an axle found for the most easterly corner of said 1.309 acre tract, same being an interior angle point in the westerly boundary line of said 37.641 acre tract, bears **S 48°59'51" E**, a distance of 351.86 feet;

THENCE, departing the common boundary corner of said 37.641 acre tract and said 1.309 acre tract, through in part, that area of said right-of-way extending between the existing easterly right-of-way line of Trails End Road and the existing southerly right-of-way line of R.M. 1431, and in part, the interior of said 1.35 acre tract, same being the existing right-of-way of R.M. 1431(100 foot right-of-way width), with the proposed easterly right-of-way line of Trails End Road, the following two courses:

- 1) **N 59°41'10" E** for a distance of **75.64** feet to a set TxDOT Type II monument, 274.29 feet right of proposed R.M. 1431 baseline station 1046+86.96, being an angle point in the westerly boundary line of the herein described tract;
- 2) **N 28°23'26" E** for a distance of **92.26** feet to a set TxDOT Type II monument in the curving southerly boundary line of an approximately 32.14 acre remnant portion of that called 1,142.168 acre tract of land conveyed to Lookout Partners, L.P., by instrument recorded in Volume 13085, Page 1927 of the Real Property Records of Travis County, Texas, same being the northerly boundary line of said 1.35 acre tract and the existing northerly right-of-way line of R.M. 1431, 182.14 feet right of proposed R.M. 1431 baseline station 1046+90.81, being the northwesterly corner of the herein described tract;

- 3) **THENCE**, with the southerly boundary line of said 32.14 acre tract and the northerly boundary line of said 1.35 acre tract, same being said existing northerly right-of-way line of R.M. 1431, along a non-tangent curve to the left, having a delta angle of **32°57'28"**, a radius of **666.20** feet, an arc length of **383.21** feet, and a chord which bears **S 76°43'39" E** for a distance of **377.95** feet to a set TxDOT Type II monument at the beginning of a non-tangent curve to the left, 150.00 feet right of R.M. 1431 baseline station 1050+25.68, being the northeasterly corner of the herein described tract;
- 4) **THENCE**, departing the southerly boundary line of said 32.14 acre tract and the existing northerly right-of-way line of R.M. 1431, through the interior of said 1.35 acre tract and said existing right-of-way of R.M. 1431, along said non-tangent curve to the left, having a delta angle of **11°43'43"**, a radius of **1450.00** feet, an arc length of **296.82** feet, and a chord which bears **S 85°07'59" E** for a distance of **296.30** feet to a set TxDOT Type II monument in the curving northerly boundary line of said 37.641 acre tract, same being the existing southerly right-of-way line of R.M. 1431, 150.00 feet right of proposed R.M. 1431 baseline station 1052+91.79, being the southeasterly corner of the herein described tract;

THENCE, with the northerly boundary line of said 37.641 acre tract, and in part, the southerly boundary line of said 1.35 acre tract, and in part, the southerly boundary line of said 0.050 acre tract, same being said existing southerly right-of-way line of R.M. 1431, the following two (2) courses:

- 5) Along a non-tangent curve to the right, having a delta angle of **49°44'19"**, a radius of **766.20** feet, an arc length of **665.14** feet, and a chord which bears **S 89°09'02" W** for a distance of **644.45** feet to a set TxDOT Type II monument, 285.24 feet right of proposed R.M. 1431 baseline station 1047+47.55, being an angle point in the southerly boundary line of the herein described tract;
- 6) **N 89°02'56" W** for a distance of **127.89** feet to the **POINT OF BEGINNING**, containing 1.363 acres (59,369 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description 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 under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale _____ *24 May 07*
 M. Stephen Truesdale Date

Registered Professional Land Surveyor No. 4933
 Licensed State Land Surveyor
 Inland Civil Associates, LLC
 1504 Chisholm Trail Road, Suite 103
 Round Rock, TX 78681



PLAT TO ACCOMPANY PARCEL DESCRIPTION

C. G. SETTLE SURVEY NO. 632
ABSTRACT NO. 2201

PROPOSED R.O.W.

LOOKOUT PARTNERS, L.P.
(APPROX. 32.14 AC. REMNANT
PORTION OF 1,142.168 AC.)
VOL. 13085, PG. 1927
R.P.R.T.C.T.

15' UTILITY EASEMENT
DOC. NO. 2003274380
O.P.R.T.C.T.

15' UTILITY EASEMENT
DOC. NO. 2003274380
O.P.R.T.C.T.

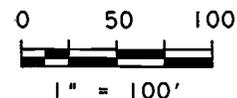
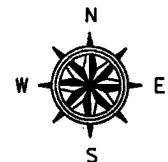
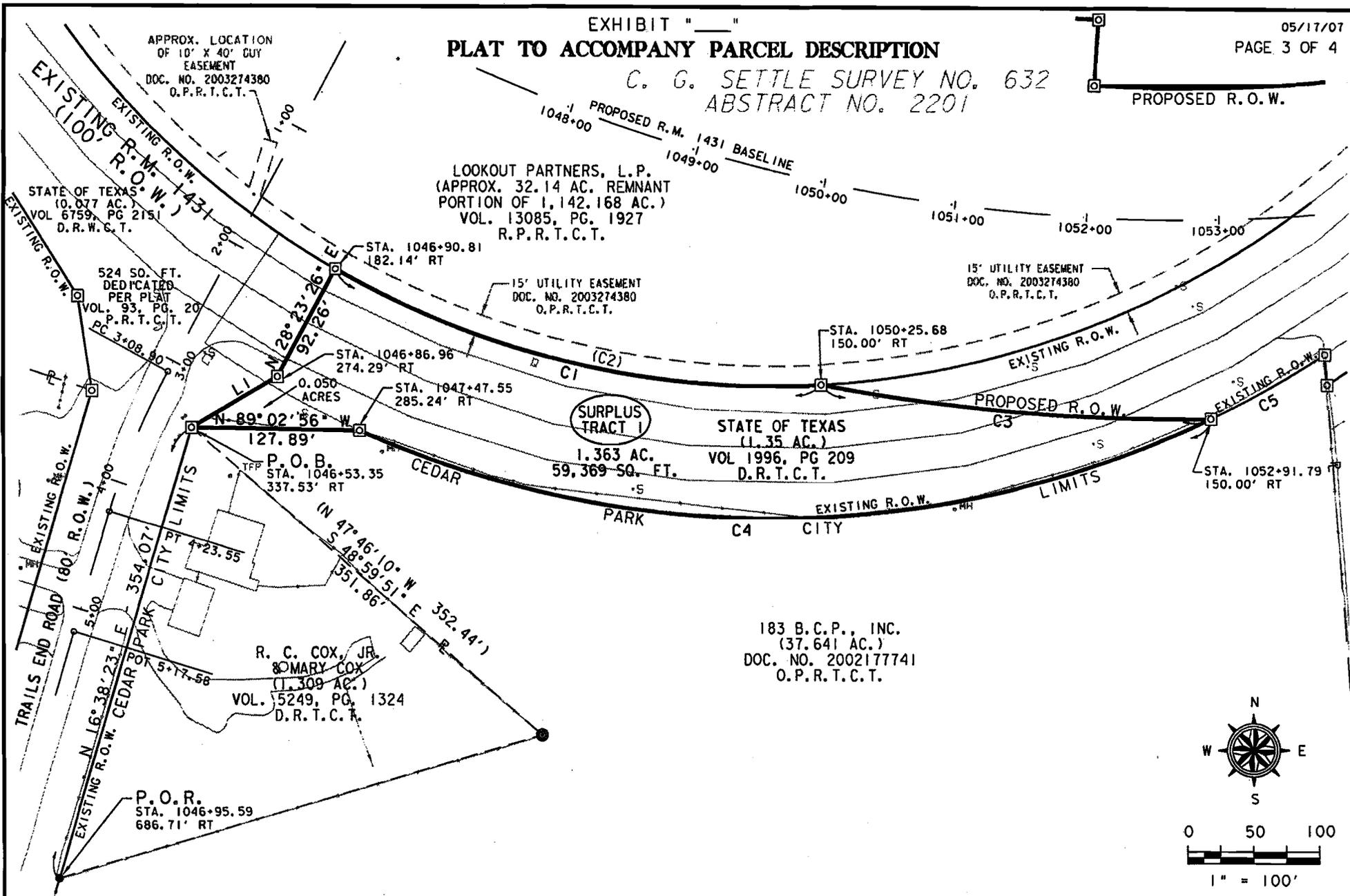
SURPLUS
TRACT 1

STATE OF TEXAS
(1.35 AC.)
VOL 1996, PG 209
D.R.T.C.T.

183 B.C.P., INC.
(37.641 AC.)
DOC. NO. 2002177741
O.P.R.T.C.T.

R. C. COX, JR.
SOMARY COX
(1.309 AC.)
VOL. 5249, PG. 1324
D.R.T.C.T.

P.O.R.
STA. 1046+95.59
686.71' RT



PARCEL PLAT SHOWING PROPERTY OF
STATE OF TEXAS



INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISOLM TRAIL RD. SUITE 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251

SCALE
1" = 100'

CSJ #
1378-01-023

PROJECT
RM 1431

COUNTY
TRAVIS

**SURPLUS
TRACT 1**

EXHIBIT " "
PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

■	TYPE I CONCRETE MONUMENT FOUND	()	RECORD INFORMATION
□	TYPE II MONUMENT SET	— —	LINE BREAK
●	1/2" IRON ROD FOUND	⌒	LAND HOOK
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	P.O.B.	POINT OF BEGINNING
⊗	1/2" IRON PIPE FOUND	P.O.R.	POINT OF REFERENCE
○	1/2" IRON ROD SET W/ TXDOT ALUMINUM CAP	N.T.S.	NOT TO SCALE
⊕	PK NAIL FOUND	D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
⊗	RAILROAD SPIKE FOUND	R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
⊗	COTTON GIN SPINDLE SET	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
⊗	COTTON GIN SPINDLE FOUND	P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
△	CALCULATED POINT		
✱	FENCE POST FOUND		
●	AXLE FOUND		
⊂	CENTER LINE		
ℙ	PROPERTY LINE		

NUMBER	DIRECTION	DISTANCE
LI	N 59° 41' 10" E	75.64'

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	32° 57' 28"	666.20'	197.07'	383.21'	377.95'	S 76° 43' 39" E
(C2)		(666.19')		(1232.69')	(1064.21')	(S 82° 26' E)
C3	11° 43' 43"	1450.00'	148.93'	296.82'	296.30'	S 85° 07' 59" E
C4	49° 44' 19"	766.20'	355.16'	665.14'	644.45'	S 89° 09' 02" W
C5	49° 44' 19"	766.20'	355.16'	665.14'	644.45'	S 89° 09' 02" W

NOTES:

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.

2) This survey was performed without the benefit of a Title Report.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

M. Stephen Truesdale 24 May '07

M. STEPHEN TRUESDALE DATE: _____
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933-STATE OF TEXAS
 LICENSED STATE LAND SURVEYOR-STATE OF TEXAS



	ACRES	SQUARE FEET
ACQUISITION	1.363	59,369
CALC/DEED AREA	2.37 (1.35)	103,237
REMAINDER AREA	1.01	43,868

INLAND GEODETICS
 PROFESSIONAL LAND SURVEYORS
 1504 CHISOLM TRAIL RD, SUITE 103
 ROUND ROCK, TX, 78681
 PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF
STATE OF TEXAS

SCALE 1" = 100'	CSJ # 1378-01-023	PROJECT RM 1431	COUNTY TRAVIS
--------------------	----------------------	--------------------	------------------

Texas Department of Transportation
 © 2003

SURPLUS TRACT I