

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the city of Live Oak, BEXAR COUNTY, on STATE HIGHWAY LOOP 1604, the State of Texas used certain land for highway drainage purposes to which neither the state, county nor city has record title.

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

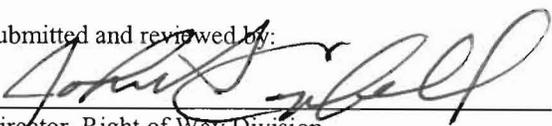
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend, if there is no record title to the property, the quitclaim to property owners at the request of the county or municipality of any interest that might have accrued to the state by use of the property.

1604/35 Retail Partners, L.P. (partnership), is the underlying fee owner of the property and has requested that the surplus easement be quitclaimed to the partnership. The city of Live Oak has requested that the surplus easement be quitclaimed to the partnership.

The commission finds that the state used land for highway purposes to which there is no record title.

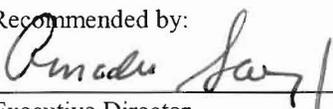
NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument quitclaiming all of the state's rights and interest in the surplus easement to 1604/35 Retail Partners, L.P.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

111314 MAR 27 08

Minute Number Date Passed

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

METES AND BOUNDS DESCRIPTION OF A 0.199 ACRE TRACT OF LAND

A Metes and Bounds description of a 0.199 acre (8674 square feet) tract of land situated in the City of Live Oak, Bexar County, Texas: being the remainder of that certain Drainage Channel Easement, Parcel 21 E. - Part 3 described in Condemnation Proceeding No.1393, Bexar County Court, Bexar County, Texas, recorded in Volume 22, Page 414 of the Bexar County Probate Records; being a portion of that certain 128.1675 acre "Tract I" described in instrument to 1604/35 Retail Partners, LP recorded in Volume 12332, Page 759 of the Bexar County Real Property Records; containing a portion of Lots 1 and 2, Block 4, County Block 5043, Gateway Plaza Unit 8, plat of which is recorded in Volume 9580, Page 117 of the Bexar County Deed and Plat Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the northeasterly right-of-way line of State Loop 1604 (FM Loop 1604, width varies) marking the southern-most corner of said Lot 1 and the western-most corner of said Lot 2 of Gateway Plaza Unit 8;

1. THENCE, North 26°46'21" West, 69.72 feet along said northeasterly right-of-way line to a point for corner; said point bears North 26°46'21" West, 85.09 feet to a 1/2-inch iron rod found at a right-of-way angle point;
2. THENCE, North 31°45'47" East, 87.73 feet to a point for corner;
3. THENCE, South 58°14'12" East, 59.99 feet to a point for corner;
4. THENCE, South 17°36'08" West, 151.77 feet to a point for corner situated in the aforementioned northeasterly right-of-way line of State Loop 1604; said point bears South 26°46'21" East, 60.68 feet to a concrete TxDOT monument found at a right-of-way angle point;
5. THENCE, North 26°46'21" West, 44.15 feet along said northeasterly right-of-way line to the POINT OF BEGINNING, containing 0.199 acre of land in Bexar County, Texas as shown on exhibit filed under Job No. 176-025-00 (BG/15) in the office of Brown Engineering Company, San Antonio, Texas.

Note: All bearings and distances referenced herein are Texas State Plane Coordinate System grid, South Central Zone (NAD'83), as established by Global Positioning System (GPS).

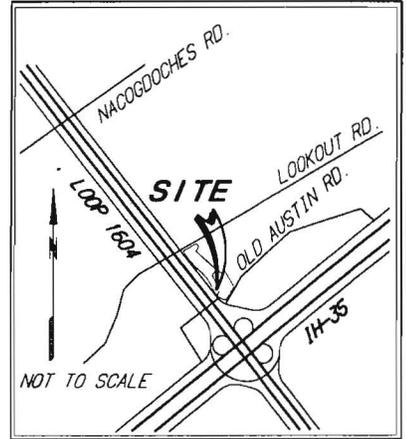


BROWN ENGINEERING COMPANY

Michael A. Romans

Michael A. Romans
Registered Professional Land Surveyor #4657
Signature Date: 1-14-2008

NOTE: ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEM (G.P.S.).



LOCATION MAP



Michael A. Romans

Brown Engineering Company
1000 Central Parkway North, Suite 100
San Antonio, Texas 78232
Office 210-494-5511

GATEWAY PLAZA UNIT 8
VOL. 9580, PG. 117, B.C.D.P.R.
LOT 1
1.687 ACRES
OWNER: LOOKOUT ROAD RETAIL PARTNERS, L.P.

BLOCK -4-, C.B. 5043

EXISTING 19'
DRAINAGE EASEMENT
VOL. 9580, PG. B3, B.C.D.P.R.

FOUND 1/2" I.R.

1604/35 RETAIL PARTNERS, L.P.
TRACT I - 128, 1675 ACRES
VOL. 12332, PG. 759, B.C.R.P.R.

N 59°46'57" E
303.03'

EXISTING 22'
DRAINAGE EASEMENT
VOL. 9580, PG. B3, B.C.D.P.R.

TRACT 1
CSJ 2452-03
0.199 ACRE (8674 S.F.)
TXDOT CHANNEL ESMT.
CONDEMNATION PROCEEDING NO. 1393
BEXAR COUNTY COURT, TEXAS
PARCEL 21 E. - PART 3
VOL. 22, PG. 414
BEXAR CO. PROBATE RECORDS
RELEASE, REMISE AND QUITCLAIM

GATEWAY PLAZA UNIT 8
VOL. 9580, PG. 117, B.C.D.P.R.
LOT 2
1.453 ACRES
OWNER: LOOKOUT ROAD RETAIL PARTNERS, L.P.

BLOCK -4-, C.B. 5043

P.O.B.
FOUND 1/2" I.R.
TXDOT STATION 911+46 147
175.25' LEFT

(F.M. LOOP 1604 - R.O.W. WIDTH VARIES)
NORTHEAST STATE LOOP 1604

FOUND
TXDOT CONC. MON.

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.199 ACRE TRACT (8,674 S.F.)
FOR RELEASE, REMISE AND QUITCLAIM
TRACT 1 - CHANNEL EASEMENT
CITY OF LIVE OAK, BEXAR CO., TX.
JANUARY 14, 2008**

GATEWAY PLAZA UNIT 8
VOL. 9580, PG. 117, B.C.D.P.R.

LINE DATA		
T NO.	DIRECTION	DISTANCE
1	N 26°46'21" W	69.72'
2	N 31°45'47" E	87.73'
3	S 58°14'12" E	59.99'
4	S 17°36'08" W	151.77'
5	N 26°46'21" W	44.15'
6	N 26°46'21" W	85.09'
7	S 26°46'21" E	60.68'

SCALE 1" = 50'



JOB NO. 176-025-00 BG-15