

TEXAS TRANSPORTATION COMMISSION

EL PASO County

MINUTE ORDER

Page 1 of 1

EL PASO District

In El Paso, EL PASO COUNTY, on INTERSTATE 10 at Eastlake Boulevard, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 1365, Page 25, Deed Records of El Paso County, Texas.

A portion of the land (Tract 4), 2121-04-102, described in Exhibit A, is no longer needed for state highway purposes.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in real property no longer needed for a state highway purpose to the general public.

Tract 4 was advertised for sale, and EP Summit Investments, LLC, submitted a bid of \$1.283 million.

The commission finds \$1.283 million to be a fair and reasonable value of the state's right, title, and interest in Tract 4.

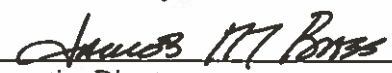
IT IS THEREFORE ORDERED by the commission that Tract 4 is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in Tract 4 to EP Summit Investments, LLC, for \$1.283 million; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title, and interest, 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 land.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

114862 FEB 23 '17
Minute Date
Number Passed

EXHIBIT A

Metes and Bounds Description
State Of Texas Parcel
IH-10 and Eastlake

A 2.64 acre (called) portion of land abutting Tract 6D, out of C.D. STEWART SURVEY NO. 317, in El Paso County, Texas, according to the resurvey of said C.D. STEWART SURVEY NO. 317 made by El Paso County, Texas for tax purpose, being more particularly described by metes and bounds as follows:

COMMENCING at NGS monument Belen Azimuth found in the right-of-way of U.S. Interstate Highway 10, south of Eastlake Boulevard; Thence, North $41^{\circ} 46' 49''$ West, a distance of 335.41 feet to a TXDOT R.O.W. Marker found at Station 628+74.02; for the TRUE POINT OF BEGINNING of the parcel herein described;

THENCE, North $43^{\circ} 59' 32''$ West, a distance of 169.99 feet to a set 1/2" iron rod with plastic cap stamped "TX 2998";

THENCE, North $00^{\circ} 54' 42''$ East, a distance of 228.14 feet to a set 1/2" iron rod with plastic cap stamped "TX 2998";

THENCE, North $46^{\circ} 05' 19''$ East, a distance of 439.66 feet to a set 1/2" iron rod with plastic cap stamped "TX 2998";

THENCE, South $44^{\circ} 04' 59''$ East, a distance of 180.32 feet to a found TXDOT R.O.W. Marker (disturbed);

THENCE, South $46^{\circ} 00' 21''$ West, a distance of 450.87 feet to a to a found TXDOT R.O.W. Marker;

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors
Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



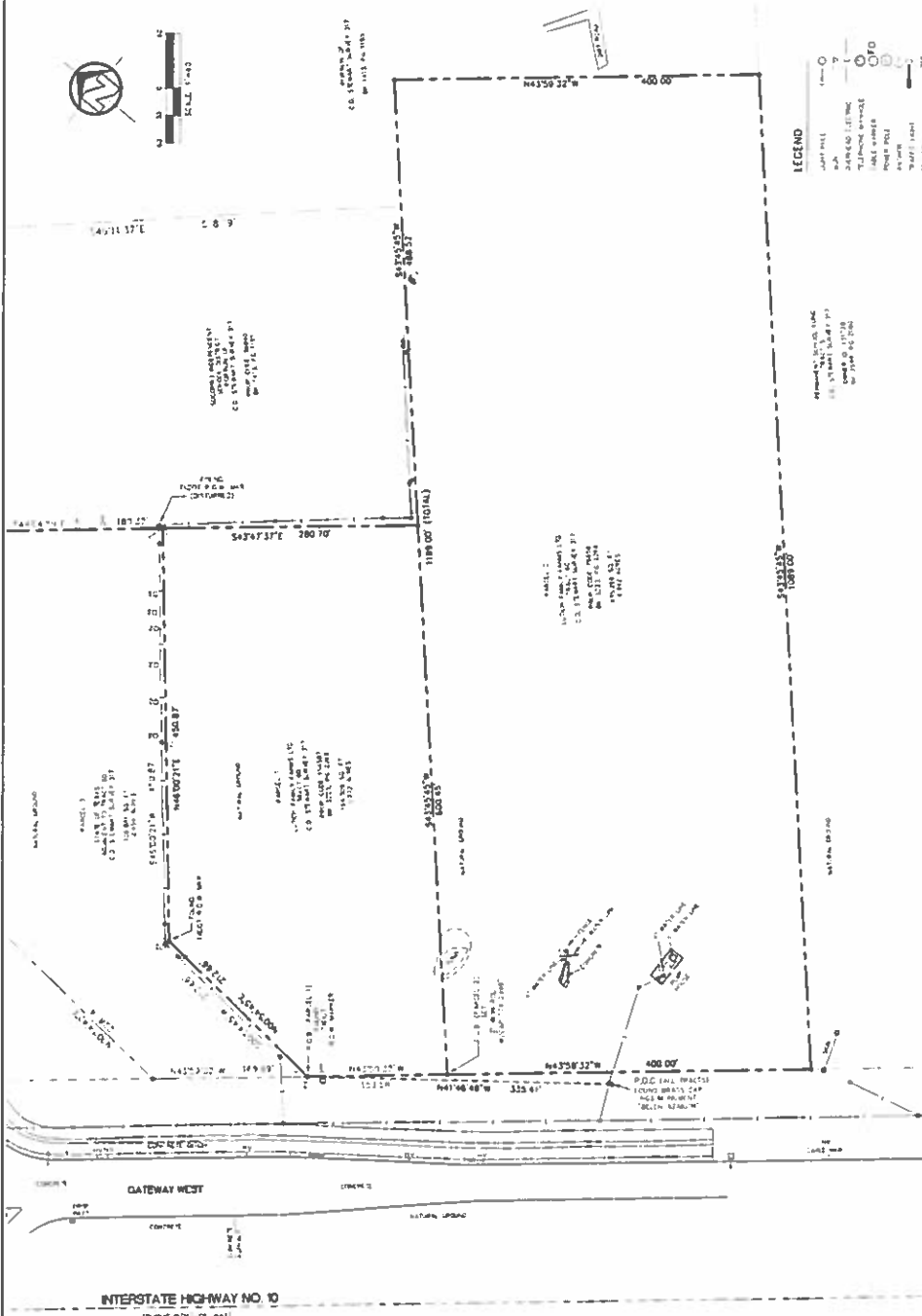
EXHIBIT A

THENCE, South $00^{\circ} 54' 42''$ West, a distance of 212.66 feet to the TRUE POINT OF BEGINNING of the parcel herein described, containing 106,881 square feet or 2.454 Acres of land, more or less.



1-10 B EASTLAKE
E 7500 COUNTY TRAIL
MADISON, MISSOURI 64112

Table with 2 columns: Description, Quantity. Includes items like '1/4\"/>



VICINITY MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B

- 1. THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF JACKSON, MISSOURI, AND THE FIELD SURVEY BY SU ENGINEERING, INC. ON 08/23/2013.
- 2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1892 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, MISSOURI.
- 3. THE SURVEY WAS CONDUCTED USING THE FOLLOWING INSTRUMENTS: SOKKIA TOTAL STATION, SOKKIA LEVEL, SOKKIA TAPES, SOKKIA TRIPOLI.
- 4. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION OF SU ENGINEERING, INC. PROFESSIONAL ENGINEER NO. 11167.
- 5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1892 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, MISSOURI.

FLOOD ZONE

- 1. THE FLOOD ZONE INFORMATION IS BASED ON THE FLOOD ZONE MAP OF JACKSON COUNTY, MISSOURI, AS OF 2010.
- 2. THE FLOOD ZONE INFORMATION IS BASED ON THE FLOOD ZONE MAP OF JACKSON COUNTY, MISSOURI, AS OF 2010.
- 3. THE FLOOD ZONE INFORMATION IS BASED ON THE FLOOD ZONE MAP OF JACKSON COUNTY, MISSOURI, AS OF 2010.

NOTES CORRESPONDING TO ZONING

- 1. THE ZONING INFORMATION IS BASED ON THE ZONING MAP OF JACKSON COUNTY, MISSOURI, AS OF 2010.
- 2. THE ZONING INFORMATION IS BASED ON THE ZONING MAP OF JACKSON COUNTY, MISSOURI, AS OF 2010.
- 3. THE ZONING INFORMATION IS BASED ON THE ZONING MAP OF JACKSON COUNTY, MISSOURI, AS OF 2010.

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LEGEND

- 1. SURVEY POINT
- 2. BOUNDARY LINE
- 3. ADJACENT PROPERTY
- 4. EASEMENT
- 5. UTILITY
- 6. FLOOD ZONE
- 7. ZONING

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Illinois, do hereby certify that I am a duly qualified and licensed Professional Engineer in the State of Illinois, and that I am the duly qualified and licensed Professional Engineer in charge of the survey herein.

MEASUREMENTS

MEASUREMENTS: 1. DISTANCE: 100.00 FEET. 2. AREA: 10,000.00 SQUARE FEET. 3. PERIMETER: 400.00 FEET.

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