

TEXAS TRANSPORTATION COMMISSION

GUADALUPE County

MINUTE ORDER

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SAN ANTONIO District

In McQueeney, GUADALUPE COUNTY, on FARM TO MARKET ROAD 725, the state of Texas used certain land for highway purposes to which there is no record title.

The land (Tract 1), RCSJ 0215-09-030, being all that 0.140 acre of land described in Exhibit A, SAVE and EXCEPT any property conveyed to the State of Texas by deed from Clark D. Core and wife, recorded in Volume 351, Page 539, Deed Records of Guadalupe County, Texas, 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 the quitclaim of property to which there is no record title to abutting property owners at the request of the county or municipality.

Wuest's, Inc., is the abutting landowner and has requested to acquire Tract 1.

Guadalupe County has requested that Tract 1 be quitclaimed to the abutting landowner.


It is the opinion of the commission that it is proper and correct that the state quitclaim its right and interest in Tract 1 to the abutting landowner.

IT IS THEREFORE ORDERED by the commission that Tract 1, being all that 0.140 acre of land described in Exhibit A, SAVE and EXCEPT any property conveyed to the State of Texas by deed from Clark D. Core, and wife, recorded in Volume 351, Page 539, Deed Records of Guadalupe County, Texas, 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 right and interest in Tract 1, being all that 0.140 acre of land described in Exhibit A, SAVE and EXCEPT any property conveyed to the State of Texas by deed from Clark D. Core, and wife, recorded in Volume 351, Page 539, Deed Records of Guadalupe County, Texas, to Wuest's, Inc.

Submitted and reviewed by:

  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

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

114864 FEB 23 '17  
Minute Date  
Number Passed



114 North Austin Street  
Seguin, Texas 78155  
Phone: (830) 372-1001 Fax: (830) 379-1155

0.140  
OF AN ACRE  
TRACT

Field notes describing a 0.140 of an acre tract of land situated in the Moses Baker Survey No. 20, Abstract 4, Guadalupe County, Texas, being a portion of F. M. Highway 725, according to a Texas Department of Transportation (TXDOT) right-of-way map, Control No. 215, Section 9, dated May 1962, and being more particularly described as follows: Note: All set pins are ½" diameter rebar with an orange plastic cap stamped "Tri-County".

**Beginning** at an iron pin set in the west right-of-way line of F.M. Highway 725 and the east line of a tract of land called 0.83 of an acre conveyed to Wuest's Inc., by deed recorded in Volume 1180, Page 894, Official Records, Guadalupe County, Texas, for the south corner of the herein described tract. Said pin being 40.99 feet left of TXDOT centerline station 2+94.93. Said pin also being N 22° 14' 27" W, 159.48 feet, N 22° 07' 14" W, 65.40 feet and N 26° 57' 35" W, 7.32 feet from a TXDOT type I concrete monument found at the north end of the cutback line of F.M. Highway 725 into F.M. Highway 78.

**Thence**, N 26° 57' 35" W, 98.62 feet and N 26° 41' 11" W, 50.84 feet with the southeast right-of-way line of F.M. Highway 725 and the northeast line of the 0.83 of an acre tract to a ½" diameter iron pin found for the southernmost east corner of a tract of land called 0.704 of an acre, described in Volume 901, Page 841, Official Records, Guadalupe County, Texas, the northeast corner of the 0.83 of an acre tract.

**Thence**, N 27° 47' 32" W, 19.18 feet with the southernmost northeast line of the 0.704 of an acre tract and the southwest right-of-way line of F.M. 725, to an iron pin set for an interior corner of the 0.704 of an acre tract, the west corner of F.M. Highway 725 and the herein described tract.

**Thence**, N 62° 56' 33" E, 14.09 feet with the easternmost southeast line of the 0.704 of an acre tract and the westernmost northwest right-of-way line of F.M. Highway 725, to an iron pin set in the southwest line of a tract of land called 0.034 of an acre described in Volume 1925, Page 485, Official Records, Guadalupe County, Texas and the northernmost northeast line of the 0.704 of an acre tract to an iron pin set for the northernmost east corner of the 0.704 of an acre tract, the easternmost north corner of F.M. Highway 725 and the herein described tract.

**Thence**, S 28° 53' 44" E, 13.42 feet with the southwest line of the 0.034 of an acre tract and the westernmost northeast right-of-way line of F.M. Highway 725, to a ½" diameter iron pin with a plastic cap stamped "MDS" found for the south corner of the 0.034 of an acre tract, being an interior corner of F.M. Highway 725 and the herein described tract.

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0.140 of an acre.

**Thence**, N 61° 16' 11" E, 55.56 feet with the southeast line of the 0.034 of an acre tract, the southeast line of a tract of land called 0.295 of an acre described in Volume 1925, Page 485, and the easternmost northwest right-of-way line of F.M. Highway 725 to an iron pin set for the easternmost north corner of the herein described tract.

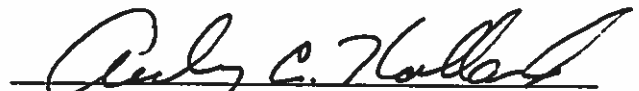
**Thence**, in a southeast and southerly direction crossing a portion of F.M. Highway 725, along the arc of a curve to the right having a radius of 235.40 feet, a central angle of 15° 43' 13", a distance of 64.59 feet to an iron pin set for the end of said curve to the right. Chord bears S 08° 11' 52" E, 64.38 feet.

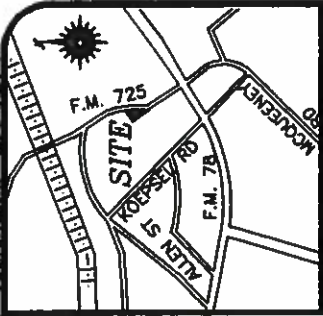
**Thence**, S 01° 36' 04" W, 55.18 feet crossing a portion of the F.M. Highway 725 to an iron pin set for the beginning of a curve to the left.

**Thence**, in a southeast direction crossing a portion of F.M. Highway 725, along the arc of a curve to the left having a radius of 353.44 feet, a central angle of 08° 33' 54", a distance of 52.83 feet (chord bears S 01° 11' 18" E, 52.78 feet) to the **Place of Beginning** and containing 0.140 of an acre tract of land according to a survey made on the ground on December 27, 2004, by Tri-County Land Surveying Inc.

Corresponding plat prepared.  
Project No. 0412101A  
Revised: August 9, 2006



  
**Aubrey C. Holland**  
Registered Professional  
Land Surveyor No. 4493



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	235.40'	64.59'	32.50'	64.38'	S 08°11'52" E	15°43'13"
C2	353.44'	52.83'	26.47'	52.78'	S 01°11'18" E	08°33'54"

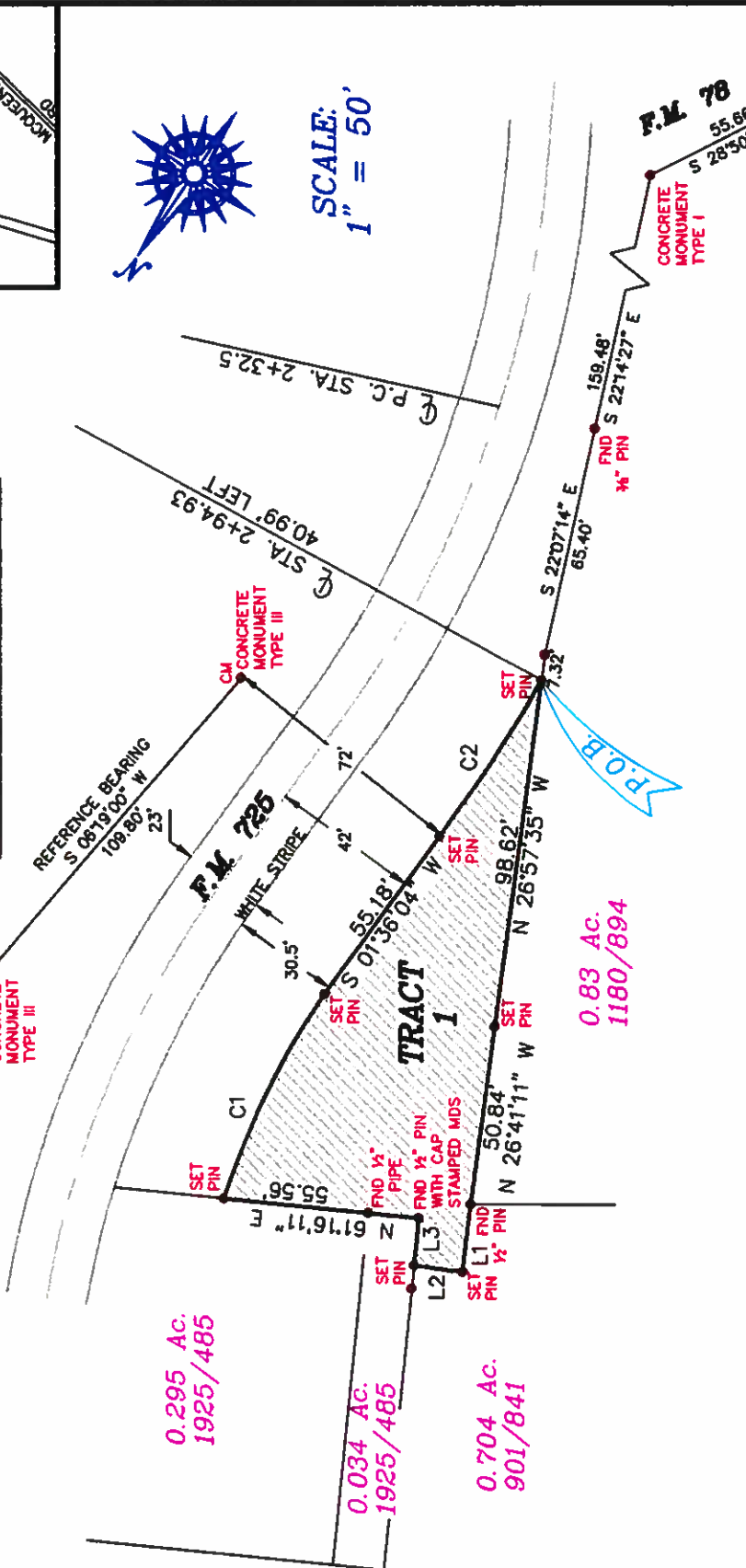
  

LINE	DIRECTION	DISTANCE
L1	N 27°47'32" W	19.18'
L2	N 62°56'33" E	14.09'
L3	S 28°53'44" E	13.42'

**NOTES:**

ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

CORRESPONDING FIELD NOTES PREPARED. IMPROVEMENTS NOT SHOWN.



SCALE: 1" = 50'



**TRI-COUNTY LAND SURVEYING, INC.**

114 NORTH AUSTIN SEQUIN, TEXAS 78155  
 PH: (830) 372-1001  
 FX: (830) 379-1155

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**PLAT SHOWING:**

SURVEY OF A 0.140 OF AN ACRE TRACT OF LAND SITUATED IN THE MOSES BAKER SURVEY NO. 20, ABSTRACT 4, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF F.M. HIGHWAY 725, ACCORDING TO A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) RIGHT-OF-WAY MAP, CONTROL NO. 215, SECTION 9, DATED MAY 1962

STATE OF TEXAS: COUNTY OF GUADALUPE:

I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

*Aubrey C. Holland*

**AUBREY C. HOLLAND**

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493  
 SURVEYED: DECEMBER 27, 2004  
 PROJECT NO.: 0412101  
 DWG No.: 0412101A