

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In Austin, TRAVIS COUNTY, on STATE LOOP 275, the state of Texas acquired certain land for highway purposes by instruments recorded in Volume 3903, Page 1964, and Volume 3918, Page 1553, Deed Records of Travis County, Texas.

A portion of the land (Tract 1), RCSJ 0015-11-065, 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 the sale of any interest in real property acquired and no longer needed for a state highway purpose.

Hardeman Family Joint Venture, Ltd., is an abutting landowner and has requested to purchase Tract 1 for \$700,000.


The commission finds \$700,000 to be a fair and reasonable value of the state's right, title, and interest in Tract 1.

IT IS THEREFORE ORDERED by the commission that Tract 1 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 1 to Hardeman Family Joint Venture, Ltd., for \$700,000; 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

114866 FEB 23 '17

Minute Number      Date Passed

EXHIBIT A



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**0.535 ACRES  
GEORGE W. SPEAR LEAGUE  
AUSTIN, TEXAS**

A DESCRIPTION OF 0.535 ACRES (APPROXIMATELY 23,324 SQ. FT.) OF LAND IN THE GEORGE W. SPEAR LEAGUE, TRAVIS COUNTY TEXAS, BEING A PORTION OF LOTS 9 THRU 18, BLOCK C, NORTH GATE ADDITION, A SUBDIVISION OF RECORD IN BOOK 3, PAGE 196 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 0.596 ACRE TRACT DESCRIBED IN A JUDGEMENT OF COURT, OF RECORD IN VOLUME 3903, PAGE 1964, AND BEING A PORTION OF A 0.415 ACRE TRACT DESCRIBED IN A JUDGEMENT OF COURT, OF RECORD IN VOLUME 3918, PAGE 1553, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.535 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TxDOT Type II disk found on the west Right-of-Way line of North Lamar Boulevard (ROW width varies), being an angle point in the west line of said 0.415 acre tract, and being an angle point in the east line of that tract of land called Tract 2B in a deed to Hardeman Family Joint Venture, LTD., of record in Volume 13112, Page 926 of the Real Property Records of Travis County, Texas, for an angle point in the west line hereof;

**THENCE**, North 20°01'54" East (called North 20°04' East on TxDOT ROW map # 1479-2, CSJ 151-6-47), with the west line of said Lamar Boulevard, being the west line of said 0.415 acre tract and the west line of said 0.596 acre tract, being the east line of said Tract 2B and the east line of Tract 1 as described in said Hardeman Family Joint Venture, LTD. deed, a distance of 249.60 feet to a 1/2" rebar with "Chaparral" cap set at the intersection of said west line of North Lamar Boulevard and the south Right-of-Way line of Stobaugh Street (ROW width varies), as shown on the plat of said North Gate Addition, being the northwest corner of said 0.596 acre tract, and being the northeast corner of said Tract 1, and being also the common northerly corner between Lots 18 and 19, Block C of said North Gate Addition, for the northwest corner hereof;

**THENCE**, South 62°13'16" East, crossing said North Lamar Boulevard along the projection of the south line of said Stobaugh Street, being the north line of said 0.596 acre tract, a distance of 86.32 feet to a 1/2" rebar with "Chaparral" cap set for the northeast corner hereof;

**THENCE**, continuing across said North Lamar Boulevard, and crossing said 0.596 acre and said 0.415 acre tracts, the following two (2) courses and distances:

EXHIBIT A

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1. South 21°49'33" West, a distance of 276.40 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner hereof;
2. North 81°47'15" West, a distance of 70.05 feet to a 1/2" rebar with "Chaparral" cap set on the west line of said North Lamar Boulevard, being the west line of said 0.415 acre tract, being the east line of that tract of land called 0.186 acres in a deed to Daniel J. Sieczkowski and Karen G. Sieczkowski, of record in Document No. 2007036606 of the Official Public Records of Travis County, Texas, for the southwest corner hereof;

**THENCE**, North 11°03'51" East (called North 11°02' East on TxDOT ROW map # 1479-2, CSJ 151-6-47), with the west line of said North Lamar Boulevard, in part being the east line of said 0.186 acre tract and in part being the east line of said Tract 2B, a distance of 53.30 feet to the **POINT OF BEGINNING**, containing 0.535 acres of land, more or less.

Surveyed on the ground July 1, 2016.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 806-006-EX1.dwg.

 10/19/16

Paul L. Easley  
Registered Professional Land Surveyor  
State of Texas No. 4432  
TBPLS Firm No. 10124500

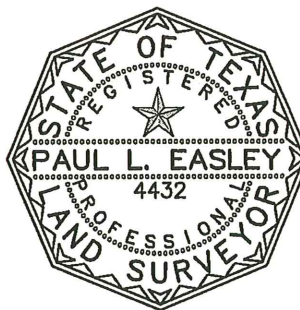
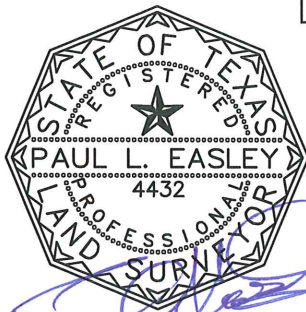


EXHIBIT A

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.535 ACRES (APPROXIMATELY 23,324 SQ. FT.) IN THE GEORGE W. SPEAR LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF OF LOTS 9 THRU 18, BLOCK C, NORTH GATE ADDITION, A SUBDIVISION OF RECORD IN BOOK 3, PAGE 196 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 0.596 ACRE TRACT DESCRIBED IN A JUDGEMENT OF COURT, OF RECORD IN VOLUME 3903, PAGE 1964, AND BEING A PORTION OF A 0.415 ACRE TRACT DESCRIBED IN A JUDGEMENT OF COURT, OF RECORD IN VOLUME 3918, PAGE 1553, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N20°01'54"E	249.60'	(N20°04'00"E 199.79')
			(N20°04'00"E 47.61')
L2	S62°13'16"E	86.32'	(S62°13'00"E 148.47')
L3	S21°49'33"W	276.40'	
L4	N81°47'15"W	70.05'	
L5	N11°03'51"E	53.30'	(N11°02'00"E 158.97')
L6	N25°57'32"E	5.12'	

- LEGEND
- 1/2" REBAR FOUND
  - ⊙ TxDOT TYPE II DISK FOUND
  - ⊙ IRON PIPE FOUND (SIZE NOTED)
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - △ CALCULATED POINT
  - ( ) RECORD INFORMATION



*Paul Easley*  
10/19/16

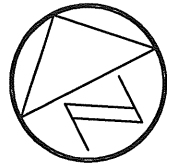
DATE OF SURVEY: 07/01/16  
 PLOT DATE: 10/18/16  
 DRAWING NO.: 806-006-EX1  
 PROJECT NO.: 806-006  
 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: DWC  
 SHEET 1 OF 2

**Chaparral**

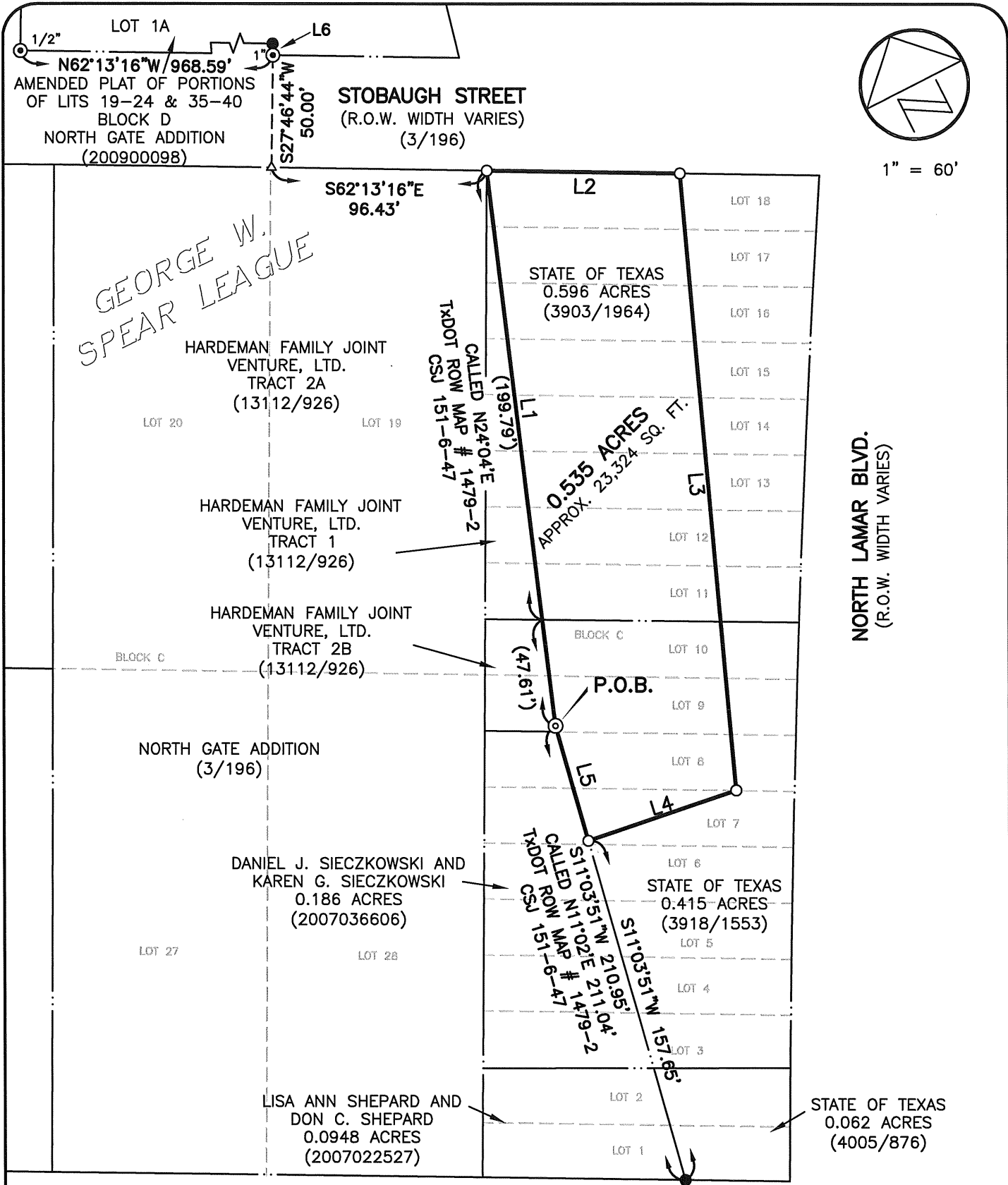
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 806-006-0.535 AC.

EXHIBIT A



1" = 60'



DATE OF SURVEY: 07/01/16  
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 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: DWC  
 SHEET 2 OF 2

TAULBEE STREET  
 (50' R.O.W. WIDTH)

*Chaparral*