

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the city of San Antonio, BEXAR COUNTY, on FARM TO MARKET ROAD 471, the State of Texas (state) acquired an easement interest in certain land needed for highway drainage purposes by instrument recorded in Volume 8221, Page 121, Deed Records of Bexar County, Texas.

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 the exchange of a surplus easement as partial or full consideration for other land needed by the state for highway purposes.

WCH Holdings, L.P., (owner) has granted to the state an easement interest in land needed for highway drainage purposes (new easement), described in Exhibit B. The owner is also the owner of the fee underlying the surplus easement. The owner has requested that the surplus easement be released in exchange for the new easement.

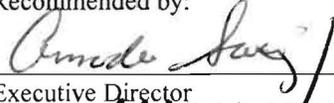
It is the opinion of the commission that it is proper and correct that the state release its interest in the surplus easement in exchange and as full consideration for the new easement to the state, the value of the two easements being equal.

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 releasing the state's rights and interest in the surplus easement in exchange and as full consideration for the new easement to the state.

Submitted and reviewed by:

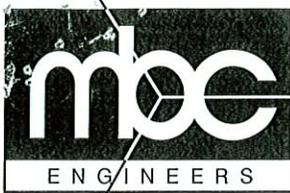
  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

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

**111801 APR 30 09**

Minute Number      Date Passed



1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
www.mbcengineers.com

EXHIBIT A  
METES AND BOUNDS  
DESCRIPTION OF THE REMAINING PORTION  
OF TRACT 1

A 0.146 OF AN ACRE (6,340 SQUARE FEET) PARCEL BEING THE REMAINING PORTION OF A CERTAIN CALLED 0.194 OF AN ACRE CONVEYED TO THE STATE OF TEXAS BY ACME GRAVEL COMPANY, INC. AS RECORDED ON AUGUST 18, 1977 IN VOLUME 8221, PAGE 121, (DEED RECORDS), SITUATED WITHIN THE LIMITS OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, NEW CITY BLOCK 18295, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

- 1) **COMMENCING:** At a found TxDOT concrete monument with a brass disk, 60 feet left of centerline station 1162+18.52, said monument marks the point of curvature of a curve to the left and a point in the northwest right-of-way line of F.M. 471 (a 100 foot public right-of-way at this location) (Deed Reference: Volume 10236, Page 31, Real Property Records);
- 2) **THENCE:** 48.49 feet, along and with the northwest right-of-way line of said F.M. 471 and curve, having a central angle of 0°14'28", a radius of 11,519.16 feet, a chord bearing of S 66°32'21" E and a chord distance of 48.49 feet to the **POINT OF BEGINNING** of this parcel;
- 3) **THENCE:** 105.49 feet, continuing along and with said F.M. 471 right-of-way line and curve, having a central angle of 0°31'29", a radius of 11,519.16 feet, a chord bearing of S 66°55'19" E and a chord distance of 105.49 feet to a point;
- 4) **THENCE:** N 67°45'47" E, 121.74 feet to a point;
- 5) **THENCE:** S 22°14'13" E, 75.00 feet to a point;

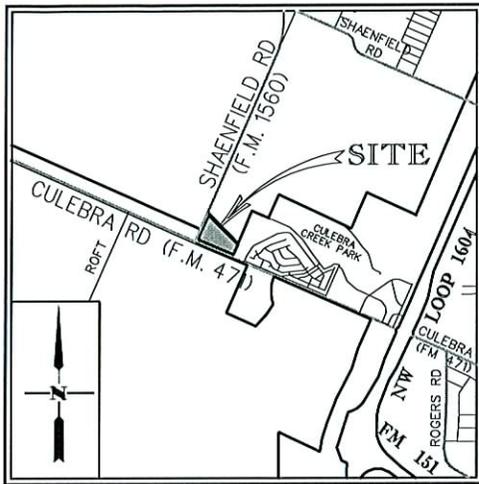
6) THENCE: S 67°45'47" W, 47.56 feet to **POINT OF BEGINNING**  
of the herein described parcel.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description represents the results of a survey made on the ground, of the right-of-way line of F.M. 471 along the area this description is located by the firm of Macina, Bose, Copeland and Associates, Inc., of which a sketch has been prepared.



I. RAY INMAN REG. NO. 4496  
REGISTERED PROFESSIONAL LAND SURVEYOR

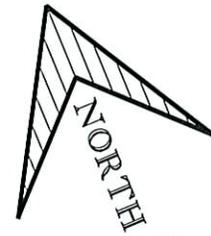
#29287-0573  
March 6, 2007  
*REVISED* March 16, 2007  
IRI/lk



**LOCATION MAP**  
NOT TO SCALE

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	11519.16'	01° 12' 01"	120.66'	241.31'	N67° 01' 05" W	241.31'
C2	11399.20'	00° 49' 20"	81.79'	163.58'	S67° 12' 22" E	163.58'
C3	11519.16'	00° 14' 28"	24.25'	48.49'	S66° 32' 21" E	48.49'
C4	11519.16'	00° 31' 29"	52.75'	105.49'	S66° 55' 19" E	105.49'

LINE TABLE		
NO.	CHORD BRG.	LENGTH
T1	N67° 45' 47" E	121.74'
T2	S22° 14' 13" E	75.00'
T3	S67° 45' 47" W	121.74'



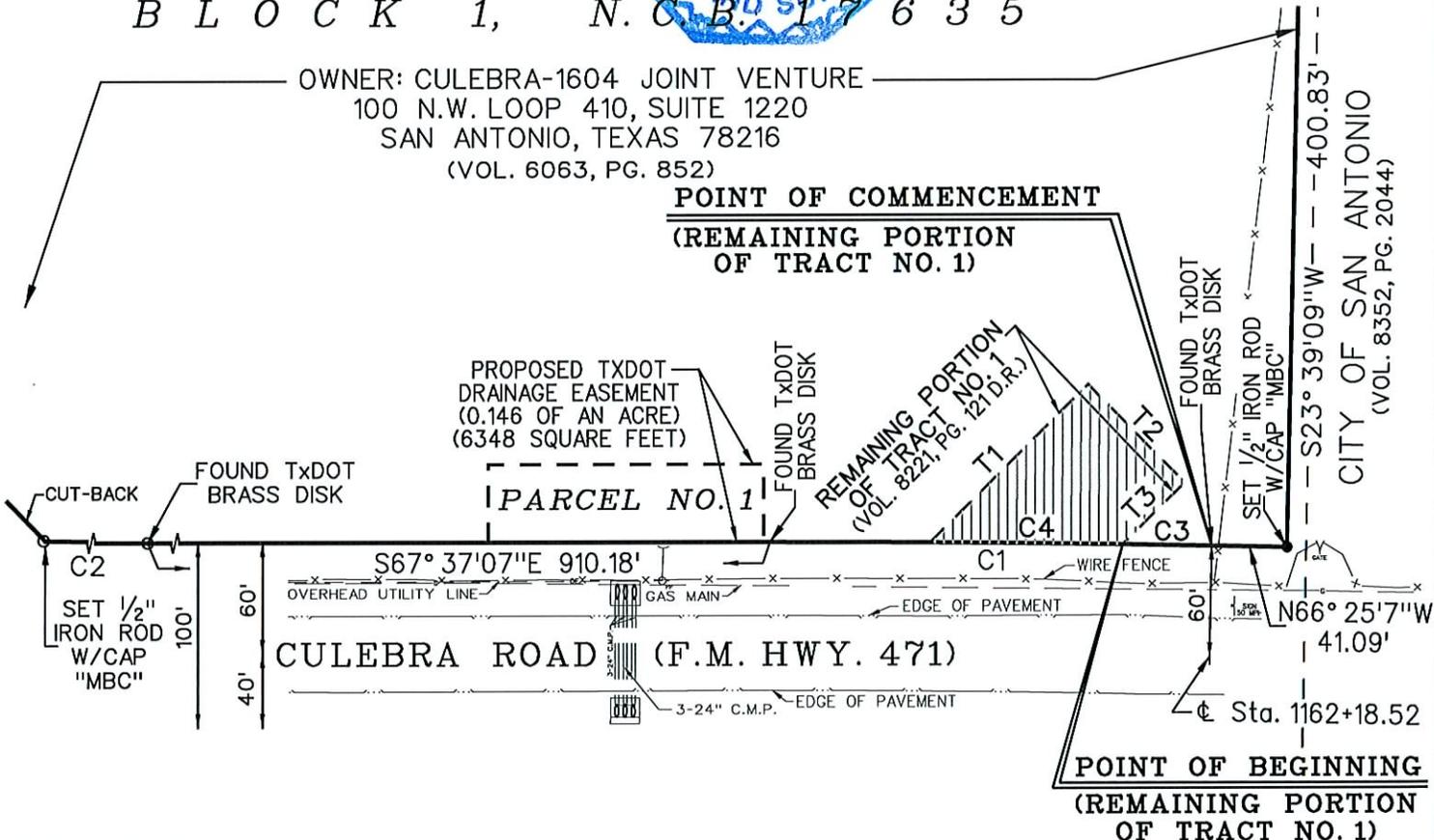
**SCALE: 1"=100'**

BEARINGS ARE BASED ON THE  
NORTHEAST RIGHT-OF-WAY LINE  
OF CULEBRA ROAD AS BEING  
N67° 37' 07" W.

**B L O C K 1, N. C. B. 1 7 6 3 5**

OWNER: CULEBRA-1604 JOINT VENTURE  
100 N.W. LOOP 410, SUITE 1220  
SAN ANTONIO, TEXAS 78216  
(VOL. 6063, PG. 852)

**POINT OF COMMENCEMENT**  
(REMAINING PORTION  
OF TRACT NO. 1)



**REFERENCES:**

VOL. 6063, PG. 852-859 CULEBRA-1604 JOINT VENTURE  
VOL. 8221, PG. 121-124 EASEMENT FOR HIGHWAY PURPOSES

REVISED: 02-24-2009  
BY: JJA

**SKETCH OF THE REMAINING PORTION OF TRACT NO. 1**

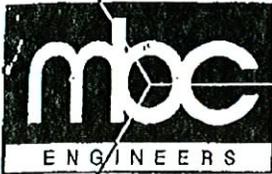
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DESIGN	GCS
DRAWN	DAG
CHECKED	
DATE	01-15-07
JOB NO.	29287-0573
Page	3 of 3



1035 Central Parkway North  
San Antonio, Texas 78232  
(210) 545-1122  
FAX (210) 545-9302

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MACINA · BOSE · COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LANDSURVEYORS

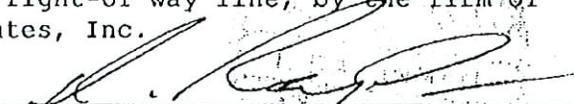
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METES AND BOUNDS  
DESCRIPTION OF  
PARCEL 1

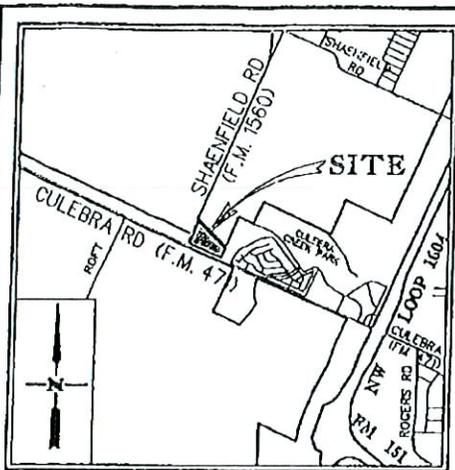
A 0.146 OF AN ACRE (6,348 SQUARE FEET) PARCEL OUT OF A CALLED 417.77 ACRE TRACT CONVEYED TO CULEBRA-1604 JOINT VENTURE BY WALTIR FAY CO. AS RECORDED ON MAY 6, 1994 IN VOLUME 6063, PAGE 852 (OFFICIAL REAL PROPERTY RECORDS), SITUATED IN NEW CITY BLOCK 17635, COUNTY BLOCK 4449, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

- 1.) COMMENCING: At a set  $\frac{1}{2}$ " iron rod and cap "MBC" at the south end of the northeast cutback line of F.M. 1560 and Culebra Road, said iron rod also being in a curve to the left;
- 2.) THENCE: 163.58 feet, along and with the north right-of-way line of Culebra Road (a 100 foot right-of-way) and said curve, having a central angle of  $00^{\circ}49'20''$ , a radius of 11,399.20 feet, a chord bearing of  $S 67^{\circ}12'22'' E$ , and a chord distance of 163.58 feet, to a found TxDOT brass disk;
- 3.) THENCE:  $S 67^{\circ}37'07'' E$ , 756.70 feet, continuing along and with said Culebra Road right-of-way line, to **THE POINT OF BEGINNING**;
- 4.) THENCE:  $N 22^{\circ}22'53'' E$ , 42.32 feet to a point;
- 5.) THENCE:  $S 67^{\circ}37'07'' E$ , 150.00 feet to a point;
- 6.) THENCE:  $S 22^{\circ}22'53'' E$ , 42.32 feet to a point in the north right-of-way line of said Culebra Road;
- 7.) THENCE:  $N 07^{\circ}37'07'' W$ , 150.00 feet, along and with said Culebra Road right-of-way line, to **THE POINT OF BEGINNING** of this tract.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description represents the results of a survey made on the ground of the Culebra Road right-of-way line, by the firm of Macina, Bose, Copeland and Associates, Inc.

  
I. RAY INMAN REG. NO. 4496  
REGISTERED PROFESSIONAL LAND SURVEYOR

#29287-0573  
January 22, 2007  
REVISED March 16, 2007  
IRI/BCG/ddd



**LOCATION MAP**

NOT TO SCALE

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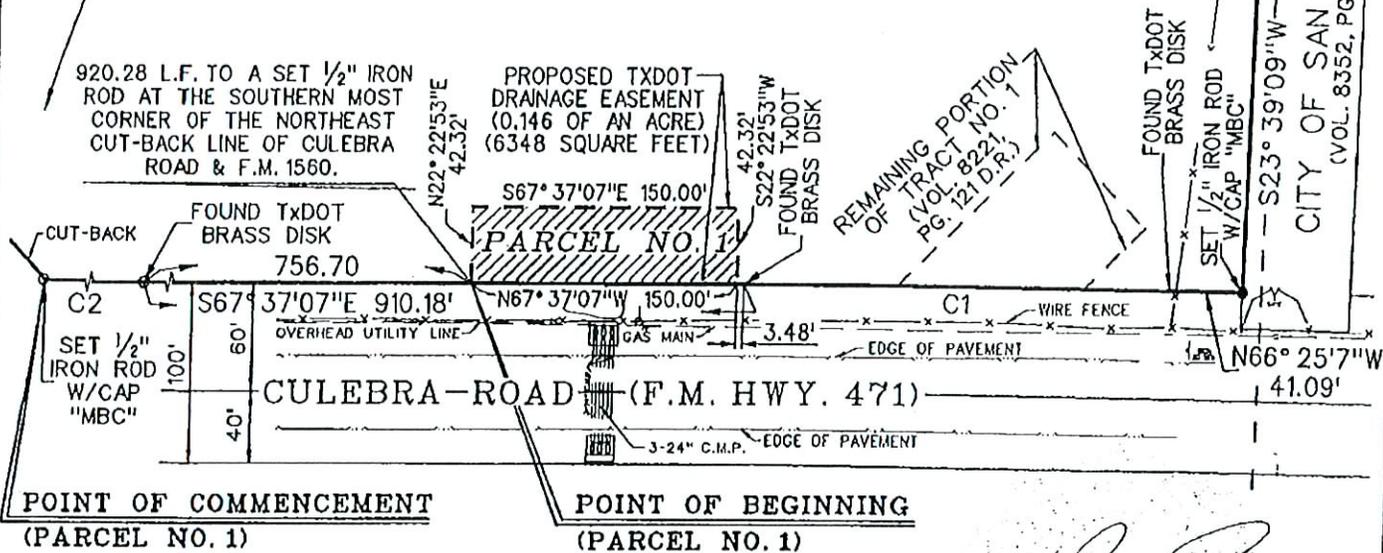


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**POINT OF COMMENCEMENT**  
(PARCEL NO. 1)

**POINT OF BEGINNING**  
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3/17/2007