

TEXAS TRANSPORTATION COMMISSION

GONZALES County

MINUTE ORDER

Page 1 of 1

YOAKUM District

In the city of Gonzales, GONZALES COUNTY, on US 90A, the State of Texas acquired an easement interest in certain land for highway purposes by instrument recorded in Volume 319, Page 434, Deed Records of Gonzales County, Texas.

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

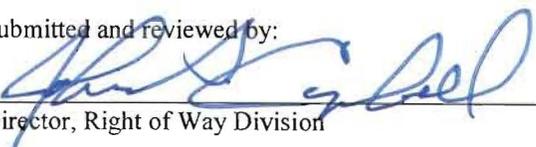
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus easements.

Gontex, Inc., is the underlying fee owner and has requested that the surplus easement be sold to the corporation for \$11,849.

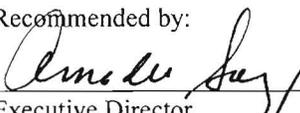
The commission finds \$11,849 to be a fair and reasonable value for the state's rights and interest in the surplus easement.

NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and recommends, subject to approval of the attorney general, that the Governor of Texas execute a proper instrument releasing the state's rights and interest in the surplus easement to Gontex, Inc., for \$11,849.

Submitted and reviewed by:

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

Recommended by:

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

**111872 JUN 25 09**

Minute Number      Date Passed

EXHIBIT A  
STATE OF TEXAS  
TO  
DOROTHY PLOEGER WALSHAK, ET VIR  
0.558 ACRES  
LEGAL DESCRIPTION

Being 0.558 acres of land, more or less, situated near the North edge of the City of Gonzales in the Original Outer Town of Gonzales (Abstract No. 25) in Gonzales County, Texas and being out of and a part of that called 3.81 acre tract described in a Right-of-Way Easement from Carlos C. Smith, et ux to the State of Texas, dated June 3, 1958, recorded in Volume 319, Page 434 of the Gonzales County Deed Records. All deed references herein are to said Gonzales County Deed Records unless otherwise noted. Metes and bounds description of said 0.558 acre tract is as follows:

COMMENCING at a point for the North corner of the Dorothy Ploeger Walshak, et vir 2.280 acre tract (Volume 792, Page 861 of the Gonzales County Official Records), same being the northwest corner of the Charles Guy Martin 2.277 acre tract (Volume 834, Page 30 of said Gonzales County Official Records), from which a fence corner found for occupied corner bears South 72 deg. 01 min. 35 sec. East 0.79 feet, thence as follows:

South 14 deg. 31 min. 36 sec. East (called South 15 deg. 14 min. East) along the line common to said Walshak 2.280 acre tract and said Martin 2.277 acre tract, a distance of 411.18 feet (called 410.6 feet) to a point for the southeast corner of said Walshak 2.280 acre tract, said point also being the South corner of said Martin 2.277 acre tract and in the North line of said 3.81 acre tract, said point also being in the existing northerly right-of-way line of US 90A and the northeast corner of said 0.558 acre tract and the POINT OF BEGINNING;

THENCE South 14 deg. 31 min. 36 sec. East and severing said 3.81 acre tract, a distance of 139.01 feet to a 5/8" iron rod set in a curved, proposed northerly right-of-way line of US 90A, same being the southeast corner of said 0.558 acre tract;

THENCE along said proposed northerly right-of-way line of US 90A with a circular curve to the left, whose radius is 1,797.00 feet, whose long chord bears North 89 deg. 16 min. 49 sec. West 233.85 feet, an arc distance of 234.01 feet to a 5/8" iron rod set for the southwest corner of said 0.558 acre tract;

THENCE North 19 deg. 17 min. 32 sec. West, a distance of 69.14 feet to a point for the northwest corner of said 0.558 acre tract, said point also being the South corner of said Walshak 2.280 acre tract and the southeast corner of the Gonzales County Water Supply Corporation 0.686 acre tract (Volume 440, Page 763), said point also being in

Page 2, State of Texas to Dorothy Ploeger Walshak, Et Vir  
0.558 Acre Legal Description

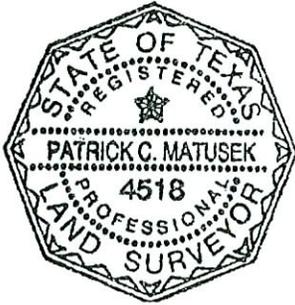
the northwesterly line of said 3.81 acre tract and in the existing northwesterly right-of-way line of US 90A;

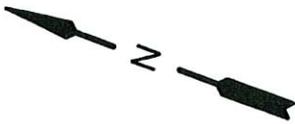
THENCE North 69 deg. 40 min. 35 sec. East (called North 68 deg. 26 min. East) along a southeasterly line of said Walshak 2.280 acre tract, along said existing northwesterly right-of-way line of US 90A, and along said northwesterly line of 3.81 acre tract, a distance of 164.32 feet (called 163.8 feet) to a concrete right-of-way marker found for an angle corner in said existing right-of-way line of US 90A, same being an angle corner in said southeasterly line of Walshak 2.280 acre tract and an angle corner in the northwesterly lines of said 0.558 acre tract and said 3.81 acre tract;

THENCE North 82 deg. 10 min. 25 sec. East (called North 81 deg. 26 min. East) along said North line of 3.81 acre tract, along said existing northerly right-of-way line of US 90A, and along a second southeasterly line of said Walshak 2.280 acre tract, a distance of 68.35 feet (called 69.0 feet) to the POINT OF BEGINNING, containing 0.558 acres of land, more or less. (All bearings are based on the called bearing of North 15 deg. 04 min. 25 sec. West for the West line of the State of Texas 8.309 acre tract recorded in Volume 640, Page 330 of said Gonzales County Deed Records).

I hereby certify the foregoing legal description was prepared from a survey performed on the ground under my supervision and that it correctly represents the facts found at the time of the survey. A survey plat of even date herewith accompanies this legal description.

Patrick C. Matusek  
Patrick C. Matusek  
Registered Professional Land Surveyor  
License No. 4518, State of Texas  
Surveyed April 9, 2002



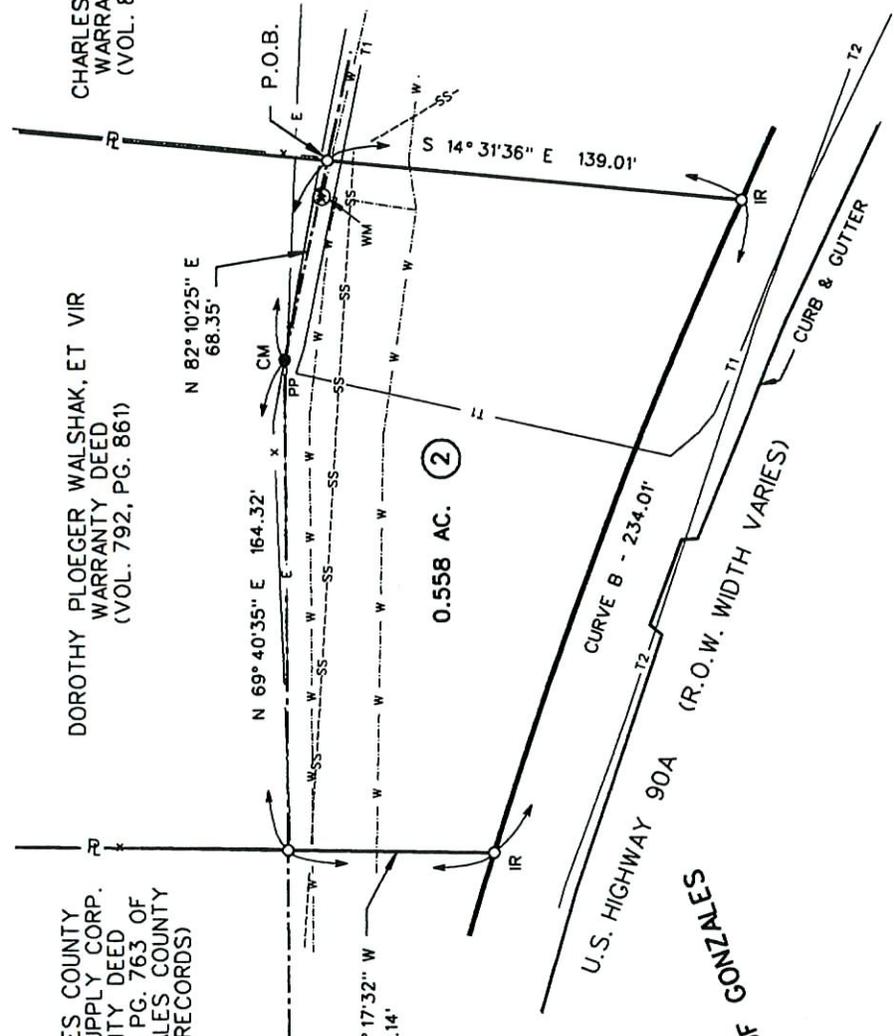


SCALE: 1" = 50'

GONZALES COUNTY  
WATER SUPPLY CORP.  
WARRANTY DEED  
(VOL. 440, PG. 763 OF  
THE GONZALES COUNTY  
DEED RECORDS)

DOROTHY PLOEGER WALSHAK, ET VIR  
WARRANTY DEED  
(VOL. 792, PG. 861)

CHARLES GUY MARTIN  
WARRANTY DEED  
(VOL. 834, PG. 30)



CURVE DATA	
CURVE DATA	CURVE B
R	1,797.00'
Δ	07° 27' 40"
LC	N 89° 16' 49" W 233.85'
L	234.01'

**LEGEND**

- IR = SET 5/8" IRON ROD
- CM = FOUND CONCRETE R.O.W. MARKER
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- WM = WATER METER
- X --- = PROPOSED R.O.W. LINE
- X --- = EXISTING R.O.W. LINE
- X --- = EXISTING FENCE
- R --- = PROPERTY LINE
- E --- = OVERHEAD ELECTRIC LINE
- W --- = CITY OF GONZALES UNDERGROUND WATER LINE
- T1 --- = VERIZON UNDERGROUND FIBER OPTIC CABLE
- T2 --- = A T & T UNDERGROUND FIBER OPTIC CABLE
- SS --- = CITY OF GONZALES UNDERGROUND SANITARY SEWER LINE
- (X) = TRACT NUMBER

**GENERAL NOTES**

1. ALL DEED REFERENCES ARE TO GONZALES COUNTY OFFICIAL RECORDS UNLESS OTHERWISE NOTED.
2. CURVE LENGTHS SHOWN ARE ARC LENGTHS.
3. UTILITIES ARE SHOWN IN APPROXIMATE LOCATION.



I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

*Patrick C. Matusek*  
 PATRICK C. MATUREK  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4518, STATE OF TEXAS  
 SURVEYED APRIL 9, 2002

**MEI MAVERICK ENGINEERING, INC.**  
 ONE O'CONNOR PLAZA, EIGHTH FLOOR, VICTORIA, TX  
 PHONE (361) 576-0180 FAX (361) 576-0180

DIST. NAME	YOAKUM	SURVEY PLAT OF	GONZALES
ACCOUNT NO.		DOROTHY WALSHAK, ET VIR	GONZALES
		(0.558 AC.)	HWY. NO.
			U.S. 90A
ROW SELLING	0.558 AC.	CSJ 0445-03-001	