

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the city of San Antonio, BEXAR COUNTY, on STATE HIGHWAY LOOP 1604, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 4709, Page 485, Deed Records of Bexar County, Texas.

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

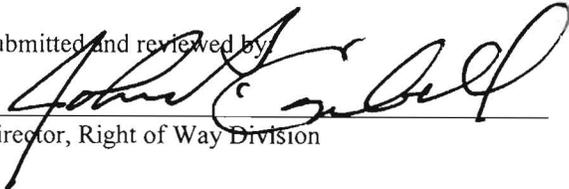
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land.

Bulverde Marketplace, L.P., a Delaware limited partnership, is the abutting landowner and has requested that the surplus land be sold to the partnership for \$10,050.

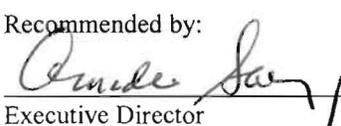
The commission finds \$10,050 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, the commission finds that the surplus land 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 conveying all of the state's rights, title and interest in the surplus land to Bulverde Marketplace, L.P., a Delaware limited partnership, for \$10,050; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, 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 surplus land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

111771 MAR 26 09

Minute
Number

Date
Passed

EXHIBIT A

Control: 2452-03
County: Bexar
Highway: Bulverde Road

Date: August 14, 2008

Property Description for

Tract 5

A 0.018 of an acre, or 804 square feet, tract of land out of a 3.007 acre tract of land conveyed to the State of Texas in Volume 4709, Pages 485-488 of the Deed Records of Bexar County, Texas, out of the M.M. Seay Survey Number 340, Abstract 911, County Block 4966 in the City of San Antonio, Bexar County, Texas, said 0.018 of an acre of land being more particularly described as follows with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone, the bearings given by deed and the right-of-way map have been rotated 00°15'09" counterclockwise to match said NAD83:

BEGINNING At a found TxDOT Monument plate with "+" which point is 235.00 feet right of centerline station 587+78.82 of F. M. 1604, also known as Charles Anderson Loop, a variable width right-of-way, said monument also being at the northwest corner of a 1.972 acre tract of land out of Parcel P-2F, New City Block (N.C.B.) 17365, Bexar County, Texas conveyed to Bulverde Marketplace, LP by deed record in Volume 12962, Pages 963-984 of the Real Property Records of Bexar County, Texas, an angle point in the south line of said 3.007 acre tract;

- (1) THENCE SOUTH 62°18'19" West, a distance of 84.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the west corner of said 1.972 acre tract, the southwest corner of said 3.007 acre tract on the east right-of-way line of Old Bulverde Road, a variable width right-of-way;
- (2) THENCE NORTH 39°40'49" East, along and with said east right-of-way line of Old Bulverde Road a distance of 49.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" from which a found TxDOT Monument plate with "+" bears SOUTH 88°05'51" West, a distance of 155.50 feet,

- (3) THENCE NORTH 88°05'08" East, a distance of 43.61 feet to the POINT OF BEGINNING and containing 0.018 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by Pape Dawson Engineers Inc.

STATE OF TEXAS
COUNTY OF BEXAR

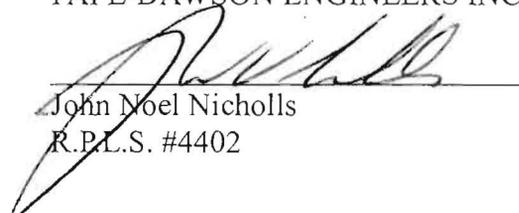
I hereby certify that this Description is true and correct according to an actual survey made on the ground under my supervision.

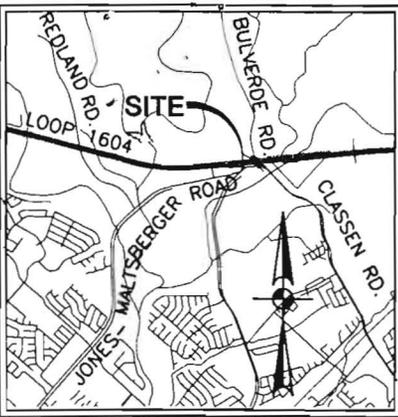
This 14th day of August, 2008 A.D.

A Plat of even date was also prepared



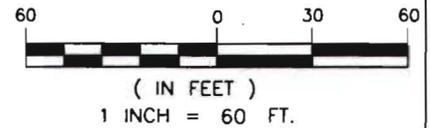
PAPE-DAWSON ENGINEERS INC.


John Noel Nicholls
R.P.L.S. #4402



LEGEND

	SIGN		SIGN
	FIRE HYDRANT		ANCHOR GUY
	POWER POLE		POWER POLE (X ARM)
	STREET SIGN		WATER METER
	WATER VALVE		BARBED WIRE FENCE



LOCATION MAP
N.T.S.

**F.M. 1604
CHARLES ANDERSON LOOP**
(R.O.W. VARIES)

- NOTES:
- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 2) BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

GEORGE VOSS
SURVEY NO. 340 1/2
ABSTRACT 788
C.B. 4955

N.C.B. 17725
FISCHER 9.023
ACRES SUBDIVISION
(VOL. 9574, PG. 185 D.P.R.)
BLOCK 1
LOT 4

OLD BULVERDE ROAD
(R.O.W. VARIES) NOT IN USE

BILLBOARD W/ METER SIGN
N 39°56'00" E
BY DEED AND R.O.W. MAP
POWER POST

1.972 ACRES
BULVERDE MARKETPLACE
(VOL. 12962, PGS. 963-984 R.P.R.)

N.C.B. 17365

NEW BULVERDE ROAD
(R.O.W. VARIES)

SURVEY OF TRACT 6
A 0.018 OF AN ACRE, OR 804 SQUARE FEET, TRACT OF LAND OUT OF A 3.007 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS IN VOLUME 4709, PAGES 485-488 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS



STATE OF TEXAS }
COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

THIS 14TH DAY OF AUGUST, 20 08 A.D.