

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In BEXAR COUNTY, on STATE HIGHWAY LOOP 1604, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 4551, Page 95, Deed Records, and Volume 3815, Page 1961, Official Public Records, Bexar County, Texas.

Portions of the land (surplus land), described in Exhibit A, are 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 to the abutting landowner.

FCS Fischer, Ltd., a Texas limited partnership, is the abutting landowner and has requested that the surplus land be sold to the partnership for \$36,048.

The commission finds \$36,048 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 department 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 FCS Fischer, Ltd., a Texas limited partnership, for \$36,048; 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

112414 AUG 26 10

Minute Number

Date Passed



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

Date: June 16th, 2010

EXHIBIT A

Property Description for

Tract 1

0.092 of an acre, or 3,996 square feet, tract of land, being all of that 0.092 of an acre tract conveyed on June 10, 1986 by George E. Fisher to the State of Texas in Deed recorded in Volume 3815, Pages 1961-1969 of the Official Public Records of Real Property of Bexar County, Texas, out of the George Voss Survey Number 340 1/2, Abstract 788, County Block 4955, now in New City Block (N.C.B.) 17725 of the City of San Antonio, Bexar County, Texas. Said 0.092 of an acre tract being more particularly described as follows with the bearings being based on the North American Datum for 1983 (CORS 96), from the State Plane Coordinate System established for the Texas South Central Zone, the bearings given by deed and the right-of-way map have been rotated 00°13'22" counterclockwise to match said NAD83;

COMMENCING At a found TxDOT monument plate with "+" on the south right-of-way line of F. M. 1604 also known as Charles Anderson Loop, a variable width right-of-way, which point is 224.00 feet right of centerline Station 585+80.03, said monument also being at the northeast corner of a 9.023 acre tract of land being all of Tract IV, New City Block (N.C.B.) 17725, Bexar County, Texas, same being that tract of land conveyed to FCS Fischer, Ltd. by deed of record in Volume 8368, Pages 210-226, of the Real Property Records of Bexar County, Texas;

- (1) THENCE SOUTH 26°11'37" East, a distance of 60.98 feet, to the east corner of said 9.023 acre tract;
- (2) THENCE SOUTH 46°32'47" West, a distance of 238.19 feet to a TxDOT monument plate with "+" at the POINT OF BEGINNING of the herein described tract;
- (3) THENCE SOUTH 46°32'47" West, a distance of 18.82 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the north right-of-way line of Jones Maltsberger Road, a variable width right-of-way;
- (4) THENCE SOUTH 78°38'08" West, along the north right-of-way line of said Jones Maltsberger Road, a distance of 257.48 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- (5) THENCE SOUTH 11°21'52" East, a distance of 10.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- (6) THENCE SOUTH 78°38'08" West, along the north right-of-way line of said Jones Maltsberger Road, a distance of 89.44 feet to a found ½" iron rod;

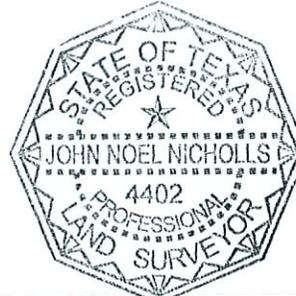
- (7) THENCE NORTH 11°21'52" West, departing the north right-of-way line of Jones Maltberger Road, a distance of 10.00 feet to found TxDOT monument plate with "+";
- (8) THENCE NORTH 72°15'22" East, along the south line of said 9.023 acre tract, a distance of 90.00 feet to TxDOT monument plate with "+";
- (9) THENCE NORTH 78°38'08" East, a distance of 273.43 feet to the POINT OF BEGINNING and containing 0.092 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

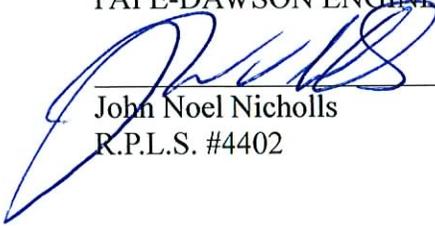
I hereby certify that this Description is true and correct according to an actual survey made on the ground under my supervision.

This 16th day of June 2010 A.D.

A Plat of even date was also prepared



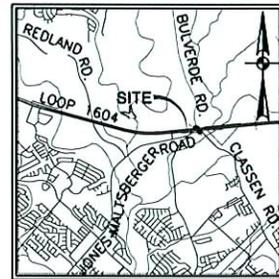
PAPE-DAWSON ENGINEERS INC.



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



(IN FEET)
1 INCH = 100 FT., CL STA. 585+80.03



LOCATION MAP
N.T.S.

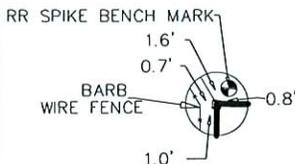
LEGEND

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

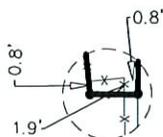
NOTES:

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.



"DETAIL-A"

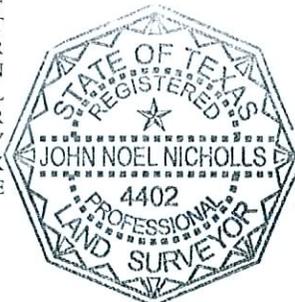


"DETAIL-B"

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

SURVEY OF TRACT 1

0.092 OF AN ACRE, OR 3,996 SQUARE FEET, TRACT OF LAND, BEING ALL OF THAT 0.092 OF AN ACRE TRACT CONVEYED ON JUNE 10, 1986 BY GEORGE E. FISHER TO THE STATE OF TEXAS IN DEED RECORDED IN VOLUME 3815, PAGES 1961-1969 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE VOSS SURVEY NUMBER 340 1/2, ABSTRACT 788, COUNTY BLOCK 4955, NOW IN NEW CITY BLOCK (N.C.B.) 17725 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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 16TH DAY OF JUNE, 2010 A.D.



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

Date: June 16, 2010.

EXHIBIT A

Property Description For

Tract 4

A 0.056 of an acre, or 2,441 square feet, tract of land out of a 56.135 acre tract of land conveyed on November 25, 1960 by R.J. Fisher and wife Martha Fisher to the State of Texas, recorded in Volume 4551, Pages 95-99 of the Deed Records of Bexar County, Texas, out of the George Voss Survey Number 340 ½, Abstract 788, County Block 4955, in the City of San Antonio, Bexar County, Texas. Said 0.056 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 224.00 feet right of centerline station 585+80.03 of F. M. 1604, also known as Charles Anderson Loop, a variable width right-of-way, said monument also being at the northeast corner of a 9.023 acre tract of land in New City Block (N.C.B.) 17725, Bexar County, Texas, same being that tract of land conveyed to FCS Fischer, Ltd. by deed of record in Volume 8368, Pages 210-226, of the Official Public Records of Real Property of Bexar County, Texas;

- (1) THENCE NORTH 88°05'08" East, beginning an Access Denial Line, a distance of 87.82 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the west right-of-way line of Old Bulverde Road, ending said Access Denial Line, from which a found TxDOT monument plate with "+" bears NORTH 88°05'08" East, a distance of 111.09 feet, which point is at 235.00 feet right of centerline station 587 + 78.82 of F. M. 1604;
- (2) THENCE SOUTH 46°32'47" West, along and with the west right-of-way line of Old Bulverde Road a distance of 83.82 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east corner of said 9.023 acre tract of land, at the southeast corner of said 56.135 acre tract of land;

- (3) THENCE NORTH 26°11'37" West, along the east line of said 9.023 acre tract of land, a distance of 60.98 feet to the POINT OF BEGINNING and containing 0.056 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.

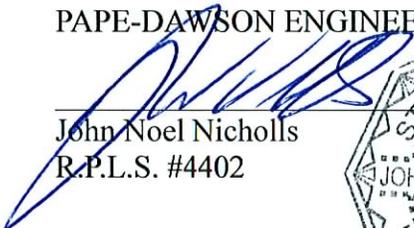
STATE OF TEXAS
COUNTY OF BEXAR

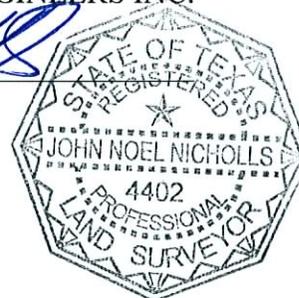
I hereby certify that this Description is true and correct according to an actual survey made on the ground under my supervision.

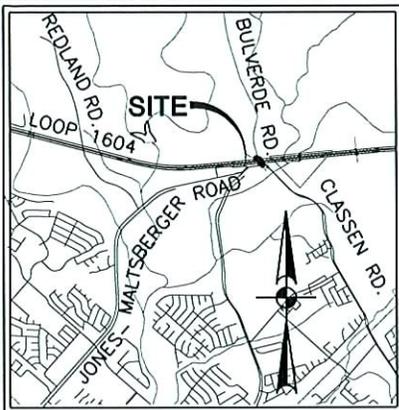
This 16th day of June, 2010 A.D.

A Plat of even date was also prepared

PAPE-DAWSON ENGINEERS INC.


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





LOCATION MAP

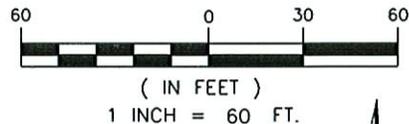
NOTES: N.T.S.

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.

LEGEND

- SIGN SIGN
- ⊗ FH FIRE HYDRANT
- ⊕ GUY ANCHOR GUY
- PP2 POWER POLE
- PP POWER POLE (X ARM)
- ⊕ ST.SIGN STREET SIGN
- ⊗ WM WATER METER
- ⊗ WV WATER VALVE
- x— BARBED WIRE FENCE



CL STA. 585+80.03

F.M. 1604

CHARLES ANDERSON LOOP
(R.O.W. VARIES)

56.135 ACRES
(VOLUME 4551, PAGES 95-99 D.R.)

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

0.056 OF AN ACRE
(2,441 SQ. FT.)

TxDOT MONUMENT
PLATE WITH "+"

P.O.B.

TRACT 4 N26°11'37"W
60.98'
S 25°56'28" E - DEED & ROW MAP

FISCHER 9.023
ACRES SUBDIVISION
(VOL. 9574, PG. 185 D.P.R.)

BLOCK 1

LOT 4

9.023 ACRES
FCS FISCHER, LTD.
(VOL. 8368, PG. 210-226 R.P.R.)

LOT 5

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

TxDOT MON., PLATE w. "+"
STA. 587 +78.82
235.00' RT. OF CL.

M. M. SEAY
SURVEY NO. 340
ABSTRACT 911
C.B. 4966

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

N.C.B. 17365

SURVEY
OF TRACT 4

NEW BULVERDE ROAD

(R.O.W. VARIES)

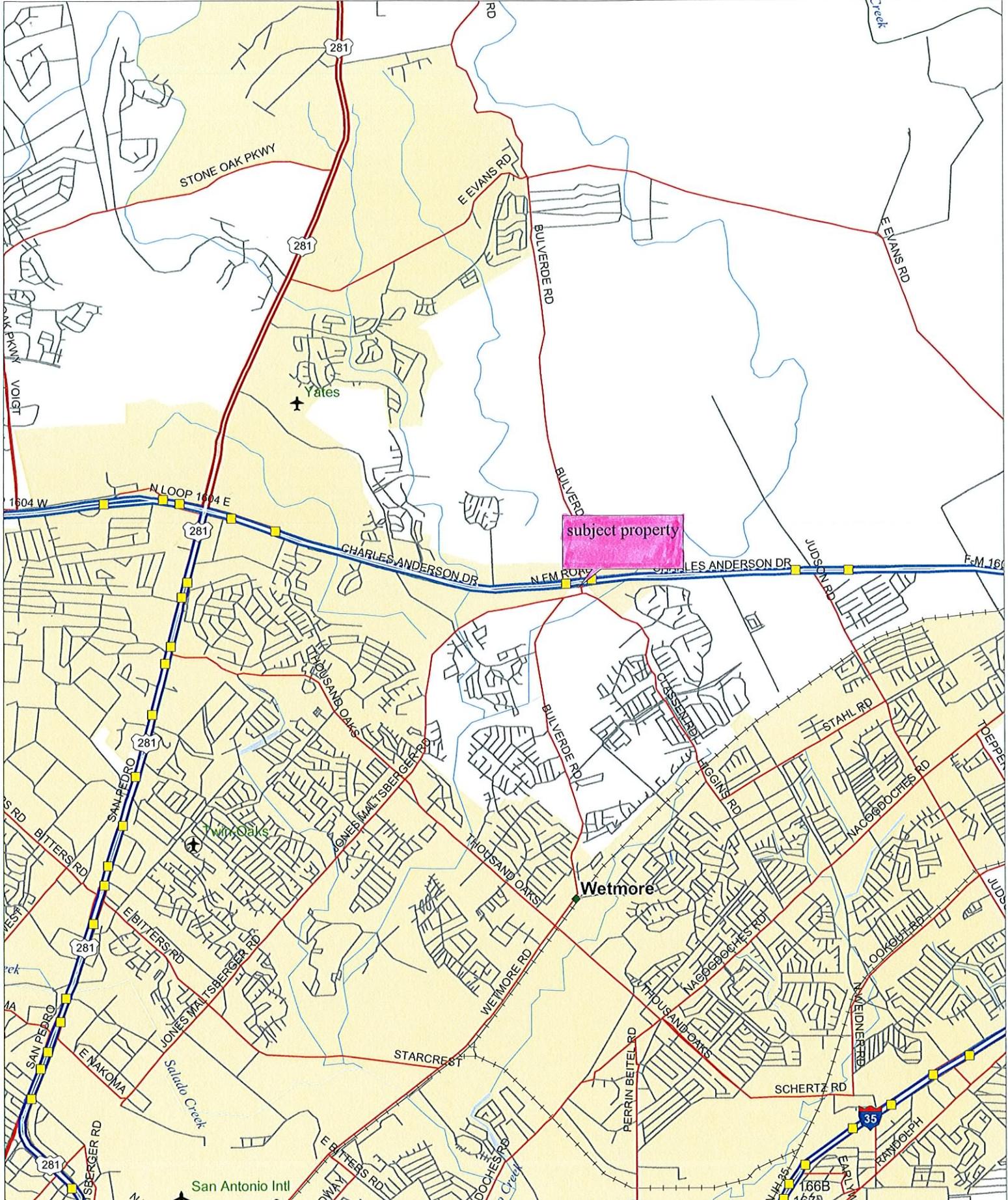
A 0.056 OF AN ACRE, OR 2,441 SQUARE FEET, TRACT OF LAND OUT OF A 56.135 ACRE TRACT OF LAND CONVEYED ON NOVEMBER 25, 1960 BY R.J. FISHER AND WIFE MARTHA FISHER TO THE STATE OF TEXAS, RECORDED IN VOLUME 4551, PAGES 95-99 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE VOSS SURVEY NUMBER 340 1/2, ABSTRACT 788, COUNTY BLOCK 4955, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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 16TH DAY OF JUNE, 20 10 A.D.



Area Location Map SL 1604 at Bulverde Rd.