

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 an easement interest in certain land needed for highway drainage purposes by instrument recorded in Volume 4335, Page 72, 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 sale of surplus easements.

HC Plaza Investments, L.P., a Delaware limited partnership, is the underlying fee owner and has requested that the surplus easement be sold for \$118,000.

The commission finds \$118,000 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 HC Plaza Investments, L.P., a Delaware limited partnership, for \$118,000.

Submitted and reviewed by:

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

Recommended by:

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

**112134 JAN 28 10**

Minute      Date  
Number      Passed



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

CONTROL: 2452-02  
HIGHWAY: L.P. 1604  
COUNTY: BEXAR

EXHIBIT A

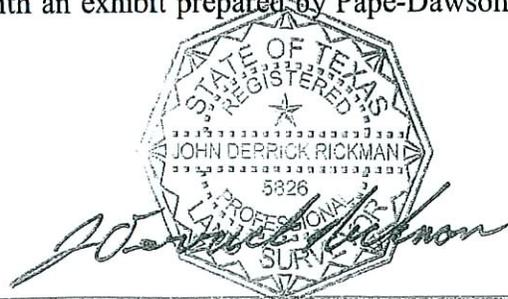
PROPERTY DESCRIPTION OF  
A 0.4018 OF AN ACRE CHANNEL EASEMENT

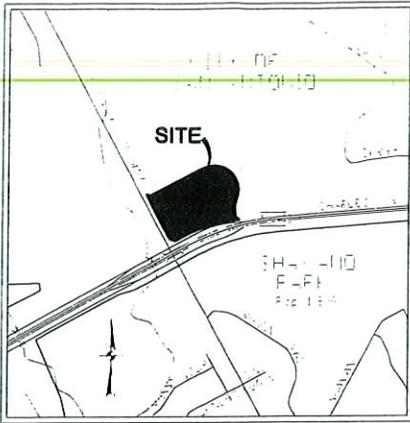
A 0.4018 acres, 17,503 square feet, more or less, being all of that 0.402 acre channel easement (Parcel P), recorded in Volume 4335, Pages 72-81 of the Deed Records of Bexar County, Texas, and being out of Lot 2, Block 13, of The Hill Country Plaza Subdivision, recorded in Volume 9575, Pages 98-100 of the Deed and Plat Records of Bexar County, Texas, now in new city block (N.C.B.) 17701 of the City of San Antonio, Bexar County, Texas. Said 0.4018 acre tract being more fully 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.

COMMINGING: At a found "+" in rock on the north right-of-way line of Charles Anderson, Loop 1604, a variable width right-of-way, for the southwest corner of Lot 1, Block 12 of the Ranch at Shavano Park, recorded in Volume 9566, Page 170, of the Deed and Plat Records of Bexar County, Texas, and the southeast corner of Lot 2;

- 1) THENCE: S 79°41'37" W, with the north right-of-way line of Loop 1604, a distance of 107.93 feet, to the POINT OF BEGINNING;
- 2) THENCE: S 79°41'37" W, with the north right-of-way line of Loop 1604, a distance of 100.05 feet to a point, for the southwest corner of this tract;
- 3) THENCE: Departing the north right-of-way line of Loop 1604, across Lot 2, the following calls and distances;
- 4) N 08°31'45" W, a distance of 176.58 feet to a point, for the northwest corner of this tract;
- 5) N 81°28'15" E, a distance of 100.00 feet to a point, for the northeast corner of this tract;
- 6) S 08°31'45" E, a distance of 173.48 feet to the POINT OF BEGINNING, and containing 0.4018 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 23, 2008  
JOB NO. 6495-08  
DOC. ID. N:\CIVIL\6495-08\FN6495-08.doc





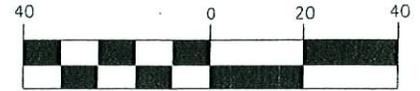
LOCATION MAP  
N.T.S.

**DEED/PLAT REFERENCE**

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
R.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

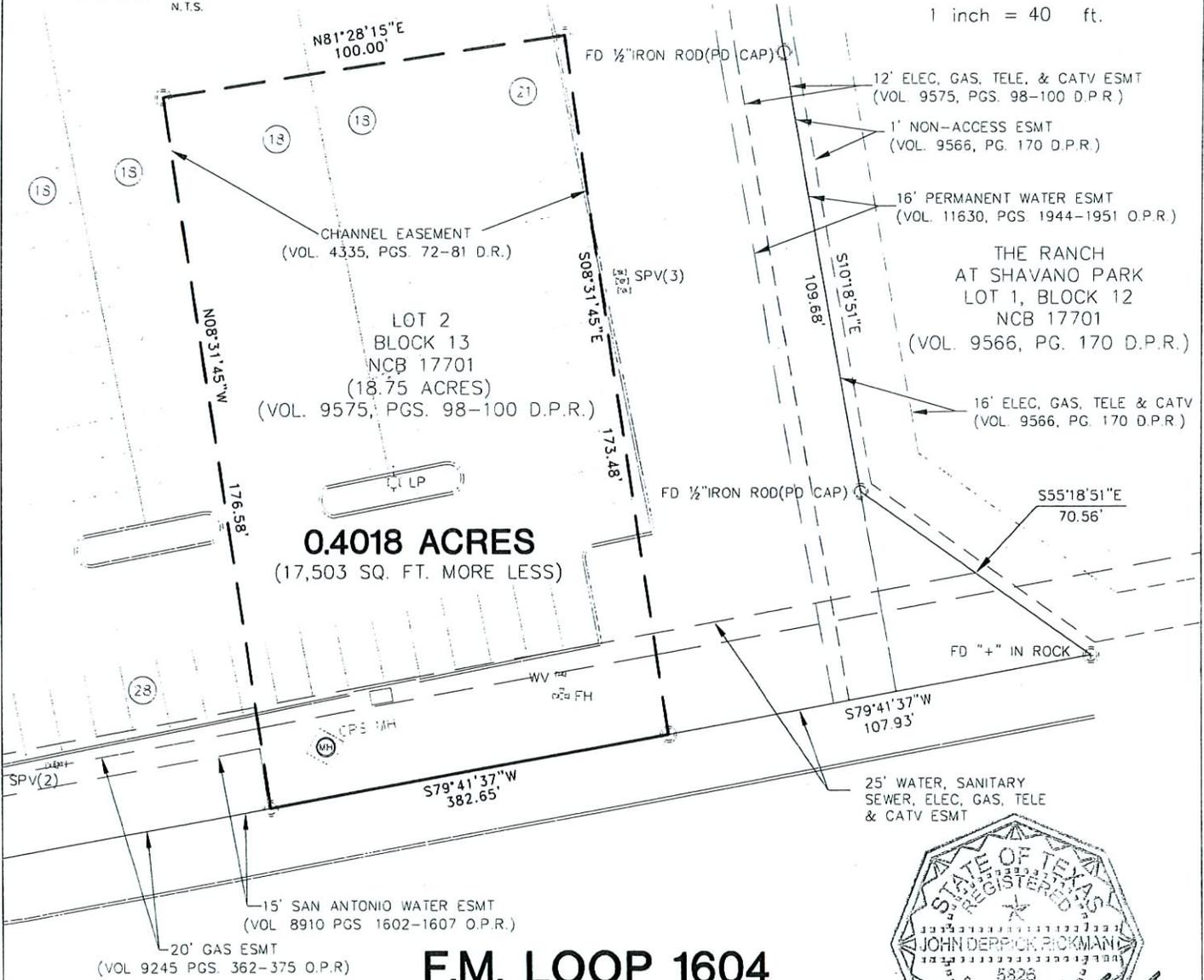
**NOTES:**

- 1) The bearings for this survey are based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone.
- 2) The professional services provided herewith include the preparation of a field note description.



( IN FEET )

1 inch = 40 ft.



**0.4018 ACRES**  
(17,503 SQ. FT. MORE LESS)

**F.M. LOOP 1604**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
EXHIBIT OF

A 0.4018 ACRES, 17,503 SQUARE FEET, MORE OR LESS, BEING ALL OF THAT 0.402 ACRE CHANNEL EASEMENT (PARCEL P), RECORDED IN VOLUME 4335, PAGES 72-81 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF LOT 2, BLOCK 13, OF THE HILL COUNTRY PLAZA SUBDIVISION, RECORDED IN VOLUME 9575, PAGES 98-100 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, NOW IN NEW CITY BLOCK (N.C.B.) 17701 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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