

TEXAS TRANSPORTATION COMMISSION

WILLIAMSON County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the city of Cedar Park, WILLIAMSON COUNTY, on US 183, the State of Texas (state) acquired certain land for a state highway purpose by instrument recorded in Volume 260, Page 307, Deed Records of Williamson County, Texas.

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

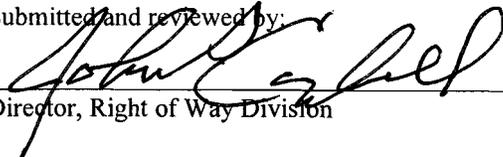
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the exchange of surplus land as whole or partial consideration for other land needed for a state highway purpose.

Land needed for a state highway purpose on RANCH TO MARKET ROAD 1431 (new land), described in Exhibit B, has been conveyed to the state by the city. The city has requested that the surplus land be conveyed to them and will pay to the state the \$50,840 difference in value between the value of the surplus land and that of the new land pursuant to an executed exchange agreement.

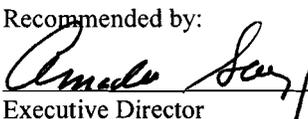
It is the opinion of the commission that it is proper and correct that the state convey the surplus land to the city in exchange and as consideration for the conveyance of the new land and the cash payment of \$50,840 to the state.

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 the City of Cedar Park, Texas, in exchange and as consideration for the conveyance of the new land and the cash payment of \$50,840 to the state; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interest, 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

**112139 JAN 28 10**

Minute Date  
Number Passed

**EXHIBIT A**

**County:** Williamson  
**Tract No.:** 1  
**Highway:** Old Highway 183

**PROPERTY DESCRIPTION FOR TRACT 1**

DESCRIPTION OF A 0.255 ACRE (11,100 SQUARE FEET) TRACT OF LAND SITUATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE 100 FOOT WIDE RIGHT OF WAY OF OLD HIGHWAY 183; SAME BEING A PORTION OF TRACT "C" CONVEYED BY G.W. CLUCK ESTATE TO THE STATE OF TEXAS BY RIGHT OF WAY DEED OF RECORD IN VOLUME 260, PAGE 307, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.); SAID TRACT BEING SITUATED ON THE WEST SIDE OF STATE HIGHWAY NO. 29 (LATER RENAMED U.S. 183) AS IT WAS LOCATED IN SEPTEMBER 1930 AS SHOWN ON STATE RIGHT OF WAY MAP (JOB NO. M-14-K-3) CONTROL 151-5-2, 151-4-2 AND 151-5-11; SAID RIGHT OF WAY CONVEYANCE HAVING BEEN DESCRIBED AS A STRIP LYING ON THE WEST SIDE OF, AND ADJACENT TO THE WEST RIGHT OF WAY LINE AS OF THE DATE OF FILING (12/7/1931), AND BEING OF SUCH WIDTH AS TO MAKE A UNIFORM WIDTH OF RIGHT OF WAY OF 100 FEET TOTAL, BEING 50 FEET MEASURED AT RIGHT ANGLES FROM THE SURVEYED CENTER LINE OF SAID HIGHWAY NO. 29; SAID 0.255 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a TXDOT Type II brass disk monument set in concrete by The Wallace Group in 2004 at grid coordinate X=3087210.37, Y=10159780.05, Texas State Plane Coordinates NAD 83/93 HARN SPC Zone 4203/Texas Central, which is based upon the published positions of the City of Cedar Park control monuments no. 14 and 3 established in 1999, same being a point in the west line of said Old Highway 183 and an angle point in the east line of said called 0.81 acre Danny K. Bell tract; said beginning point being 46.12 feet left of Engineer's centerline station 340+96.27 from which point of beginning a concrete monument found [Texas Department of Transportation (TXDOT) Type I], (Control Monument this survey, top of monument broken off, base still intact) at the intersection of the west right of way (r.o.w.) of Old Highway 183 (100 feet wide) and the east right of way of U.S. Highway 183 (Bell Boulevard – 120 feet wide) at the most northerly corner of said called 0.81 acre tract conveyed to Danny K. Bell by Special Warranty Deed of record in Document No. 2006074307, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), same being a remnant of Tracts 1 and 2, Cedar Park Ranchettes, a subdivision of record in Cabinet A, Slide 393, Plat Records of Williamson County, Texas (P.R.W.C.T.), bears North 34 degrees 32 minutes 35 seconds West, a distance of 75.90 feet; and from said beginning point run the following four (4) courses and distances:

**THENCE** across the said additional right-of-way Tract C conveyed to the State of Texas by deed of record in Volume 260, Page 307, D.R.W.C.T., by course 1 as follows:

- 1) North 58 degrees 12 minutes 21 seconds East, a distance of 21.98 feet to a TXDOT Type II monument with brass disk set for the northeast corner of the herein described tract, being 24.14 feet left of Engineer's centerline station 340+96.14;

THENCE, with the proposed west r.o.w. line, which was previously the existing west r.o.w. line in September 1930 of State Highway No. 29 (now known as Old Highway 183) by course 2 as follows:

- 2) South 31 degrees 47 minutes 39 seconds East, a distance of 477.12 feet to a TXDOT Type II monument with brass disk set for the southeast corner of the herein described tract, being 28.22 feet left of Engineer's centerline station 336+19.03;

THENCE, with the south line of the herein described tract, crossing said strip of land conveyed to the State of Texas described as Tract "C" in Volume 260, Page 307, D.R.W.C.T. by course 3 as follows:

- 3) South 58 degrees 12 minutes 21 seconds West, a distance of 24.55 feet to a TXDOT Type II brass disk monument set 52.77 feet left of Engineer's centerline station 336+19.24; from which point a calculated point in the existing north r.o.w. line of East Park Street (50' wide) at the southeast corner of said Danny K. Bell tract, bears South 31 degrees 29 minutes 09 seconds East, a distance of 19.08 feet;

THENCE, with the west r.o.w. line of State Highway No. 29 (now known as Old Highway 183), as established by said conveyance to State of Texas of record in Volume 260, Page 307, D.R.W.C.T., by course 4 as follows:

- 4) North 31 degrees 29 minutes 09 seconds West, a distance of 477.13 feet to the POINT OF BEGINNING of the herein described Tract 1, delineating and encompassing within the metes recited 0.255 acre (11,100 square feet) of land, more or less, based on the survey and exhibit drawing made by The Wallace Group, Inc. on June 2, 2009.



Vana H. Proffitt, R.P.L.S. No. 5779  
The Wallace Group, Inc.  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065



06-02-09  
Date

See attached Plat No. A-RR4112-1 &2  
21834-FN01.doc

NOTES:

- 1.) THIS EXHIBIT DRAWING IS ACCOMPANIED BY A SEPARATE FIELD NOTE DESCRIPTION.
- 2.) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATES NAD 83/93 HARN SPC ZONE 4203/TEXAS CENTRAL, WHICH IS BASED UPON THE PUBLISHED POSITIONS OF THE CITY OF CEDAR PARK CONTROL MONUMENTS NO. 14 AND 3 ESTABLISHED IN 1999.

DRAWING TO ACCOMPANY FIELD NOTES FOR  
**OLD HIGHWAY 183 - TRACT 1**

**TRACT 1  
 FIELD NOTE  
 POINT OF  
 BEGINNING**  
 GRID (X)=3087210.37  
 GRID (Y)=10159780.05  
 OLD HWY 183  
 CL STA. 340+96.27  
 46.12' LT.

DANNY K. BELL  
 CALLED 0.81 ACRE  
 TRACT  
 DOC. #2006074307,  
 O.P.R.W.C.T.  
 PORTION OF TRACTS  
 1 & 2,  
 CEDAR PARK  
 RANCHETTES  
 CAB. A SL. 393,  
 P.R.W.C.T.

MUEL DAMON SURVEY  
 ABSTRACT NO. 170  
 WILLIAMSON COUNTY, TEXAS

U.S. HIGHWAY No. 183  
 120' R.O.W. PER  
 VOL. 472, PG. 253, D.R.W.C.T.

WEST PARK STREET  
 STA. 336+08.59

U.S. HIGHWAY No. 183  
 120' R.O.W. PER  
 VOL. 472, PG. 256, D.R.W.C.T.

CEDAR PARK CEMETERY  
 ASSOC. - PROPERTY NO. 2  
 0.576 AC.  
 VOL. 1027 PG. 211,  
 \* VOL. 1055 PG. 643, O.R.W.C.T.  
 GROUND LEASE TO SONIC  
 VOL. 1056, PG. 787, O.R.W.C.T.

OLD HWY 183  
 CL STA. 336+19.24  
 52.77' LT.

EAST PARK STREET  
 (60' R.O.W. PER CAB. A,  
 SL. 393, P.R.W.C.T.)  
 N 70°36'46" E - 141.86'  
 N 71°30'30" E - 141.86'

EXISTING R.O.W.  
 (S 30°34' E - 496.70')

EXISTING R.O.W.  
 (N 17°57' W - 557.30')

EXISTING R.O.W.  
 (N 18°52'09" W - 538.48')

US 183  
 CL STA. 342+15.86  
 60' RT.

TXDOT TYPE I  
 MONUMENT FD.  
 TOP BROKEN,  
 BASE INTACT

72' +/-  
 SEE SH. 4 OF 4  
**MATCH LINE**

OLD HWY 183  
 CL STA. 341+72.17  
 49.11' LT.

OLD HWY 183  
 CL STA. 340+96.14  
 24.14' LT.

OLD HIGHWAY No. 183  
 (100' R.O.W. PER  
 R.O.W. DEED FOR WIDENING,  
 VOL. 260, PG. 307, D.R.W.C.T.)

TRACT C STRIP FROM G.W. CLUCK  
 ESTATE TO STATE OF TEXAS PER  
 DEED OF RECORD IN VOL. 260,  
 PG. 307, D.R.W.C.T.

CL RAILROAD TRACKS  
 & 100' R.O.W.  
 VOL. 27, PG. 392,  
 D.R.W.C.T.

CL OLD HIGHWAY 183  
 (N 31°11' W)

PROPOSED R.O.W.  
 N 32°17'04" W

149.25'

49.98'

5/8" IRON  
 ROD FD.

OLD HWY 183  
 CL STA. 336+19.03  
 28.22' LT.

EXISTING R.O.W. IN SEPTEMBER  
 1930 PER TXDOT R.O.W. MAP  
 JOB NO. M-14-K-3, CONTROL  
 151-5-11, 151-4-2 & 151-5-2  
 ESTABLISHED BY TIES FROM  
 PROPOSED 100' R.O.W. LINE  
 SHOWN ON SAID MAP. NO  
 RECORD OF CONVEYANCE TO  
 WILLIAMSON COUNTY OR STATE  
 OF TEXAS PRIOR TO 1930  
 FOUND.

**LEGEND**

- ⊗ = CALCULATED POINT
- ⊠ = TXDOT CONCRETE MONUMENT FD. (PEDESTAL TYPE I)
- ⊠ = TXDOT BRASS DISK MON. SET (TYPE II)
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET WITH WALLACE GROUP CAP
- O.R.W.C.T. = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- D.R.W.C.T. = DEED RECORDS OF WILLIAMSON CO., TX
- P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON CO., TX
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ( ) = RECORD BEARING AND DISTANCE

NOTE: SEE LINE TABLE ON PAGE 4 OF 4.

①  
 RIGHT-OF-WAY TRACT 1  
 DANNY K. BELL  
 0.255 ACRE  
 (11,100 SQUARE FEET)

LOT 1 BLOCK Q  
 PARK PLACE PHASE TWO  
 CAB. C SL. 371-372, P.R.W.C.T.

**EAST PARK STREET**  
 (60' R.O.W. PER CAB. C,  
 SL. 371-372, P.R.W.C.T.)

LOT 25 BLOCK F  
 PARK PLACE PHASE TWO  
 CAB. C SL. 371-372,  
 P.R.W.C.T.



**The Wallace Group, Inc.**

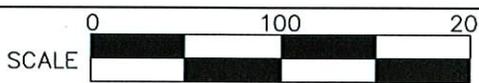
1 Chisholm Trail Suite 130, Round Rock, Texas 78681 (512) 248-0065  
 Engineers ■ Architects ■ Planners ■ Surveyors  
 Waco \* Killeen \* Austin \* Dallas \* Round Rock



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 2ND DAY OF JUNE, 2009.

*Vana H. Proffitt*  
 VANA H. PROFFITT, R.P.L.S. #5779

8-03-04  
 SURVEYED: 10-02-03 5-07-09



PLAT NO. A-RR4112-1 DRAFT DATE 06-02-09 DRAWN BY VHP  
 WORK ORDER NO. 21834 FIELDBOOK/PG. RR-36,119 TAB # A4112-1  
 DIGITAL FILE 21834-EXH-TRACT 1.dwg F/N # 21834-FN01

**DRAWING TO ACCOMPANY FIELD NOTES FOR  
OLD HIGHWAY 183 - TRACT 1**

**LEGEND**

NOTES:  
1.) THIS EXHIBIT DRAWING IS ACCOMPANIED BY A SEPARATE FIELD NOTE DESCRIPTION.  
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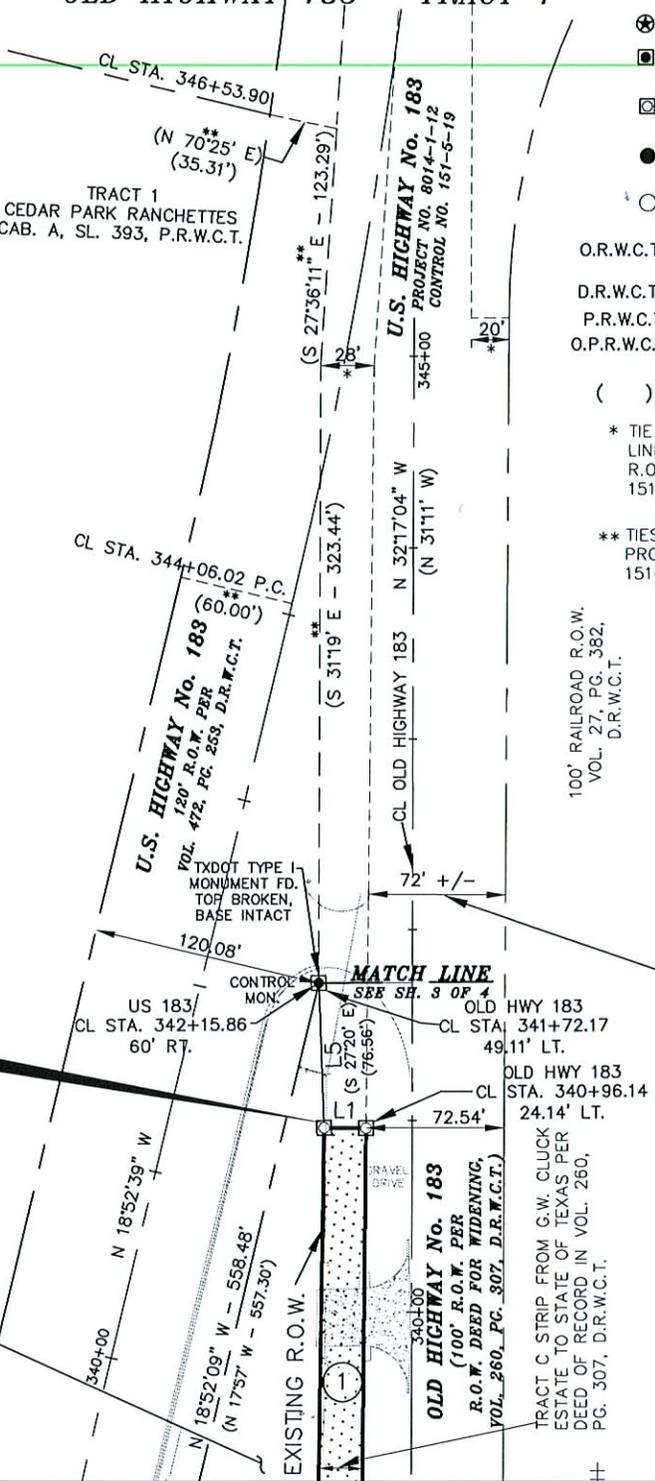
- ⊗ = CALCULATED POINT
  - = TXDOT CONCRETE MONUMENT FD. (PEDESTAL TYPE 1)
  - = TXDOT BRASS DISK MON. SET (TYPE II)
  - = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
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O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
( ) = RECORD BEARING AND DISTANCE
- \* TIE BETWEEN PROPOSED & EXISTING R.O.W. LINES IN SEPTEMBER 1930 PER TXDOT R.O.W. MAP JOB NO. M-14-K-3, CONTROL 151-5-11, 151-4-2 & 151-5-2
- \*\* TIES FROM U.S. 183 R.O.W. MAPS, TXDOT PROJECT NO. 8014-1-12, CONTROL NO. 151-5-19.

SAMUEL DAMON SURVEY  
ABSTRACT NO. 170  
WILLIAMSON COUNTY, TEXAS

PARCEL LINE TABLE		
LINE	BEARING	LENGTH
L1	N 58°12'21" E	21.98'
L2	S 31°47'39" E	477.12'
L3	S 58°12'21" W	24.55'
L4	N 31°29'09" W	477.13'
L5	N 34°32'35" W	75.90'
L6	S 31°29'09" E	19.08'
L7	S 33°30'56" E	51.52'
L8	N 70°36'46" E	45.90'

**TRACT 1  
FIELD NOTE  
POINT OF  
BEGINNING**  
GRID (X)=3087210.37  
GRID (Y)=10159780.05  
OLD HWY 183  
CL STA. 340+96.27  
46.12' LT.

DANNY K. BELL  
CALLED 0.81 ACRE  
TRACT  
DOC. #2006074307,  
O.P.R.W.C.T.  
PORTION OF TRACTS  
1 & 2,  
CEDAR PARK  
RANCHETTES  
CAB. A SL. 393,  
P.R.W.C.T.



EXISTING R.O.W. IN SEPTEMBER 1930 PER TXDOT R.O.W. MAP JOB NO. M-14-K-3, CONTROL 151-5-11, 151-4-2 & 151-5-2 ESTABLISHED BY TIES FROM PROPOSED 100' R.O.W. LINE SHOWN ON SAID MAP. NO RECORD OF CONVEYANCE TO WILLIAMSON COUNTY OR STATE OF TEXAS PRIOR TO 1930 FOUND.

RIGHT-OF-WAY TRACT 1  
DANNY K. BELL  
0.255 ACRE  
(11,100 SQUARE FEET)



**The Wallace Group, Inc.**

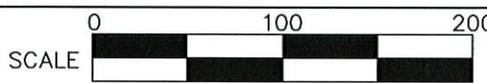
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Engineers ■ Architects ■ Planners ■ Surveyors  
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*Vana H. Proffitt*  
VANA H. PROFFITT, R.P.S. #5779

8-03-04  
SURVEYED: 10-02-03 5-07-09



PLAT NO. A-RR4112-2 DRAFT DATE 06-02-09 DRAWN BY VHP  
WORK ORDER NO. 21834 FIELDBOOK/PG. RR-36.119 TAB # A4112-1  
DIGITAL FILE 21834-EXH-TRACT 1.dwg F/N # 21834-FN01

## EXHIBIT B

**County:** Williamson  
**Parcel No.:** 1  
**Highway:** R.M. 1431

### PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 0.202 ACRE (8,780 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CITY OF CEDAR PARK IN THE R.G. ANDERSON SURVEY, ABSTRACT NO. 28, WILLIAMSON COUNTY, TEXAS; SAID 0.202 ACRE PARCEL BEING A PORTION OF LOT 1, WILLKO ADDITION, A SUBDIVISION OF RECORD IN CABINET U, SLIDE 136-137, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); SAID LOT BEING COMPOSED OF MULTIPLE TRACTS CONVEYED TO THE CITY OF CEDAR PARK PER DEEDS OF RECORD IN VOLUME 814, PAGE 692 (REFERENCING VOLUME 627, PAGE 29), DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), VOLUME 1155, PAGE 350, D.R.W.C.T. AND DOCUMENT NO. 9911990, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.); SAID 0.202 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod found at the southeast corner of said Lot 1, Willko Addition, same being the northeast corner of Lot 2, said Willko Addition and being a point in the west line of that certain called 2.115 acre tract conveyed to Tom Curtis and E. Richard Criss, Jr. by deed of record in Volume 1836, Page 143, O.R.W.C.T.;

THENCE North 06 degrees 35 minutes 05 seconds East, a distance of 245.19 feet with the east line of said Lot 1, Willko Addition, same being the west line of said called 2.115 acre tract to a TXDOT Type II concrete monument with brass disk set 68.0 feet right of Engineer's Centerline Station 35+25.03, being a point on the proposed south right-of-way (r.o.w.) line of R.M. 1431 (a variable width roadway, also known as West Whitestone Boulevard) for the **POINT OF BEGINNING** and the southeast corner of the herein described tract; and from said beginning point run the following four (4) courses and distances:

1) THENCE South 69 degrees 05 minutes 51 seconds West, a distance of 306.29 feet through the interior of said Lot 1 along the proposed south r.o.w. line of said R.M. 1431 to a TXDOT Type II concrete monument with brass disk set 68.0 feet right of Engineer's Centerline Station 32+18.75 for the southwest corner of the herein described tract; from which point a ½-inch iron rod found with cap stamped "Baker-Aicklen" bears S 31°11'00" E, a distance of 1.95 feet;

EXHIBIT "A"  
(cont.)

2) THENCE North 20 degrees 57 minutes 14 seconds West, a distance of 28.00 feet with the west line of said Lot 1, same being the east line of Lot 1, Block 6, Quarry Oaks Amended, a subdivision of record in Cabinet F, Slides 14-16, P.R.W.C.T., to a calculated point in the existing south r.o.w. line of said R.M. 1431, having a width of 80 feet at this location as established by Right of Way Deeds of record in Volume 357, Page 481 and Volume 358, Pages 388 and 479, D.R.W.C.T.; said point being 40.0 feet right of Engineer's centerline station 32+18.72; said point being the northwest corner of the herein described tract; from which point a ½-inch iron rod found bears South 33 degrees 14 minutes 11 seconds E, a distance of 1.99 feet; and from which point a ½-inch iron rod previously found at the original northwest corner of said Quarry Oaks Amended bears South 69 degrees 05 minutes 51 seconds West, a distance of 802.60 feet;

3) THENCE North 69 degrees 05 minutes 51 seconds East, a distance of 320.88 feet with said existing south r.o.w. line of R.M. 1431, having been widened to 115 feet by a 35' road widening dedication by plat of record in Cabinet U, Slide 134, P.R.W.C.T., to a ½-inch iron rod found in said existing south r.o.w. line of RM 1431 at the northeast corner of said Lot 1, Willko Addition, same being the northwest corner of that certain called 2.115 acre tract conveyed to Tom Curtis and E. Richard Criss, Jr. by General Warranty Assumption Deed of record in Volume 1836, Page 143, O.R.W.C.T.; from which point a TXDOT Type I concrete monument at a point of curvature (P.C.) bears North 69 degrees 05 minutes 51 seconds East, a distance of 57.99 feet;

4) THENCE South 06 degrees 35 minutes 05 seconds West, a distance of 31.56 feet with the east line of said Lot 1, same being the west line of said called 2.115 acre tract to the **POINT OF BEGINNING**, delineating and encompassing within the metes recited 0.202 acre (8,780 square feet) of land, more or less, as computed by The Wallace Group, Inc. in June, 2009.

Prepared By:



Vana H. Proffitt, R.P.L.S. #5779

The Wallace Group, Inc.  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Phone (512)248-0065

06-01-09  
Date

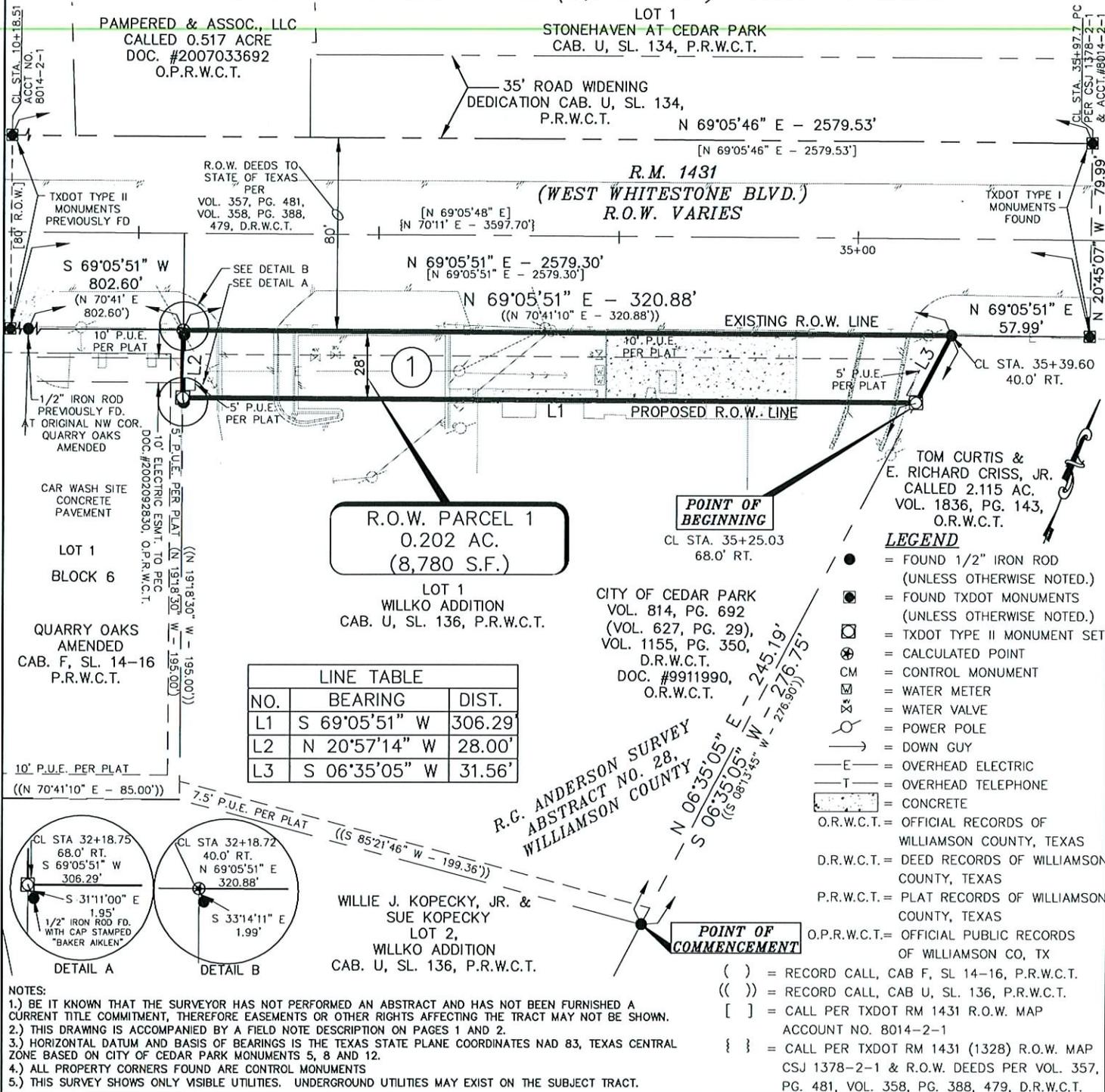


See attached plat A-RR-4305  
21678-FN01.doc

Bearing Basis: Texas State Plane Coordinates NAD 83, Central Zone, based on City of Cedar Park monuments 5, 8 and 12.

# EXHIBIT "A"

## DRAWING OF A 0.202 ACRE (8,780 S.F.) TRACT OF LAND



**The Wallace Group, Inc.**  
1 Chisholm Trail Suite 130, Round Rock, Texas 78681 (512) 248-0065  
Engineers ■ Architects ■ Planners ■ Surveyors  
Waco \* Killeen \* Dallas \* Round Rock

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 1ST DAY OF JUNE, 2009.

MONUMENTS SET: 12-15-08  
SURVEYED: 10-14-08

*Vana H. Proffitt*  
VANA H. PROFFITT, R.P.L.S., NO. 5779

3 OF 3

SCALE

© 2009 ALL RIGHTS RESERVED

PLAT NO. RR A-4305 DRAFT DATE 06-01-09 DRAWN BY RKS/VHP  
WORK ORDER NO. 21678 FIELDBOOK/PG. RR112,114 TAB # A-4305  
DIGITAL FILE 21678R-SURVEY F/N # 21678-FN01