

TEXAS TRANSPORTATION COMMISSION

WILSON County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In WILSON COUNTY, on FARM TO MARKET ROAD 1346, the State of Texas acquired an easement interest in certain land needed for highway drainage purposes by instrument recorded in Volume 500, Page 783, Deed Records of Wilson County, Texas.

Portions of the easement (surplus easements), described in Exhibits A and B, 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 easements.

Edmund S. Kosub, Jr., and Kathy J. Crisp-Kosub are the underlying fee owners of Tract 1, described in Exhibit A, and have requested that the surplus easement be sold for \$7,699.

Sergio Hernandez and Juana Hernandez and Juan M. Vasquez are the underlying fee owners of Tract 2, described in Exhibit B, and have requested that the surplus easement be sold for \$53.

The commission finds \$7,699 and \$53 to be a fair and reasonable value for the state's rights and interest in the surplus easements.

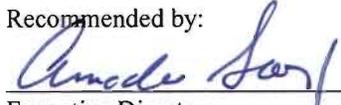
NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus easements are no longer needed for a state highway purpose and that the values of the surplus easements are less than \$10,000 and authorizes the executive director to execute proper instruments partially releasing all of the state's rights and interest in Tract 1 to Edmund S. Kosub, Jr., and Kathy J. Crisp-Kosub for \$7,699, and in Tract 2 to Sergio Hernandez and Juana Hernandez and Juan M. Vasquez for \$53.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112370 JUL 29 10

Minute
Number

Date
Passed

CONTROL: 1437-02
HIGHWAY: F.M. ROAD 1346
COUNTY: WILSON

EXHIBIT A

METES AND BOUNDS DESCRIPTION FOR TRACT 1

Being a 0.101 acre tract or 4,408 square feet more or less situated in the Juan Delgado Survey No. 8, Abstract 8, Wilson County, Texas and being a portion of an existing 0.411 acre drainage easement as described in a conveyance to the State of Texas by Martin Vorpahl recorded on April 5, 1977 in Volume 500, Page 783 of the Deed Records of Wilson County, Texas and being out of Lot 1, Block 1, Post Office Plaza Subdivision recorded in Volume 9, Page 39 of the Map and Plat Records of Wilson County, Texas, and as described in a conveyance to Edmond S. Kosub, Jr. and Kathy J. Crisp recorded in Volume 1379, Page 306 of the Official Public Records of Wilson County, Texas located in the City of La Vernia, Wilson County, Texas; said 0.101 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a point on the northeast line of F. M. Road 1346 at the intersection of the east line of the existing 60-foot wide drainage easement for the south corner of the herein described tract; said point being located North 59° 35' 15" East 82.50 feet from Engineers Station 50+63.07, and also being located North 30° 24' 45" West 42.62 feet from a found concrete monument with a brass disk located North 59° 35' 15" East 82.50 feet from Engineers Station 51+06.51;

1. THENCE North 30° 24' 45" West 88.24 with said northeast line of F. M. Road 1346 to a point at the intersection of the west line of said existing 60-foot wide drainage easement for the west corner of the herein described tract; said point being located North 59° 35' 15" East 82.50 feet from Engineers Station 49+74.83;

2. THENCE North 12° 25' 42" East 34.14 feet over and across said Lot 1, Block 1, Post Office Plaza Subdivision to a point on the common line of said Lot 1, Block 1 and Lot 2, Block 1, Post Office Plaza Subdivision for the northwest corner of the herein described tract;

3. THENCE North 59° 42' 18" East 11.02 with said common line of said Lot 1, Block 1 and Lot 2, Block 1 to a point for the north corner of the herein described tract;

4. THENCE over and across said Lot 1, Block 1, South 77° 34' 18" East 51.90 feet to a point for the east corner of the herein described tract and South 12° 25' 42" West 106.32 feet to the POINT OF BEGINNING and containing 0.101 acres or 4,408 square feet, more or less.

Surveyor's Notes:

1. Bearings are based on the northeast cut-back line of F. M. Road 1346 at F. M. 775. (South 75° 21' 43" East)
2. A survey plat was prepared this same date as a part of this survey.

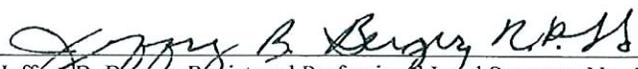
STATE OF TEXAS §

October 6, 2009 (Revised November 5, 2009)

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey made on the ground of the described 0.101 acre tract.




Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
207 W. CHIHUAHUA STREET, SUITE 106
LA VERNIA, TEXAS 78121
Phone: (830) 253-1555
Fax: (830) 779-2222

**CONTROL: 1437-02
HIGHWAY: F.M. ROAD 1346
COUNTY: WILSON**

EXHIBIT B

**PROPERTY DESCRIPTION FOR REMAINING
PORTION OF AN EXISTING DRAINAGE EASEMENT**

Being a 0.001 acre tract or 30 square feet more or less situated in the Juan Delgado Survey No. 8, Abstract No. 8, Wilson County, Texas and being a portion of an existing 0.411 acre drainage easement as described in a conveyance to the State of Texas by Martin Vorpahl recorded in Volume 500, Page 783 of the Deed Records of Wilson County, Texas, and being out of Lot 2, Block 1, Post Office Plaza Subdivision recorded in Volume 9, Page 39 of the Map and Plat records of Wilson County, Texas located in the City of La Vernia, Wilson County, Texas; said 0.001 acre being more particularly described by metes and bounds as follows:

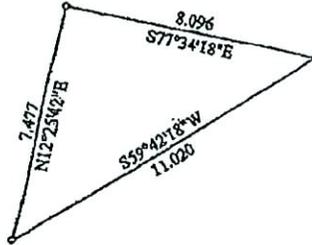
Commencing at a point on the northeast line of F.M. 1346 at the intersection of the west line of the existing 60 foot wide drainage easement; said point being located North 59 degrees 24 minutes 15 seconds East, 82.50 feet from Engineers Station 49+74.83; Thence North 12 degrees 25 minutes 42 seconds East 34.14 feet to the POINT OF BEGINNING for this tract;

- 1. Thence North 12 degrees 25 minutes 42 seconds East 7.477 feet to a point;**
- 2. Thence South 77 degrees 34 minutes 18 seconds East 8.096 feet to a point;**
- 3. Thence South 59 degrees 42 minutes 18 seconds West 11.020 feet to the POINT OF BEGINNING and containing 0.001 acres or 30 square feet.**

Note: Bearings are based on the northeast cut-back line of F.M. 1346 at F.M. 775. (South 75 degrees 21 minutes 43 seconds East)

May 10, 2010.

REMAINING PORTION OF EXISTING DRAINAGE EASEMENT



Title: VOLUME 500; PAGE 783 DEED RECORDS OF WILSON COUNTY		Date: 05-10-2010
Scale: 1 inch = 5 feet	File: SURPLUS_Wilson County_FM 1346 at FM 775.des	
Tract 1: 0.001 Acres: 30 Sq Feet: Closure = s49.0706w 0.00 Feet: Precision > 1/999999: Perimeter = 27 Feet		
001=N12.2542E 7.477	003=S59.4218W 11.020	
002=S77.3418E 8.096		