

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In BEXAR COUNTY, on US 281, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 6183, Page 364, 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.

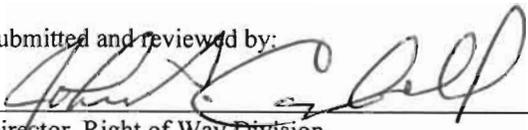
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

City Public Service of San Antonio, Texas Employees' Pension Trust (CPS) is the abutting landowner and has requested that the surplus land be sold to CPS for \$20,809.

The commission finds \$20,809 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

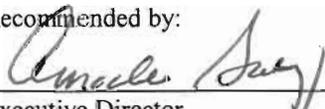
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a department purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to City Public Service of San Antonio, Texas Employees' Pension Trust for \$20,809; 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

112320 JUN 24 10

Minute Number Date Passed

Control: 0073-08
County: Bexar
Highway: U.S. 281

EXHIBIT A

Date: October 6, 2009

Property Description for TRACT 1

A 0.359 acre, or 15,620 square feet more or less, tract of land, being part of the U.S. 281 right-of-way, said 0.359 of an acre tract being a part of that 24.7359 acre tract conveyed to the State of Texas by San Antonio Portland Cement Company in deed filed for record the 26th of June, 1969, in Volume 6183, Page 364 of the Deed Records of Bexar County, Texas, out of New City Block (N.C.B.) 11929 of the City of San Antonio, Bexar County, Texas. Said 0.359 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.

BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of Jones Maltberger Road, a 120-foot public right-of-way, at the southwest corner of Lot 6, Block 1 of the Central Business Park Unit-2 subdivision, recorded in Volume 9545, Pages 63-64 of the Deed and Plat Records of Bexar County, Texas, at a point 347.89 feet left of U.S. Highway 281 centerline station 355+74.74, the northwest corner of the herein described tract:

- (1) THENCE: N 88°38'40" E, called N 88°53'45" E in plat of said Central Business Park, called N 88°53'43" E by Texas Department of Transportation right-of-way map, along and with the south line of said Lot 6, a north line of said U.S. 281 right-of-way a distance of 154.76 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a southeast corner of said Lot 6, the northeast corner of the herein described tract, and the beginning of an "Access Denial Line" for this tract;

THENCE: Over and across said U.S. 281 right-of-way the following calls and distances:

- (2) S 36°44'17" W, along said "Access Denial Line", a distance of 55.13 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for an angle point in the herein described tract;
- (3) THENCE: S 21°00'00" W, along said "Access Denial Line", a distance of 93.69 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the southeast corner of the herein described tract;

- (4) THENCE: S 77°19'08" W, along said "Access Denial Line", a distance of 86.80 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way of aforementioned Jones Maltzberger Road, the southwest corner of the herein described tract;
- (5) THENCE: N 01°21'20" W, along and with the east right-of-way line of said Jones Maltzberger Road and along said "Access Denial Line", a distance of 147.08 feet to the **POINT OF BEGINNING**, the end of the said "Access Denial Line" for this tract, and containing 0.359 acres in the City of San Antonio, Bexar County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc.

STATE OF TEXAS
COUNTY OF BEXAR

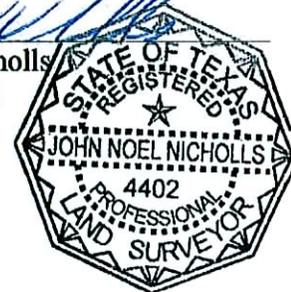
I hereby certify that this Description is true and correct according to an actual survey made on the ground under my supervision.

This 6th day of October, 2009 A.D.
Revised 10th day of October 2009 A.D.

A Plat of even date was also prepared.
Access to the highway facility is prohibited across the "Access Denial Line",

PAPE-DAWSON ENGINEERS INC.


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

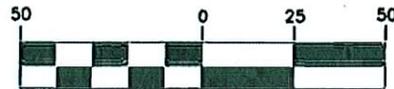




LOCATION MAP
N.T.S.

DEED/PLAT REFERENCE

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



(IN FEET)
 1 inch = 50 ft.



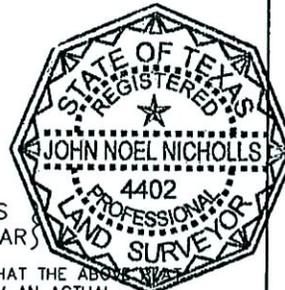
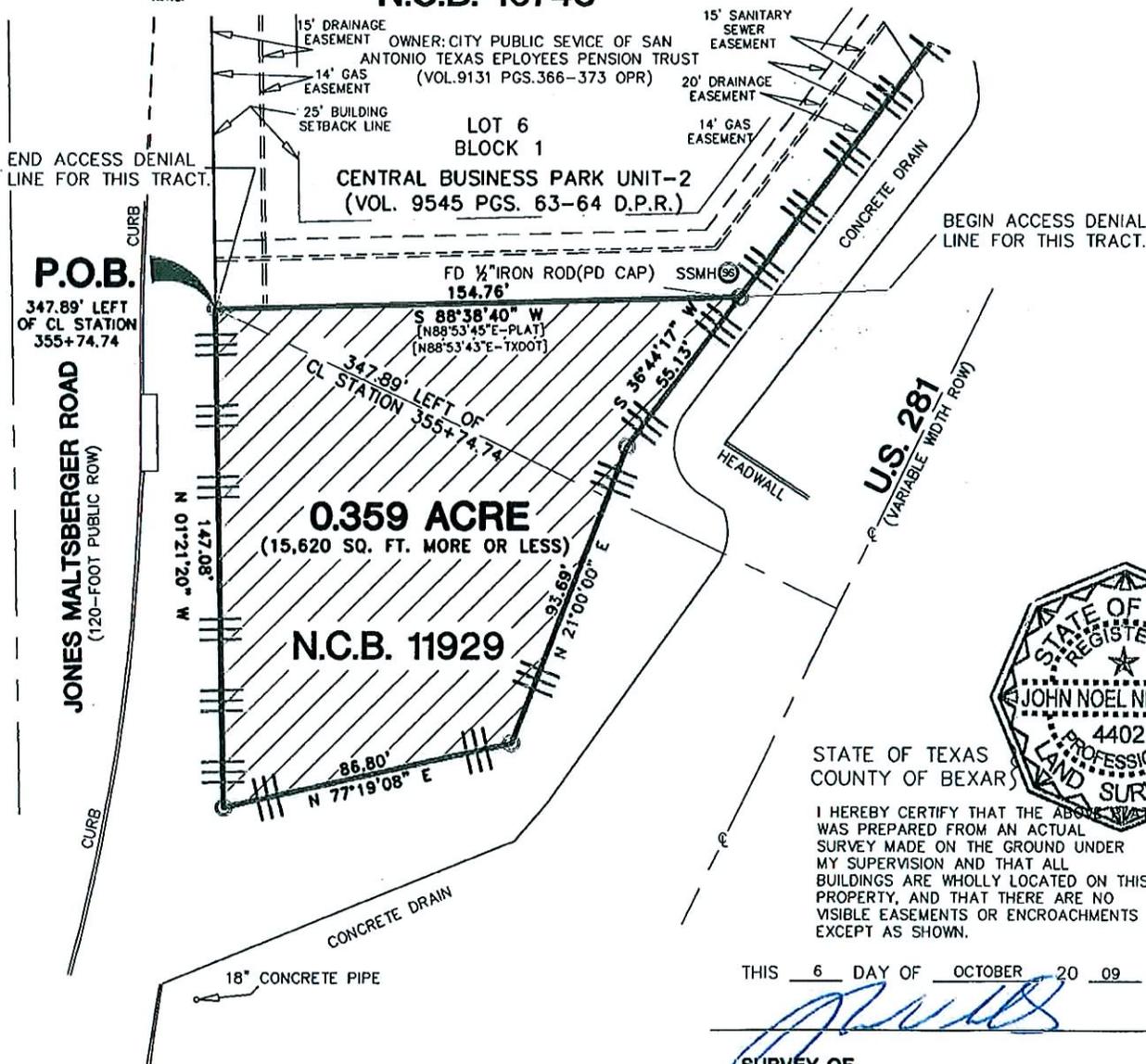
LEGEND

- ⊙ SSMH SANITARY SEWER MANHOLE
- ||| ACCESS DENIAL LINE

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.
- 3) ACCESS TO THE HIGHWAY FACILITY IS PROHIBITED ACROSS THE ACCESS DENIAL LINE.

N.C.B. 16743



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE SURVEY 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 6 DAY OF OCTOBER 20 09 A.D.

SURVEY OF TRACT 1

A 0.359 ACRE, OR 15,620 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING PART OF THE U.S. 281 RIGHT-OF-WAY, SAID 0.359 OF AN ACRE TRACT BEING A PART OF THAT 24.7359 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY SAN ANTONIO PORTLAND CEMENT COMPANY IN DEED FILED FOR RECORD THE 26TH OF JUNE, 1969, IN VOLUME 6183, PAGE 364 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF NEW CITY BLOCK (N.C.B.) 11929 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

REVISED: 10-23-2009



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.5010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

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