TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

SAN ANTONIO District

In BEXAR COUNTY, on WURZBACH PARKWAY, the State of Texas acquired certain land needed for state highway purposes by instrument recorded in Volume 6942, Page 1750, Official Public Records of Real Property 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.

Sports, Outdoor and Recreation (Soar) Park is the abutting landowner and has requested that the surplus land be sold to Soar for $4,100.

The commission finds $4,100 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus land is no longer needed for a state highway purpose and that the value of the surplus land is less than $10,000 and authorizes the executive director to execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Sports, Outdoor and Recreation (Soar) Park for $4,100; 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

112285 MAY 27 10

Minute Number | Date Passed

Control: 1502-03 EXHIBIT A Date: February 18, 2009
County: Bexar
Highway: Wurzbach Parkway

Property Description for

Tract 1

A 0.053 of an acre, or 2,317 square feet more or less, tract of land out of a 35.668 acre tract of land conveyed by Alamo Park Inc., a Texas Corporation to the State of Texas recorded in Volume 6942, Pages 1750-1762 of the Official Public Records of Real Property of Bexar County, Texas, on December 3, 1996, now in New City Block (N.C.B.) 14945 in the City of San Antonio, Bexar County, Texas, known as Wurzbach Parkway, a variable width right-of-way. Said 0.053 of an 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 found ½" iron rod on the west right-of-way line of Wurzbach Parkway, for an east corner of Lot 2, Block 9 of the Longhorn Quarry, Unit-2, recorded in Volume 9596, Pages 169-174 of the Deed and Plat Records of Bexar County, Texas, from which a found ½" iron rod on the west right-of-way line of Wurzbach Parkway bears S 25°07'42" W, a distance of 458.02 feet;

1. THENCE: N 32°33'47" W, with the west right-of-way line of Wurzbach Parkway, at a distance of 41.28 feet, passing the southeast corner of Lot 3, Block 9 of the Longhorn Quarry, Unit-2, and the northeast corner of Lot 2, for a total distance of 90.26 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", for the northwest corner of the 35.668 acre tract and the northwest corner of this tract. Said corner marks the beginning of an Access Denial Line for this tract;

2. THENCE: Departing the west right-of-way line of Wurzbach Parkway, across Wurzbach Parkway, right-of-way, with the north line of the 35.668 acre tract, the Access Denial Line and with a non-tangent curve to the left, said curve having a radial bearing of N 07°05'14" E, a radius of 1255.00 feet, a central angle of 03°00'18", a chord bearing and distance of S 84°24'55" E, 65.82 feet, an arc length of 65.82 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", for the northeast corner of this tract;

3. THENCE: S 13°39'12" W, departing the north line of the 35.668 acre tract and across the 35.668 acre tract (Wurzbach Parkway right-of-way), with the east line of this tract and the Access Denial Line, a distance of 71.69 feet to the POINT OF BEGINNING, and containing 0.053 of an acre 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.

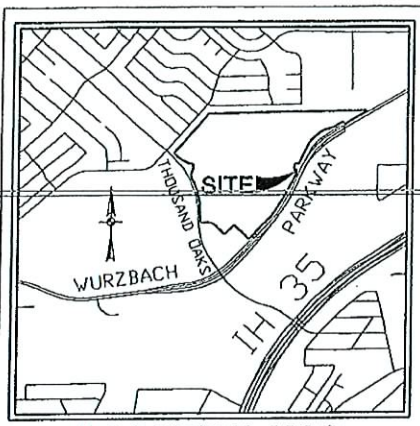
This 18th day of February, 2009 A.D.
An exhibit of even date was also prepared.

John Derrick Rickman
Registered Professional Land Surveyor No. 5826

NOTE:

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ABUTTING PROPERTY.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



LOCATION MAP
N.T.S.

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 property description.
3) Set ½" iron pin at all corners unless noted otherwise.

20 0 10 20

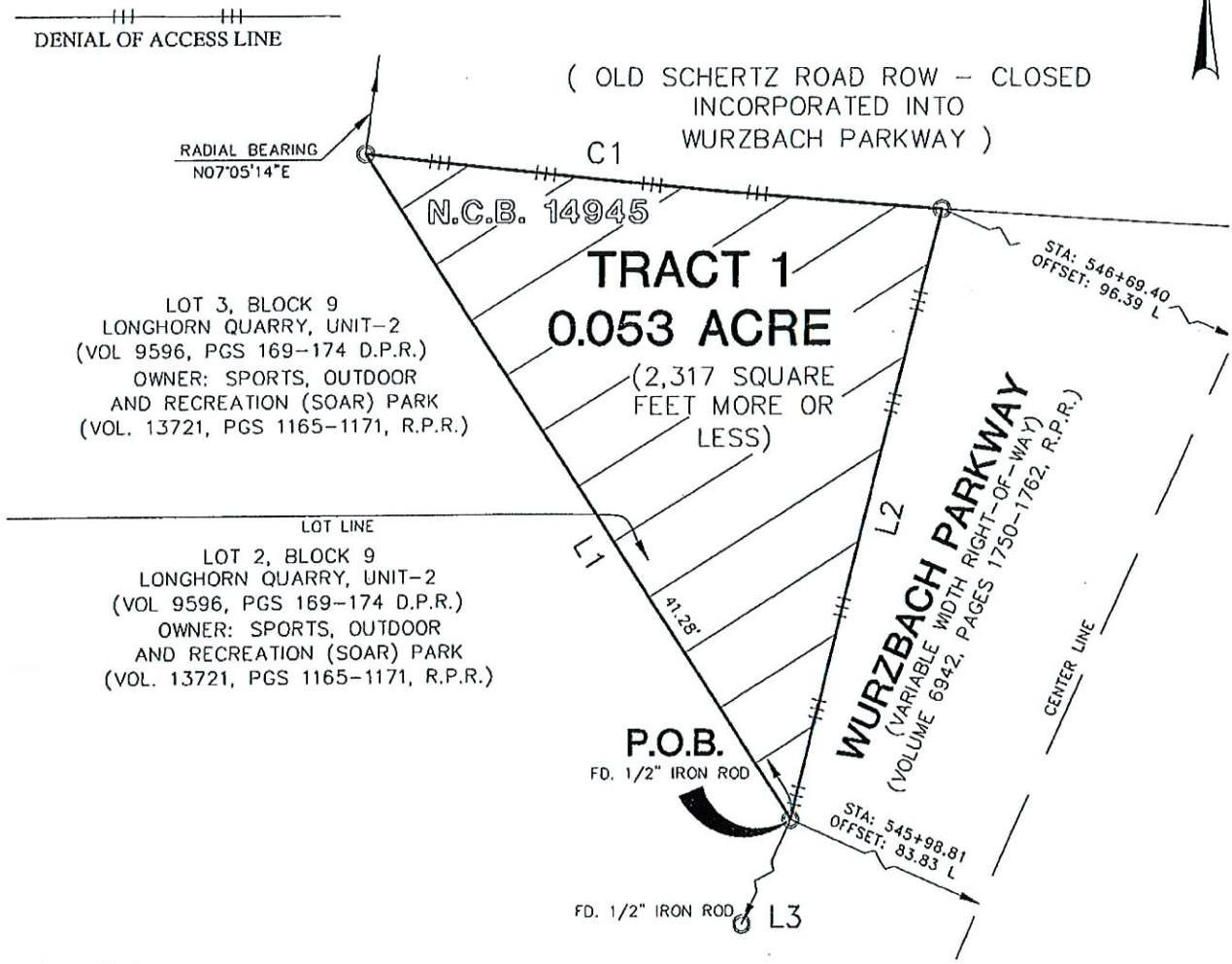
(IN FEET)
1 inch = 20 ft.

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 32°33'47" W	90.26'
L2	S 13°39'12" W	71.69'
L3	S 25°07'42" W	458.02'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	1255.00	03°00'18"	S 84°24'55" E	65.82'	65.82'



I hereby certify that:
the above was prepared according to an actual survey made on the ground under my supervision.
This 18th day of February, 2009 A.D.

John Derrick Rickman
Registered Professional Land Surveyor No. 5826

PAPE-DAWSON ENGINEERS

555 EAST RANSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SURVEY
OF
A 0.053 OF AN ACRE, OR 2,317 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A 35.668 ACRE TRACT OF LAND CONVEYED BY ALAMO PARK INC., A TEXAS CORPORATION TO THE STATE OF TEXAS RECORDED IN VOLUME 6942, PAGES 1750-1762 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ON DECEMBER 3, 1996, NOW IN NEW CITY BLOCK (N.C.B.) 14945 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, KNOWN AS WURZBACH PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

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JOB No.: 3633-25

Date: Apr 14, 2009, 8:04am User ID: DRickman
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