

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In TRAVIS COUNTY, on US 290, the State of Texas acquired certain land needed for highway purposes by instrument recorded in Volume 613, Page 478, Deed Records of Travis County, Texas.

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

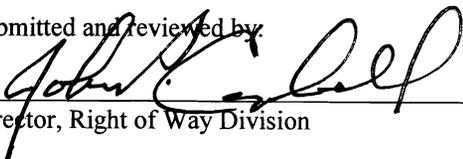
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Eternal Faith Baptist Church is the abutting landowner and has requested that the surplus land be sold to the church for \$36,946.

The commission finds \$36,946 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

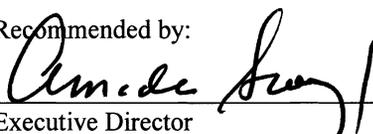
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Eternal Faith Baptist Church for \$36,946; 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

112773 JUL 28 11

Minute
Number

Date
Passed

EXHIBIT "A"

County: Travis
Tract No.: 1
Highway: F.M. 973 at Old Hwy 20
RCSJ:
CSJ:
Owner: Texas Department of Transportation

PROPERTY DESCRIPTION FOR TRACT 1

FOR A 0.893 ACRE TRACT OF LAND BEING SITUATED IN THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.21 ACRE TRACT OF LAND DESCRIBED AS TRACT NO. 1 IN VOLUME 613, PAGE 478, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.893 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set in the westerly boundary line of said 1.21-Acre Tract, same being on a point in the westerly right-of-way line of F.M. 973, same being in the easterly boundary line of the 7.269-Acre tract of land conveyed to Eternal Faith Baptist Church, recorded in Volume 6632, Page 1464, Deed Records of Travis County, Texas, which bears S 27°59'48" W, a distance of 268.90' from a 5/8" iron rod found on the northeast corner of the said Eternal Faith Baptist Church Tract, said 1/2" iron rod set monumenting the northeast corner and the POINT OF BEGINNING hereof, being 50 feet left of centerline station 181+08;

THENCE S 28°01'33" W through the interior of said 1.21-Acre Tract, with the easterly boundary line of the said Eternal Faith Baptist Church Tract as described in said Volume 6632, Page 1464 for a distance of **462.17 feet** to a 1/2" iron rod found in the southerly boundary line of said 1.21-Acre Tract and the northerly right-of-way line of Old Highway 20, monumenting the southeast corner of the said Eternal Faith Baptist Church Tract as described in said Volume 6632, Page 1464, for the southeast corner hereof, being 65.65 feet right of station 176+62.35;

THENCE N 85°48'14" W with the southerly boundary line of said 1.21-Acre Tract, with the southerly boundary line of the said Eternal Faith Baptist Church Tract as described in said Volume 6632, Page 1464 and the northerly right-of-way line of Old Highway 20 for a distance of **272.33 feet** to a 1/2" iron rod found monumenting the southwest corner of the said Eternal Faith Baptist Church Tract as described in said Volume 6632, Page 1464, same being the southeast corner of the tract of land conveyed to Roman Catholic Diocese Bishop John McCarthy, recorded in Volume 5985, Page 172, Deed Records of Travis County, Texas, for the southwest corner hereof, being 25.57' feet left of centerline station 174+11.85;

THENCE N 06°55'27" E through said 1.21-Acre Tract, with the westerly boundary line of the said Eternal Faith Baptist Church Tract as described in said Volume 6632, Page 1464 and the easterly boundary line of the said Roman Catholic Diocese Bishop John McCarthy Tract for a distance of **24.44 feet** to an 1/2" iron rod set monumenting the northwest corner hereof, being 50 feet left of centerline station 174+16.26;

THENCE N 84°40'33" E with the northerly boundary line of said 1.21-Acre Tract, through the interior of the said Eternal Faith Baptist Church Tract as described in said Volume 6632, Page 1464 for a distance of **30.43 feet** to a 1/2" iron rod set monumenting an angle point hereof, being 50 feet left of centerline station 174+49.7;

THENCE N 60°56'33" E with the northerly boundary line of said 1.21-Acre Tract and continuing through the interior of the said Eternal Faith Baptist Church Tract as described in said Volume 6632, Page 1464 for a distance of 407.40 feet to a 1/2" iron rod set monumenting an angle point hereof, being 50 feet left of centerline station 179+08;

THENCE N 31°21'33" E with the westerly boundary line of said 1.21-Acre Tract and continuing through the interior of the said Eternal Faith Baptist Church Tract as described in said Volume 6632, Page 1464 for a distance of 191.00 feet to the POINT OF BEGINNING and containing 0.893 acre of land more or less.

This property description is accompanied by a separate plat of even date.

Bearing and Coordinates are based on the Texas State Plane Coordinate System, NAD83 (1993) Central Zone (4203)

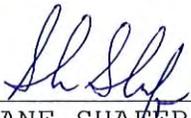
Centerline & Stationing for this project is per Right of Way Map Control 114 – Section 3 – Job - 5, dated February 1939

THE STATE OF TEXAS §
 § NOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

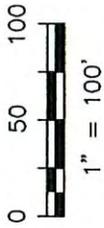
I, Shane Shafer, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my supervision.

 **DIAMOND SURVEYING, INC.**
P.O. BOX 1937, GEORGETOWN, TX 78627
(512) 931-3100

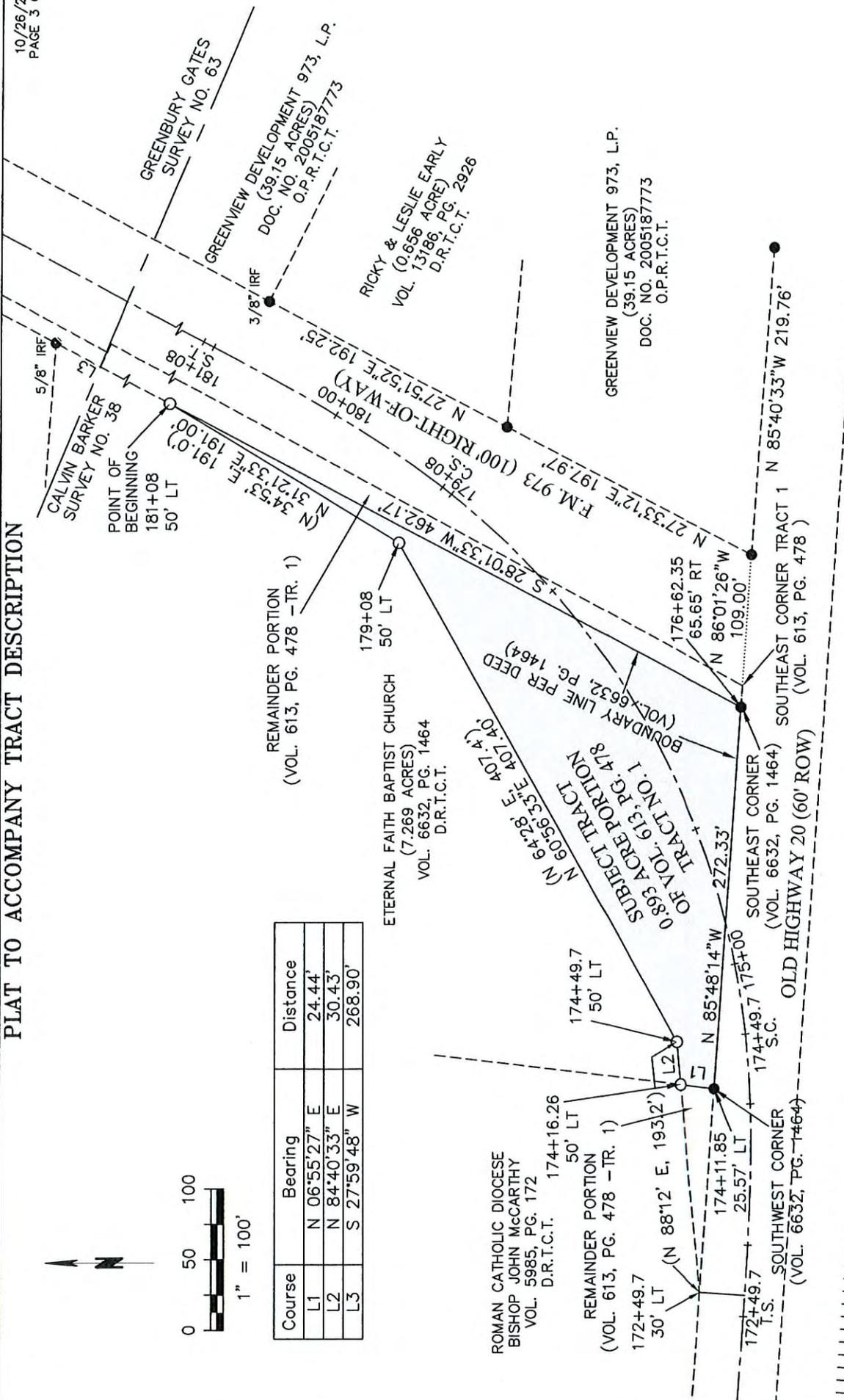



SHANE SHAFER, R.P.L.S. NO. 5281) OCT. 27, 2010 DATE

PLAT TO ACCOMPANY TRACT DESCRIPTION



Course	Bearing	Distance
L1	N 06°55'27" E	24.44'
L2	N 84°40'33" E	30.43'
L3	S 27°59'48" W	268.90'



TRACT NO.	ACQUISITION AREA (ACRES)	DEED ACREAGE	REMAINDER AREA
1	0.893	1.21	0.317

Texas Department of Transportation
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TRACT 1
FM 973, MANOR

PARCEL PLAT SHOWING PROPERTY OF STATE OF TEXAS
BEING A 0.893 ACRE PORTION OF THE CALLED 1.21-ACRE TRACT OF LAND DESCRIBED
AS TRACT NO. 1 IN VOLUME 613, PAGE 478, DEED RECORDS, TRAVIS COUNTY, TEXAS.

SCALE	PROJECT	COUNTY
1" = 100'	FM 973 @ OLD HWY 20	TRAVIS

<> DIAMOND SURVEYING, INC.
P.O. BOX 1937, GEORGETOWN, TX 78627
(512) 931-3100

PLAT TO ACCOMPANY TRACT DESCRIPTION



NOT TO SCALE

LEGEND

- = BOUNDARY MONUMENT FOUND (1/2" IRON ROD UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- O.R.T.C.T. = OFFICIAL RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS TRAVIS COUNTY, TEXAS
- = DISTANCE NOT SHOWN TO SCALE

NOTES:

- 1) BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (1993) CENTRAL ZONE (4203). Surface distances are shown hereon.
- 2) Centerline & Stationing for this project is per Right of Way Map Control 114 - Section 3 - JOB - 5, dated February 1939.
- 3) This survey was performed without the benefit of a Title Report.
- 4) All documents listed hereon are recorded in the office of the County Clerk of Travis County, Texas.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SHANE SHAFER *Sh. Shafer* DATE: OCT. 27, 2010

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5281-STATE OF TEXAS



<> DIAMOND SURVEYING, INC.

P.O. BOX 1937, GEORGETOWN, TX 78627
(512) 931-3100

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SCALE
1" = 100'

PROJECT
FM 973 @ OLD HWY 20

COUNTY
TRAVIS

TRACT NO.	ACQUISITION AREA (ACRES)	DEED ACREAGE	REMAINDER AREA
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TRACT 1

FM 973, MANOR