

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the city of San Antonio, BEXAR COUNTY, on INTERSTATE 37, the State of Texas acquired certain land needed for highway purposes.

La Villita del Rio Development, Ltd., is the abutting landowner (lessee) and has requested to lease a portion of the land (lease area), described in Exhibit A, for the purpose of additional parking in conjunction with the use of the abutting property.

The lease area will not be needed for a highway purpose during the 15-year term of the lease.

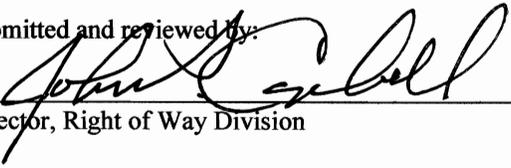
The Texas Department of Transportation (department) will receive the fair market rental value of \$8,137 per year. The lease will be economically beneficial to the department and will contain a cancellation provision of five years.

In accordance with V.C.T.A., Transportation Code, Chapter 202, Subchapter C, the department may lease highway right of way.

In accordance with 43 TAC, Chapter 21, Subchapter L, the Texas Transportation Commission (commission) may authorize the lease a highway asset if the lease contains a cancellation clause of more than two years.

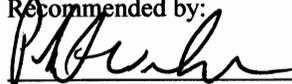
NOW, THEREFORE, IT IS ORDERED by the commission that the Right of Way Division Director is authorized and directed to enter into an acceptable lease agreement between the department and the lessee.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112920 NOV 17 11

Minute
Number

Date
Passed

CONTROL: 0073-08
COUNTY: BEXAR
LOCATION: IH-37 between
Nolan and Dawson St.

EXHIBIT A

**Property Description
for
Area to be Leased**

Being 0.552 acres (22,751 Sq. Ft.) out of the Interstate Highway 37 right-of-way between Dawson and Nolan streets in the City of San Antonio, Bexar County, Texas, and being out of right-of-way Parcel 269, Otelie Fruehauf, Volume 5635, Page 3, recorded September 15, 1966; Parcel 270, Southwell Realty Co., Volume 5153, Page 482, recorded May 13, 1967; and Parcel 271, John H. White, Executor, et al, recorded August 29, 1967, all in Deed Records of Bexar County, Texas, and also a portion of former Dawson Street right-of-way (no record of transfer found), and being more particularly described as follows;

Commencing: at a found ½" iron rod with cap (Pape Dawson) at the intersection of the east R.O.W. line of said Interstate Highway 37 and the south R.O.W. line of Dawson Street (33.2' R.O.W.) being the southeast corner of a 1.338 acre lease area surveyed by Alamo Consulting Engineering & Surveying, Inc. on January 23, 2006 and the northwest corner of Lot 18, Block 49, New City Block 564, Red Roof Inn as recorded in Volume 9535, Page 158 of the Deed and Plat Records of Bexar County, Texas, thence South 89°46'00" West, 25.00 feet to a found MAG Nail, being a southerly corner of said 1.338 acre tract, thence North 00°02'00" West, 8.76 feet to a set MAG Nail for the **POINT OF BEGINNING** and being the southeast corner of this tract described herein;

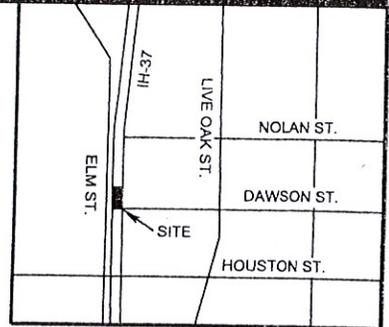
- (1) **Thence:** South 89°58'00" West, 160.70 feet to a set MAG Nail for the southwest corner of this tract described herein;
- (2) **Thence:** North 00°02'00" West, 141.58 feet to a found MAG Nail being the southwest corner of said 1.338 acre lease area, for the northwest corner of this tract described herein;
- (3) **Thence:** North 89°58'00" East, 160.70 feet along a south line of said 1.338 acre lease area to a found MAG Nail being an interior corner of said 1.338 acre lease area, for the northeast corner of this tract described herein;
- (4) **Thence:** South 00°02'00" East, 141.58 feet along a west line of said 1.338 acre lease area to the **POINT OF BEGINNING** and containing 0.552 acres of land (22,751 Sq. Ft.), more or less, as surveyed on the ground by GE Reaves Engineering, Inc. on June 10, 2011


Keith C. Keppler, R.P.L.S. 6271

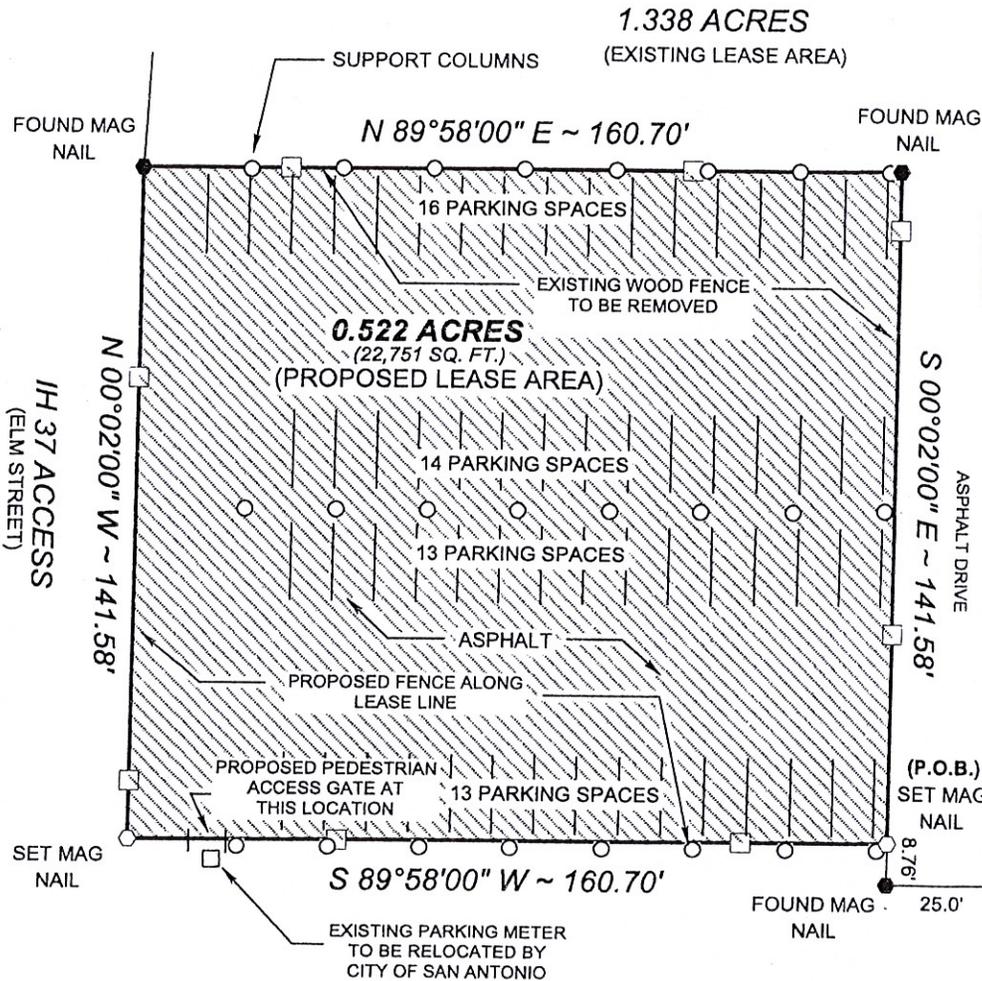


GENERAL NOTES:

1. BASIS OF BEARING REFERENCED ON THE TX D.O.T. RIGHT OF WAY MAP.
2. A LEGAL DESCRIPTION ACCOMPANIES THIS SURVEY PLAT.
3. NO EXISTING OVERHEAD UTILITIES ON SITE.
4. ONLY APPARENT UTILITIES WERE LOCATED. FOR INFORMATION REGARDING ANY SUB-SURFACE UTILITIES THAT MAY RESIDE ON SITE, PLEASE CONTACT THE APPROPRIATE AGENCIES.
5. GUARD RAIL AT THE END OF DAWSON ST. HAS BEEN REMOVED TO ALLOW ACCESS TO LEASE AREA.



VICINITY MAP
(NOT TO SCALE)



COMFORT SUITES
(VOL. 9568, PG. 188 D.P.R.)

LOT 18
BLOCK 41
N.C.B. 556

DAWSON ST.
(33.2' R.O.W.)

P.O.C.
1/2" F.I.R.C.
(PAPE DAWSON)

RED ROOF INN
(VOL. 9535, PG. 158 D.P.R.)

LOT 18
BLOCK 49
N.C.B. 564

PAGE 2 OF 2

THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING/LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

LEGEND	
	WOOD FENCE
	SET PIN
	FOUND PIN
	SUPPORT COLUMNS FOR ELEVATED EXPRESSWAY
	3/8" IRON PIN FOUND

BASIS OF BEARING IS RECORDED PLAT OR AS FOUND MONUMENTED ON THE GROUND

Lot(s) 0.522 ACRES Block ~ N.C.B. ~
 Subdivision Interstate Highway 37 Right of Way
 Volume ~ Page ~ of the ~ records of Bexar County, Texas
 Address Interstate Highway 37 GF No. ~
 Reference Name Sherry Chaudhry



GE Reaves Engineering, Inc.
 Firm No. 101337 & Firm No. 1808
 P.O. Box 791793
 San Antonio, Tx. 78279-1793
 (210) 490-4506, Fax 490-4812



Keith C. Keppler
 Registered Professional Land Surveyor

Scale: 1" = 40'	Checked By: GER
Computed By: KCK	Drawn By: KCK
Date of Survey: 6/10/11	
Job No. 34630*	