

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

Transportation Code, Chapter 203, authorizes the Texas Department of Transportation (department) to acquire rights and interest in real property and interest for any improvement the department considers necessary, useful or beneficial for highway operations.

The Texas Facilities Commission (TFC), successor agency to the General Services Commission, is authorized under Government Code, Chapter 2167, to lease real property for a state agency by a contract which contains an option purchase such property. On December 1, 1993, the State of Texas, acting by and through the General Services Commission, entered into a lease-with-option-to-purchase contract on behalf of the department, to provide facilities needed to house headquarters operations.

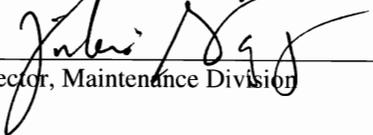
In accordance with the requirements of the lease-with-option-to-purchase contract, TFC, on behalf of the department, has elected to exercise its option to purchase the building at 118 East Riverside Drive, Austin, Travis County. The exercise option to purchase includes the assumption of all rights and obligations of the ground leases that continue through December 31, 2026.

The two ground leaseholds relating to the conveyed building at 118 East Riverside, together with all improvements of any kind or nature located in, on or under the land, are collectively referred to and more particularly described by metes and bounds in Exhibits A and B.

The department will pay in full the obligation for the building under the contract term on or before December 1, 2011. TFC has agreed to deed all rights, title and interest in the building to TxDOT, and to execute any and all documents necessary to assign the ground leases associated with the interest in real property to the department.

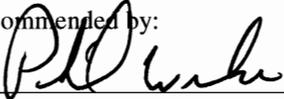
ITS IS THEREFORE ORDERED by the commission that the executive director or the director's designee is authorized to accept a deed to the building from TFC, and to execute any and all documents necessary to assign all rights and obligations of the ground leases associated with the interest in real property to the department.

Submitted and reviewed by:



Director, Maintenance Division

Recommended by:



Executive Director

112910 NOV 17 11

Minute Date
Number Passed

Exhibit A

The subject real property interest (improvements) consist of a buildings located at 118 East Riverside Drive, Austin, Travis County, Texas, situated on 6.0618 acres of land subject to a separated ground lease, more particularly described by metes and bounds as follows:

118 East Riverside Drive

Field notes of a survey of 264,052 square feet of land or 6.0618 acres of land, a portion of the Isaac Decker League Survey No. 20, Abstract No. 8, in the city of Austin, Travis County, Texas, said 264,052 square feet of land or 6.0618 acres of land being a portion of Lot 1, a portion of Lot 2 and portion of Lot 3, Mae Crockett Estate Subdivision, a subdivision of a portion of the said Isaac Decker League Survey No. 20, of record in Plat Book 75, Page 123, Travis County Plat Records, said 264,052 square feet of land or 6.0618 acres of land also a portion of Tract I, a portion of the said Isaac Decker League Survey No. 20, as conveyed in a Special Warranty Deed from Riverside Square II, Ltd. to Fourth Street Ltd., in Volume 11592, Page 703, Travis County.

BEGINNING at a $\frac{3}{4}$ " iron pipe set in the east line of South Congress Avenue for the northwest corner of Lot 3, Mae Crockett Estate Subdivision, a subdivision of a portion of the Isaac Decker League Survey No. 20, Abstract No. 8, in the city of Austin, Travis County, Texas, of record in Plat Book 75, Page 123, Travis County Plat Records, and for the southwest corner of the tract of land, a portion of the said Isaac Decker League Survey No. 20, as described in a deed to W.C. Schulle in Volume 722, Page 539, Travis County Deed Records, for the most southerly northwest corner of the herein described tract;

THENCE with the north line of said Lot 3, Mae Crockett Estate Subdivision, and the south line of said Schulle tract, South $71^{\circ}00'00''$ East 85.05 feet to a $\frac{1}{2}$ " iron pipe set in an asphalt parking lot for the northeast corner of said Lot 3, Mae Crockett Estate Subdivision and for the southeast corner of the said Schulle tract, said $\frac{1}{2}$ " iron pipe set being also for an angle point in a west line of Lot 1 of said Mae Crockett Estate Subdivision, for an interior corner of the herein described tract;

THENCE with a west line of said Lot 1, Mae Crockett Estate Subdivision and the east line of the said Schulle tract, North $19^{\circ}00'20''$ East 103.00 feet to a $\frac{1}{2}$ " iron pipe set in an asphalt parking lot for an interior corner of said Lot 1, Mae Crockett Estate Subdivision, and for the northeast corner of the said Schulle tract, for an interior corner of the herein described tract;

THENCE with the most northerly south line of said Lot 1, Mae Crockett Estate Subdivision, and the north line of the said Schulle Tract, North $71^{\circ}00'00''$ West 85.06 feet to a $\frac{1}{2}$ " iron pipe set in the east line of South Congress Avenue for the most northerly southwest corner of said Lot 1, Mae Crockett Estate Subdivision, and for the northwest corner of the said Schulle tract, for the most northerly southwest corner of the herein described tract;

THENCE with the east line of South Congress Avenue and a west line of said Lot 1, Mae Crockett Estate Subdivision, North $19^{\circ}00'00''$ East 80.84 feet to a $\frac{1}{2}$ " iron pipe found at the most southerly northwest corner of said Lot 1, Mae Crockett Estate Subdivision, and the southwest corner of Lot 4 of said Mae Crockett Estate Subdivision, for a northwest corner of the herein described tract;

THENCE with a north line of said Lot 1, Mae Crockett Estate Subdivision, and the south line of said Lot 4, Mae Crockett Estate Subdivision, South $70^{\circ}59'20''$ East 130.36 feet to a $\frac{3}{4}$ " iron pipe found at an interior corner of said Lot 1, Mae Crockett Estate Subdivision, and the southeast corner of said Lot 4, Mae Crockett Estate Subdivision, for an interior corner of the herein described tract;

THENCE with the most northerly west line of said Lot 1, Mae Crockett Estate Subdivision, and the east line of said Lot 4, Mae Crockett Estate Subdivision, North 26°37'00" East 219.25 feet to a ½" iron pipe found in a southwest line of Lot 1, Miller Subdivision, a subdivision of a portion of the said Isaac Decker League Survey No. 20, in the city of Austin, Travis County, Texas, of record in Plat Book 77, Page 284, Travis County Plat Records, at the most northerly northwest corner of said Lot 1, Mae Crockett Estate Subdivision, and the northeast corner of Lot 4, Mae Crockett Estate Subdivision, for the most northerly northwest corner of the herein described tract;

THENCE with the most northerly northeast line of said Lot 1, Mae Crockett Estate Subdivision, and a southwest line of said Lot 1, Miller Subdivision, South 53°36'40" East 406.03 feet to a ¾" iron pipe set for the most northerly east corner of said Lot 1, Mae Crockett Estate Subdivision, and for an interior corner of said Lot 1, Miller Subdivision, for the most northerly east corner of the herein described tract;

THENCE with the most northerly southeast line of said Lot 1, Mae Crockett Estate Subdivision, and a northwest line of said Lot 1, Miller Subdivision, South 36°24'50" West 150.00 feet to a ½" iron pipe found at an interior corner of said Lot 1, Mae Crockett Estate Subdivision, and a west corner of said Lot 1, Miller Subdivision, for an interior corner of the herein described tract;

THENCE with the most southerly northeast line of said Lot 1, Mae Crockett Estate Subdivision, and a southwest line of said Lot 1, Miller Subdivision, South 53°33'20" East 50.05 feet to a ½" iron pipe found at a south corner of said Lot 1, Miller Subdivision, and the most northerly west corner of Lot A, Mae Crockett Estate Subdivision No. 2, a subdivision of a portion of the said Isaac Decker League Survey No. 20, in the city of Austin, Travis County, Texas, of record in Plat Book 77, Page 232, Travis County Plat Records;

THENCE with the most southerly northeast line of said Lot 1, Mae Crockett Estate Subdivision, and the most northerly southwest line of said Lot A, Mae Crockett Estate Subdivision No. 2, South 53°37'10" East 127.33 feet to a ½" iron pipe found at the most southerly east corner of said Lot 1, Mae Crockett Estate Subdivision, and an interior corner of said Lot A, Mae Crockett Estate Subdivision No. 2, for the most southerly east corner of the herein described tract;

THENCE with the most southerly southeast line of said Lot 1, Mae Crockett Estate Subdivision, and the most southerly northwest line of said Lot A, Mae Crockett Estate Subdivision No. 2, South 40°01'40" West 381.78 feet to a ½" iron pipe found, for the most easterly south corner of the herein described tract;

THENCE with a line 145 feet northeast of and parallel to the northeast line of East Riverside Drive, North 37°13'00" West 160.00 feet to a ½" iron pipe set, for an interior corner of the herein described tract;

THENCE with a line 160 feet northwest of and parallel to the most southerly southeast line of said Lot 1, Mae Crockett Estate Subdivision, and the most southerly northwest line of said Lot A, Mae Crockett Estate Subdivision, No. 2, South 52°47'00" West 145.00 feet to a ½" iron pipe set in the northeast line of East Riverside Drive and the most southerly southwest line of said Lot 1, Mae Crockett Estate Subdivision, for a south corner of the herein described tract;

THENCE with the northeast line of East Riverside drive and the most southerly southwest line of said Lot 1, Mae Crockett Estate Subdivision, North 37°13'00" West 101.50 feet to a ½" iron pipe set for the most southerly west corner of said Lot 1, Mae Crockett Estate Subdivision, and the most southerly south corner of Lot 2 of said Mae Crockett Estate Subdivision, for the most southerly west corner of the herein described tract;

THENCE with the northwest line of said Lot 1, Mae Crockett Estate Subdivision, and the southeast line of said Lot 2, Mae Crockett Estate Subdivision, North 52°47'00" East 105.00 feet to a ½" iron pipe set in an asphalt drive for an interior corner of said Lot 1, Mae Crockett Estate Subdivision, and the east corner of said Lot 2, Mae Crockett Estate Subdivision, for an interior corner of the herein described tract;

THENCE with the most northerly southwest line of said Lot 1, Mae Crockett Estate Subdivision, and the northeast line of said Lot 2, Mae Crockett Estate Subdivision, North 37°13'00" West 215.20 feet to a calculated point, for an interior corner of the herein described tract;

THENCE South 22°07'30" West 122.06 feet to a hilti nail set in a brick planter in the northwest line of East Riverside Drive and the most easterly southwest line of said Lot 2, Mae Crockett Estate Subdivision, for the most westerly south corner of the herein described tract;

THENCE with the northeast line of East Riverside Drive and the most easterly southwest line of said Lot 2, Mae Crockett Estate Subdivision, North 37°13'00" West 35.06 feet to a ½" steel pin found at an angle point in the northeast line of East Riverside Drive and an interior corner of said Lot 2, Mae Crockett Estate Subdivision, for a west corner of the herein described tract;

THENCE with the southerly prolongation of the most northerly west line of said Lot 2, Mae Crockett Estate Subdivision, and the most northerly west line of said Lot 2, Mae Crockett Estate Subdivision, being also with a southerly prolongation of the most northerly east line of that 0.195 of one acre tract, a portion of the said the Isaac Decker League Survey No. 20, designated as tract 30 and transferred to Stacy Oliver by virtue of a Turnover Order of record in Volume 11801, Page 799, Travis County Deed Records, and the most northerly east line of the said Oliver tract 30 of 0.195 of one acre, North 22°07'30" East 16.06 feet passing an interior corner of said Lot 2, Mae Crockett Estate Subdivision, and the most easterly southeast corner of the said Oliver tract 30 of 0.195 of one acre, in all 108.75 feet to a ½" iron pipe found at the most northerly northwest corner of said Lot 2, Mae Crockett Estate Subdivision, and the northeast corner of the said Oliver tract 30 of 0.195 of one acre, said ½" iron pipe found being also at a southwest corner of said Lot 1, Mae Crockett Estate Subdivision, and the southeast corner of said Lot 3, Mae Crockett Estate Subdivision;

THENCE with a west line of said Lot 1, Mae Crockett Estate Subdivision, and the east line of said Lot 3, Mae Crockett Estate Subdivision, North 17°28'00" East 9.34 feet to a ½" steel pin set for an interior corner of the herein described tract;

THENCE North 70°58'00" West 85.73 feet to a ¾" iron pipe set in the east line of South Congress Avenue and the west line of said Lot 3, Mae Crockett Estate Subdivision, for a southwest corner of the herein described tract;

THENCE with the east line of South Congress Avenue and the west line of said Lot 3, Mae Crockett Estate Subdivision, North 19°00'00" East 25.29 feet to the place of the beginning, containing 264, 052 square feet of land or 6.0618 acres of land.

Exhibit B

The subject real property interest consist of 8,760 square feet of land at 118 East Riverside Drive, Austin, Travis County, Texas, subject to a separated ground lease, more particularly described as follows:

SCHULLE LEASE HOLD INTEREST

Field notes of a survey of 8,760 square feet of land or 0.2011 of one acre of land, a portion of the Isaac Decker League Survey No. 20, Abstract No.8, in the city of Austin, Travis County, Texas, said 8,760 square feet of land or 0.2011 of one acre of land being all of that tract of land, a portion of the said Isaac Decker League Survey No. 20, as described in a deed to W.C. Schulle in Volume 722, Page 539, Travis County Deed Records, and all of Tract II, a portion of the said Isaac Decker League Survey No. 20, as conveyed in a Special Warranty Deed from Riverside Square II, Ltd., to Fourth Street, Ltd., in Volume 11592, Page 703, Travis County Deed Records;

BEGINNING at a ¾" iron pipe set in the east line of South Congress Avenue for the southwest corner of that tract of land, a portion of the Isaac Decker League Survey No. 20, Abstract No. 8, as described in a deed to W.C. Schulle in Volume 722, Page 539, Travis County Deed Records, and the northwest corner of Lot 3, Mae Crockett Estate Subdivision, a subdivision of a portion of the said Isaac Decker League Survey No. 20, in the city of Austin, Travis County, Texas, of record in Plat Book 75, Page 123, Travis County Plat Records, for the southwest corner of the herein described tract;

THENCE with the east line of South Congress Avenue and the west line of the said Schulle tract North 19°00'00" East 103.00 feet to a ½" iron pipe set for the northwest corner of the said Schulle tract and the most northerly southwest corner of Lot 1 of said Mae Crockett Estate Subdivision, for the northwest corner of the herein described tract;

THENCE with the north line of the Schulle tract and the most northerly south line of said Lot 1, Mae Crockett Estate Subdivision, South 71°00'00" East 85.06 feet to a ½" iron pipe set in an asphalt parking lot for the northeast corner of the said Schulle tract and for an interior corner of said Lot 1, Mae Crockett Estate Subdivision, for the northeast corner of the herein described tract;

THENCE with the east line of the said Schulle tract and a west line of said Lot 1, Mae Crockett Estate Subdivision, South 19 00'20" West 103.00 feet to a ½" iron pipe set in an asphalt parking lot for the southeast corner of the said Schulle tract and for the northeast corner of said Lot 3, Mae Crockett Estate Subdivision, for the southeast corner of the herein described tract;

THENCE with the south line of the said Schulle Tract and the north line of said Lot 3, Mae Crockett Estate Subdivision, North 71 00'00" West 85.05 feet to the place of beginning, containing 8,760 square feet of land or 0.2011 of one acre of land.