

TEXAS TRANSPORTATION COMMISSION

LUBBOCK County

MINUTE ORDER

Page 1 of 1

LUBBOCK District

In the city of Lubbock, LUBBOCK COUNTY, on FARM TO MARKET ROAD 1585, the State of Texas acquired an easement interest in certain land for highway purposes by instrument recorded in Volume 878, Page 470, Deed Records of Lubbock County, Texas.

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

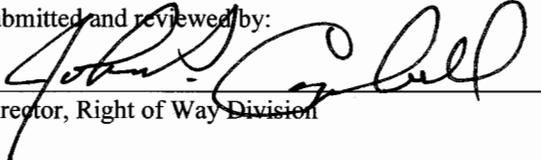
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the exchange of an interest in surplus land as whole or partial consideration for another interest in land needed for a state highway purpose.

Slide & 1585, LLC, a Texas limited liability company, is the owner of land on FARM TO MARKET ROAD 1730 needed by the state for highway purposes (new land), described in Exhibit B. The owner has conveyed the new land to the state and has requested that the surplus easement be released to the owner. The state will pay the owner the \$17,193 cash difference in value between the surplus easement and the new land.

It is the opinion of the commission that it is proper and correct that the state release the surplus easement to the owner in exchange and as partial consideration for the conveyance of the new land to the state and the state's cash payment to the owner of \$17,193.

NOW, THEREFORE, the commission finds that the surplus easement 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 releasing the state's rights and interest in the surplus easement to Slide & 1585, LLC, a Texas limited liability company, in exchange and as partial consideration for the conveyance of the new land to the state and the state's cash payment of \$17,193 to the owner.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

113098 APR 26 12

Minute Number Date Passed

Plat and Field Notes

of a 0.313 Acre Tract out of Section 8, Block AK, Lubbock County, Texas

Tract 1
Sheet 2 of 2 (Notes)

Tract 1:

FIELD NOTES on a 0.313 Acre Tract out of Section 8, Block AK, Abst. #959, Lubbock County, Texas and out of that Right of Way to the State of Texas by deed recorded in Volume 878, Page 470 of the Lubbock County Deed Records being further described by metes and bounds as follows:

BEGINNING at a found aluminum cap (TXDOT) for the most Southerly corner of this tract whence a found cotton spindle near the center of F.M. 1730 and F.M. 1585, set by Hugo Reed for the Northeast corner of Section 8, Block AK bears S 88°17'13" E (Texas North Central Zone Bearing Basis), 59.90 feet and N 01°42'47" E, 245.09 feet;

THENCE N 43°28'11" W, along the existing Southwesterly State Highway Right of Way line as described in Volume 878, Page 470, Lubbock County Deed Records, 239.15 feet to a set 1/2" rod with orange cap marked RPLS 4460 for the Northwest corner of this tract, whence a found aluminum cap (TXDOT) bears N 43°28'11" W, 14.06 feet;

THENCE S 88°47'26" E, parallel to the centerline of F.M. 1585, a distance of 129.64 feet to a set 1/2" rod with orange cap marked RPLS 4460 for the most Northerly Northeast corner of this tract;

THENCE S 43°32'08" E, 56.32 feet to a set 1/2" rod with orange cap marked RPLS 4460 for the most Easterly Northeast corner of this tract;

THENCE S 01°42'48" W, 130.03 feet to the Place of Beginning and containing 0.313 Acres.

Access will not be permitted to FM 1585 and FM 1730.

Surveyor's Report

This Plat is based on a survey made on the ground March 4, 2011.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents and are not considered as Monuments of Record Dignity unless so noted.

No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

This survey was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings are based on the Texas North Central Zone Coordinate System.

Distances and Areas are Surface Distances.

Combined Scale Factor: 0.99974



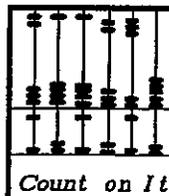
J.M. Cieszinski

J.M. CIESZINSKI, RPLS # 4460

PLAT SHOWN AS SURVEYED ON THE GROUND

April 14, 2011

Revised June 24, 2011



ABACUS ENGINEERING SURVEYING

2737 81st Street

LUBBOCK, TEXAS

806-745-7670

Sheet 2 of 2

Plat and Field Notes

of a 0.313 Acre Tract out of
Section 8, Block AK, Lubbock
County, Texas

Tract 1
Sheet 1 of 2 (Plat)

Section 24, Block E-2

Section 23, Block E-2

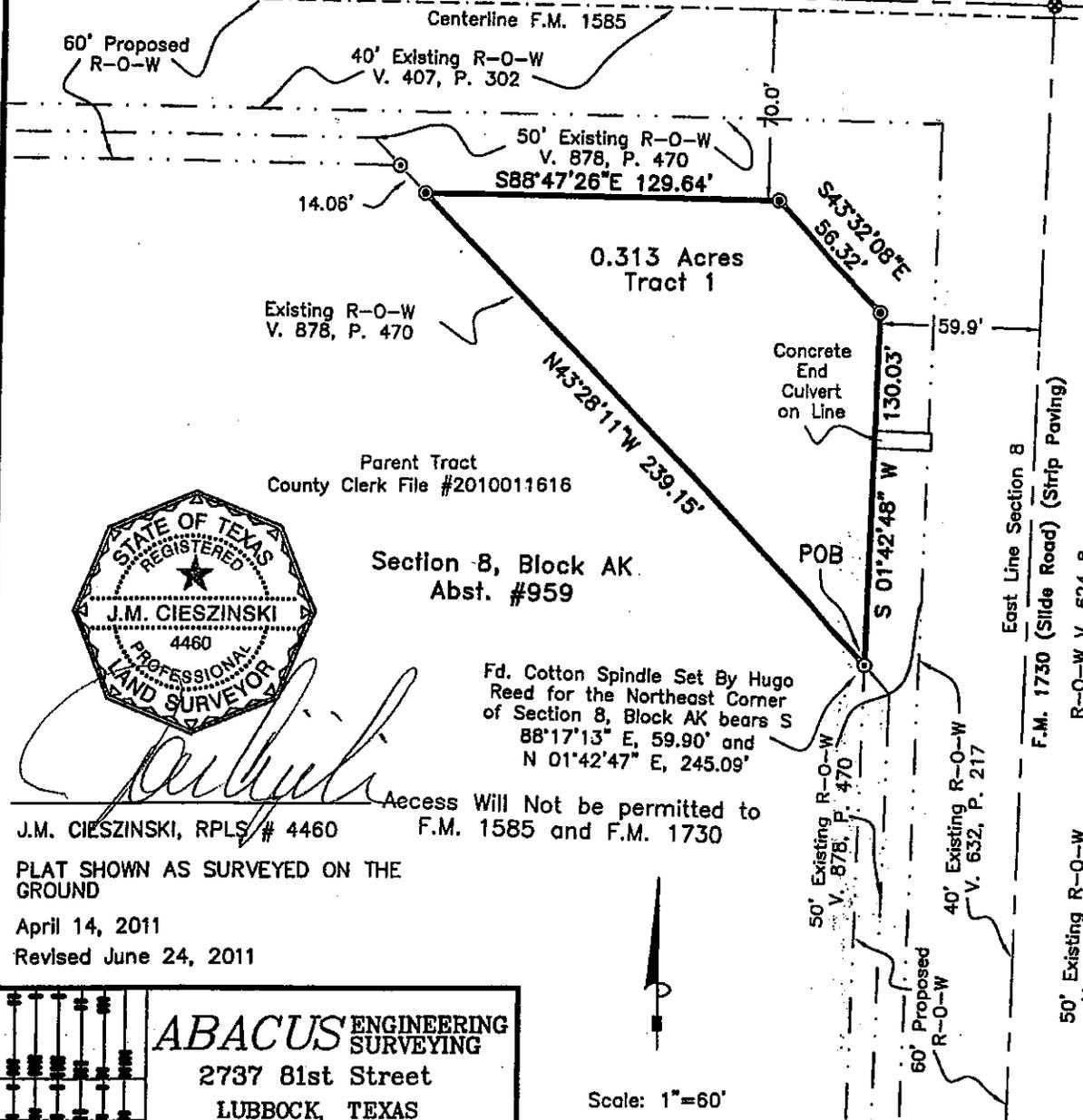
Section 5, Block AK

- ⊙ Set 1/2" Rod With Orange Cap
Marked RPLS 4460
- ⊙ Fd. Aluminum Cap
Texas Department of Transportation
- ⊙ Fd. Cotton Spindle

50' Existing R-O-W
V. 878, P. 490,
and V. 412, P. 253

Northeast Corner of Section 8,
Block AK per Hugo Reed, and
Deed on Parent Tract. Fd.
Cotton Spindle, Does not fit
R-O-W Monuments this survey
by ± 4.5'
Record Dignity

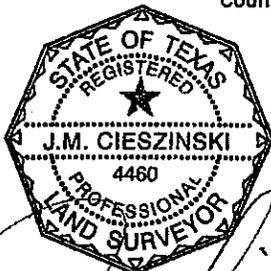
Section Line per Hugo Reed F.M. 1585 (Strip Paving)



Existing R-O-W
V. 878, P. 470

Parent Tract
County Clerk File #2010011616

Section 8, Block AK.
Abst. #959



Fd. Cotton Spindle Set By Hugo
Reed for the Northeast Corner
of Section 8, Block AK bears S
88°17'13" E, 59.90' and
N 01°42'47" E, 245.09'

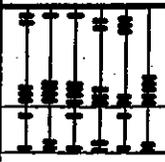
Access Will Not be permitted to
F.M. 1585 and F.M. 1730

J.M. CIESZYNSKI, RPLS # 4460

PLAT SHOWN AS SURVEYED ON THE
GROUND

April 14, 2011

Revised June 24, 2011



**ABACUS ENGINEERING
SURVEYING**

2737 81st Street
LUBBOCK, TEXAS

806-745-7670

Scale: 1"=60'

Surveyed For:
Thomas Payne



WILSON SURVEYING CO., INC.

Registered Professional Land Surveyors
Global Positioning System Surveyors

TEXAS • NEW MEXICO • ARIZONA • NEVADA • UTAH

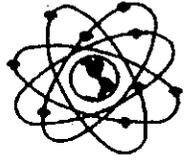


EXHIBIT "B"
Page 1 of 4

County: Lubbock
Highway: F.M. 1730
ROW CSJ: 1344-02-020

Property Description for Parcel 48 – Part 1

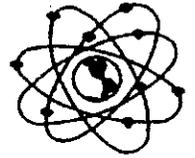
Being a 11,039.019 square foot tract of land out of that certain tract of land conveyed to *Limehouse Partners, LLC* in Warranty Deed recorded in Volume 10066, Page 57, Official Public Records of Lubbock County, Texas, being located in the East One-Half of Section 8, Block AK, Lubbock County, Texas and being more particularly described as follows:

BEGINNING at a 4" brass cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION", set on the East line of said *Limehouse Partners, LLC* tract and the existing West right of way line of F.M. 1730 as recorded in Volume 632, Page 217, Deed Records of Lubbock County, Texas, for the Southeast corner of this parcel, from which a found ½" iron rod with plastic cap bears South 01°42'48" West, a distance of 2252.93 feet, said point of beginning being 40.00 feet right of F.M. 1730 Station 329+45.32 and having a project coordinate of North: 7237762.995 and East: 925329.405;

- (1) **THENCE** North 88°17'12" West, a distance of 20.00 feet to a 4" brass cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION", set for the Southwest corner of this parcel,
- (2) **THENCE** North 01°42'48" East, a distance of 759.41 feet to a 4" brass cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION", set for the Northwest corner of this parcel;
- (3) **THENCE** South 43°27'46" East, along the existing right of way line of F.M. 1585 as recorded in Volume 878, Page 470, Deed Records of Lubbock County, Texas, a distance of 14.10 feet to a point for the Northeast corner of this parcel, whence a found ½" iron rod with plastic cap bears North 02°03' East, 4.60 feet;
- (4) **THENCE** South 01°42'48" West, along the East line of said *Limehouse Partners, LLC* tract and the existing West right of way line of F.M. 1730 as recorded in Volume 632, Page 217, Deed Records of Lubbock County, Texas, a distance of 400.00 feet to a point for the a corner of this parcel, whence a found ½" iron rod with plastic cap bears North 0°41' East, 4.62 feet;
- (5) **THENCE** South 88°17'12" East, along the existing right of way line of said F.M. 1730, a distance of 10.00 feet to point for the a corner of this parcel, whence a ½" iron rod with plastic cap bears North 01°01' East, 4.61 feet;
- (6) **THENCE** South 01°42'48" West, along the East line of said *Limehouse Partners, LLC* tract and the existing West right of way line of said F.M. 1730, a distance of 349.47 feet to the point of beginning.



WILSON SURVEYING CO., INC.



*Registered Professional Land Surveyors
Global Positioning System Surveyors*
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EXHIBIT "B"
Page 2 of 4

NOTES:

1. Bearings based on Texas Plane Coordinate System, North zone, NAD 83.
2. Horizontal control for this project was established by static GPS methods and based on the City of Lubbock control monuments No.'s 801,803,810 & 814 as established by Carter & Burgess.
3. Distances are surface values.
4. Coordinate values are based on project coordinate system and may be converted to Texas Plane Coordinate System, North Zone, NAD 83 values by dividing by a surface adjustment factor of 1.0002452.
5. Date of field survey: May-Sept. 2007
6. Parcel plat with same date accompanies this description.


Gary D. Wilson Date 7-20-11
Registered Professional Land Surveyor
No. 4239 State of Texas



Revised: 7-20-11

MATCHLINE

Sta. 325+95.85
50.00' Rt.

Sta. 325+95.85
40.00' Rt.

(48)
PART I
11,039.019 SQ.FT.

Obscured Area

UNSUBDIVIDED

(48)

PART I

LIMEHOUSE PARTNERS, LLC
(VOL. 10066, PG. 57)
(DEED CALL 197.281 AC.)

SECTION 8, BLOCK AK

Sta. 329+45.32
60.00' Rt.

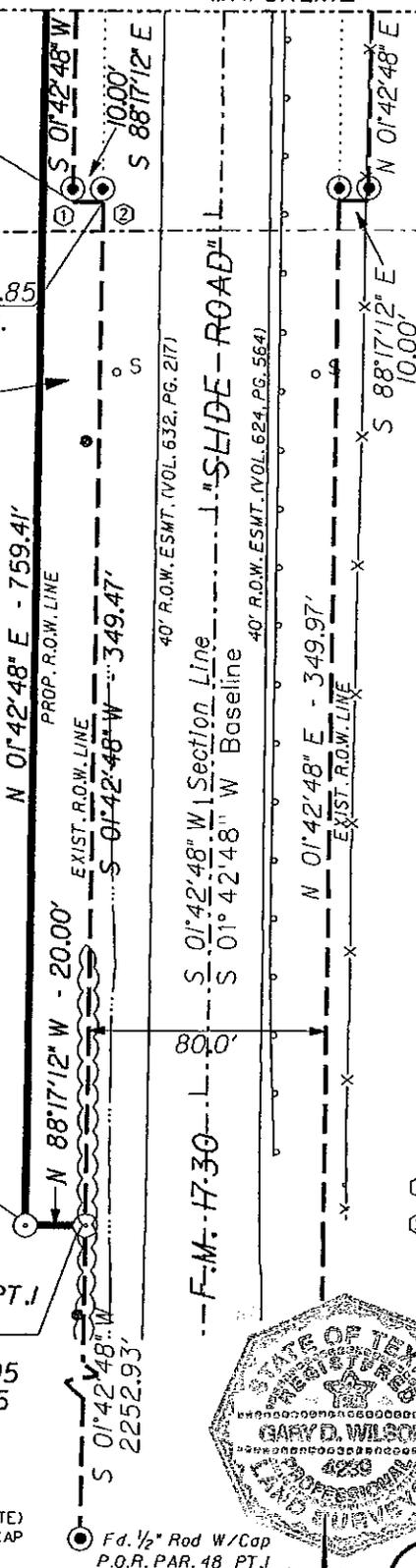
P.O.B. PAR. 48 PT. J
Sta. 329+45.32
40.00' Rt.
N = 7237762.995
E = 925329.405

LEGEND

- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD W/CAP
- ⊙ SET TYPE II R.O.W. MON. (4" BRASS CAP IN CONCRETE)
- ⊙ SET 5/8" IRON ROD WITH TXDOT 3-1/4" ALUMINUM CAP
- SET 1/2" IRON ROD WITH PLASTIC CAP

NOTES:

1. BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.
2. DISTANCES ARE SURFACE VALUES.
3. COORDINATES VALUES ARE BASED ON PROJECT COORDINATE SYSTEM AND MAY BE CONVERTED TO TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 VALUES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0002452.
4. DATE OF FIELD SURVEY: MAY-SEPT, 2007
5. PARCEL DESCRIPTION WITH SAME DATE ACCOMPANIES

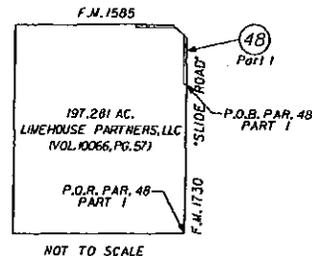


LUBBOCK CITY LIMIT (IN)
LUBBOCK CITY LIMIT (OUT)

UNSUBDIVIDED

LUBBOCK CHRISTIAN UNIVERSITY
(VOL. 2846, PG. 288)

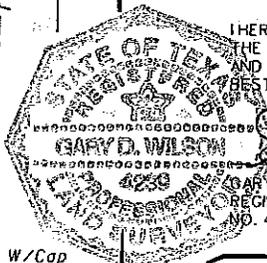
SECTION 5, BLOCK AK



MONUMENT NOTES

- ① CALCULATED POINT FROM WHICH A FD. 1/2" ROD W/CAP BEARS N 0° 41' E, 4.62'
- ② CALCULATED POINT FROM WHICH A FD. 1/2" ROD W/CAP BEARS N 1° 01' E, 4.61'

HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



GARY D. WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4239 STATE OF TEXAS

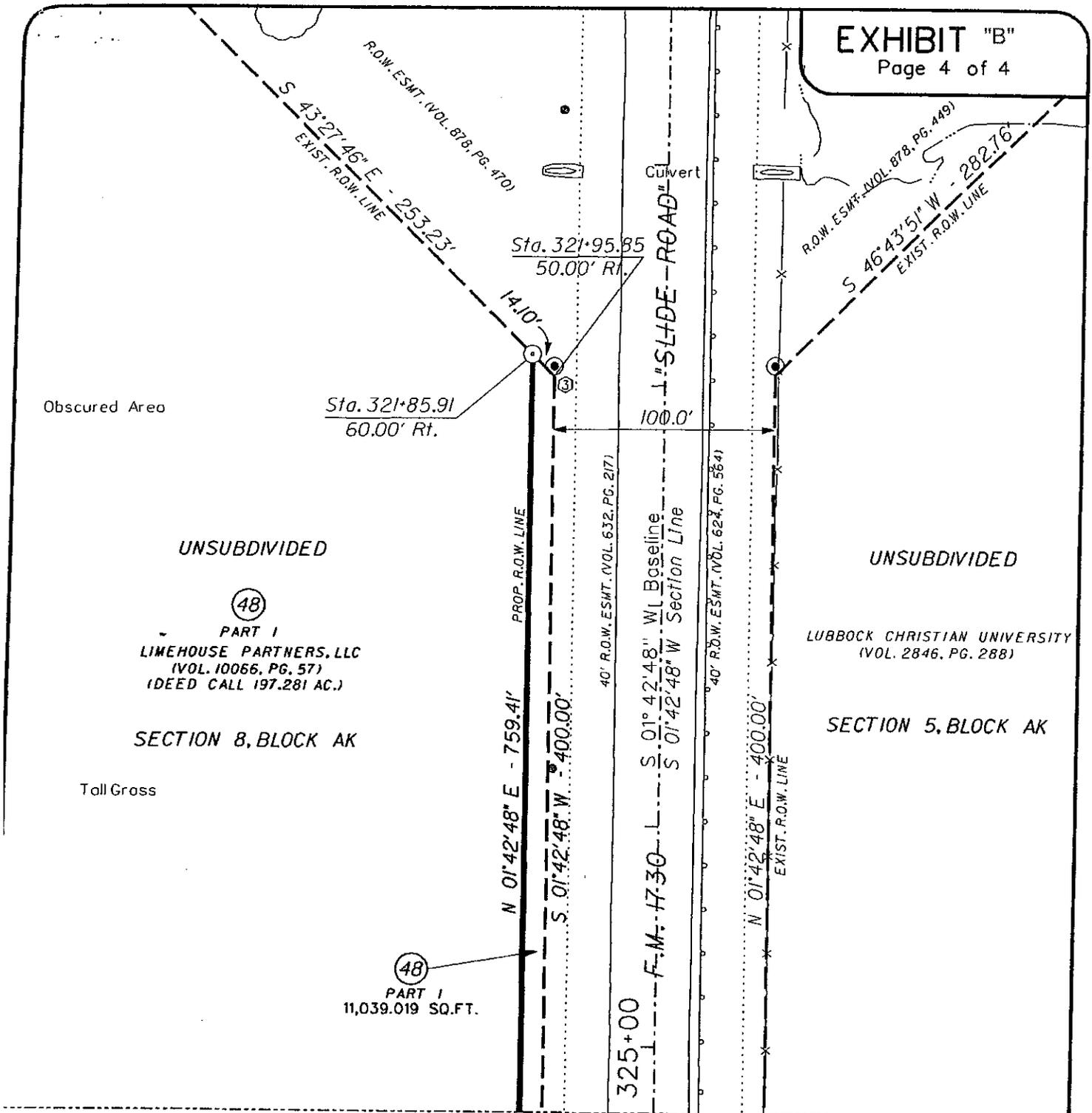
PARCEL 48 PART 1

11,039.019 SQ.FT.

F.M. 1730 (SLIDE ROAD)
LUBBOCK COUNTY, TEXAS
ROW CSJ: 1344-02-020

JULY 26, 2007 SCALE: 1" = 60'

WILSON SURVEYING Co., INC.
Registered Professional Land Surveyors
Lubbock, Texas



LEGEND

- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD W/CAP
- ⊙ SET TYPE II R.O.W. MON. (4" BRASS CAP IN CONCRETE)
- ⊙ SET 5/8" IRON ROD WITH TXDOT 3-1/4" ALUMINUM CAP
- SET 1/2" IRON ROD WITH PLASTIC CAP

NOTES:

1. BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.
2. DISTANCES ARE SURFACE VALUES.
3. COORDINATES VALUES ARE BASED ON PROJECT COORDINATE SYSTEM AND MAY BE CONVERTED TO TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 VALUES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0002452.
4. DATE OF FIELD SURVEY: MAY-SEPT. 2007
5. PARCEL DESCRIPTION WITH SAME DATE ACCOMPANIES

MATCHLINE

MONUMENT NOTES

- ③ CALCULATED POINT FROM WHICH A FD. 1/2" ROD W/CAP BEARS N 2°03' E, 4.60'



PARCEL 48 PART 1

11,039.019 SQ.FT.

F.M. 1730 (SLIDE ROAD)
LUBBOCK COUNTY, TEXAS
ROW CSJ: 1344-02-020

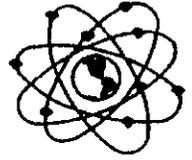
JULY 25, 2007 SCALE: 1" = 60'

WILSON SURVEYING Co., INC.
Registered Professional Land Surveyors
Lubbock, Texas





WILSON SURVEYING CO., INC.



Registered Professional Land Surveyors
Global Positioning System Surveyors
TEXAS • NEW MEXICO • ARIZONA • NEVADA • UTAH

EXHIBIT "B"
Page 1 of 4

County: Lubbock
Highway: F.M. 1730
ROW CSJ: 1344-02-020

Property Description for Parcel 48 – Part 2

Being a 6964.894 square foot tract of land out of that certain tract of land conveyed to *Limehouse Partners, LLC* in Warranty Deed recorded in Volume 10066, Page 57, Official Public Records of Lubbock County, Texas, being located in the East One-Half of Section 8, Block AK, Lubbock County, Texas and being more particularly described as follows:

BEGINNING at a 4" brass cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION", set on the North line of said *Limehouse Partners, LLC* tract and the existing South right of way line of F.M. 1585 as recorded in Volume 407, Page 302, Deed Records of Lubbock County, Texas, for the Northwest corner of this parcel, from which a set ½" iron rod with plastic cap bears North 88°47'04" West, a distance of 1790.53 feet, said point of beginning being 40.00 feet right of F.M. 1585 Station 256+00.00 and having a project coordinate of North: 7238739.303 and East: 924552.825;

- (1) **THENCE** South 88°47'04" East, along the existing South right of way line of said F.M. 1585 and the North line of said *Limehouse Partners, LLC* tract, a distance of 95.77 feet to a point for a corner of this parcel, whence a found ½" iron rod with plastic cap bears North 04°39' West, 3.72 feet;
- (2) **THENCE** South 01°12'56" West, along the existing South right of way line of said F.M. 1585, a distance of 10.00 feet to a point for a corner of this parcel, whence a found ½" iron rod with plastic cap bears North 05°28' West, 3.72 feet;
- (3) **THENCE** South 88°47'04" East, along the existing right of way line of said F.M. 1585 and the North line of said *Limehouse Partners, LLC* tract, a distance of 500.00 feet to a point for the Northeast corner of this parcel, whence a found ½" iron rod with plastic cap bears North 03°30' West, 4.22 feet;
- (4) **THENCE** South 43°27'46" East, along the existing West right of way line of F.M. 1730 as recorded in Volume 878, Page 470, Deed Records of Lubbock County, Texas, a distance of 14.06 feet to a 4" brass cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION", set for the Southeast corner of this parcel;
- (5) **THENCE** North 88°47'04" West, a distance of 605.66 feet to a 4" brass cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION", set for the Southwest corner of this parcel;
- (6) **THENCE** North 01°12'56" West, a distance of 20.00 feet to the point of beginning.



WILSON SURVEYING CO., INC.
Registered Professional Land Surveyors
Global Positioning System Surveyors
TEXAS • NEW MEXICO • ARIZONA • NEVADA • UTAH

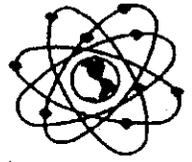
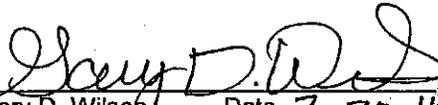


EXHIBIT "B"
Page 2 of 4

NOTES:

1. Bearings based on Texas Plane Coordinate System, North zone, NAD 83.
2. Horizontal control for this project was established by static GPS methods and based on the City of Lubbock control monuments No.'s 801,803,810 & 814 as established by Carter & Burgess.
3. Distances are surface values.
4. Coordinate values are based on project coordinate system and may be converted to Texas Plane Coordinate System, North Zone, NAD 83 values by dividing by a surface adjustment factor of 1.0002452.
5. Date of field survey: May-Sept. 2007
6. Parcel plat with same date accompanies this description.


Gary D. Wilson Date 7-20-11
Registered Professional Land Surveyor
No. 4239 State of Texas



Revised: 7-20-11

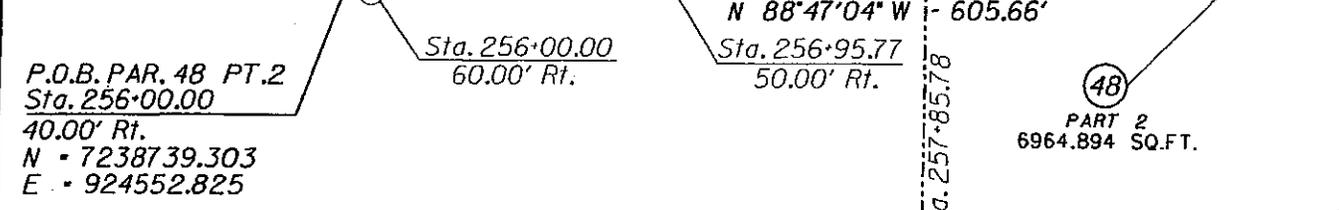
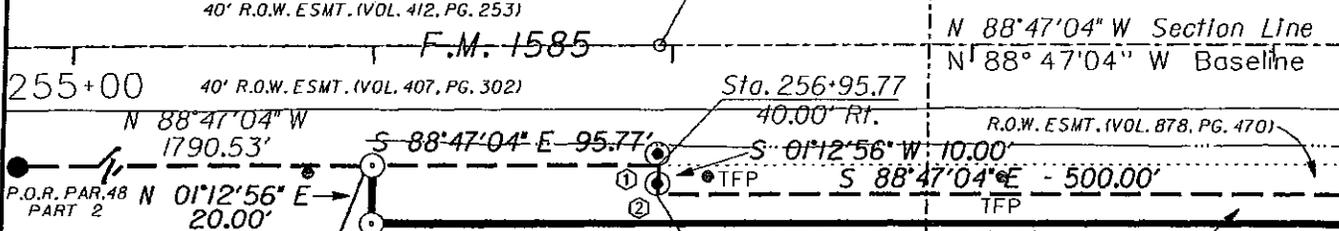
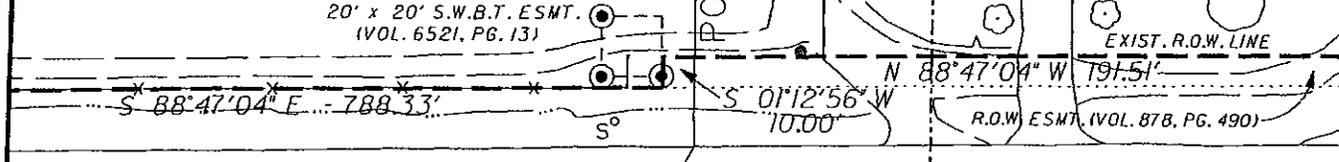
SECTION 24, BLOCK E-2

EXHIBIT "B"
Page 3 of 4

UNSUBDIVIDED
TROY G. WILSON
(VOL. 598, PG. 463)

TRAVIS LEON WILSON
(VOL. 1425, PG. 491)

20' x 20' S.W.B.T. ESMT.
(VOL. 6521, PG. 13)



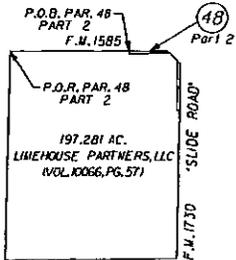
UNSUBDIVIDED

(48)

PART 2

LIMEHOUSE PARTNERS, LLC
(VOL. 10066, PG. 57)
(DEED CALL 197.281 AC.)

SECTION 8, BLOCK AK



NOT TO SCALE



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Cary D. Wilson
7-20-11
CARY D. WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4239 STATE OF TEXAS

MONUMENT NOTES

- ① CALCULATED POINT FROM WHICH A FD. 1/2" ROD W/CAP BEARS N 4°39' W, 3.72'
- ② CALCULATED POINT FROM WHICH A FD. 1/2" ROD W/CAP BEARS N 5°28' W, 3.72'

LEGEND

- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD W/CAP
- ⊙ SET TYPE II R.O.W. MON. (4" BRASS CAP IN CONCRETE)
- ⊙ SET 5/8" IRON ROD WITH TXDOT 3-1/4" ALUMINUM CAP
- SET 1/2" IRON ROD WITH PLASTIC CAP

NOTES:

1. BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.
2. DISTANCES ARE SURFACE VALUES.
3. COORDINATES VALUES ARE BASED ON PROJECT COORDINATE SYSTEM AND MAY BE CONVERTED TO TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 VALUES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0002452.
4. DATE OF FIELD SURVEY: MAY-SEPT. 2007
5. PARCEL DESCRIPTION WITH SAME DATE ACCOMPANIES

N

LUBBOCK CITY LIMIT (OUT)
LUBBOCK CITY LIMIT (IN) Sta. 257+85.78

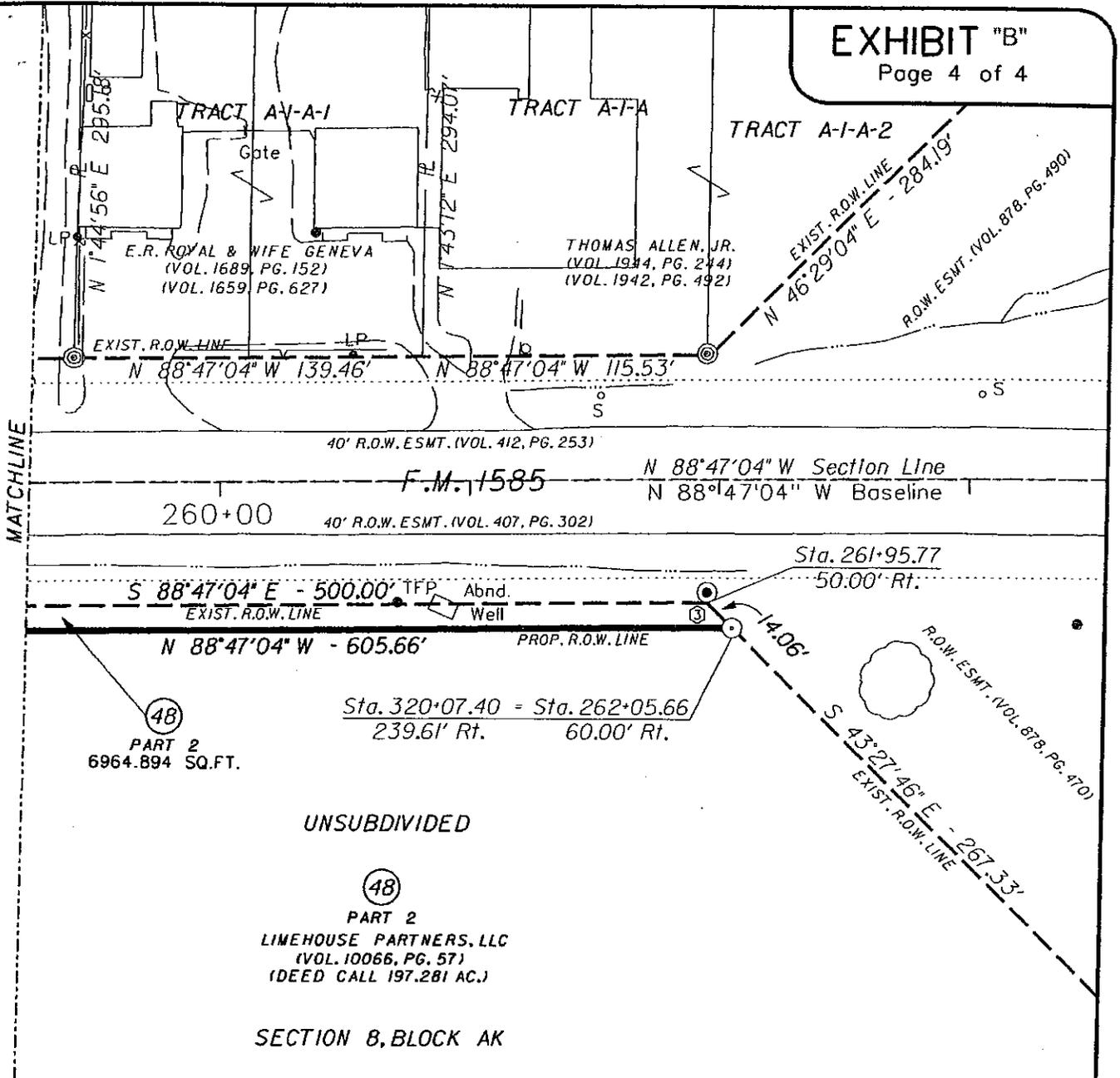
PARCEL 48 PART 2

6964.894 SQ.FT.

F.M. 1730 (SLIDE ROAD)
LUBBOCK COUNTY, TEXAS
ROW CSJ: 1344-02-020

JULY 26, 2007 SCALE: 1" = 60'

WILSON SURVEYING Co., INC.
Registered Professional Land Surveyors



UNSUBDIVIDED

(48)
PART 2
LIMEHOUSE PARTNERS, LLC
(VOL. 10066, PG. 57)
(DEED CALL 197.281 AC.)

SECTION 8, BLOCK AK

MONUMENT NOTES

- ③ CALCULATED POINT FROM WHICH A FD. 1/2" ROD W/CAP BEARS N 3° 30' W, 4.22'

LEGEND

- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD W/CAP
- ⊙ SET TYPE II R.O.W. MON. (4" BRASS CAP IN CONCRETE)
- ⊙ SET 3/8" IRON ROD WITH TXDOT 3-1/4" ALUMINUM CAP
- SET 1/2" IRON ROD WITH PLASTIC CAP

NOTES:

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- DISTANCES ARE SURFACE VALUES.
- COORDINATES VALUES ARE BASED ON PROJECT COORDINATE SYSTEM AND MAY BE CONVERTED TO TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 VALUES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0002452.
- DATE OF FIELD SURVEY: MAY-SEPT. 2007
- PARCEL DESCRIPTION WITH SAME DATE ACCOMPANIES

PARCEL 48 PART 2

6964.894 SQ.FT.

F.M. 1730 (SLIDE ROAD)
LUBBOCK COUNTY, TEXAS
ROW CSJ: 1344-02-020

JULY 26, 2007 SCALE: 1" = 60'

WILSON SURVEYING Co., INC.
Registered Professional Land Surveyors
Lubbock, Texas