

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the city of Austin, TRAVIS COUNTY, on US 290, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 663, Pages 33, 37 and 48, Deed Records of Travis County, Texas.

Portions of the land (surplus land), described in Exhibit A, are no longer needed for highway purposes.

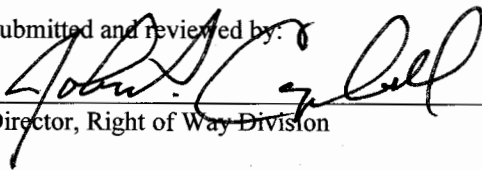
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Austin Community College is the abutting landowner and has requested to purchase the surplus land for \$201,150.


The commission finds \$201,150 to be a fair and reasonable value of 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 Austin Community College for \$201,150; 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

**113216 JUL 26 12**

Minute Number      Date Passed

EXHIBIT A

County: Travis  
 Tract No.: 1  
 Highway: U.S. 290  
 RCSJ:

## PROPERTY DESCRIPTION FOR TRACT 1

FIELD NOTE DESCRIPTION OF A 4.035 ACRE (175,764 SQ. FT.) TRACT OF LAND IN THE JAMES P. WALLACE SURVEY, ABSTRACT NO. 341 IN TRAVIS COUNTY, TEXAS AND BEING A PART OF THE EXISTING RIGHT-OF-WAY OF U.S. 290 AS SHOWN ON TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) RIGHT-OF-WAY MAP CSJ 114-001-00 AND 114-002-00, DATED JANUARY, 1941, AND BEING DESCRIBED AS A PORTION OF AN 11.758 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED FROM MRS. ELLA CAMPBELL, A WIDOW, AND RECORDED IN VOLUME 663, PAGE 37 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), SAID 4.035 ACRE (175,764 SQ. FT.) TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM INC. FOR THIS TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TxDOT Type II concrete monument set on the said existing north right-of-way line of U.S. 290, said point being the south corner of called Lot 1, J. Grant Webster Subdivision, as recorded in Volume 12 , Page 72 of the Plat Records of Travis County Texas (P.R.T.C.TX.), and being described in a deed to TPRF II/Highland Commons, LP, as recorded in Document Number 2007218993 of the Official Public Records of Travis County Texas (O.P.R.T.C.TX.), said point being the northwest corner of the tract described herein and the **POINT OF BEGINNING**, from which a 1-inch iron pipe found for the west corner of said Lot 1 bears with the existing curving east right-of-way line of Airport Blvd., being a curve to the right, an arc distance of 263.22 feet, through a central angle of 8°09'06", having a radius of 1,850.08 feet, and a chord that bears N 47°52'01" W, a distance of 263.00 feet;

**THENCE** N 77°02'30" E, with the said existing north right-of-way line of U.S. 290, same being the south line of Lot 1, J. Grant Webster subdivision, passing at a distance of 510.70 feet, a calculated point for the southeast corner of said Lot 1, J. Grant Webster Subdivision, said point being the southwest corner of called Lot 1, Austin Mall Subdivision, as recorded in Volume 48, Page 87 of the P.R.T.C.TX., and described in deed to Austin Hotel Ventures, L.P., as recorded in Document Number 2004216854 O.P.R.T.C.TX., and continuing along the south line of said Lot 1, Austin Mall Subdivision for a total distance of 832.49 feet to a TxDOT Type II concrete monument set for the northeast corner of the tract described herein, from which a 60D nail found for the southeast corner of said Lot 1, Austin Mall Subdivision bears N 77°02'30" E, a distance of 11.11 feet;

**THENCE**, with the proposed north right-of-way line of U.S. 290, the following seven (7) courses and distances numbered 2-8:

2) S 23°48'05" W, passing at a distance of 50.00 feet a <sup>5</sup>/<sub>8</sub>-inch iron rod with aluminum cap stamped "Access Denial" set for the beginning of Denial of Access Line, continuing for a total distance of 142.74 feet to a TxDOT Type II concrete monument set,

3) Continuing along said Denial of Access Line, S 05°08'13" W, a distance of 128.84 feet to a TxDOT Type II concrete monument set,

4) Continuing along said Denial of Access Line, S 38°07'57" W, a distance of 27.23 feet to a TxDOT Type II concrete monument set,

5) Continuing along said Denial of Access Line, S 71°07'41" W, a distance of 315.49 feet to a TxDOT Type II concrete monument set,

6) Continuing along said Denial of Access Line to the point of curvature of a curve, being a curve to the right, an arc distance of 264.94 feet, through a central angle of 58°23'02", having a radius of 260.00 feet, and a chord that bears N 79°40'48" W, a distance of 253.62 feet to the point of tangency and a TxDOT Type II concrete monument set,

7) Continuing along said Denial of Access Line, N 50°29'17" W, a distance of 134.12 feet to a TxDOT Type II concrete monument set,

8) Continuing along said Denial of Access Line, N 48°39'45" W, passing at a distance of 48.32 feet a 5/8-inch iron rod with aluminum cap stamped "Access Denial", set for the point of termination of said Denial of Access Line continuing for a total distance of 98.32 feet to the **POINT OF BEGINNING**, and containing 4.035 acre (175,764 SQ. FT.) of land, more or less.

This property description is accompanied by a separate plat.

All bearings shown are based on NAD 83 (1993) Texas State Plane Coordinate System, Central Zone.

Access is prohibited across the Denial of Access Line to the transportation facility from the adjacent property.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 30<sup>th</sup> day of May, 2012 A.D.

  
\_\_\_\_\_  
Thomas J. Yocom  
Registered Professional Land Surveyor  
No. 6303 - State of Texas

SURVEYING AND MAPPING, Inc.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735



P.O.R.

AIRPORT BLVD  
(R.O.W. 120.00')

TPRF II/HIGHLAND COMMONS, LP  
DOC#2007218993  
O.P.R. T.C. TX.

J. GRANT WEBSTER SUBD.  
LOT 1  
CALLED 3.02 AC.  
VOL. 12, PG. 72  
P.R.T.C. TX.

JAMES P. WALLACE  
SURVEY, A-34I

AUSTIN COMMUNITY COLLEGE DISTRICT  
DOC. NO. 9209544  
R.P.R. T.C. TX.

AUSTIN MALL  
LOT 1  
CALLED 4.7 AC.  
VOL. 48, PG. 87  
P.R. T.C. TX.

P.O.B.

510.70' (S79°11'W 511.12')

N77°02'30"E 832.49'

321.79' (S79°11'W 332.70')

EXISTING RIGHT-OF-WAY

4.035 AC.

STAMPED "ACCESS DENIAL"

R.O.W. PT.

STAMPED DENIAL

PROPOSED DENIAL OF ACCESS LINE

PROPOSED RIGHT-OF-WAY

PROPOSED DENIAL OF ACCESS LINE

LIMITS OF DENIAL OF ACCESS



GRAPHIC SCALE  
SCALE: 1" = 100'  
TRAVIS COUNTY, TEXAS

US 290  
STATE OF TEXAS  
CALLED 11.758 AC.  
VOL. 663 PG. 37  
D.R.T.C. TX.

ST71°07'41"W 315.49'

R.O.W. PC

PROPOSED DENIAL OF ACCESS LINE

PROPOSED DENIAL OF ACCESS LINE

PROPOSED DENIAL OF ACCESS LINE

PROPOSED DENIAL OF ACCESS LINE

PROPOSED DENIAL OF ACCESS LINE

PROPOSED DENIAL OF ACCESS LINE

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY

ST71°07'41"W 315.49'

BACK OF CURB

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

ST71°07'41"W 315.49'

128.84' FOR OF CURB  
S05°08'12"W

TOP OF BANK

GRAINAGE BITCH

NEARBY



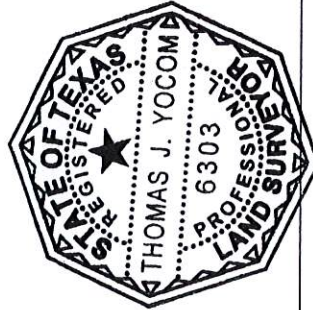
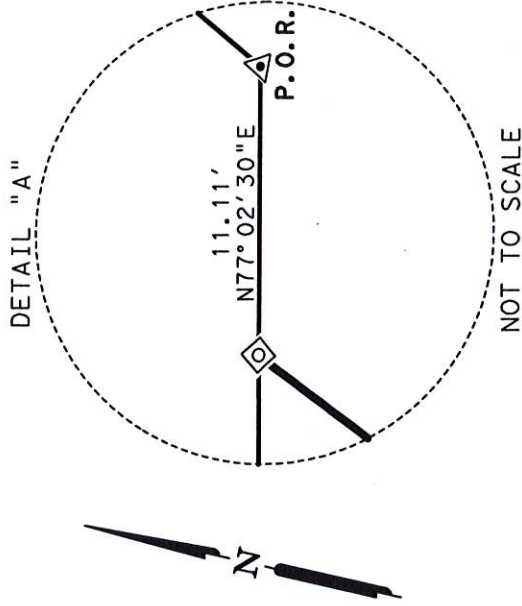
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	8° 09' 06"	1850.08	263.22	263.00'	N47° 52' 01" W
C2	58° 23' 02"	260.00'	264.94	253.62'	N79° 40' 48" W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S23° 48' 05" W	50.00'
L2	S23° 48' 05" W	92.74'
L3	S38° 07' 57" W	27.23'
L4	N48° 39' 45" W	48.32'
L5	N48° 39' 45" W	50.00'

- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
  - TYPE II CONCRETE MONUMENT FOUND
  - BRASS CAP FOUND
  - 1" PIPE FOUND UNLESS NOTED
  - 3/4" IRON ROD W/TXDOT ALUMINUM CAP STAMPED "ADL"
  - 1/2" IRON ROD FOUND UNLESS NOTED
  - FENCE POST FOUND UNLESS NOTED
  - PK NAIL FOUND UNLESS NOTED
  - CALCULATED POINT
  - 60D NAIL FOUND
  - CONTROL POINT (GPS)
  - TRAVERSE POINT (TPT)
  - PROPERTY LINE
  - ( ) RECORD INFORMATION
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - P.O.R. POINT OF REFERENCE
  - R.O.W. PI RIGHT-OF-WAY POINT OF INTERSECTION
  - R.O.M. P.C. POINT OF CURVATURE
  - R.O.W. P.T. POINT OF TANGENCY
  - N.T.S. NOT TO SCALE
  - D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - O.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - DISTANCE NOT TO SCALE
  - - - DEED LINE (COMMON OWNERSHIP)
  - - - DENIAL OF ACCESS LINE
  - D.O.A. DENIAL OF ACCESS



- NOTES:**
- ALL BEARINGS SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
  - VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. THERE MAY BE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
  - OWNERSHIP INFORMATION SHOWN ON THIS R.O.W. SURVEY WAS OBTAINED FROM PUBLIC RECORDS BY THE SURVEYOR. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
  - ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

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.

*Thomas J. Yocom*  
 THOMAS J. YOCOM  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6303, STATE OF TEXAS

05/30/2012  
 DATE

FILE:c:\pwworking\sdm\pdp\lot\jberry\dms93080\NORTH TRACT#PG2.dgn



4801 Southwest Parkway  
 Parkway Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0675  
 Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH  
 SHOWING  
 TXDOT R.O.W. SURPLUS TRACT 1  
 4.035 AC. (175,764 SQ.FT.)

EXHIBIT A

County: Travis  
 Tract No.: 2  
 Highway: U.S. 290  
 RCSJ:

## PROPERTY DESCRIPTION FOR TRACT 2

DESCRIPTION OF A 2.655 ACRE (115,652 SQ. FT.) TRACT OF LAND LOCATED IN THE JAMES P. WALLACE SURVEY, ABSTRACT NO. 341 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE EXISTING RIGHT-OF-WAY OF U.S. 290 AS SHOWN ON TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) RIGHT-OF-WAY MAP CSJ 1114-001-00 AND 114-002-00, DATED JANUARY 1941, FURTHER DESCRIBED AS A CALLED 1.219 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED FROM MRS. MINNIE JACK WEST, A WIDOW, AND RECORDED IN VOLUME 663, PAGE 48 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), ALSO BEING A PORTION OF A CALLED 3.658 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED FROM MRS. C. H. TEICH, ET AL, AND RECORDED IN VOLUME 663, PAGE 33 OF THE D.R.T.C.TX., SAID 2.655 ACRE (115,652 SQ. FT.) TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM INC. FOR THIS TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TxDOT Type II concrete monument set on the said existing south right-of-way line of U.S. 290, said point being on the northwest property line of called lot 35A, Charels M. Huey subdivision, as recorded in Volume 30, Page 134 of the Plat Records of Travis County Texas (P.R.T.C.TX.), and described in deed to BHAG Holdings, L.L.C. as recorded in Document Number 2007175734 of the Official Public Records Of Travis County Texas (O.P.R.T.C.TX.), said point also being the southeast corner of the tract described herein and the **POINT OF BEGINNING**, from which a ½-inch iron rod found for the most northeast corner of said Lot 35A bears N 65°23'52" E, a distance of 23.86 feet;

**THENCE** S 65°23'52" W, with the said existing south right-of-way line of U.S.290, same being the north line of said lot 35A, passing a distance of 425.19 feet a ½-inch iron rod found for the northwest corner of said lot 35A, same being a northeast corner of called Lot 37A, John D. Byram Addition, as recorded in Volume 56, Page 57 of the P.R.T.C.TX., and described in a deed to Wonderworkers Properties L.L.C. as recorded in Document Number 2009214300 of the O.P.R.T.C.TX., continuing along the north line of said Lot 37A for a total distance of 707.04 feet to a TxDOT Type II concrete monument set for the southeast corner of the tract herein;

**THENCE**, with the proposed south right-of-way line of U.S. 290, the following seven (7) courses and distances numbered 2-8:

2) N 15°46'02" E, passing at a distance of 50 feet a <sup>5</sup>/<sub>8</sub>-inch iron rod with aluminum cap stamped "ACCESS DENIAL" set for the beginning of a Denial of Access Line, continuing for a total distance of 124.56 feet to a TxDOT Type II concrete monument set,

3) Continuing along said Denial of Access Line, N 07°05'38" E, a distance of 77.43 feet to a TxDOT Type II concrete monument set,

4) Continuing along said Denial of Access Line, to the point of curvature of a curve, being a curve to the right, an arc distance of 122.80 feet, through a central angle of 61°10'50", having a radius of 115.00 feet, and a chord that bears N 37°41'03" E, a distance of 117.05 feet to the point of tangency and a TxDOT Type II concrete monument set,

- 5) Continuing along said Denial of Access Line, N 68°16'28" E, passing at a distance of 30.00 feet a 5/8-inch iron rod with aluminum cap stamped "ACCESS DENIAL", set for the point of termination of said Denial of Access Line, passing a distance of 230.00 feet a 5/8-inch iron rod with aluminum cap stamped "ACCESS DENIAL", set for the point of beginning of an Denial of Access Line, continuing for a total distance of 334.06 feet to a point of curvature and a TxDOT Type II concrete monument set,
- 6) Continuing along said Denial of Access Line, being a curve to the right, an arc distance of 72.75 feet, through a central angle of 64°07'50", having a radius of 65.00 feet, and a chord that bears S 79°39'37" E, a distance of 69.02 feet to the point of tangency and a TxDOT Type II concrete monument set,
- 7) Continuing along said Denial of Access Line, S 47°35'41" E, a distance of 90.87 feet to a TxDOT type II concrete monument set, said point being the point of termination of said Denial of Access Line,
- 8) S 61°25'17" E, a distance of 94.02 feet to the **POINT OF BEGINNING**, and containing 2.655 acre (115,652 SQ. FT.) of land, more or less.

This property description is accompanied by a separate plat.


All bearings shown are based on NAD 83 (1993) Texas State Plane Coordinate System, Central Zone.

Access is prohibited across the Denial of Access Line to the transportation facility from the adjacent property.

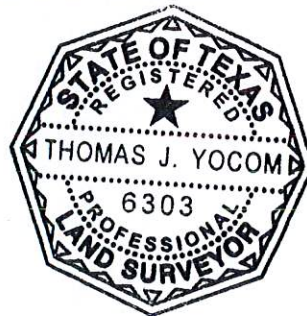
THE STATE OF TEXAS           §  
   §           KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF TRAVIS           §

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

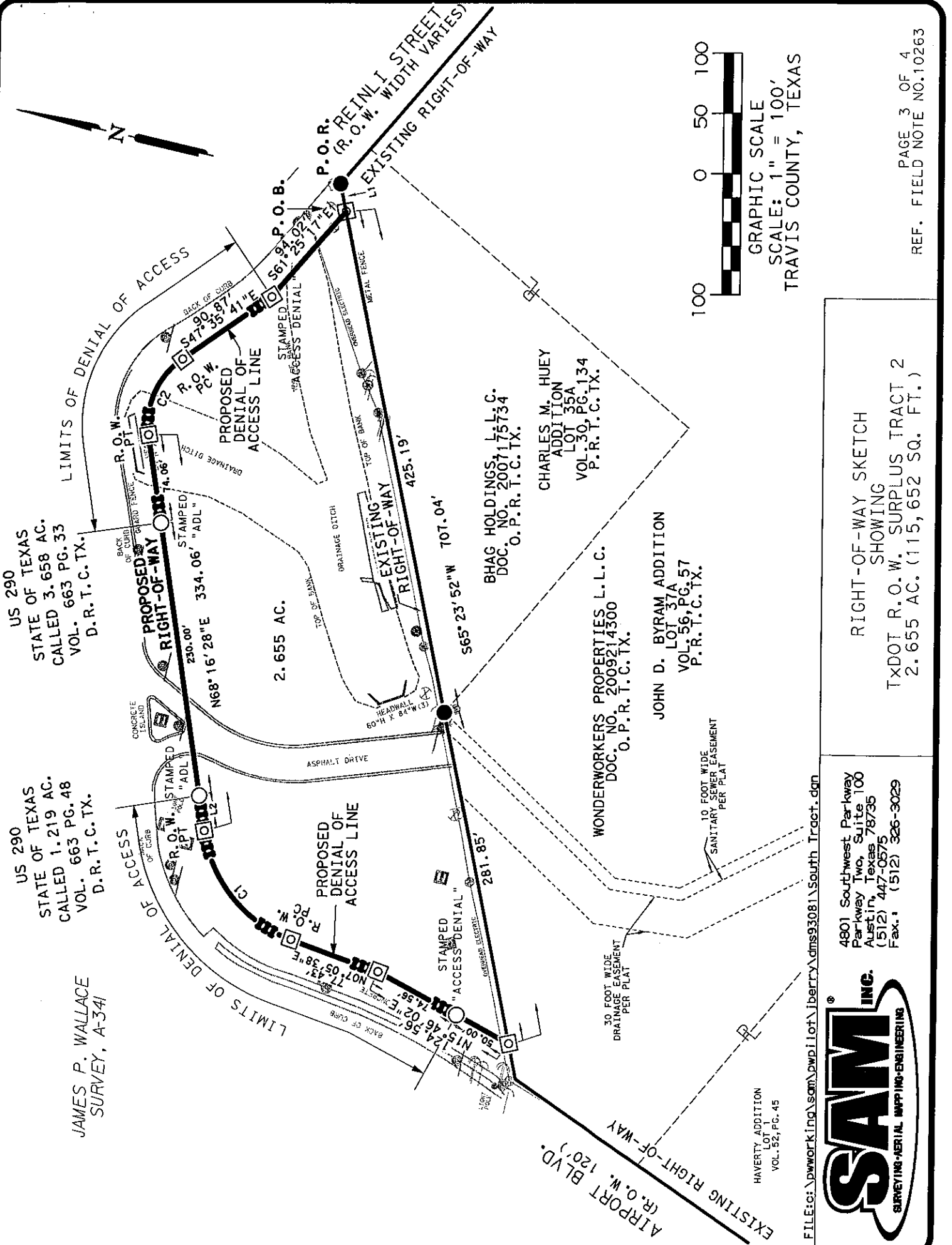
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 30<sup>th</sup> day of May, 2012 A.D.

  
 \_\_\_\_\_  
 Thomas J. Yocom  
 Registered Professional Land Surveyor  
 No. 6303 - State of Texas

SURVEYING AND MAPPING, Inc.  
 4801 Southwest Parkway  
 Parkway Two, Suite 100  
 Austin, Texas 78735







US 290  
STATE OF TEXAS  
CALLED 3.658 AC.  
VOL. 663 PG. 33  
D.R.T.C.TX.

US 290  
STATE OF TEXAS  
CALLED 1.219 AC.  
VOL. 663 PG. 48  
D.R.T.C.TX.

JAMES P. WALLACE  
SURVEY, A-341

2.655 AC.

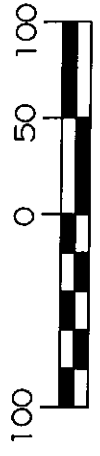
BHAG HOLDINGS L.L.C.  
DOC. NO. 2007175734  
O.P.R.T.C.TX.

CHARLES M. HUEY  
ADDITION  
LOT 35A  
VOL. 30, PG. 134  
P.R.T.C.TX.

WONDERWORKERS PROPERTIES L.L.C.  
DOC. NO. 2009214300  
O.P.R.T.C.TX.

JOHN D. BYRAM ADDITION  
LOT 37A  
VOL. 56, PG. 57  
P.R.T.C.TX.

HAVERTY ADDITION  
LOT 1  
VOL. 52, PG. 45



GRAPHIC SCALE  
SCALE: 1" = 100'  
TRAVIS COUNTY, TEXAS

RIGHT-OF-WAY SKETCH  
SHOWING  
TXDOT R.O.W. SURPLUS TRACT 2  
2.655 AC. (115,652 SQ. FT.)

FILE:c:\pwworking\sam\pwp\i\ot\iberry\dms93081\South Tract.dgn

4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78736  
(512) 447-0575  
Fax: (512) 306-3029





- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
  - TYPE II CONCRETE MONUMENT FOUND
  - 1" PIPE FOUND UNLESS NOTED
  - 5/8" IRON ROD W/TXDOT ALUMINUM CAP STAMPED "AOL"
  - 1/2" IRON ROD FOUND UNLESS NOTED
  - FENCE POST FOUND UNLESS NOTED
  - PK NAIL FOUND UNLESS NOTED
  - CALCULATED POINT
  - 60D NAIL FOUND
  - CONTROL POINT (GPS)
  - TRAVERSE POINT (TPT)
  - PROPERTY LINE
  - ( ) RECORD INFORMATION
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - P.O.R. POINT OF REFERENCE
  - R.O.W. PI RIGHT-OF-WAY POINT
  - OF INTERSECTION
  - R.O.W. P.C. POINT OF CURVATURE
  - R.O.W. P.T. POINT OF TANGENCY
  - N.T.S. NOT TO SCALE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - O.R.T.C.TX. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
  - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - DISTANCE NOT TO SCALE
  - - - DEED LINE (COMMON OWNERSHIP)
  - - - DENIAL OF ACCESS LINE
  - - - DENIAL OF ACCESS
  - D.O.A. DENIAL OF ACCESS

- NOTES:**
- ALL BEARINGS SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
  - VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY BY SAM, INC. THERE MAY BE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
  - OWNERSHIP INFORMATION SHOWN ON THIS R.O.W. SURVEY WAS OBTAINED FROM PUBLIC RECORDS BY THE SURVEYOR. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
  - ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.
- 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.

THOMAS J. YOCOM  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6303, STATE OF TEXAS

05/30/2012  
 DATE

FILE:c:\pwworking\sam\pwp\lot\iberry\dms93081\South Tract\*PG2.dgn



4801 Southwest Parkway  
 Parkway Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH  
 SHOWING  
 TXDOT R.O.W. SURPLUS TRACT 2  
 2.655 AC. (115,652 SQ. FT.)

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	61° 10' 50"	115.00	122.80	117.05'	N37° 41' 03"E
C2	64° 07' 50"	65.00	72.75	69.02'	S79° 39' 37"E

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	N65° 23' 52"E	23.86'
L2	N68° 16' 28"E	30.00'

