

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 for highway purposes by instruments recorded in Volume 4835, Page 453; Volume 5367, Page 989; and Volume 5243, Page 245, Deed Records of Bexar County, Texas.

A portion of the land (surplus land), described in Exhibit A, is 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.

The Trails RV Resort, Repair Shop, and Parts Sales, LLC, is an abutting landowner and has requested to purchase the surplus land for \$63,105.

The commission finds \$63,105 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 The Trails RV Resort, Repair Shop, and Parts Sales, LLC, for \$63,105; 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

113179 JUN 28 12

Minute
Number

Date
Passed

Sinclair Land Surveying, Inc.

3201 Cherry Ridge, Suite 202B
San Antonio, Texas 78230
210-341-4518

December 27, 2011

EXHIBIT A

County: Bexar
Highway: I.H. 37
ROW C.S.J. No.: 0073-08

METES AND BOUNDS DESCRIPTION OF A SURVEY OF TRACT 1

Being 2.634 acres out of the Justo Esqueda Survey No. 100, Abstract 213, City of San Antonio, Bexar County, Texas, said 2.634 acres consisting of a 0.139-acre tract of land out of Lot 4, Block 3, Highland Forest as shown in plat of record in Volume 3025 at page 10 of the Plat Records of Bexar County, Texas conveyed to the State of Texas from Irene Williams on September 10, 1962 and described in deed of record in Volume 4835 at page 453 of the Deed Records of Bexar County, Texas, a portion of a 0.5918-acre tract of land out of Lots 5, 6 and 7, Block 3, said Highland Forest conveyed to the State of Texas from Walter C. Thoms and wife Agnes Marie Thoms on June 8, 1965 and described in deed of record in Volume 5367 at page 989 of the Deed Records of Bexar County, Texas and a portion of a 47.9106-acre tract of land conveyed to the State of Texas from Mary Reed Cecil on October 8, 1964 and described in deed of record in Volume 5243 at page 245 of the Deed Records of Bexar County, Texas, and said 2.634 acres being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a Type II TXDOT Monument found set in the ground in the east right-of-way line of I.H. 37 South, the east corner of a 0.5918-acre tract of land out of Lots 5, 6 and 7, Block 3, said Highland Forest conveyed to the State of Texas from Walter C. Thoms and wife Agnes Marie Thoms on June 8, 1965 and described in deed of record in Volume 5367 at page 989 of the Deed Records of Bexar County, Texas and a reentrant corner of Lot 15, Block 4, New City Block 10870, Highland Forest as shown by plat of record in Volume 9549 at page 164 of the Plat Records of Bexar County, Texas, for an east corner of this tract;

- (1) Thence S 71°30'45" W with the southeast right-of-way line of I.H. 37 South, the southeast boundary line of said 0.5918-acre tract and a north boundary line of said Lot 15 a distance of 32.94 feet to a Type II TXDOT Monument set in the ground, a reentrant corner of said 0.5918-acre tract and a northwest corner of said Lot 15, for a reentrant corner of this tract;

- (2) Thence S 4°52'41" W with the east right-of-way line of I.H. 37 South the east boundary line of said 0.5918-acre tract and the west boundary line of said Lot 15 at 128.06 feet a point in the northwest boundary line of Lot 4, said Block 3, a southwest corner of said Lot 15 and the northeast corner of a 0.139-acre tract of land out of Lot 4, Block 3, Highland Forest as shown in plat of record in Volume 3025 at page 10 of the Plat Records of Bexar County, Texas conveyed to the State of Texas from Irene Williams on September 10, 1962 and described in deed of record in Volume 4835 at page 453 of the Deed Records of Bexar County, Texas, and continuing on the same course and by the same count crossing said Lot 4 with the east right-of-way line of I.H. 37 South and the east boundary line of said 0.139-acre tract at 178.45 feet a point in the southwest boundary line of said Lot 4, the north corner of Lot 1, Block 1, Mission Trail RV Park Subdivision as shown in plat of record in Volume 9547 at page 122 of the Plat Records of Bexar County, Texas the south corner of said 0.139-acre tract and an east corner of a 47.9106-acre tract of land conveyed to the State of Texas from Mary Reed Cecil on October 8, 1964 and described in deed of record in Volume 5243 at page 245 of the Deed Records of Bexar County, Texas, and continuing on the same course and by the same count with the east right-of-way line of I.H. 37 South, the east boundary line of said 47.9106-acre tract and the west boundary line of said Lot 1 an overall distance of 534.55 feet to a Type II TXDOT Monument set in the ground, a corner of said 47.9106-acre tract and a corner of said Lot 1, for a corner of this tract;
- (3) Thence S 9°06'37" E with the east right-of-way line of I.H. 37 South, the east boundary line of said 47.9106-acre tract and a west boundary line of said Lot 1 a distance of 175.00 feet to a Type II TXDOT Monument set in the ground, the beginning of an Access Denial Line, for the south corner of this tract, whence a Type II TXDOT Monument found set in the ground, a corner of said 47.9106-acre tract and a corner of said Lot 1, bears S 9°06'37" E a distance of 136.72 feet;
- (4) Thence, along said Access Denial Line, N 23°26'37" W crossing I.H. 37 South and said 47.9106-acre tract a distance of 685.00 feet to a Type II TXDOT Monument set in the ground for a corner of this tract;
- (5) Thence, along said Access Denial Line, N 21°33'23" E a distance of 63.86 feet to a Type II TXDOT Monument set in the ground for the northwest corner of this tract;
- (6) Thence, along said Access Denial Line, N 61°43'52" E crossing said 47.9106 acre tract and said 0.5918 acre tract a distance of 181.44 feet to a Type II TXDOT Monument set in the ground for a corner of this tract;
- (7) Thence, along said Access Denial Line, N 67°16'39" E crossing said 0.5918 acre tract,

passing at a distance of 58.05 feet a TXDOT Control of Access Monument set in the ground marking the end to the access Denial Line for this tract, and continuing on the same course and by the same count an overall distance of 77.59 feet to a Type II TXDOT Monument set in the ground for a corner of this tract;

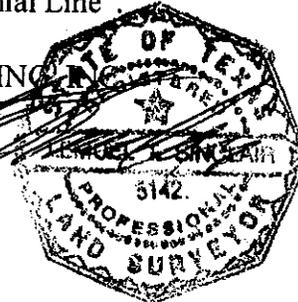
- (8) Thence N 71°36'10" E a distance of 15.46 feet to a Type II TXDOT Monument set in the ground in the northeast right-of-way line of I.H. 37 South, the southwest right-of-way line of Shetland Drive and the northeast boundary line of said 0.5918-acre tract for the north corner of this tract;
- (9) Thence S 29°16'15" E with the northeast right-of-way line of I.H. 37 South, the southwest right-of-way line of Shetland Drive and the northeast boundary line of said 0.5918-acre tract at 53.96 feet a point, a corner of said Lot 15, and continuing on the same course and by the same count with the northeast right-of-way line of I.H. 37 South, the northeast boundary line of said 0.5918-acre tract and the southwest boundary line of said Lot 15 an overall distance of 106.36 feet to the point of beginning.

Containing 2.634 acres (114,749 square feet) of land, more or less.

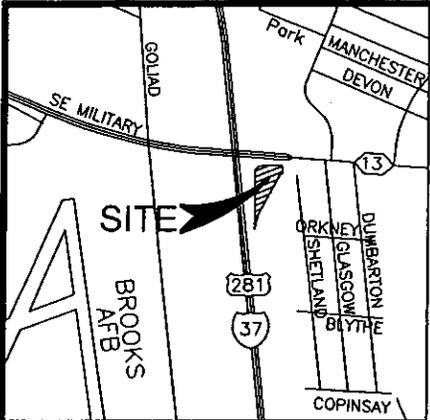
Bearings are based on NAD83(86) Texas State Plane Coordinate System (South Central Zone) as furnished by TXDOT. Access is prohibited across the "Access Denial Line".

SINCLAIR LAND SURVEYING

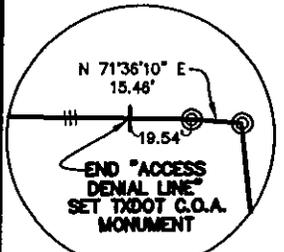

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142



Its

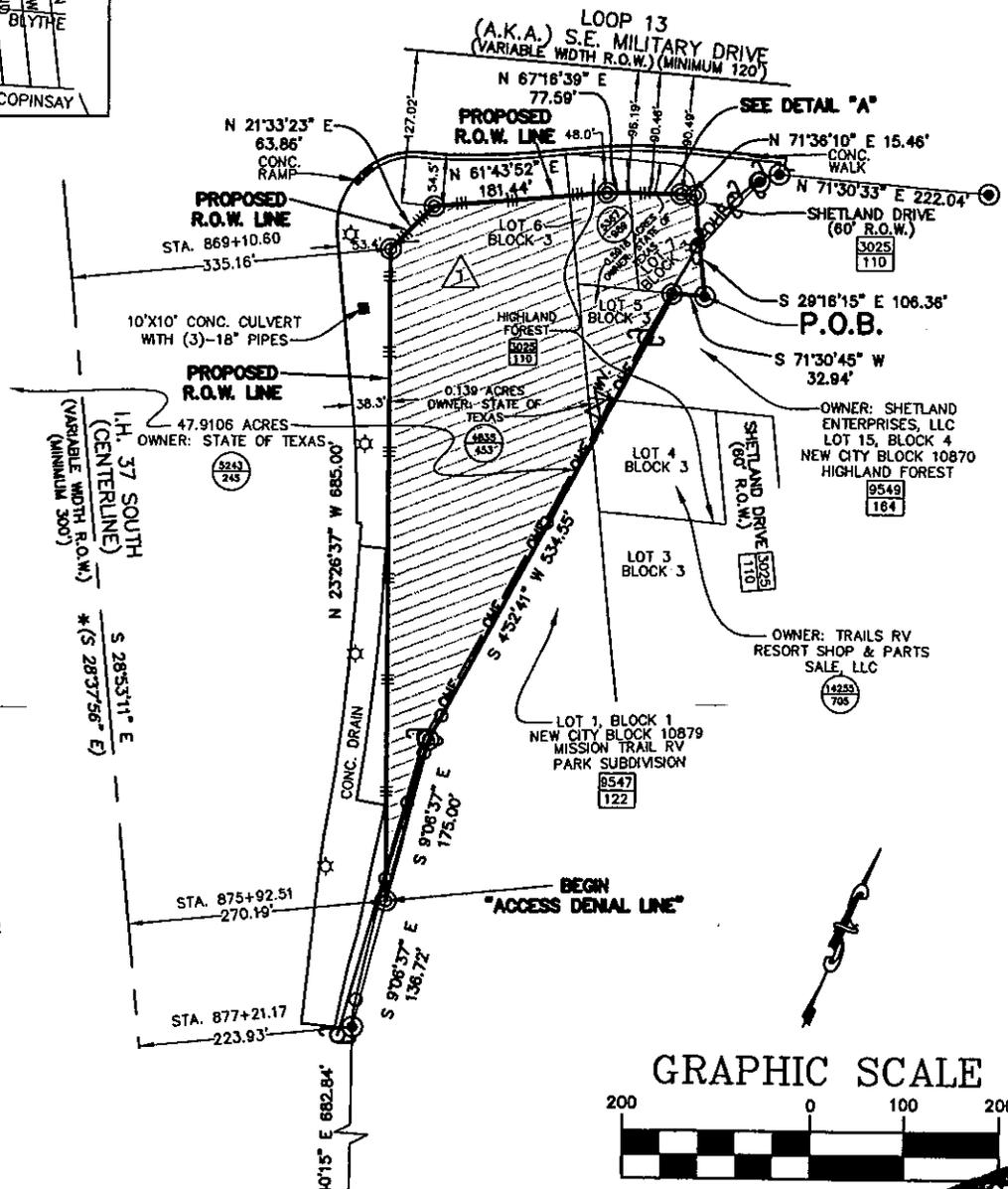


LOCATION MAP
NOT TO SCALE



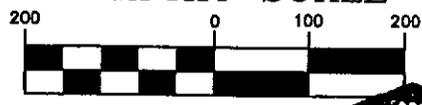
DETAIL "A"
SCALE: 1" = 60'

- LEGEND:
- ⊙ = TYPE II TXDOT MONUMENT FOUND
 - ⊙ = TYPE II TXDOT MONUMENT SET
 - ||| = ACCESS DENIAL LINE
 - (F) = FIELD BEARING
 - (D) = DEED BEARING
 - = CHAIN LINK FENCE
 - ▨ = WOOD FENCE
 - △ = TRACT NUMBER
 - P.O.B. = POINT OF BEGINNING
 - WV ⊗ = WATER VALVE
 - ⊕ = POWER POLE
 - OHE = OVERHEAD ELECTRIC
 - R.O.W. = RIGHT-OF-WAY
 - TELE = TELEPHONE
 - ELEC. = ELECTRIC
 - CATV = CABLE TELEVISION
 - CONC. = CONCRETE
 - ☆ = LIGHT POLE
 - C.O.A. = CONTROL OF ACCESS
 - VOL PG = BEXAR COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - VOL PG = BEXAR COUNTY PLAT RECORDS



* = BEARING FROM TXDOT RIGHT OF WAY PROJECT ACCOUNT NO. 9016-12-4 PROJECT NO. 137-2(7)134 PART III APPROVED MAY 27, 1960.

GRAPHIC SCALE



TXDOT NOTES:

- 1.) A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
- 2.) BEARINGS ARE BASED ON NAD83(86) TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE) AS FURNISHED BY TXDOT.
- 3.) COORDINATES AND DISTANCES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00017.
- 4.) STATION AND OFFSETS SHOWN ARE BASED ON CENTERLINE.
- 5.) THE SQUARE FOOTAGE RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND IS SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
- 6.) THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENTS AND NOT BASED ON FIELD DIMENSIONS.
- 7.) ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE".
- 8.) THE MONUMENTS DESCRIBED AND SET HEREON SHALL BE REPLACED WITH A TXDOT TYPE II MONUMENT/CONTROL OF ACCESS MONUMENT UPON SUCCESSFUL REVIEW BY TXDOT DIVISION RIGHT OF WAY.

SINCLAIR LAND SURVEYING, INC.
3201 CHERRY RIDGE SUITE 202B
SAN ANTONIO, TEXAS 78230
210-341-4518

JOB NUMBER: S-201125321
SHEET 4 OF 4

TEXAS DEPARTMENT OF TRANSPORTATION		
DISTRICT 15	PLAT OF TRACT 1	BEXAR COUNTY
R.O.W. C.S.J. 0073-08	HIGHWAY I.H. 37	SURVEY DATE: DEC. 27, 2011
R.O.W. SURPLUS: 2.634 ACRES (114,749 SQ. FT.)		

