

TEXAS TRANSPORTATION COMMISSION

BURNET County

MINUTE ORDER

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AUSTIN District

In BURNET COUNTY, on US 281, the State of Texas used certain land acquired in the county's name for highway purposes.

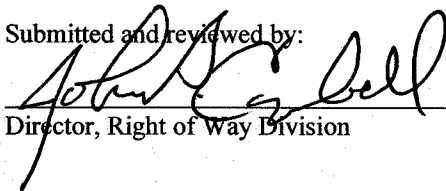
The land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the quitclaim to a county or municipality any interest in property acquired and held by the county or municipality in its own name for use by the state.

It is the opinion of the commission that it is proper and correct that the state quitclaim its rights and interest in the surplus land to the county.

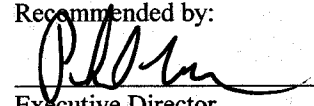
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument quitclaiming all of the state's rights and interest in the surplus land to Burnet County, Texas.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

113129 MAY 31 12

Minute
Number

Date
Passed

County: Burnet
 Highway: Old Texas State Hwy. No. 108
 Limits: P.O.B. Is 6,268' South of U. S. Hwy. 281 RTM 454

**Property Description
 For TRACT 100**

BEING A 1.25 ACRES TRACT OF LAND OUT OF THE GUADALUPE FLORES SURVEY NO. 7, ABSTRACT NO. 304 IN BURNET COUNTY TEXAS AND BEING A PORTION OF THE 16.3 ACRES OF THE OLD TEXAS STATE HIGHWAY NO. 108 CONVEYED TO BURNET COUNTY, TEXAS IN VOLUME 77, PAGE 275 DEED RECORDS OF BURNET COUNTY, TEXAS. () DENOTES RECORD INFORMATION.

POINT OF BEGINNING at a ½" steel stake found with plastic cap stamped R.P.L.S. 1877 being the South corner hereof in the East line of TRACT ONE: 1026.22 acres conveyed to Marble Falls Partners, L.P. recorded in Volume 1424, Page 0111 of the Official Public Records of Burnet County, Texas and being in the current West right of way line of U.S. Highway No. 281 conveyed to The State of Texas in Volume 117, Page 272 of the Deed Records of Burnet County, Texas [Right of Way reconstructed using the Right of Way Map of U. S. Highway No. 281 Dated September 1956 obtained from Texas Department of Transportation (TxDOT)] also being in the West right of way line of Old Texas State Highway No. 108 conveyed to Burnet County, Texas in Volume 77, Page 275 of the Deed Records of Burnet County, Texas [Right of Way reconstructed using the Right of Way Map of State Highway No. 66 Dated July, 1929 obtained from TxDOT] being 80' left of U. S. Highway No. 281 Engineers Baseline Station (E.B.S.) 177+37.68 and 50' left of Old Texas State Highway No. 108 (66) Engineers Baseline Station (E.B.S.) 177+42.13 from which a TxDOT Type I concrete monument found in said current West right of way line of U.S. Highway No. 281, 80' left of E.B.S. 171+50.33 also being the North corner of 10.30 acres conveyed by Judgement to the State of Texas in Volume 212, Page 49 of the Deed Records of Burnet County, Texas called Engineer's Centerline Station 171+50 bears S23°23'26"W (S24°21'W) 587.35'.

1. **THENCE** along the West line of this 1.25 acres and the West right of way line of said Old Texas State Highway No. 108 also being the East line of said 1026.22 acres along a curve to the left, (C1) with an arc length of 339.14', a radius of 3770.19' [3770.19'], a delta angle of 05°09'14'', and a chord bearing and distance of N12°33'06''E 339.03' to a ½" steel stake found with plastic cap stamped R.P.L.S. 1877 being 50' left of E.B.S. P.T. = 180+85.7 of said Old Texas State Highway No. 108 (66);

2. **THENCE** continuing along the West line of this 1.25 acres and the West right of way line of said Old Texas State Highway No. 108 and the East line of said 1026.22 acres N09°58'28"E 661.38' [N11°00'00"E 787.50'] to a ½" steel stake found with plastic cap stamped R.P.L.S. 1877 being 50.00' left of Old Texas State Highway No. 108 (66) Engineers Baseline Station (E.B.S.) 187+47.00 and being the North corner hereof and an angle point in the East line of said 1026.22 acres, and being in the West line of 317.317 acres conveyed to Ellison Roper Land Corporation recorded in Volume 1153, Page 0369 of the Official Public Records of Burnet County, Texas also being the Northwest corner of said 16.3 acres and the Southwest corner of 19.1 acres of said Old Texas State Highway No. 108 Right of Way conveyed to Burnet County, Texas in Volume 77, Page 276 of the Deed Records of Burnet County, Texas from which point a broken TxDOT Type I concrete monument found 50' left of E.B.S. P. C. = 205+39.2 of said Old Texas State Highway No. 108 for a controlling monument for the reconstruction of said Old Texas State Highway No. 108 Right of Way bears the next 3 calls: (L2) N09°58'28"E [N11°00'00"] 126.12' to a computed point 50' left of E.B.S. P. C. = 188+73.2; Along a curve to

EXHIBIT "A"

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TRACT 100

the right (C2) an arc distance of 1526.18', the radius of which is 2914.79', through a delta angle of 30°00'00" and chord bearing and distance of N24°58'28"E [N26°00'00"E] 1508.81 to a computed point 50' left of E.B.S. P. T. = 203+73.2 and (L3) N39°58'28"E [N41°00'00"E] 166.00' to said broken TxDOT Type I concrete monument found 50' left of E.B.S. P. C. = 205+39.2 of said Old Texas State Highway No. 108 for a controlling monument used for the reconstruction of said Old Texas State Highway No. 108 right of way and from said broken TxDOT Type I concrete monument found 50' left of E.B.S. P. C. = 205+39.2 another TxDOT Type I concrete monument found 50' left of E.B.S. 215+01.86 of said Old Texas State Highway No. 108 and 70' left of U. S. Highway No. 281 Engineers Baseline Station (E.B.S.) 214+38.68 bears along a curve to the left (C3) an arc distance of 951.58' the radius of which is 4247.51', through a delta angle of 12°50'10" and a chord bearing and distance of N33°33'23"E 949.59' for another controlling monument used for the reconstruction of said Old Texas State Highway No. 108 right of way.

3. **THENCE** along the East line of this 1.25 acres, the East line of said 16.3 acres and the West line of said 19.1 acres S01°40'05"E, 495.52' to a ½" steel stake found with plastic cap stamped R.P.L.S. 1877 for an angle point hereof and being the North corner of a TRACT FOUR: 0.02 acre conveyed to Marble Falls Partners, L.P. recorded in Volume 1424, Page 0111 of the Official Public Records of Burnet County, Texas and being the Northeast corner of said 16.3 acres and the Southeast corner of said 19.1 acres 50.00' right of Old Texas State Highway No. 108 E.B.S. 182+61.73;

4. **THENCE** along the East line of this 1.25 acres, the East line of said 16.3 acres and the West line of said 0.02 acre, L1, S09°58'28"W 117.85' (S11°00'00"W) to a ½" steel stake found with plastic cap stamped R.P.L.S. 1877 for an angle point hereof being the South corner of said 0.02 acre and being in the West right of way line of said current U.S. Highway No. 281 right of way 50.00' right of Old Texas State Highway No. 108 E.B.S. 181+43.89 and 60.00' left of U.S. Highway No. 281 E.B.S. 181+50.42 from which a broken TxDOT Type I concrete monument found 60' left of E.B.S. 187+00 of said current U.S. Highway No. 281 bears N23°23'26"E [N24°21'00"E] 549.52', from said broken TxDOT Type I concrete monument found 60' left of E.B.S. 187+00 of said current U.S. Highway No. 281 another TxDOT Type I concrete monument found 70' left of E.B.S. 193+00 of said current U.S. Highway No. 281 bears N22°26'09"E 600.08' for a controlling monument used in the reconstruction of the existing West right of way of U. S. Highway No. 281 from which another controlling monument used in the reconstruction of the existing West right of way of U. S. Highway No. 281 being a TxDOT Type I concrete monument found 70' left of E.B.S. 207+32.90 of said current U.S. Highway No. 281 bears N23°23'26"E 1432.90';

5. **THENCE** along the East line of this 1.25 acres and of said 16.3 acres and the West right of way line of said current right of way line of said U.S. Highway No. 281 S26°09'58"W 413.28' to the **POINT OF BEGINNING** and containing 1.25 acres of land more or less.

All bearings are based on the Texas State Plain Coordinate System, Central Zone, With all distances and coordinates being NAD 83 Datum and adjusted to surface with a surface adjustment factor of 1.00012.

A plat of even date herewith accompanies this description.

I HEREBY CERTIFY THAT THE FIELD NOTES HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE AS DESCRIBED HEREON.

DATE _____
DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877
JOB NO. 12894 OFFICE D.WILLIS FIELD J.MARTINKA

EXHIBIT 'A'

ACRES: 125

HIGHWAY: OLD TEXAS STATE HIGHWAY NO. 108

HIGHWAY: WEST OF U. S. HIGHWAY NO. 281

COUNTY: BURNET

SCALE: 1" = 200'

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, RECORD INFORMATION ON THIS SKETCH IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

2. ALL BEARINGS ARE BASED ON TEXAS STATE PLAIN COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO SURFACE WITH A SURFACE ADJUSTMENT FACTOR OF 1.00012.

3. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

4. THE ALIGNMENT OF OLD TEXAS STATE HIGHWAY NO. 108 SHOWN HEREON IS BASED ON ANALYSIS OF EXISTING TxDOT MONUMENTATION FOUND NEAR THE PROJECT SITE AND RIGHT OF WAY MAP INFORMATION OF STATE HIGHWAY NO. 66 DATED JULY, 1929 OBTAINED FROM TxDOT.

4. THE ALIGNMENT OF EXISTING U. S. HIGHWAY NO. 281 SHOWN HEREON IS BASED ON ANALYSIS OF EXISTING TxDOT MONUMENTATION FOUND NEAR THE PROJECT SITE AND RIGHT OF WAY MAP INFORMATION OF U. S. HIGHWAY NO. 281 DATED SEPTEMBER, 1956 OBTAINED FROM TxDOT.

TRACT ONE: 1026.22 ACRES
MARBLE FALLS PARTNERS, L.P.
1424/0111 O.P.R.B.C.T.

TRACT FOUR: 0.02 ACRE
MARBLE FALLS PARTNERS, L.P.
1424/0111 O.P.R.B.C.T.

23.922 AC. ELLISON ROPER LAND CORPORATION 1153/036
O.P.R.B.C.T.

LEGEND:

○ DENOTES 1/2" ST. SK. FND. WITH PLASTIC CAP STAMPED RPLS 1877

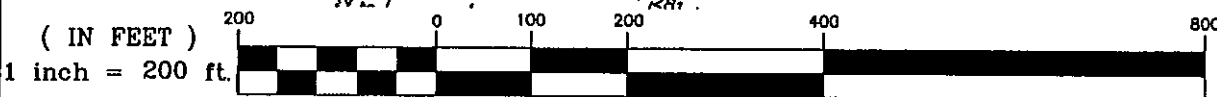
■ DENOTES TxDOT TYPE I MONUMENT FOUND

△ DENOTES COMPUTED POINT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	339.14	3770.19	5°09'14"	N12°33'06"E	339.03
C2	1526.18	2914.79	30°00'00"	N24°58'28"E	1508.81
C3	951.58	4247.51	12°50'10"	N33°33'23"E	949.59

RECORD CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1		3770.19			
C2	1526.18	2914.79	30°00'00"	N28°00'00"E	1508.81
C3		4247.51			

LINE TABLE			RECORD LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S09°58'28"W	117.85	L1	S11°00'00"W	
L2	N09°58'28"E	126.12	L2	N11°00'00"E	
L3	N39°58'28"E	166.00	L3	N41°00'00"E	166.00

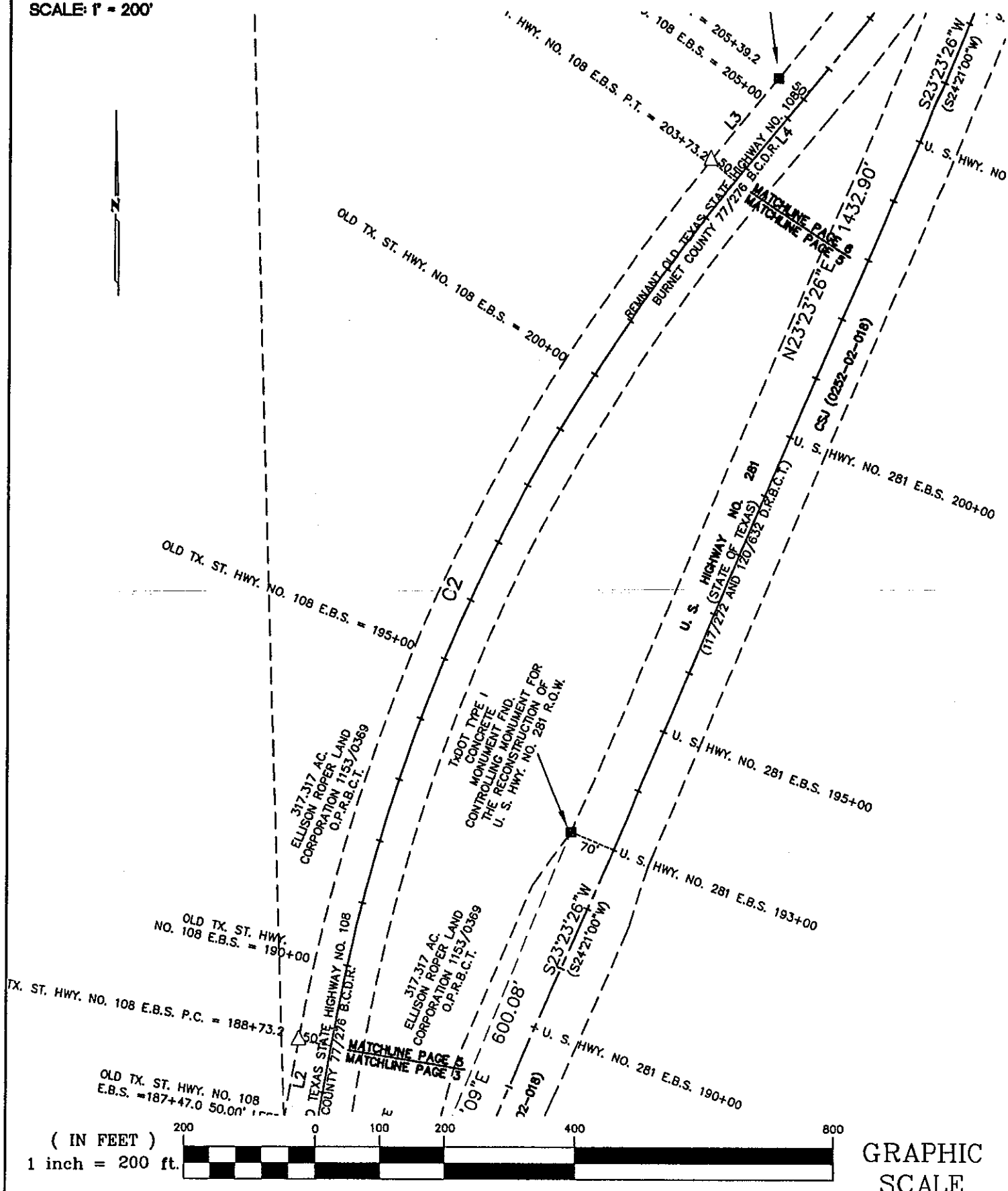


GRAPHIC SCALE

EXHIBIT "A"

ACRES: 125
HIGHWAY: OLD TEXAS STATE HIGHWAY NO. 108
HIGHWAY: WEST OF U. S. HIGHWAY NO. 281
COUNTY: BURNET
SCALE: 1" = 200'

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TRACT 100



(IN FEET)
1 inch = 200 ft.

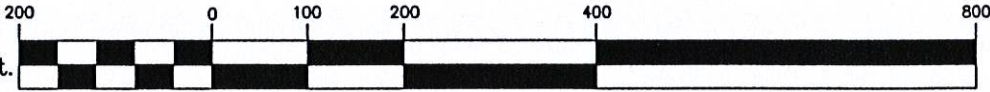


GRAPHIC SCALE

EXHIBIT "A"

ACRES: 1.25
HIGHWAY: OLD TEXAS STATE HIGHWAY NO. 108
HIGHWAY: WEST OF U. S. HIGHWAY NO. 281
COUNTY: BURNET
SCALE: 1" = 200'

(IN FEET)
1 inch = 200 ft.



GRAPHIC
SCALE



OLD TX. ST. HWY. NO. 108 E.B.S. = 215+01.86
U. S. HWY. NO. 281 E.B.S. 215+00
U. S. HWY. NO. 281 E.B.S. 214+38.68
70:1
50:1
TXDOT TYPE I CONCRETE MONUMENT FND. CONTROLLING MONUMENT FOR THE RECONSTRUCTION OF OLD TX. ST. HWY. NO. 108 R.O.W.

OLD TX. ST. HWY. NO. 108 E.B.S. = 210+00
U. S. HWY. NO. 281 E.B.S. 210+00
TXDOT TYPE I CONCRETE MONUMENT FND. CONTROLLING MONUMENT FOR THE RECONSTRUCTION OF U. S. HWY. NO. 281 R.O.W.
CSJ (0232-02-018)
U. S. HWY. NO. 281 E.B.S. 210+00

OLD TX. ST. HWY. NO. 108 E.B.S. P.C. = 205+39.2
OLD TX. ST. HWY. NO. 108 E.B.S. = 205+00
TXDOT TYPE I BROKEN CONCRETE MONUMENT FND. CONTROLLING MONUMENT FOR THE RECONSTRUCTION OF OLD TX. ST. HWY. NO. 108 R.O.W.
U. S. HWY. NO. 281 E.B.S. 207+32.90
U. S. HWY. NO. 281 E.B.S. 205+00
S23°23'26"W (S24°21'00"W)
U. S. HWY. NO. 281 E.B.S. 205+00
S177°27'2" AND T207°8'32" D.R.B.C.T.
U. S. HWY. NO. 281
HIGHWAY NO. 281 (STATE OF TEXAS)
S177°27'2" AND T207°8'32" D.R.B.C.T.
U. S. HWY. NO. 281 E.B.S. 205+00

OLD TX. ST. HWY. NO. 108 E.B.S. P.T. = 203+73.2
BURNETT OLD TEXAS STATE HIGHWAY NO. 108
BURNET COUNTY 77/276 B.C.D.R. 14
MATCHLINE PART 14
MATCHLINE PART 14
33'26" E
1432.90'

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



DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877

DATE 12/21/11