

TEXAS TRANSPORTATION COMMISSION

HAYS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the city of San Marcos, HAYS COUNTY, on INTERSTATE-35, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 170, Page 320, Deed Records of Hays County, Texas, and in Volume F, Page 470A, Court Judgment, Hays County, Texas.

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

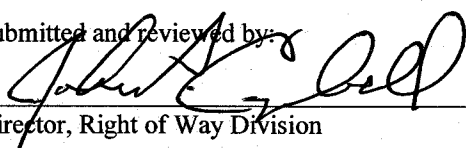
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Falcon International Bank is the abutting landowner and has requested that the surplus land be sold to the bank for \$178,472.

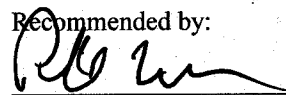
The commission finds \$178,472 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

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 Falcon International Bank for \$178,472; 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

**113131 MAY 31 12**

Minute  
Number

Date  
Passed

**EXHIBIT A**

**County:** Hays  
**Right of Way CSJ:** 0016-03-013  
**Highway:** Interstate Highway 35  
**Project Limits:** From: Southwest City Limits of San Marcos  
To: Comal County Line

**TRACT 101**

DESCRIPTION OF 0.585 OF ONE ACRE (25,496 SQUARE FEET) OF LAND OUT OF THE J.M. VERAMENDI SURVEY NO. 1, IN SAN MARCOS, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS 0.170 OF ONE ACRE IN A DEED TO THE STATE OF TEXAS, OF RECORD IN VOLUME 170, PAGE 320, DEED RECORDS, HAYS COUNTY, TEXAS, AND 0.922 OF ONE ACRE AND 0.352 OF ONE ACRE IN A DEED TO THE STATE OF TEXAS, OF RECORD IN VOLUME F, PAGE 470A, COURT JUDGEMENT, HAYS COUNTY, TEXAS; SAID 0.5853 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDOT Type II concrete monument found at the south corner of this tract and said State of Texas tracts, and the east corner of Lot 2, Warren Properties Subdivision, a subdivision of record in Volume 2, Page 267, Plat Records, Hays County, Texas, said Lot 2 being described in a deed to Falcon International Bank, of record in Document No. 2006-06020253, Official Public Records, Hays County, Texas same being in the northwest line of Interstate Highway 35;

THENCE, with the southwest line of this tract and said State of Texas tracts, and the northeast line of said Lot 2 and said Falcon International Bank tract, and a portion of the southeast line of Lot 1, Warren Properties Subdivision Number 2, a subdivision of record in Volume 13, Page 204, Plat Record, Hays County, Texas, said Lot 1 being described in a deed to Hays Hospitality, LP, a Texas Limited Partnership, of record in Document No. 2011-11017534, Official Public Records, Hays County, Texas, the following two (2) courses, numbered 1 and 2;

- 1) **N01°47'32"W 70.95 feet** to a TxDOT Type II concrete monument found; and

**EXHIBIT \_\_\_\_**

- 2) **N46°39'43"W 218.17 feet** to a TxDOT Type II concrete monument found at the west corner of this tract and said State of Texas tracts, same being an interior el corner in the southeast line of said Lot 1 and said Hays Hospitality tract;
- 3) THENCE, with the northwest line of this tract and said State of Texas tracts, and the southeast line of said Lot 1 and said Hays Hospitality tract, **N43°44'22"E 125.27 feet** to a 1/2" iron rod set with plastic cap at the north corner of this tract, from which a TxDOT Type II concrete monument found at the east corner of said Lot 1 and said Hays Hospitality tract, same being in the southwest line of Wonder World Drive, bears **N43°44'22'E 10.86 feet**;

THENCE, with the northeast line of this tract, and with the proposed right-of-way and Access Denial Line, crossing said State of Texas tracts, the following two (2) courses, numbered 4 and 5;

- 4) **S39°29'50"E 126.75 feet** to a 1/2" iron rod set; and
- 5) with a curve to the right, whose intersection angle is **74°13'48'**, a radius of **176.85 feet**, and arc distance of **229.12 feet**, the chord of which bears **S01°42'00"W 213.43 feet** to the POINT OF BEGINNING and containing 0.5853 of one acre within these metes and bounds, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

**ACCESS WILL BE DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE PROPOSED RIGHT-OF-WAY LINE WITHIN THE LIMITS OF THE "ACCESS DENIAL LINE" AS DESCRIBED HEREIN.**

**EXHIBIT** \_\_\_\_

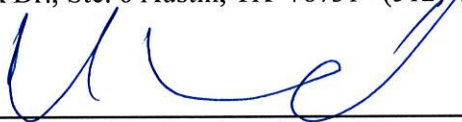
**STATE OF TEXAS**       §  
                                  §       **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF HAYS**       §

That I, Chris Conrad, 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 14th day of March, 2012 A.D.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

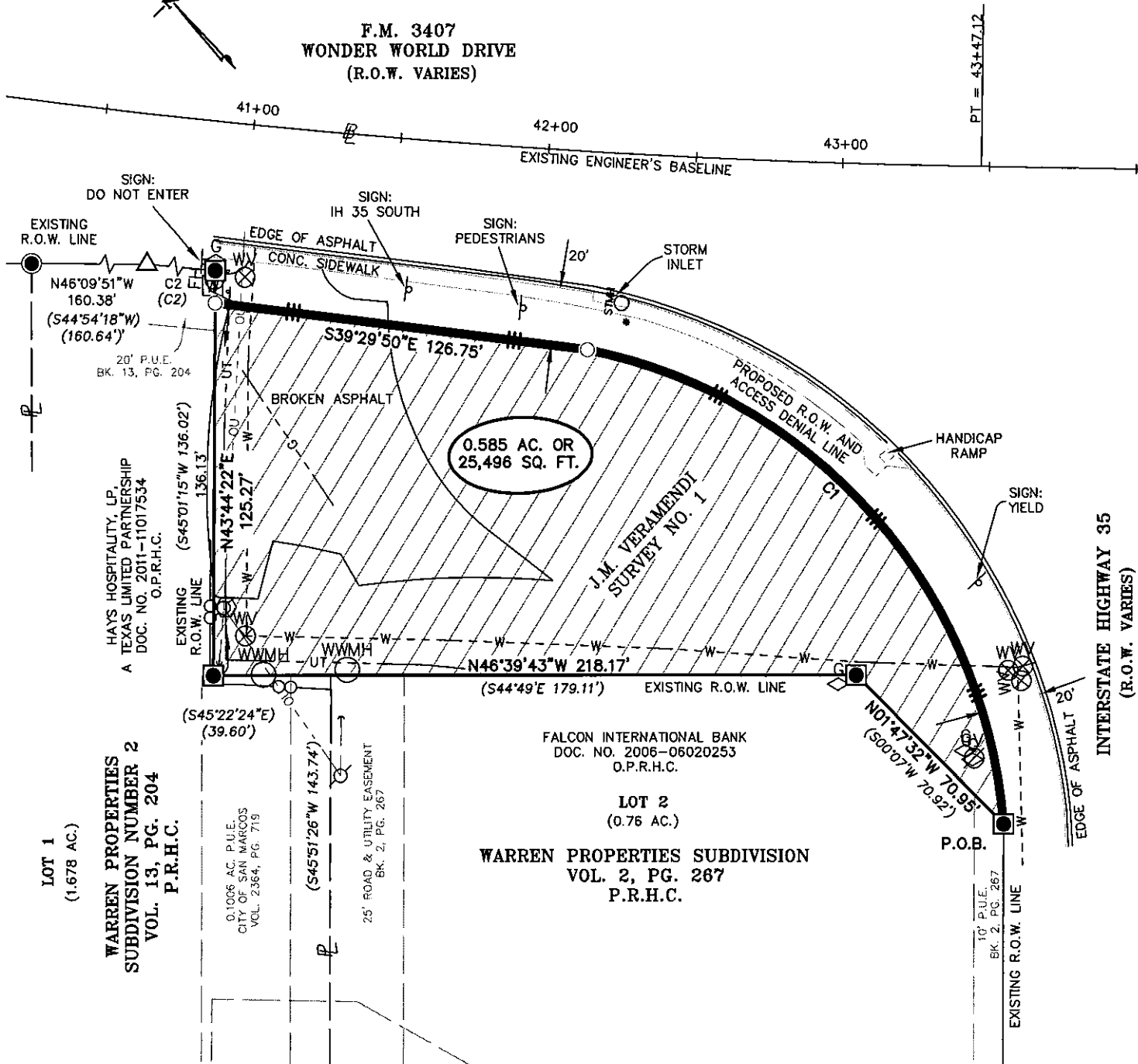
Descriptions 2012/Wonder World IH 35 Surplus Prop 12-015/Wonder World Surplus Tract

Issued 03/14/2012, Revised 04/24/2012

SCALE: 1" = 50'

PLAT TO ACCOMPANY  
TRACT DESCRIPTION

F.M. 3407  
WONDER WORLD DRIVE  
(R.O.W. VARIES)



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	229.12	176.85	74°13'48"	133.82	S01°42'00"W	213.43
C2	79.07	794.50	05°42'09"	39.57	N43°20'02"W	79.04
(C2)	(79.07)	(794.50)			(S42°03'13"E)	(79.04)

JOINT USE DRIVEWAY AGREEMENT  
DOC. 2011-11017533

LOT 1  
(1.08 AC.)

**McGRAY & McGRAY**  
LAND SURVEYORS, INC.  
3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF STATE OF TEXAS			
DISTRICT AUS	I.H. 35		TRACT 101
SCALE 1" = 50'	R.O.W. C.S.J. NO. 0016-03-013	CONST. C.S.J. NO.	COUNTY HAYS



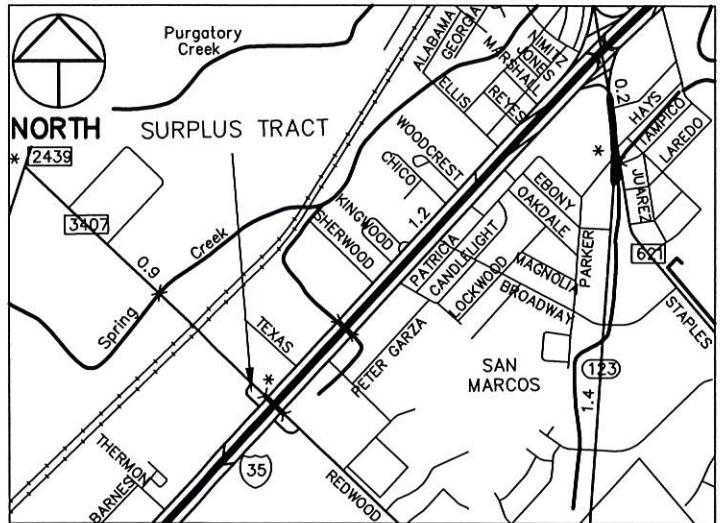
# PLAT TO ACCOMPANY TRACT DESCRIPTION

**NOTES:**

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93) HARN. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) ACCESS WILL BE DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE PROPOSED RIGHT-OF-WAY LINE WITHIN THE LIMITS OF THE "ACCESS DENIAL LINE" AS SHOWN HEREON.

## LEGEND

	FOUND TX.D.O.T. TYPE II MONUMENT, DISC IN CONCRETE
	SET 1/2" IRON ROD WITH PLASTIC CAP "MCGRAY MCGRAY"
	FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
	CALCULATED POINT, NOT SET
(xxx xxx xxx)	RECORD INFORMATION
	PROPERTY LINE (OWNERSHIP DIVISION)
	DEED LINE (OWNERSHIP IN COMMON)
	DISTANCE NOT TO SCALE
	EXISTING ENGINEER'S BASELINE
	ACCESS DENIAL LINE
	R.O.W. RIGHT-OF-WAY
	P.O.B. POINT OF BEGINNING
	P.U.E. PUBLIC UTILITY EASEMENT
	TELEPHONE PEDESTAL
	GAS VALVE
	GAS METER
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SIGN POST
	POWER POLE
	GUY ANCHOR
	BOLLARD
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND TELEPHONE LINE
	OVERHEAD UTILITY LINE
	CHAINLINK FENCE
O.P.R.H.C.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.	PLAT RECORDS OF HAYS COUNTY, TEXAS



VICINITY MAP  
NOT TO SCALE



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

04/24/2012

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

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