

TEXAS TRANSPORTATION COMMISSION

MEDINA County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the city of Hondo, Medina County, on FM 462, the state of Texas acquired certain land for highway purposes by instruments recorded in Volume 210, at page 54; Volume 284, at page 162; Volume 150, at page 135; Volume 285, at page 562; Volume 104, at page 634; Volume 174, at page 502; and Volume 202, at page 279 of the Deed Records of Medina County, Texas.

A portion of the land, which portion is described in exhibit A (tract), 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 sale of any interest in real property no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

The Hondo Independent School District is a governmental entity with the authority to condemn the property and has requested to purchase the tract for \$777,000.00.

The commission finds \$777,000.00 to be a fair and reasonable value of the state's right, title, and interest in the tract.

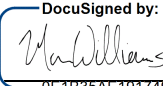
IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the Hondo Independent School District for \$777,000.00; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, 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 land.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC8E4EC...
Director, Right of Way Division

DocuSigned by:

0E1B35AE191749E...
Executive Director

116862 December 17, 2024

Minute	Date
Number	Passed

EXHIBIT A

CONTROL: 0848-01
COUNTY OF MEDINA
HIGHWAY: FM 462

PROPERTY DESCRIPTION FOR TRACT 1

A 5.30 Acre Tract of land (230,958 square feet) being situated in the City of Hondo in Medina County, Texas, being out of Survey No. 184, Abstract No. 1029, John Wolfart, original grantee, and being all of a 0.500 Acre Tract as described from Marvin F. Schweers, et al to State of Texas in deed dated December 4, 1965 and recorded in Volume 210, Page 54 of the Deed Records of Medina County, Texas, all of a 0.322 Acre Tract as described from Hondo Independent School District to State of Texas in deed dated July 11, 1978 and recorded in Volume 284, Page 162 of said deed records, all of a 0.500 Acre Tract as described from Walter T. McClaugherty, et ux to State of Texas in deed dated October 3, 1950 and recorded in Volume 150, Page 135 of said deed records, all of a 1/2 Acre Tract as described from Arthur J. Finger, Jr. & Claudia L. Marrs to State of Texas in deed dated September 21, 1978 and recorded in Volume 285, Page 562 of said deed records, all of a 1 Acre Tract as described from Ed. de Montel, et ux to The Texas Highway Department in deed dated January 31, 1936 and recorded in Volume 104, Page 634 of said deed records, and all of a 1.644 Acre Tract as described from Allen Tillotson, et ux to State of Texas in deed dated June 13, 1957 and recorded in Volume 174, Page 502 of said deed records, and being out of 1.144 Acre Tract as described from Mary J. Gilliam to State of Texas in deed dated May 6, 1964 and recorded in Volume 202, Page 279 of said deed records, and being more particularly described as follows:

- BEGINNING: At a 5/8" iron pin found (N 13672345.37, E 1925965.51) in the West line of F. M. Highway 462 (110 feet wide) for the Northeast corner of a 1/2 Acre Tract (Volume 211, Page 311, Deed Records), the Southeast corner of said 1/2 Acre Tract (Volume 285, Page 562, Deed Records), and the upper Southeast corner of this tract from which a 5/8" iron pin found by 16" tree for the Southeast corner of said 1/2 Acre Tract (Volume 211, Page 311, Deed Records) bears S 01° 18' 10" W 150.94 feet;
- 1) THENCE: S 89° 19' 58" W 144.34 feet to a cutoff 2" iron pipe found in concrete curb for the Northwest corner of said 1/2 Acre Tract (Volume 211, Page 311, Deed Records), the Northeast corner of said 0.500 Acre Tract (Volume 210, Page 54, Deed Records), the Southeast corner of said 0.500 Acre Tract (Volume 150, Page 135, Deed Records), the Southwest corner of said 1/2 Acre Tract (Volume 285, Page 562, Deed Records), and an interior corner of this tract;
- 2) THENCE: S 01° 09' 24" W 150.41 feet to a cutoff 2 1/2" iron pipe found for the Southwest corner of said 1/2 Acre Tract (Volume 211, Page 311, Deed Records), the Southeast corner of said 0.500 Acre Tract (Volume 210, Page 54, Deed Records), and the lower Southeast corner of this tract;

EXHIBIT A

- 3) THENCE: S 89° 23' 30" W 187.98 feet along a fence with the North line of a 1.523 Acre Tract (Document #2021009487, Official Public Records) and a 2.901 Acre Tract (Volume 229, Page 770, Deed Records) and with the South line of said 0.500 Acre Tract (Volume 210, Page 54, Deed Records) and said 1.144 Acre Tract to a chainlink fence corner found for the Southeast corner of a 0.276 Acre Tract (Volume 283, Page 864, Deed Records) and the lower Southwest corner of this tract;
- 4) THENCE: N 44° 53' 45" W 218.21 feet crossing said 1.44 Acre Tract along a fence to a chainlink fence corner found for the Northwest corner of said 0.276 Acre Tract, the Northeast corner of a 2.4 Acre Tract (Volume 142, Page 550, Deed Records), the Southeast corner of said 0.322 Acre Tract, and an interior corner of this tract;
- 5) THENCE: N 89° 34' 35" W 149.07 feet along a fence to a chainlink fence corner found for the Northwest corner of said 2.4 Acre Tract, the Southwest corner of said 0.322 Acre Tract, and the upper Southwest corner of this tract;
- 6) THENCE: N 00° 45' 19" E 296.43 feet along a fence with the East line of Montel Avenue (not apparent on the ground) and a 1.461 Acre Tract (Volume 305, Page 1061, Official Public Records) and the West line of said 0.322 Acre Tract and said 1.644 Acre Tract to a chainlink fence corner found for the Southwest corner of the City of Hondo plat (Volume 1, Page 127, Plat Records) and the Northwest corner of said 1.644 Acre Tract and of this tract;
- 7) THENCE: N 89° 56' 19" E 636.29 feet along a fence with the North line of said 1.644 Acre Tract and said 1 Acre Tract to a TxDOT right-of-way disk found for the Northeast corner of said 1 Acre Tract and of this tract;
- 8) THENCE: S 00° 20' 26" W 298.71 feet with the West line of said highway and the East line of said 1 Acre Tract and said 1/2 Acre Tract (Volume 285, Page 562, Deed Records) to the POINT OF BEGINNING.

Bearings and distances shown herein are grid US Survey feet from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

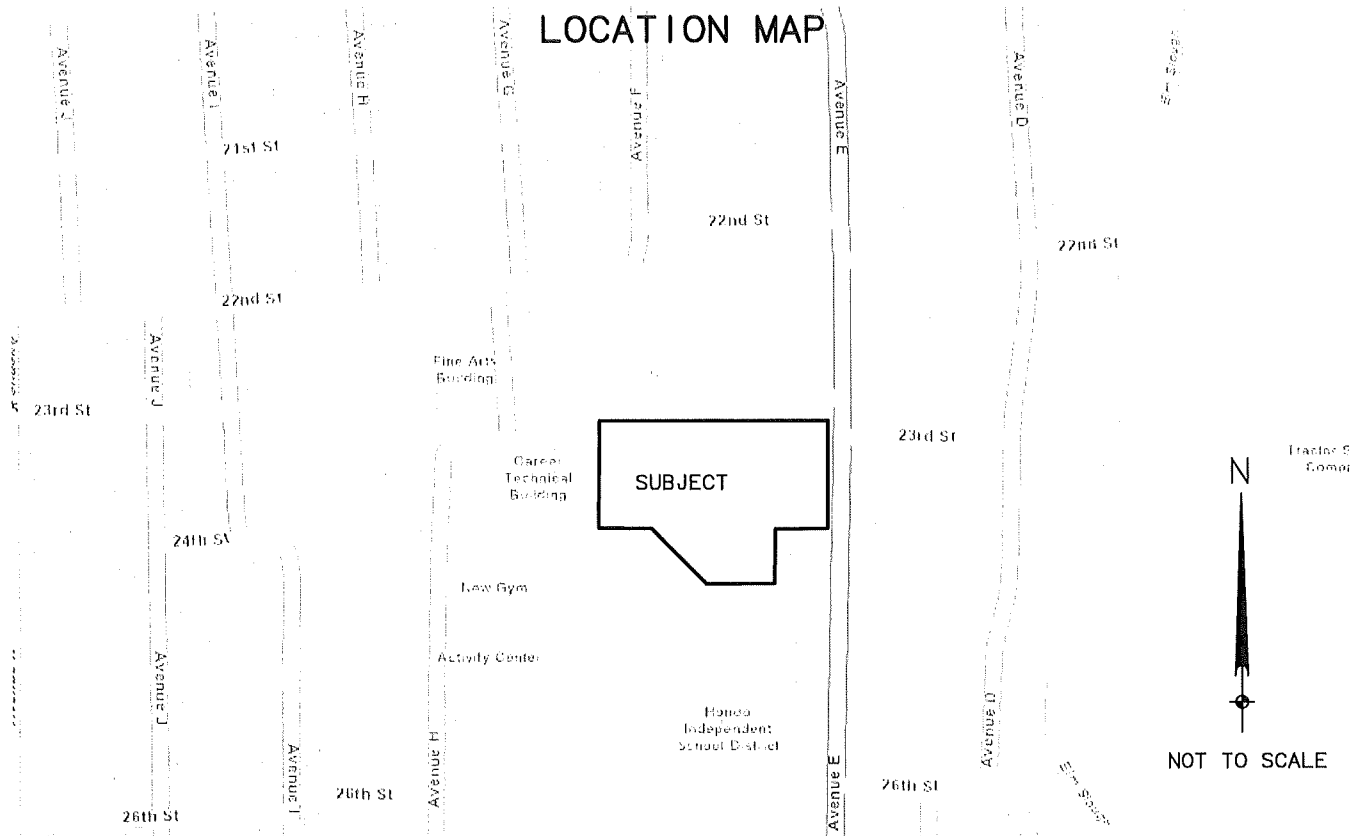
This the 6th day of August 2024.

Keith Howard

Keith Howard, R.P.L.S. No. 5949
Howard Surveying
TBPELS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776



MEDINA COUNTY, TEXAS



PREPARED FOR: TEXAS DEPARTMENT OF TRANSPORTATION – SELLER
HONDO INDEPENDENT SCHOOL DISTRICT – BUYER

ADDRESS: 2304 AVENUE E

SURVEYED ON THE GROUND: JULY 12, 2024

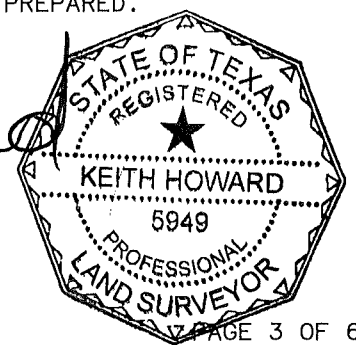
BEARINGS AND DISTANCES SHOWN
HEREIN ARE GRID US SURVEY FEET
FROM GPS OBSERVATIONS TEXAS
COORDINATE SYSTEM NAD (83).

A PLAT OF A 5.30 ACRE TRACT OF LAND SITUATED IN THE CITY OF HONDO IN MEDINA COUNTY, TEXAS.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTION WERE
PREPARED FROM AN ACTUAL SURVEY PERFORMED ON
THE GROUND, UNDER MY SUPERVISION, AND THAT
THEY ARE TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. HOWARD SURVEYING
ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO
THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 6TH DAY OF AUGUST 2024.

Keith Howard
KEITH HOWARD, R.P.L.S. NO. 5949
HOWARD SURVEYING
TBPELS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830-426-4776



MEDINA COUNTY, TEXAS

Sur. 184

CITY OF HONDO
VOL. 1, PG. 127, PLAT RECORDS1.461 ACRE
GLADYS B. KOLLMAN
TO
HONDO ISD
OCTOBER 6, 1997
VOL. 305, PG. 1061, O.P.R.

CONCRETE DRAINAGE

FND. CHAINLINK
FENCE CORNERJ. W. MILLER
2ND ADDITION
VOL. 6, PG. 90,
PLAT RECORDS

BLOCK 7

LOT 2 LOT 1

MONTEL AVENUE

NOT APPARENT ON THE GROUND

N 00°45'19"E 296.43'

1.644 ACRE
ALLEN TILLOTSON, ET UX
TO
STATE OF TEXAS
JUNE 13, 1957
VOL. 174, PG. 502, D.R.

TRACT 1

5.30 ACRES

230958 SQUARE FEET

JOHN WOLFART

MATCH LINE 1

MILLER STREET

NOT APPARENT
ON THE GROUND

HONDO ISD

LOT 3 LOT 4

J. W. MILLER
1ST ADDITION
VOL. 6, PG. 89,
PLAT RECORDS
BLOCK 20.322 ACRE
HONDO INDEPENDENT
SCHOOL DISTRICT
TO
STATE OF TEXAS
JULY 11, 1978
VOL. 284, PG. 162, D.R.FND. CHAINLINK
FENCE CORNER

N 89°34'35"W 149.07'

MATCH LINE

2.4 ACRES
ALLEN TILLOTSON, ET UX
TO
HONDO INDEPENDENT
SCHOOL DISTRICT
NOVEMBER 6, 1947
VOL. 142, PG. 550, D.R.1.144 ACRE
MARY J. GILLIAM
TO
STATE OF TEXAS
MAY 6, 1964
VOL. 202,
PG. 279, D.R.FND. CHAINLINK
FENCE CORNER

N 44°53'45"W 218.21'

0.276 ACRE
STATE OF TEXAS
TO
HONDO INDEPENDENT
SCHOOL DISTRICT
JULY 11, 1978
VOL. 283, PG. 864, D.R.

LEGEND:

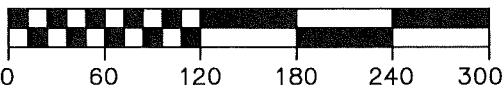
- E — OVERHEAD ELECTRIC LINE
 — xx — FENCE LINE
 — — — CENTERLINE OF HIGHWAY
 - - - - - EDGE OF CONCRETE

POB POINT OF BEGINNING

D.R. DEED RECORDS
MEDINA COUNTY, TEXASO.P.R. OFFICIAL PUBLIC RECORDS
MEDINA COUNTY, TEXAS

abst. 1029

SCALE 1" = 60'

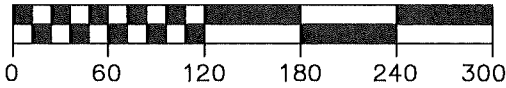
BEARINGS AND DISTANCES SHOWN
HEREIN ARE GRID US SURVEY FEET
FROM GPS OBSERVATIONS TEXAS
COORDINATE SYSTEM NAD (83).THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT.

MEDINA COUNTY, TEXAS

CITY OF HONDO

VOL. 1, PG. 127, PLAT RECORDS

N



Sur. 184

SCALE 1" = 60'

BEARINGS AND DISTANCES
SHOWN HEREIN ARE GRID US
SURVEY FEET FROM GPS
OBSERVATIONS TEXAS
COORDINATE SYSTEM NAD (83).

THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT.

1.644 ACRE
ALLEN TILLOTSON, ET UX
TO
STATE OF TEXAS
JUNE 13, 1957
VOL. 174, PG. 502, D.R.

TRACT 1

5.30 ACRES

230958 SQUARE FEET

JOHN WOLFART

149.07'
N 89°34'35"W
xx

FND. CHAINLINK
FENCE CORNER

MATCH LINE 1

1.144 ACRE
MARY J. GILLIAM
TO
STATE OF TEXAS
MAY 6, 1964
VOL. 202, PG. 279, D.R.

0.276 ACRE
STATE OF TEXAS
TO
HONDO INDEPENDENT
SCHOOL DISTRICT
JULY 11, 1978
VOL. 283, PG. 864, D.R.

FND. CHAINLINK
FENCE CORNER

2.901 ACRES
ROBERT BOWNS, ET UX
TO
HONDO INDEPENDENT SCHOOL DISTRICT
MAY 18, 1970
VOL. 229, PG. 770, D.R.

CONCRETE DRAINAGE

N 89°56'19"E

636.29'

METAL BUILDING

COVERED
CONCRETE

BUILDING

BLDG

1 ACRE
ED. DE MONTEL, ET UX
TO
THE TEXAS HIGHWAY DEPARTMENT
JANUARY 31, 1936
VOL. 104, PG. 634, D.R.

WATER STATION

LIGHT POLE

METAL
BLDG.
COVERED
CONCRETE
METAL
BLDG.

WATER VALVE

0.500 ACRE
WALTER T.
MCCLAUGHERTY, ET UX
TO
STATE OF TEXAS
OCTOBER 3, 1950
VOL. 150,
PG. 135, D.R.

LIGHT POLE

FND. CUTOFF 2" IRON
PIPE IN CONCRETE CURB

0.500 ACRE
MARVIN F. SCHWEERS, ET AL
TO
STATE OF TEXAS
DECEMBER 4, 1965
VOL. 210, PG. 54, D.R.

FND. CUTOFF 2 1/2"
IRON PIPE

S 89°23'30"W 187.98'

S 89°19'58"W 144.34'

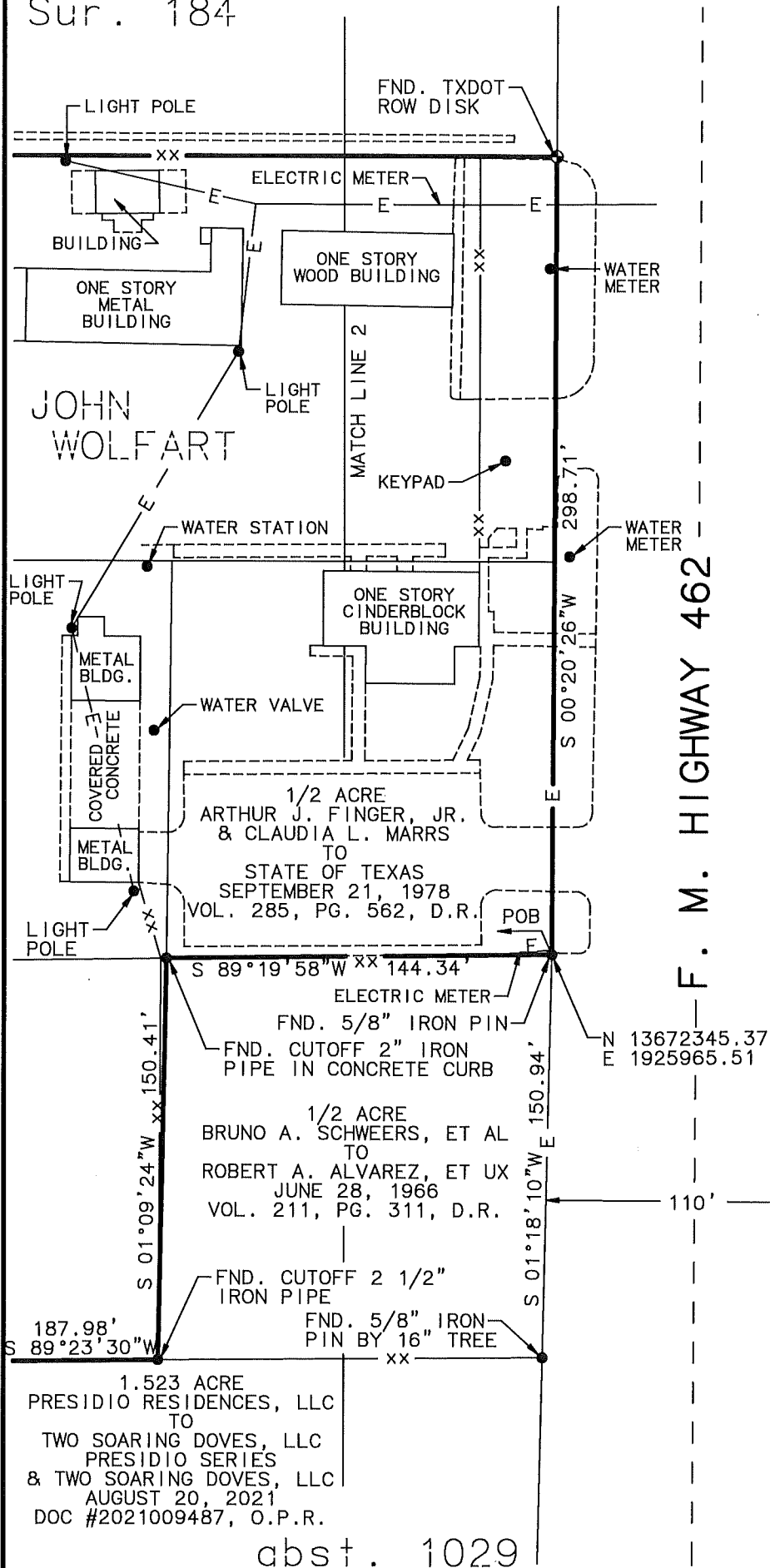
1/2 ACRE
BRUNO A. SCHWEERS, ET AL
TO
ROBERT A. ALVAREZ, ET UX
JUNE 28, 1966
VOL. 211, PG. 311, D.R.

1.523 ACRE
PRESIDIO RESIDENCES, LLC
TO
TWO SOARING DOVES, LLC PRESIDIO SERIES
& TWO SOARING DOVES, LLC
AUGUST 20, 2021
DOC #2021009487, O.P.R.

abst. 1029

MEDINA COUNTY, TEXAS

Sur. 184



SCALE 1" = 60'

BEARINGS AND DISTANCES SHOWN
HEREIN ARE GRID US SURVEY FEET
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THIS SURVEY WAS COMPLETED
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