

TEXAS TRANSPORTATION COMMISSION

BURNET County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In BURNET COUNTY, on RANCH TO MARKET ROAD 2342, the state of Texas acquired an easement interest for highway drainage purposes by instrument recorded in Volume 116, Page 365, Deed Records of Burnet County, Texas.

A portion of the easement (surplus easement), 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 easements.

Highline SW Kingsland, Ltd., a Texas limited partnership, is the underlying fee owner and has requested that the surplus easement be sold to the partnership for \$9,812.

The commission finds \$9,812 to be a fair and reasonable value for the state's rights and interest in the surplus easement.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus easement is no longer needed for a state highway purpose and that the value of the surplus easement is less than \$10,000 and authorizes the executive director to execute a proper instrument partially releasing the state's rights and interest in the surplus easement to Highline SW Kingsland, Ltd., a Texas limited partnership, for \$9,812.

Submitted and reviewed by:

[Handwritten signature]

Director, Right of Way Division

[Handwritten initials]

Recommended by:

[Handwritten signature]

Executive Director

113463 JAN 31 13

Minute
Number

Date
Passed

MARBLE FALLS SURVEYING & MAPPING, LLC

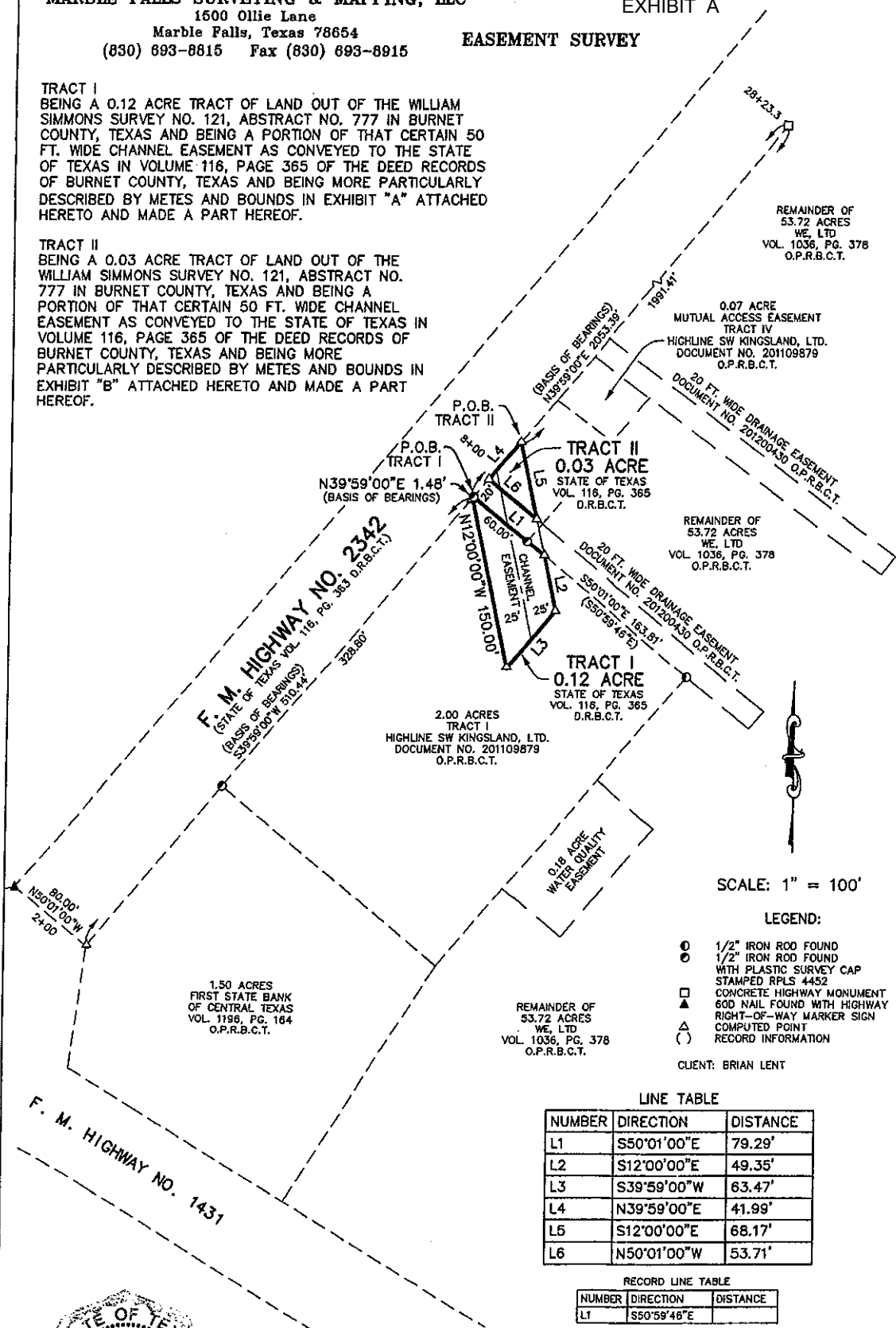
1600 Ollie Lane
Marble Falls, Texas 78654
(830) 693-8815 Fax (830) 693-8915

Minute Order
EXHIBIT A

EASEMENT SURVEY

TRACT I
BEING A 0.12 ACRE TRACT OF LAND OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777 IN BURNET COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 50 FT. WIDE CHANNEL EASEMENT AS CONVEYED TO THE STATE OF TEXAS IN VOLUME 116, PAGE 365 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT II
BEING A 0.03 ACRE TRACT OF LAND OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777 IN BURNET COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 50 FT. WIDE CHANNEL EASEMENT AS CONVEYED TO THE STATE OF TEXAS IN VOLUME 116, PAGE 365 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.



SCALE: 1" = 100'

LEGEND:

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED RPLS 4452
- CONCRETE HIGHWAY MONUMENT
- ▲ 60D NAIL FOUND WITH HIGHWAY RIGHT-OF-WAY MARKER SIGN
- △ COMPUTED POINT
- () RECORD INFORMATION

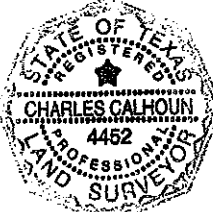
CLIENT: BRIAN LENT

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S50°01'00"E	79.29'
L2	S12°00'00"E	49.35'
L3	S39°59'00"W	63.47'
L4	N39°59'00"E	41.99'
L5	S12°00'00"E	68.17'
L6	N50°01'00"W	53.71'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S50°59'46"E	



I, CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CHARLES CALHOUN AND MARBLE FALLS SURVEYING & MAPPING, LLC ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS SURVEY. ALL RIGHTS RESERVED, COPYRIGHT 2012, MARBLE FALLS SURVEYING & MAPPING, LLC.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF OCTOBER, 2012.

Charles Calhoun
CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4452

EXHIBIT "A"

STATE OF TEXAS:
COUNTY OF BURNET:

FIELD NOTES to accompany a survey plat of a 0.12 acre tract of land of the William Simmons Survey No. 121, Abstract No. 777 in Burnet County, Texas and being a portion of that certain 50 ft. wide channel easement as conveyed to the State of Texas in Volume 116, Page 365 of the Deed Records of Burnet County, Texas, and also being a portion of that certain 2.00 acre tract of land known as Tract I, as conveyed to Highline SW Kingsland, Ltd. in Document No. 201109879 of the Official Public Records of Burnet County, Texas.

BEGINNING at a 1/2" iron rod found, with plastic survey cap stamped RPLS 4452, in the southeast right-of-way line F. M. Highway No. 2342, as conveyed to the State of Texas in Volume 116, Page 363 of the Deed Records of Burnet County, Texas and the northwest line of said 2.00 acre tract, for the most northerly corner hereof, from which a concrete highway right-of-way monument found at highway engineers station 28+23.3 bears N39°59'00"E (basis of bearings for this survey), at a distance of 30.25 feet pass a computed point at highway engineers station 8+00, for the centerline of said 50 ft. wide channel easement, at a distance of 61.98 feet pass a computed point for the northeast corner of said 50 ft. wide channel easement, in all a total distance of 2,053.39 feet;

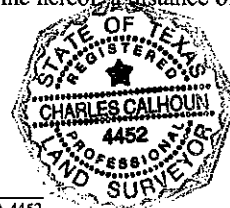
THENCE, S50°01'00"E, leaving the southeast right-of-way line of said F. M. Highway No. 2342 and the northwest line of said 2.00 acre tract, with the northeast line hereof, at a distance of 60.00 feet pass a 1/2" iron rod found, with plastic survey cap stamped RPLS 4452, for an interior ell corner of said 2.00 acre tract, in all a total distance of 79.29 feet to a computed point at the point of intersection of the northeast line of said 50 ft. wide channel easement and the northeast line of said 2.00 acre tract, for the northeast corner hereof, from which a 1/2" iron rod found, with plastic survey cap stamped RPLS 4452, for the most easterly corner of said 2.00 acre tract bears S50°01'00"E (called S50°59'46"E in said 2.00 acre deed), a distance of 163.81 feet;

THENCE, S12°00'00"E, with the east line of said 50 ft. wide channel easement and the east line hereof, a distance of 49.35 feet to a computed point, for the southeast corner of said 50 ft. wide channel easement and the southeast corner hereof;

THENCE, S39°59'00"W, with the southeast line of said 50 ft. wide channel easement and the southeast line hereof, a distance of 63.47 feet to a computed point, for the southwest corner hereof;

THENCE, N12°00'00"W, with the west line of said 50 ft. wide channel easement and the west line hereof, a distance of 150.00 feet to a computed point in southeast right-of-way line of said F. M. Highway No. 2342 and the northwest line of said 2.00 acre tract, for the northwest corner of said 50 ft. wide channel easement and the northwest corner hereof, from which a 60d nail found at the base of a highway right-of-way sign in the northwest right-of-way line of said F. M. Highway No. 2342 bears S39°59'00"W (basis of bearings for this survey), at a distance of 328.80 feet pass a 1/2" iron rod found, with plastic survey cap stamped RPLS 4452, for the most northerly corner of that certain 1.50 acre tract of land conveyed to First State Bank of Central Texas in Volume 1196, Page 164 of the Official Public Records of Burnet County, Texas and the most westerly corner of said 2.00 acre tract, at a distance of 510.44 feet, a computed point, for an angle point of said 1.50 acre tract and an angle point of said F. M. Highway No. 2342, and N50°01'00"W, crossing said F. M. Highway No. 2342, a distance of 80.00 feet to said 60d nail found;

THENCE N39°59'00"E (basis of bearings for this survey) with the southeast right-of-way line of said F. M. Highway No. 2342, the northwest line of said 2.00 acre tract and the northwest line hereof, a distance of 1.48 feet to the **POINT OF BEGINNING**. Containing 0.12 acres.



Charles Calhoun

CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4452

JOB NO. -- 9121 TXDOT EASEMENT

OFFICE - B. BURTON

AUGUST 10, 2012

EXHIBIT "B"

STATE OF TEXAS:
COUNTY OF BURNET:

FIELD NOTES to accompany a survey plat of a 0.03 acre tract of land of the William Simmons Survey No. 121, Abstract No. 777 in Burnet County, Texas and being a portion of that certain 50 ft. wide channel easement as conveyed to the State of Texas in Volume 116, Page 365 of the Deed Records of Burnet County, Texas, and also being a portion of that certain 2.00 acre tract of land known as Tract I, as conveyed to Highline SW Kingsland, Ltd. in Document No. 201109879 of the Official Public Records of Burnet County, Texas.

BEGINNING at a computed point, in the southeast right-of-way line F. M. Highway No. 2342, as conveyed to the State of Texas in Volume 116, Page 363 of the Deed Records of Burnet County, Texas and the northwest line of said 2.00 acre tract, for the northeast corner of said 50 ft. wide channel easement and the northeast corner hereof, from which a concrete highway right-of-way monument found at highway engineers station 28+23.3 bears N39°59'00"E (basis of bearings for this survey), a distance of 1,991.41 feet;

THENCE, S12°00'00"E, with the east line of said 50 ft. wide channel easement and the east line hereof, a distance of 68.17 feet to a computed point, for the southeast corner hereof;

THENCE, N50°01'00"W, with southwest line hereof, a distance of 53.71 feet to a computed in southeast right-of-way line of said F. M. Highway No. 2342 and the northwest line of said 2.00 acre tract, for the most westerly corner hereof, from which a 60d nail found at the base of a highway right-of-way sign in the northwest right-of-way line of said F. M. Highway No. 2342, bears S39°59'00"W (basis of bearings for this survey), at a distance of 350.28 feet pass a 1/2" iron rod found, with plastic survey cap stamped RPLS 4452, for the most northerly corner of that certain 1.50 acre tract of land conveyed to First State Bank of Central Texas in Volume 1196, Page 164 of the Official Public Records of Burnet County, Texas and the most westerly corner of said 2.00 acre tract, at a distance of 531.92 feet, a computed point for an angle point of said 1.50 acre tract and an angle point of said F. M. Highway No. 2342, and N50°01'00"W, crossing said F. M. Highway No. 2342, a distance of 80.00 feet to said 60d nail found;

THENCE N39°59'00"E (basis of bearings for this survey) with the southeast right-of-way line of said F. M. Highway No. 2342, the northwest line of said 2.00 acre tract and the northwest line hereof, a distance 41.99 feet to the **POINT OF BEGINNING**. Containing 0.03 acres.


CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4452

JOB NO. - 9121 TXDOT EASEMENT

OFFICE - B. BURTON

OCTOBER 17, 2012

