

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

Near the city of Austin, Travis County, on FM 969, the State of Texas acquired an easement interest in certain land by a Final Judgment recorded in Document No. 2012059793 of the Official Public Records of Travis County, Texas.

All of the easement, which easement encumbers the real property 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 release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

QT South, LLC, a Texas limited liability company, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$34,720.00.

The commission finds \$34,720.00 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the Texas Department of Transportation to execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to QT South, LLC, a Texas limited liability company, for \$34,720.00.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116515 July 11, 2023
Minute Date
Number Passed

County: Travis
Parcel No.: 337-E
Highway: S.H. 130
Limits: From: I.H. 35 and S.H. 195, North of Georgetown
To: I.H. 10 and U.S. 90, East of Seguin

Segment: 3
From: Sta. 1835+00.00
To: Sta. 2440+00.00

APR 13 2012

Federal Aid
Project No.: HP 1196(1)
ROW/CSJ: 0440-06-008

DESCRIPTION FOR PARCEL 337-E


C. Pennington

DESCRIPTION OF A 3,806 SQUARE FOOT, 0.087 ACRE, TRACT OF LAND OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 58.672 ACRE TRACT OF LAND (TRACT 3) AS DESCRIBED IN THAT SPECIAL WARRANTY DEED TO HARRELL RANCH, LTD. FILED FOR RECORD ON MAY, 10 2004 AND RECORDED IN DOCUMENT NO. 2004088255 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3,086 SQUARE FOOT, 0.087 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a found 1/2" iron pipe, 1736.47 feet left of proposed S.H. 130 baseline station 2168+51.83, at the beginning of a curve to the left in the southerly boundary line of that called 9.75 acre tract of land described in that Deed to Leroy Brown, filed for record April 5, 1963 and recorded in Volume 2574, Page 167 of the Deed Records of Travis County, Texas, same being the existing northerly right-of-way line of F.M. 969 (right-of-way width varies), from which a found 1/2" iron pipe in said existing northerly right-of-way line of F.M. 969, being the southeasterly corner of said 9.75 acre tract, bears along said curve to the left, having a radius of 666.17 feet, an arc length of 35.97 feet, a delta angle of 03°05'38", and a chord which bears S 63°29'41" E, a distance of 35.97 feet;

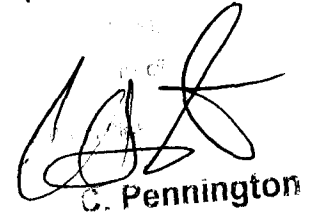
THENCE N 62°18'00" W, with in part the southerly boundary line of said 9.75 acre tract, the southerly boundary line of that called 3.00 acre tract of land described in that General Warranty Deed to River Road Baptist Church, filed for record April 19, 1962 and recorded in Volume 7730, Page 495 of the Deed Records of Travis County, Texas, the southerly boundary line of that called 8.941 acre tract of land described in that Warranty Deed to River Road Baptist Church, filed for record February 7, 1997 and recorded in Volume 12867, Page 1384 of the Real Property Records of Travis County, Texas, and the southerly boundary line of that called 141.14 acre tract of land referenced in that Gift Deed to Frances Bratton and Todd Bratton, filed for record December 29, 2000 and recorded in Document No. 2000204972 of the Official Public Records of Travis County, Texas, said 141.14 acre tract being a portion of that called 166.65 acre tract of land described in that

County: Travis
 Parcel No.: 337-E
 Highway: S.H. 130
 Limits: From: I.H. 35 and S.H. 195', North of Georgetown
 To: I.H. 10 and U.S. 90, East of Seguin

Segment: 3
 From: Sta. 1835+00.48
 To: Sta. 2440+00.00

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Deed to Mark W. Gilbert, filed for record February 26, 1936 and recorded in Volume 538, Page 574 of the Deed Records of Travis County, Texas, same being the existing northerly right-of-way line of F.M. 969, for a distance of 775.64 feet to a calculated point at the beginning of a curve to the left;

THENCE, continuing with the southerly boundary line of said 141.14 acre tract, same being the existing northerly right-of-way line of F. M. 969, along said curve to the left, having a radius of 1005.26 feet, a delta angle of $03^{\circ}39'11''$, an arc length of 64.09 feet, and a chord which bears $N 64^{\circ}07'29'' W$, a distance of 64.08 feet to a calculated point, being the southwesterly corner of said 141.14 acre tract, same being the southeasterly corner of said 58.672 acre tract;

THENCE $N 27^{\circ}50'18'' E$, departing the existing northerly right-of-way line of F.M. 969, with the common boundary line of said 141.14 acre tract and said 58.672 acre tract, a distance of 75.79 feet to a set 1/2" iron rod with TxDOT aluminum cap, on the proposed east right-of-way line of S.H. 130, same being the proposed north right-of-way line of F.M. 969, 896.67 feet left of proposed S.H. 130 baseline station 2167+81.50, being the southeasterly corner and **POINT OF BEGINNING** of the herein described tract of land;

1) **THENCE** $N 60^{\circ}33'53'' W$, departing said common boundary line, through the interior of said 58.672 acre tract, with the proposed east right-of-way line of S.H. 130, same being the proposed north right-of-way line of F.M. 969, a distance of 67.48 feet to a set 1/2" iron rod with TxDOT aluminum cap, 829.21 feet left of proposed S.H. 130 baseline station 2167+79.73, for the southwesterly corner of the herein described tract;

THENCE departing said proposed east right-of-way line of S.H. 130, same being the proposed north right-of-way line of F.M. 969, continuing through the interior of said 58.672 acre tract, the following two (2) courses:

- 2) $N 23^{\circ}32'18'' E$, a distance of 51.33 feet to a set 1/2" iron rod with TxDOT aluminum cap for the northwesterly corner of the herein described tract;
- 3) $S 66^{\circ}27'42'' E$, a distance of 71.50 feet to a set 1/2" iron rod with TxDOT aluminum cap in the common boundary line of said 58.672 acre tract and said 141.14 acre tract, for the northeasterly corner of the herein described tract;

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C. Pennington
 C. Pennington

- 4) THENCE S 27°50'18" W, with said common boundary line, a distance of 58.43 feet to the POINT OF BEGINNING, and containing 3,806 square feet, 0.087 acre of land.

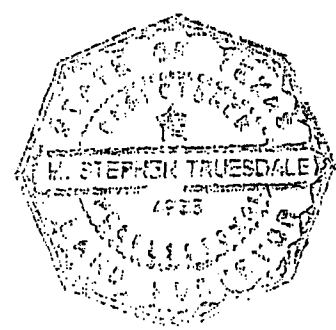
All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (1986), Texas South Central Zone. All distances shown hereon are surface distances. The T.T.A. S.H. 130 Segment "3" State Plane Grid to Project Surface Adjustment Scale Factor is 1.00006.

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

That I, M. Stephen Truesdale, 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 21st day of MARCH, 2005 A.D.

M. Stephen Truesdale
 M. Stephen Truesdale
 Registered Professional Land Surveyor No. 4933 – State of Texas
 Licensed State Land Surveyor – State of Texas
 Inland Civil Associates, L.L.C.
 1504 Chisholm Trail Road, Suite 103
 Round Rock, Texas 78681



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

REVISION 3
3/21/05
PAGE 4 OF 6

REUBEN HORNSBY
SURVEY NO. 17
ABSTRACT NO. 15

JOSEPH DUTY
SURVEY NO. 20
ABSTRACT NO. 9

FRANCES BRATTON & TODD BRATTON
(141.14 AC)
DOC. NO. 2000204972
O.P.R.T.C.
DESCRIBED IN
VOL 538, PG 574,
D.R.T.C.

HARRELL RANCH, LTD.
TRACT 3
(58.672 AC)
DOC. NO. 2004088255
O.P.R.T.C.

0.087 AC
3,806 SQ. FT.

PROPOSED
EASEMENT
STA 2167+79.73
829.21' LT

PROPOSED
EASEMENT

P.O.B.
STA 2167+81.50
896.67' LT

PROPOSED R.O.W. LINE

IDENTICAL
LINE

WOOD/BRICK
CHURCH ON
CONCRETE

(N 60°51'W 90.62 VARAS)
[251.72']

P.O.C.
STA 2168+51.83
1736.47' LT

F. M. 969

VOL 993, PG 430, D.R.T.C.
VOL 1022, PG 455, D.R.T.C.

(ROW WIDTH VARIES)

CSI: 1186-1-1

EXISTING R.O.W. LINE

PROPOSED R.O.W. LINE

APPROXIMATE SURVEY LINE

IDENTICAL
LINE

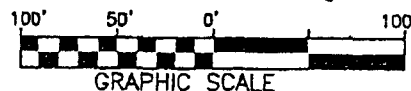
TEXAS STATE HWY. DEPT.
R.O.W. MAP
FARM HIGHWAY NO. 969
CONTROL 1186 SECTION 1 JOB 1

TXI OPERATIONS, L.P.
(1.615 AC)
VOL 12953, PG 2001,
PARCEL NO. 4
R.P.R.T.C.

TXI OPERATIONS, L.P.
(14.054 AC)
TRACT 2
DOC. #1999148757
O.P.R.T.C.

APR 13 2012

C. Pennington



INLAND CIVIL ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., SUITE 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF HARRELL RANCH, LTD.			
FILE P337E.DGN	T.T.A. PROJECT STATE HIGHWAY 130	DISTRICT T.T.A.	
SCALE 1"=100'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.D.W.-C. S. J. NO. 0440-D6-008	COUNTY TRAVIS

Texas Department of Transportation
OK

PARCEL NUMBER 337-E

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND	
■ TxDOT TYPE I CONCRETE MONUMENT FOUND	P.O.C. POINT OF COMMENCEMENT
□ TxDOT TYPE II MONUMENT FOUND	P.O.B. POINT OF BEGINNING
⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)	R.O.W. RIGHT-OF-WAY
● 1/2" IRON ROD FOUND (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	ESMT. EASEMENT
● 1/2" IRON ROD FOUND (UNLESS NOTED)	P.U.E. PUBLIC UTILITY EASEMENT
○ 1/2" IRON ROD W/TxDOT ALUMINUM CAP SET (UNLESS NOTED)	D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
⊠ SET 1/2" IRON ROD WITH TxDOT ALUMINUM CAP (UNLESS NOTED), TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE	P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
△ CALCULATED POINT	R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
▲ 60D NAIL FOUND (UNLESS NOTED)	O.R.T.C. OFFICIAL RECORDS OF TRAVIS COUNTY
PR PROPERTY LINE	O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
PS S.H. 130 BASELINE	— — CONTROL OF ACCESS
Z COMMON OWNERSHIP (LAND HOOK)	N.T.S. NOT TO SCALE
--- APPROXIMATE SURVEY LINE	() RECORD INFORMATION
-E- OVERHEAD ELECTRIC LINES	[] CALCULATED FROM RECORD INFORMATION
	⚡ DISTANCE SHOWN NOT TO SCALE
	-x- WIRE FENCE
	—•— CHAINLINK FENCE
	—•— IRON FENCE
	—•— PIPE FENCE

LINE TABLE

No.	BEARING	DISTANCE
L1	N60°33'53"W	67.48'
L2	N60°33'53"W	85.46'
L3	N23°32'18"E	51.33'
L4	S66°27'42"E	71.50'
L5	S27°50'18"W	58.43'
L6	N27°50'18"E	75.79'
(L7)	(N60°51'W)	(14.78)'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	03°05'38"	666.17'	35.97'	35.97'	S 63°29'41" E
(C1)	(02°58'15")	(679.37')	(35.23')	(35.22')	(S 62°32' E)
C2	03°39'11"	1005.26'	64.09'	64.08'	N 64°07'29" W
(C3)		(1005.23')		(68.22')	(N 66°15'34" W)

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[Signature]
C. Pennington

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HARRELL RANCH, LTD.

FILE P337E.DGN	T.T.A. PROJECT STATE HIGHWAY 130	DISTRICT T.T.A.
SCALE 1"=100'	FEDERAL AID PROJECT NO. HP 1196 (1)	R.O.W.-C. S. J. NO. 0440-06-008
		COUNTY TRAVIS

Texas Department of Transportation
2003

OK

PARCEL NUMBER 337-E

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

REVISION 3
3/21/05
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NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), TEXAS SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE T.T.A. S.H. 130 SEGMENT "3" STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00006.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 02120398, EFFECTIVE DATE: APRIL 16, 2003.
- 4) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) ORIGINAL SURVEY LINES ARE APPROXIMATE.
- 6) SUBJECT PROPERTY IS VACANT.
- 7) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE), UNLESS NOTED OTHERWISE.
- 8) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY IN VOLUME 555, PAGE 253 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT TO BE LOCATED HEREON. (ITEM 10b)
- 9) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY IN VOLUME 555, PAGE 254 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT TO BE LOCATED HEREON. (ITEM 10c)
- 10) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY IN VOLUME 555, PAGE 255 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT TO BE LOCATED HEREON. (ITEM 10d)
- 11) WATER LINE EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOLUME 10221, PAGE 215 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT. (ITEM 10e)
- 12) AN ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES AND SYSTEM EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOLUME 12338, PAGE 215 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT. (ITEM 10g).
- 13) THIS TRACT IS SUBJECT TO AN ACCESS EASEMENT LOCATED "OVER AND ACROSS A CLEARLY VISIBLE AND APPARENT PASTURE ROAD WHICH COURSES THROUGH SUBJECT PROPERTY", RESERVED BY KGB PARTNERSHIP, LTD., AS DESCRIBED IN VOLUME 12042, PAGE 1130 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER AFFECTED BY EASEMENT OF RECORD IN VOLUME 12364, PAGE 693 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (ITEM 10f)
- 14) THIS TRACT IS SUBJECT TO BUILDING SETBACK LINES AS PROVIDED FOR IN RESTRICTIONS RECORDED IN VOLUME 12033, PAGE 1379 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (ITEM 10h)
- 15) DOCUMENT DESCRIBING A PIPELINE EASEMENT RECORDED IN VOLUME 3426, PAGE 1615 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, IS UNREADABLE AND THEREFORE SAID EASEMENT IS UNABLE TO BE LOCATED HEREON. (ITEM 10i)
- 16) BLANKET TYPE PIPELINE EASEMENT GRANTED TO LONE STAR GAS COMPANY IN VOLUME 3617, PAGE 1928 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT. (ITEM 10j)
- 17) THIS TRACT IS SUBJECT TO A BLANKET TYPE WATERLINE EASEMENT TO MANVILLE WATER SUPPLY CORP. "OVER AND ACROSS 15 FEET OF LAND ADJACENT TO F.M. 969" AS DESCRIBED IN DOCUMENT NO. 1999042465 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (ITEM 10k)
- 18) THIS TRACT IS SUBJECT TO A BLANKET TYPE EASEMENT TO MANVILLE WATER SUPPLY CORP. "OVER AND ACROSS 15 FEET OF LAND ADJACENT TO F.M. 969 FOR THE SOLE PURPOSE OF A WATER PIPELINE" AS DESCRIBED IN DOCUMENT NO. 1999094116 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (ITEM 10l)
- 19) THIS TRACT IS SUBJECT TO A BLANKET TYPE ELECTRIC UTILITY EASEMENT TO BE REPLACED WITH AN EASEMENT "EXTENDING FIVE FEET ON ALL SIDES OF THE ACTUAL INSTALLED LOCATION OF THE FACILITIES" AFTER FINAL CONSTRUCTION AND INSTALLATION OF SAID FACILITIES AS DESCRIBED IN DOCUMENT NO. 2000112592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (ITEM 10m)
- 20) THIS TRACT IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE AS DESCRIBED IN DOCUMENT NO. 2000156921 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; "BLANKET EASEMENT SHALL CONVERT TO A 20 FOOT EASEMENT ONCE CABLE IS PLACED. 10 FEET FROM CENTERLINE IN BOTH DIRECTIONS". (ITEM 10n)
- 21) THIS TRACT IS SUBJECT TO ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN AFFIDAVIT TO THE PUBLIC DATED JULY 14, 2000, OF RECORD IN DOCUMENT NO. 2000110173 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (10o)

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.

M. Stephen Truesdale 2/14/2012

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933-STATE OF TEXAS
LICENSED STATE LAND SURVEYOR-STATE OF TEXAS



APR 13 2012

C. Pennington

	ACRES	SQUARE FEET
ACQUISITION	0.087	3,806
DEED AREA	58.672	2,555,752
REMAINDER AREA	N/A	N/A

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