

TEXAS TRANSPORTATION COMMISSION

LLANO County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the city of Horseshoe Bay, Llano County, on RM 2147, the State of Texas acquired easement interests in certain land by an instrument recorded in Volume 136, at Page 142, of the Deed Records of Llano County, Texas.

A portion of the easements, which portion 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.

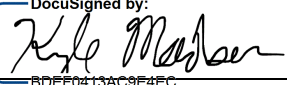
Modern Homestead, LLC, a Texas limited liability company, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$49,210.00.

The commission finds \$49,210.00 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 releasing all of the state’s right, title, and interest in the easement interest to Modern Homestead, LLC, a Texas limited liability company, for \$49,210.00.

Submitted and reviewed by:

Recommended by:

DocuSigned by: 
BDEF0413AC9E4EC...
Director, Right of Way Division

DocuSigned by: 
0E1B35AE191749E...
Executive Director

116618 December 12, 2023

Minute Date
Number Passed

Exhibit A

A DESCRIPTION OF 0.1684 ACRES, MORE OR LESS, SITUATED IN THE ELIJAH G. MERCER SURVEY NO. 3, ABSTRACT NO. 556, BEING A PORTION OF LOT W39001 HORSESHOE BAY WEST, PLAT NO. 37.1, RECORDED IN DOCUMENT NO. 23-05473, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, BEING THE SAME CALLED VAR. WIDTH TXDOT EASEMENT AS RECORDED IN VOLUME 136, PAGE 142, DEED RECORDS OF LLANO COUNTY, TEXAS SAID 0.1684 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found on the south Right-Of-Way of R.M. Highway No. 2147 (Various Width Right-Of-Way) and the west Right-Of-Way of Mitchell Creek Drive (Various Width Right-Of-Way), and the northeast corner of said Lot W39001;

THENCE S58°01'27"W with the south right-of-way line of said R.M. Highway No. 2147, a distance of 163.74 feet to the **POINT OF BEGINNING** at the northeast corner of the herein described tract;

THENCE, entering said Lot 39001, the following three (3) courses and distances:

1. S40°29'26"E, a distance of 142.90 feet to a calculated point,
2. S49°39'08"W, a distance of 50.09 feet to a calculated point,
3. N40°27'29"W, a distance of 150.26 feet to a calculated point on the north right-of-way line of said R.M. Highway No. 2147 and on the north line of said Lot W39001, from which a 1/2" iron rod found bears S58°01'27"W, a distance of 149.79 feet;

THENCE, with the north line of said R.M. Highway No. 2147, N58°01'27"E, a distance of 50.56 feet to the **POINT OF BEGINNING** hereof, and containing 0.1684 acres, more or less.

Bearing Basis: Texas Coordinate System (NAD83), Geoid 2018, Central Zone, based on GPS solutions from SmartNet.

Chris Walterscheidt **Date:** **10/9/23** **10/9/2023**
CHRIS WALTERSCHEIDT, R.P.L.S. NO. 6180
FIRM NO. 10194153



Exhibit A

LEGEND

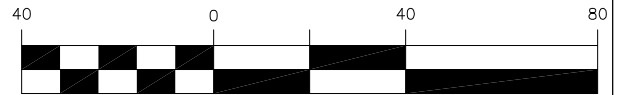
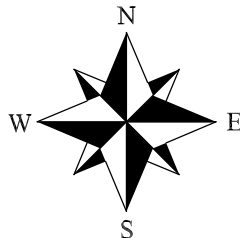
	CLEANOUT		SUBJECT BOUNDARY
	SIGN #1		ADJOINER
	MAILBOX		EASEMENT
	WATER VALVE		ELECTRIC OVERHANG
	WATER METER		POWER POLE
	RIGHT-OF-WAY		SET IRON ROD
	IRON ROD		FOUND IRON 1/2" ROD
OPRLCT	OFFICIAL PUBLIC RECORDS, LLANO COUNTY, TEXAS		
PRLCT	PLAT RECORDS, LLANO COUNTY, TEXAS		
DRLCT	DEED RECORDS, LLANO COUNTY, TEXAS		
RPRLCT	REAL PROPERTY RECORDS, LLANO COUNTY, TEXAS		

NOTES

- ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
 - PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
- ALL 1/2" IRON PINS SET WITH RED CAP MARKED ATWELL



RELEASE EASEMENT SURVEY LLANO COUNTY, TEXAS



(IN FEET)
1 inch = 40 ft.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

CHRIS WALTERSCHEIDT
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6180



JOB: 22004791	CAD EG
DR. XXX	CH. CW
BOOK N/A	PG. N/A
01 OF 01	DATE: 10-09-2023



ATWELL, LLC

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