

TEXAS TRANSPORTATION COMMISSION

NUECES County

MINUTE ORDER

Page 1 of 1

CORPUS CHRISTI District

Near the city of Corpus Christi, Nueces County, on FM 624, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 243, at Page 494, of the Deed Records of Nueces 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.

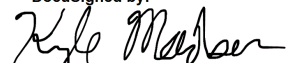
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

James Dean Ranch Development, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$20,419.00.

The commission finds \$20,419.00 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 James Dean Ranch Development, Ltd., a Texas limited partnership, for \$20,419.00.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116619 December 12, 2023

Minute Date
Number Passed

**STATE OF TEXAS
COUNTY OF NUECES**

PROPERTY DESCRIPTION FOR TRACT 1

Field notes of Tract 1, being a 1.4176 acre, 61,750 square feet, easement as conveyed by Esther Draper McGill, Frank McGill, Jr., Brice W. Draper, Elizabeth Fowler Draper, Mary Draper Gohmert, Pierce Val Gohmert, Dorothy Redick Draper, Austin B. Draper, Ruth Draper Ganc, and Robert Ganc on November 16th, 1938 and described in a deed recorded in Volume 243, Page 494, Deed Records Nueces County, Texas and being out of a 100.076 acre tract out of Shares 8 & 9, of the Bluntzer Partition as described in Volume J, Page 402, Minutes of the District Court, Nueces County, Texas. Said 100.076 acre tract also being described in a deed recorded in Document No. 2020049484, Official Records Nueces County, Texas. Said 1.4176 acre, 61,750 square feet, easement also being out of Abstract A-221, "Casa Blanca Grant" to Juan Jose de la Garza Montemayor, Nueces County, Texas. Said 1.4176 acre, 61,750 square feet, easement being more particularly described as follows:

COMMENCING at the cutback of the intersection of the southeast right of way of County Road 101 and the east right of way of Farm to Market 624 (A.K.A. Northwest Boulevard), and for an outside corner of said 100.076 acre tract, **THENCE** South 62°55'12" East, a distance of 1014.06 feet to a 5/8" re-bar set in the northeast right of way of Farm to Market 624, in the southwest line of said 94.42 acre tract, and for the **POINT OF BEGINNING** (Y: 17,225,523.58 X: 1,193,697.83) of this easement.

1. **THENCE** with the northwest line of this easement, North 27°06'12" East, a distance of 196.66 feet to a 5/8" re-bar set for the north corner of this easement.
2. **THENCE** with the northeast line of this easement, South 45°31'49" East, a distance of 657.99 feet to a 5/8" re-bar set in the northeast right of way of Farm to Market 624, in the southwest line of said 100.076 acre tract, and for the south corner of this easement, from **WHENCE** a concrete monument found in the northeast right of way of Farm to Market 624, and in the southwest line of Lot 1, Block 1, West Lake Unit 1, as shown on the plat recorded in Volume 53, Pages 60 – 61, Map Records Nueces County, Texas, bears South 62°55'12" East, a distance of 2313.89 feet.
3. **THENCE** with the common line of the northeast right of way of Farm to Market 624, said 100.076 acre tract and this survey, North 62°55'12" West, a distance of 628.00 feet to the **POINT of BEGINNING** of this easement, and containing 1.4176 acre, 61,750 square feet, of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day September 14, 2023 and is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407

Date: September 18, 2023

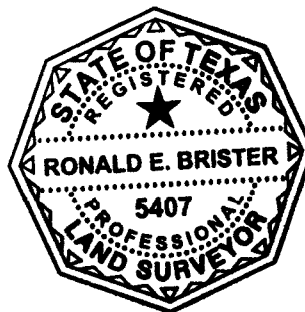


Exhibit A

SURVEY OF
 TRACT 1, BEING A 1.4176 ACRE, 61,750 SQUARE FEET, EASEMENT AS CONVEYED BY ESTER DRAPER MCGILL, FRANK MCGILL, JR., BRICE W. DRAPER, ELIZABETH FOWLER DRAPER, MARY DRAPER GOHMERT, PIERCE VAL GOHMERT, DOROTHY REDICK DRAPER, AUSTIN B. DRAPER, RUTH DRAPER GANC, AND ROBERT GANC ON NOVEMBER 16TH, 1938 AND DESCRIBED IN A DEED RECORDED IN VOLUME 243, PAGE 494, DEED RECORDS NUECES COUNTY, TEXAS AND BEING OUT OF A 100.076 ACRE TRACT OUT OF SHARES 8 & 9, OF THE BLUNTZER PARTITION AS DESCRIBED IN VOLUME J, PAGE 402, MINUTES OF THE DISTRICT COURT, NUECES COUNTY, TEXAS. SAID 100.076 ACRE TRACT ALSO BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020049484, OFFICIAL RECORDS NUECES COUNTY, TEXAS. SAID 1.4176 ACRE, 61,750 SQUARE FEET, EASEMENT ALSO BEING OUT OF ABSTRACT A-221, "CASA BLANCA GRANT" TO JUAN JOSE DE LA GARZA MONTEMAYOR, NUECES COUNTY, TEXAS.



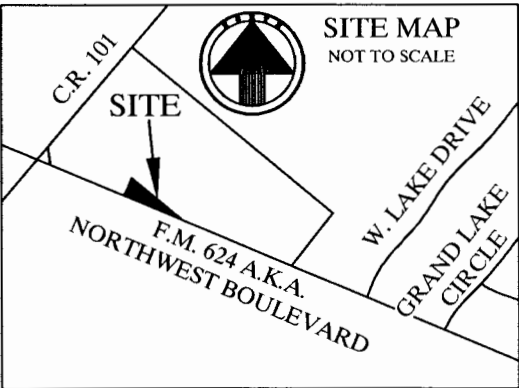
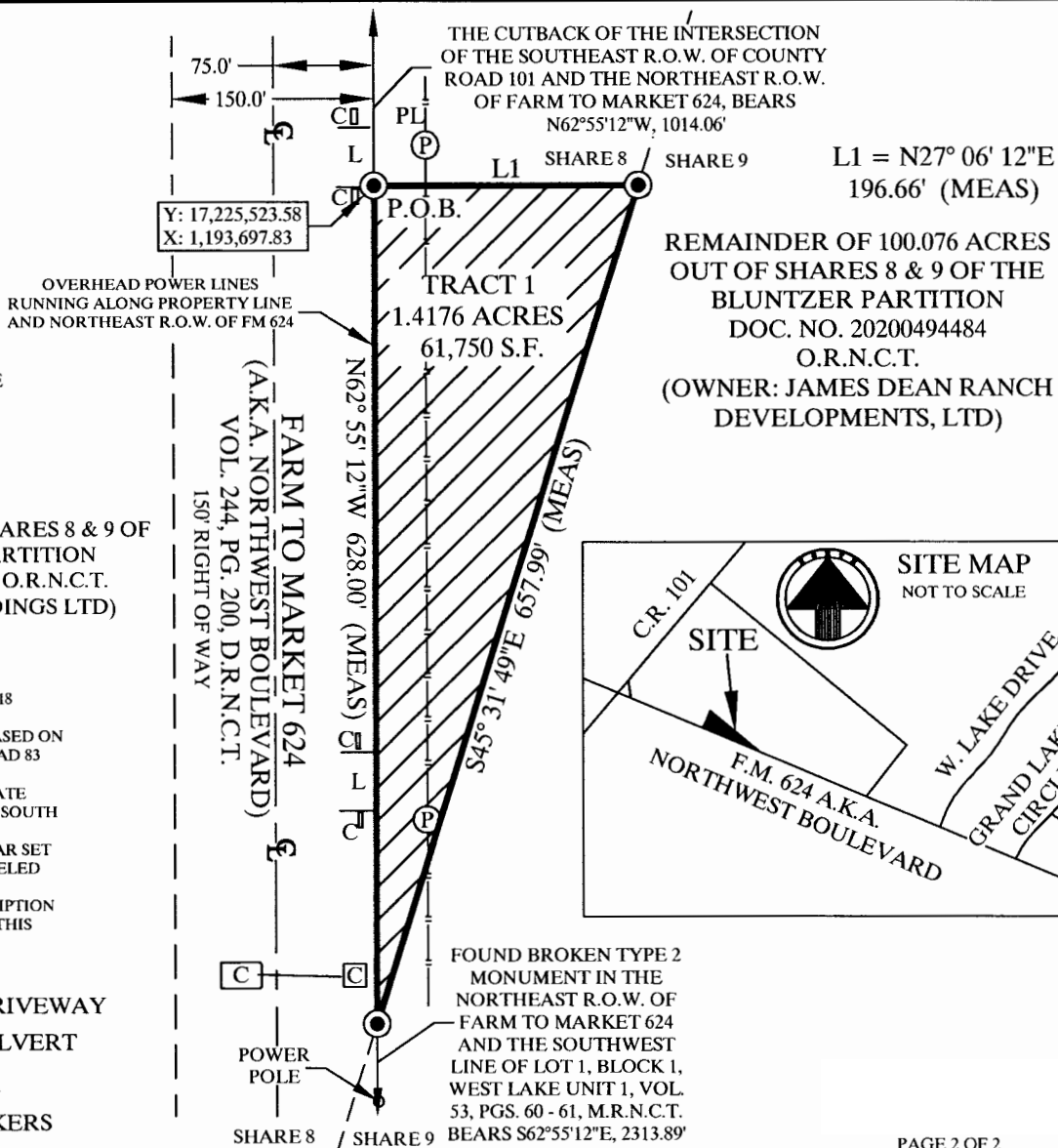
SCALE 1" = 140'

8" ENTERPRISE PIPELINE
 AS PER
 PL = GIS.RRC.TEXAS.GOV &
 MARKERS IN FIELD

87.969 ACRES OUT OF SHARES 8 & 9 OF
 THE BLUNTZER PARTITION
 DOC. NO. 2020059753, O.R.N.C.T.
 (OWNER: AFLP HOLDINGS LTD)

- NOTES:
- 1.) TOTAL SURVEYED AREA IS 1.418 ACRES.
 - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 - 3.) COORDINATES ARE TEXAS STATE PLANE 1983 - NAD 83, 4205 - TEXAS SOUTH ZONE.
 - 4.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 - 5.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

- L = LIMESTONE DRIVEWAY
- C = CONCRETE CULVERT
- ⊙ = SET 5/8" RE-BAR
- ⊕ = PIPELINE MARKERS

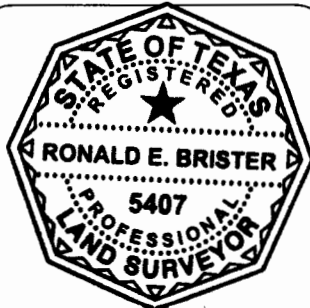


FOUND BROKEN TYPE 2
 MONUMENT IN THE
 NORTHEAST R.O.W. OF
 FARM TO MARKET 624
 AND THE SOUTHWEST
 LINE OF LOT 1, BLOCK 1,
 WEST LAKE UNIT 1, VOL.
 53, PGS. 60 - 61, M.R.N.C.T.
 BEARS S62°55'12"E, 2313.89'



Brister Surveying

4455 South Padre Island Drive Suite 51
 Corpus Christi, Texas 78411
 Off 361-850-1800
 Fax 361-850-1802
 Bristersurveying@corpus.twcbc.com
 Firm Registration No. 10072800



THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY SEPTEMBER 14, 2023 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407

SURVEY DATE SEPTEMBER 18, 2023

JOB NO. 202681 - EASEMENT