

TEXAS TRANSPORTATION COMMISSION

WILLIAMSON County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In Jarrell, Williamson County, on FM 487, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 401, at Pages 259, 263, 267, 272, and 276, Volume 402, at Page 440, Volume 452, at Page 147, and Volume 454, at Page 89, Deed Records of Williamson County, Texas.

A portion of the land, described in Exhibit A (the 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 (the commission) may recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes. If, in the future, the tract is no longer used for public road purposes, the tract shall immediately and automatically revert to the State of Texas.

The City of Jarrell is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tract be transferred to it.

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 City of Jarrell; 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.

IT IS FURTHER ORDERED that, if the tract ceases to be used for public road purposes, it shall immediately and automatically revert to the state.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

115653 DEC 12 '19
Minute Date
Number Passed

EXHIBIT A

County: Williamson
Highway: F.M. 487
Project Limits: Jarrell, TX
RCSJ: 1201-02-002 and 1201-02-022

**DESCRIPTION OF F.M. 487
EXISTING RIGHT-OF-WAY**

F.M. 487 East of C. Bud Stockton Loop

Description of F.M. 487 existing right-of-way situated in Jarrell, Texas, being out of the Isaac Bunker 2/3 League Survey, Abstract No. 54, in Williamson County, Texas, same being a variable width right-of-way described in the State Department of Highways and Public Transportation Right of Way Maps, F.M. 487, Williamson County, Texas; said existing right-of-way being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found at the southwest corner of that tract described as 91-3/4 acres (Second Tract) conveyed to Wes Cassens, Jr. and wife, Helen M. Cassens, by deed in Volume 504, Page 100, Deed Records, Williamson County, Texas, and the southeast corner of that tract described as 99.84 acres (Tract II) conveyed to Jarrell Independent School District by deed in Document No. 1997041311, Official Public Records, Williamson County, Texas, and in the existing north right-of-way line of F.M. 487 (variable width), same being the north right-of-way line of that tract described as 2.288 acres conveyed to the State of Texas by deed in Volume 401, Page 263, Deed Records, Williamson County, Texas, having grid coordinates of N=10,270,831.40 E=3,146,876.52;

THENCE, with the south line of said 91-3/4 acre, being the north line of said 2.288 acre State of Texas tract and the existing north right-of-way line of F.M. 487, N68°33'29"E, a distance of 197.01 feet to a calculated point, for the **POINT OF BEGINNING** having grid coordinates of N=10,270,903.42 E=3,147,059.90;

THENCE, **S21°26'31"W 91.41 feet**, crossing the existing north portion of F.M. 487 right-of-way and the said 2.288 acre State of Texas tract and continuing across the south portion of the F.M. 487 right-of-way, same being that tract described as 1.805 acres conveyed to the State of Texas by deed in Volume 401, Page 272, Deed Records, Williamson County, Texas, to a 1/2 inch iron rod with plastic cap stamped "Diamond Surveying" found in the existing south right-of-way line of FM 487 and the south line of said 1.805 acre State of Texas tract, same being in the south line of C. Bud Stockton Loop (100' right-of-way) and at the northeast corner of a 0.253 of one acre right-of-way dedication as conveyed to the City of Jarrell in Document No. 2009059501, Official Public Records, Williamson County, Texas, and the most northwest corner of the remainder of that tract described as 61.32 acres conveyed to Jarrell Development Group, LLC, by deed in Document No. 2017108964, Official Public Records, Williamson County, Texas, for the **POINT OF TERMINATION**, having grid coordinates of N=10,270,818.34 E=3,147,093.31, from which a 1/2 inch iron rod with plastic cap stamped "Haynie Consulting" found at the northeast corner of the remainder of said 61.32 acre tract and the northwest corner of Lot 6, Block G, Calumet Subdivision Phase 1, a subdivision of record in Document No. 2019021005, Official Public Records, Williamson County, Texas, bears N68°31'14"E 322.31 feet.

F.M. 487 at West Right-of-Way of Interstate Highway 35

Description of F.M. 487 existing right-of-way situated in Jarrell, Texas, being out of the Isaac Bunker 2/3 League Survey, Abstract No. 54, in Williamson County, Texas, same being a variable right-of-way width being more particularly described as follows:

COMMENCING at a broken TxDOT Type I monument concrete post found in the existing south right-of-way line of F.M. 487, the south line of that tract described as 0.609 of one acre conveyed to the State of Texas by deed in Volume 401, Page 259, Deed Records of Williamson County, Texas, and being the north corner of that tract described as 1.000 acre conveyed by deed to Jay Schraan and Lori Schraan, Trustees of the Jay and Lori Schraan Trust, Dated June 14, 2017, in Document No. 2018016895, Official Public Records, Williamson County, Texas, having grid coordinates of N=10,272,658.67 E=3,151,645.50;

THENCE, with the northeast line of said 1.000 acre tract, **S61°06'22"E 78.19 feet** to a TxDOT Type I monument concrete post found at the east corner of said 1.000 acre tract, being the southwest corner of that tract described as 0.434 of one acre conveyed to the State of Texas by deed in Volume 452, Page 147, Deed Records, Williamson County, Texas, and the existing west right-of-way line of Interstate Highway 35, for the **POINT OF BEGINNING** having grid coordinates of N=10,272,620.89 E=3,151,713.95;

THENCE, continuing with the east line of the terminus of F.M. 487 and the existing west right-of-way line of Interstate Highway 35, **N29°58'03"E 242.45 feet**, to a 1 inch iron pipe found at the southeast corner of that tract described as 0.51 of one acre conveyed to SCMR Interests, LLC, by deed in Document No. 2016071919, Official Public Records, Williamson County, Texas, same being the southwest corner of that tract described as 0.270 of one acre conveyed to the State of Texas by deed in Volume 454, Page 89, Deed Records, Williamson County, Texas, for the **POINT OF TERMINATION**, having grid coordinates of N=10,272,830.93 E=3,151,835.06, from which a 1/2 inch iron pipe found at the northeast corner of said 0.51 of one acre tract and the northwest corner of said 0.270 of one acre tract State of Texas bears N31°11'42"E 200.78 feet.

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (2011) EPOCH 2010.00 Datum and were established by GPS observation. The bearings shown are grid bearings. The combined Grid to Surface Scale Factor is 1.00010. All distances shown are surface distances.

A plat of even date was prepared in conjunction with this property description.

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

That I, Chris Conrad, 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 2nd day of August, 2019 A.D.

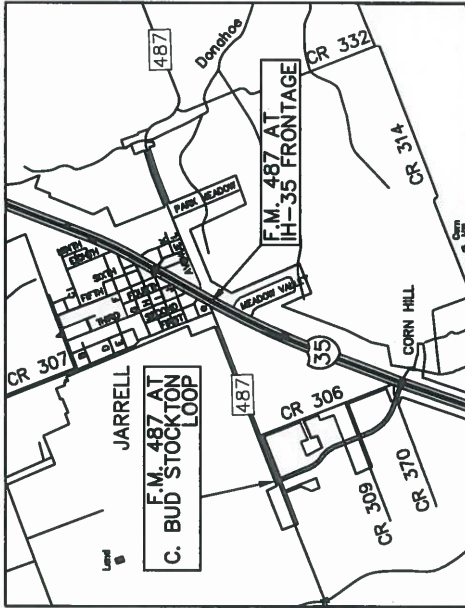
SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPLS Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
M:TxDOT Austin ~18-076K~FM 487/Descriptions/FM 487 Turnback
Issued 08/02/19

LEGEND

- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ⊙ FOUND IRON PIPE (I.D. NOTED)
- (xxx) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS



INSET
NOT TO SCALE

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, EPOCH 2010.00. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. UNITS: U.S. SURVEY FEET.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.
3. FIELD SURVEYING WAS PERFORMED IN JUNE 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

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.

08/02/2019

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

DATE



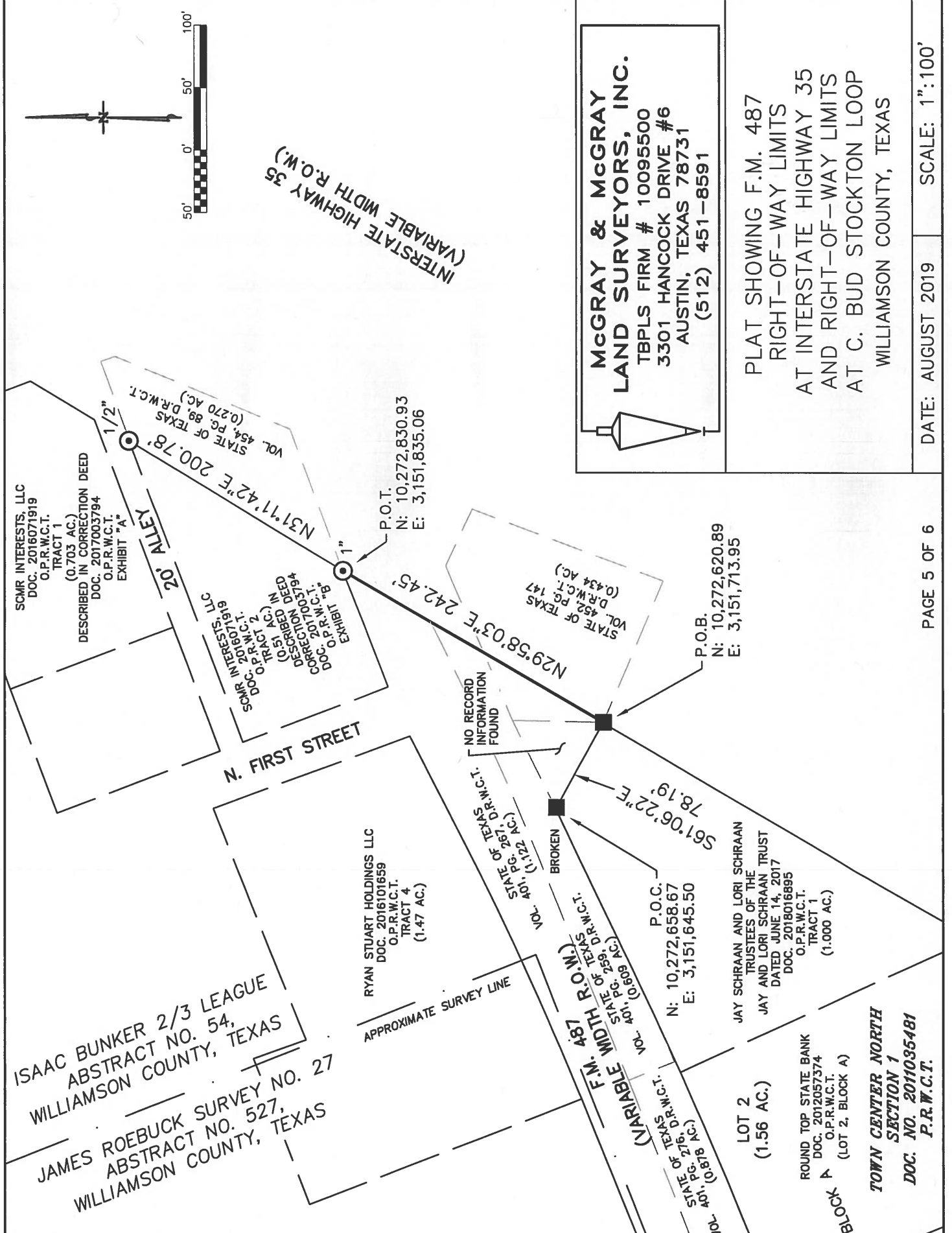
REVISIONS

McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPLS FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

PLAT SHOWING F.M. 487
 RIGHT-OF-WAY LIMITS
 AT INTERSTATE HIGHWAY 35 AND
 RIGHT-OF-WAY LIMITS
 AT C. BUD STOCKTON LOOP
 WILLIAMSON COUNTY, TEXAS
 R.O.W. C.S.J.: 1201-02-002 & 1201-02-022

DATE: AUGUST 2019

SCALE: N.T.S.



McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPLS FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

PLAT SHOWING F.M. 487
 RIGHT-OF-WAY LIMITS
 AT INTERSTATE HIGHWAY 35
 AND RIGHT-OF-WAY LIMITS
 AT C. BUD STOCKTON LOOP
 WILLIAMSON COUNTY, TEXAS

DATE: AUGUST 2019 SCALE: 1"=100'

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S21°26'31"E	91.41'

WES CASSENS, JR.
AND WIFE, HELEN M. CASSENS
VOL. 504, PG. 100
D.R.W.C.T.
SECOND TRACT
(91-3/4 AC.)

JAMES ROEBUCK SURVEY NO. 27
ABSTRACT NO. 527, TEXAS
WILLIAMSON COUNTY, TEXAS

JARRELL INDEPENDENT
SCHOOL DISTRICT
DOC. 1997041311
O.P.R.W.C.T.
TRACT II
(99.84 AC.)

P.O.C.
N: 10,270,831.40
E: 3,146,876.52

STATE OF TEXAS
VOL. 504, PG. 100 (C)
D.D. 1971 (C)
STATE OF TEXAS
VOL. 504, PG. 100 (C)
D.D. 1971 (C)

P.O.B.
N: 10,270,903.42
E: 3,147,059.90

STATE OF TEXAS
VOL. 504, PG. 100 (C)
D.D. 1971 (C)

P.O.T.
N: 10,270,818.34
E: 3,147,093.31

CITY OF JARRELL
DOC. 2009059501
O.P.R.W.C.T.
PARCEL NO. 6A
(0.253 AC.)

C. BUD STOCKTON LOOP
(100' R.O.W.)

MARGARITO ESPINOZA
DOC. 2018001341
O.P.R.W.C.T.
(68.72 AC.)

JARRELL DEVELOPMENT GROUP LLC
DOC. 2017108964
O.P.R.W.C.T.
(61.32 AC.)
REMAINDER

ISAAC BUNKER 2/3 LEAGUE
ABSTRACT NO. 54, TEXAS
WILLIAMSON COUNTY, TEXAS

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PLAT SHOWING F.M. 487
RIGHT-OF-WAY LIMITS
AT INTERSTATE HIGHWAY 35
AND RIGHT-OF-WAY LIMITS
AT C. BUD STOCKTON LOOP
WILLIAMSON COUNTY, TEXAS



(VARIABLE WIDTH R.O.W.)
APPROXIMATE SERVICE LINE

CALUMET SUBDIVISION
PHASE 1
DOC. NO. 2019021005
O.P.R.W.C.T.

SEATTLE SLEW DRIVE

BLOCK 9
18
9

BLOCK 6
5
6

"HAYME CONSULTING"

"DIAMOND SURVEYING"

322°31'

N68°31'14"E

197°01'

N68°32'29"E

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VOL. 504, PG. 100 (C)
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D.D. 1971 (C)