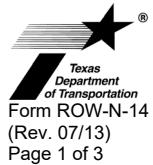


Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



DEED

TxDOT ROW CSJ: 1477-01-044

TxDOT Parcel No.: 25

Grantor(s), whether one or more:

Judson Independent School District, a Texas nonprofit corporation

Grantor's Mailing Address (including county):

8012 Shin Oak Dr
Live Oak, TX 78233-2413
Bexar County

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

125 E. 11th Street
Austin, Texas 78701
Travis County

Consideration:

The sum of One Thousand Seventy Eight and no/100 Dollars (\$1,078.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Bexar County, Texas, being more particularly described in the attached Exhibit A (the “**Property**”).

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Bexar County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements (“**Retained Improvements**”) located on the Property, to wit: None.

Grantor covenants and agrees to remove the Retained Improvements from the Property by n/a day of n/a, 20n/a, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor’s remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit “A”. Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee’s successors and assigns forever. Grantor binds Grantor and Grantor’s heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee’s successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

Judson Independent School District,
a Texas nonprofit corporation

By: _____
Renee A. Paschall, President,
Board of Trustees of the Judson
Independent School District

Corporate Acknowledgment

State of Texas
County of Bexar

This instrument was acknowledged before me on _____
by Renee A. Paschall, President, Board of Trustees of the Judson Independent School District, a Texas
nonprofit corporation, on behalf of said entity.

Notary Public's Signature

EXHIBIT "A"

County: Bexar
Parcel No.: 25
Project: FM1516
RCSJ: 1477-01-044
Limits: From FM78 To IH 10
Halff AVO: 31943A

Page 1 of 5
January 28, 2020

PROPERTY DESCRIPTION FOR PARCEL 25

BEING A 0.083 OF ONE ACRE (3,593 SQUARE FEET) PARCEL OF LAND OUT OF THE ANTONIO AMANDOR SURVEY NO. 312, ABSTRACT NO. 1177, BEXAR COUNTY, TEXAS, SAME BEING THE REMAINDER OF A CALLED 80 ACRES TRACT OF LAND DESCRIBED IN A DEED FROM ADELA COERS TO F. H. COERS, DATED JANUARY 03, 1908, OF RECORD IN VOLUME 282, PAGE 62, DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T); SAID 0.083 OF ONE ACRE (3,593 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1-inch iron pipe found at the northeasterly corner of a 1.29 acre tract described as Tract 3 in a Correction General Warranty Deed from Cynthia a. Warner to Texas conference Association of Seventh Day Adventists, dated November 25, 2003, of record in Volume 10580, Page 2161, O.P.R.R.P.B.C.T., same being the northwesterly corner of that certain called 25.811 acre tract described in said Deed to Texas Conference Association of Seventh Day Adventists; said point being 255.75 feet left of proposed F.M. 1516, Engineer's Centerline Station (E.C.S.) 170+38.70, said point having coordinates of N=13,729,172.00 and E=2,188,500.13;

THENCE, with the northerly line of said 1.29 acre tract, North 74°33'08" West (CALLED South 74°16'55" East), a distance of 219.10 feet to a 1/2-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION R.O.W. MONUMENT" set** 85.00 feet left of E.C.S. 169+20.37, for the **POINT OF BEGINNING** and southeasterly corner of the tract described herein, said point having coordinates of N=13,729,230.36 and E=2,188,288.94;

1) **THENCE**, continuing with the northerly line of said 1.29 acre tract and southerly line of the tract described herein, North 74°33'08" West (CALLED South 74°16'55" East), a distance of 94.88 feet passing a 1/2-inch iron pipe found, in all a total distance of 95.07 feet to a calculated point in the easterly right-of-way line of F.M. 1516, a variable width right-of-way, for the northwesterly corner of said 1.29 acre tract and the southwest corner of the tract described herein;

EXHIBIT "A"

County: Bexar
Parcel No.: 25
Project: FM1516
RCSJ: 1477-01-044
Limits: From FM78 To IH 10
Half AVO: 31943A

Page 2 of 5
January 28, 2020

PROPERTY DESCRIPTION FOR PARCEL 25

2) **THENCE**, with said existing easterly right-of-way line of F.M. 1516, with the westerly line of the tract described herein, North $21^{\circ}44'34''$ West, a distance of 51.91 feet to a calculated point for the southwesterly corner of Lot 1, Block 1, Judson I.S.D. New Converse Elementary School, a subdivision of record in Volume 9577, Page 48, Plat Records of Bexar County, Texas (P.R.B.C.T.), for the northwesterly corner of the tract described herein;

3) **THENCE**, with the northerly line of the tract described herein, same being the southerly line of said Lot 1, Block 1, Judson I.S.D. New Converse Elementary School, with the southerly line of the tract described herein, South $71^{\circ}49'37''$ East, (CALLED North $71^{\circ}51'55''$ West), at a distance of 1.80 feet passing a 1/2-inch iron rod found with "Baker Surveying" cap, at a distance of 78.95 feet passing a 1/2-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION R.O.W. MONUMENT" set** 76.00 feet left of the proposed F.M. 1516 E.C.S. 168+62.17, in all a total distance of 91.93 feet to a 1/2-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION R.O.W. MONUMENT" set** 85.00 feet left of proposed F.M. 1516 E.C.S. 168+71.53, for the northeasterly corner of the tract described herein, from which point a 1/2-inch iron rod found for an angle point in the southerly line of said Lot 1, Block 1, bears South $71^{\circ}49'37''$ East, a distance of 290.15 feet;

4) **THENCE**, with the proposed easterly right-of-way line of F.M. 1516, over and across said remainder tract, South $27^{\circ}57'44''$ East, a distance of 26.44 feet to a 1/2-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION R.O.W. MONUMENT" set** 85.00 feet left of proposed F.M. 1516 E.C.S. 168+97.97, for the beginning of a curve to the right;

5) **THENCE**, continuing with the proposed easterly right-of-way line of F.M. 1516, over and across said remainder tract, 24.23 feet along the arc of a curve to the right, with a radius of 1125.00 feet, a central angle of $01^{\circ}14'02''$, and whose chord bears South $27^{\circ}20'43''$ East, a distance of 24.23 feet to the **POINT OF BEGINNING** and containing 0.053 of one acre (2,292 square feet) of land within these metes and bounds.

EXHIBIT "A"

County: Bexar
Parcel No.: 25
Project: FM1516
RCSJ: 1477-01-044
Limits: From FM78 To IH 10
Half AVO: 31943A

Page 3 of 5
January 28, 2020

PROPERTY DESCRIPTION FOR PARCEL 25

NOTES:


Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All coordinates and distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00017. This survey was performed using VRS and holding TxDOT RRP2 TXAN – San Antonio. Units: U.S. Survey Feet.

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

**This monument may be set/ replaced by a TXDOT Type II right-of-way monument upon completion of the highway construction project under the supervision of a RPLS either employed or retained by TXDOT

Access will be permitted to the remainder property abutting the highway facility.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are 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.



Dan H. Clark, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6011
Halff Associates, Inc., TBPLS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729
512-777-4600


Date



EXHIBIT "A"

GRAPHIC SCALE
1"=50'



CITY OF CONVERSE
20" WATERLINE ESMT.
VOL. 6950, PG. 1689
O. P. R. R. P. B. C. T.

ANTONIO AMADOR
SURVEY NO. 312,
ABSTRACT NO. 1177

A F. H. COERS
REMAINDER OF A
CALLED 80 ACRES
VOL. 282, PG. 62
D. R. B. C. T.

CENTERLINE OF E. C. S.
CURVE INFORMATION
PI STA. 163+26.25
N= 13729748.05
E= 2187918.17
D= 6° 01' 52"
Δ= 42° 52' 58" (LT)
R= 950.00'
T= 373.09'
L= 711.02'
CB= S06° 31' 16"E
CD= 694.54'

UNITED GAS UTILITY
PIPELINE COMPANY ESMT.
VOL. 2891, PG. 98
D. R. B. C. T.

CENTERLINE OF E. C. S.
CURVE INFORMATION
PI STA. 173+12.05
N= 13728846.29
E= 2188396.89
D= 5° 30' 33"
Δ= 43° 25' 13" (RT)
R= 1040.00'
T= 414.08'
L= 788.14'
CB= S06° 15' 08"E
CD= 769.41'

JUDSON INDEPENDENT SCHOOL
DISTRICT NEW CONVERSE
ELEMENTARY SCHOOL
LOT 1, BLOCK 1
CALLED 22.14 ACRES
VOL. 9577, PG. 48
P. R. B. C. T.

EASEMENT AGREEMENT TO
CITY OF CONVERSE
VOL. 13958, PG. 1216
O. P. R. R. P. B. C. T.

ELECTRIC LINE
R. O. W. EASEMENT TO
CITY OF SAN ANTONIO
VOL. 14107, PG. 1985
& VOL. 14172, PG. 2470
O. P. R. B. C. T.

P. O. B.
STA. 169+20.37
O/S 85.00' LT
N=13729230.36
E=2188288.94

EASEMENT AGREEMENT TO
CITY OF CONVERSE
VOL. 139933, PG. 66
O. P. R. R. P. B. C. T.

ELECTRIC LINE R. O. W.
AGREEMENT TO
CITY OF SAN ANTONIO
VOL. 14107, PG. 1948 &
VOL. 14172, PG. 2464
O. P. R. B. C. T.

P. O. C.
1" IRON PIPE
STA. 170+38.70
O/S 255.75' LT
N=13729172.00
E=2188500.13

TEXAS CONFERENCE
ASSOCIATION OF
SEVENTH
DAY ADVENTISTS
TRACT III
CALLED 1.29 ACRES
VOL. 10580, PG. 2161
O. P. R. R. P. B. C. T.

BLOCK 14
LOT 109

PLAT ESTABLISHING UNIT -5
DOVER SUBDIVISION
CALLED 9.52 ACRES
VOL. 9532, PG. 178
P. R. B. C. T.

LOT 110

LEGEND

- TXDOT TYPE I MONUMENT FOUND - AS NOTED
- TXDOT TYPE II MONUMENT FOUND - AS NOTED
- ◻ 1/2" IRON ROD WITH ALUMINUM CAP MARKED "TX DEPARTMENT OF TRANSPORTATION R.O.W. MONUMENT" SET**
- 1/2" IRON ROD FOUND - AS NOTED
- ⊕ PK NAIL WITH SHINER STAMPED "TXDOT" SET IN CONCRETE ** - AS NOTED
- ⊗ "X" FOUND IN CURB
- △ CALCULATED POINT
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ WASTE WATER MANHOLE
- O. P. R. R. P. B. C. T. OFFICIAL PUBLIC RECORDS REAL PROPERTY OF BEXAR COUNTY, TEXAS
- O. P. R. B. C. T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D. R. B. C. T. DEED RECORDS OF BEXAR COUNTY, TEXAS
- P. R. B. C. T. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P. O. C. POINT OF COMMENCEMENT
- P. O. B. POINT OF BEGINNING
- R. O. W. RIGHT-OF-WAY
- PROPERTY LINE
- OVERHEAD ELECTRIC
- APPROXIMATE LOCATION OF SURVEY LINE
- ACCESS DENIAL LINE



9500 AMBERGLEN BLVD
BLDG F, SUITE 125
AUSTIN, TEXAS 78729-1102
TEL (512) 777-4600
FAX (512) 252-8141
TBPLS FIRM NO. 10029607



REVISION		
NO.	DATE	DESCRIPTION
-	-	-
-	-	-

PARENT TRACT ACREAGE	ACQUISITION	REMAINDER
**0.506 AC. (22,025 SQ.FT.)	168+62.17 TO 169+20.37 0.083 AC. LT 3,593 SQ.FT.	0.423 AC. RT 18,432 SQ.FT.

PARCEL PLAT SHOWING PARCEL 25						
SCALE	FED. RD. DIV. NO.	STATE	COUNTY	HIGHWAY NO.		
1" = 50'	6	TEXAS	BEXAR	FM 1516		
DATE	STATE DISTRICT NO.	FEDERAL AID PROJECT NO.	CONTROL NO.	SECTION NO.	JOB NO.	PAGE NO.
03/2019	15		1477	01	044	4 OF 5

EXHIBIT "A"

NOTES

1. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204 (NAD83/2011). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017. THIS SURVEY WAS PERFORMED USING VRS AND HOLDING TXDOT RRP2 TXAN - SAN ANTONIO. UNITS: U.S. SURVEY FEET.
 2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
 4. ** THIS MONUMENT MAY BE SET/REPLACED BY A TXDOT TYPE II RIGHT-OF-WAY UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS EITHER EMPLOYED OR RETAINED BY TXDOT.
 5. *** CALCULATED AREA BY HALFF
- + UNABLE TO SET AT THE TIME OF SURVEY.

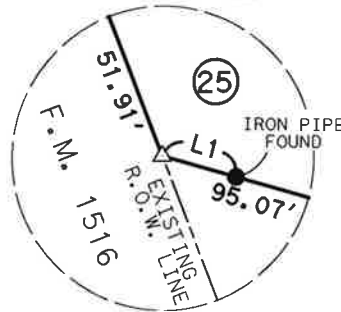
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C1	01° 14' 02" RT	1125.00'	24.23'	S27° 20' 43"E	24.23'

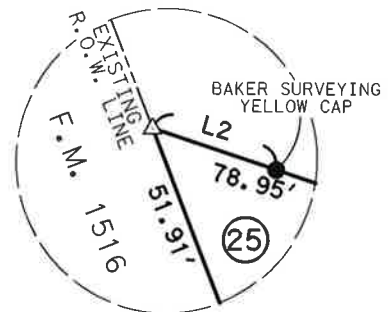
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N74° 33' 08"W	0.19'
L2	S71° 49' 37"E	1.80'
L3	S71° 49' 37"E	12.98'
L4	S27° 57' 44"E	26.44'

DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



9500 AMBERGLEN BLVD
BLDG F, SUITE 125
AUSTIN, TEXAS 78729-1102
TEL (512) 777-4600
FAX (512) 252-8141
TBPLS FIRM NO. 10029607



I, COLEEN M. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE 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.

[Signature]

1/28/2020
DATE

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6011

PARENT TRACT ACREAGE	ACQUISITION	REMAINDER
***0.506 AC. (22,025 SQ.FT.)	168+62.17 TO 169+20.37 0.083 AC. LT 3,593 SQ.FT.	0.423 AC. RT 18,432 SQ.FT.

PARCEL PLAT SHOWING PARCEL 25						
SCALE	FED. RD. DIV. NO.	STATE	COUNTY		HIGHWAY NO.	
1" = 50'	6	TEXAS	BEXAR		FM 1516	
DATE	STATE DISTRICT NO.	FEDERAL AID PROJECT NO.	CONTROL NO.	SECTION NO.	JOB NO.	PAGE NO.
03/2019	15		1477	01	044	5 OF 5