



6230 EAST STASSNEY LANE, ROW-RES, AUSTIN, TEXAS 78744 | 512.416.2485 | WWW.TXDOT.GOV

March 20, 2024

RE: Potential Sale of State-Owned Property
+/- 0.8813 acres; D14-011-512
SL 230 @ Falkner Road
Smithville, Bastrop Co., TX 78957

VIA FEDERAL EXPRESS

Cheryl Burns
Superintendent
Smithville ISD
901 NE 6th Street
Smithville, TX 78957

Dear Priority Holder,

The Austin District of the Texas Department of Transportation ("TxDOT") has determined that the above-described property is no longer needed for state highway purposes. A copy of the survey of the property is enclosed. In accordance with Texas Transportation Code § 202.021, governmental entities with the authority to condemn the real property have a priority right to purchase TxDOT real property that is sold, and this letter is a notice of your right to purchase this property.

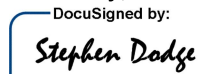
The purchase price for this property is FIFTY-ONE THOUSAND SIX HUNDRED and No/100 DOLLARS (\$51,600.00), plus survey costs, appraisal costs, and any additional incurred closing costs, including the cost of any owner's title insurance policy you may require. This transaction is subject to change or cancellation by TxDOT. Furthermore, the conveyance will be made subject to any easements for access to a right of way, implied or otherwise, appurtenant to any and all properties abutting the property being sold.

To exercise your priority, you must provide TxDOT with a written election statement of your entity's intent to purchase the property on these terms, within **thirty (30) days** of the receipt of this letter. Please email this to: Stephen.Dodge@txdot.gov.

If TxDOT does not receive a written election statement, TxDOT will consider your right to purchase the property waived. If the priority holder is not interested in purchasing the property, please return the enclosed Waiver prior to the automatic 30-day waiver.

If you have any questions concerning this matter, email or call me at: (512) 416-2875.

Sincerely,

DocuSigned by:

Stephen Dodge

Director, Real Estate Services Section, Right of Way Division

cc: Tucker Ferguson, P.E., District Engineer, Austin District
David Harrah, ROW Project Delivery Manager, Austin District

**Waiver of Priority Purchase Right
by Governmental Entity**

RE: Potential Sale of State-Owned Property
Texas Department of Transportation
+/- 0.8813 acres; D14-011-512
SL 230 @ Falkner Road
Smithville, Bastrop Co., TX 78957

Stephen Dodge, Director
Real Estate Services Section
Right of Way Division
Texas Department of Transportation
6230 E. Stassney Lane
Austin, Texas 78744

Dear Mr. Dodge:

We have reviewed TxDOT's letter dated March 20, 2024 regarding the proposed sale of the above-referenced property.

The Priority Holder IS NOT interested in purchasing this property.

The Priority Holder WAIVES the priority right to purchase this property.

Sincerely,

_____ [Signature]

_____ [Name]

_____ [Title]

_____ [Entity Name]

Date: _____, 20__

Cheryl Burns
Superintendent
Smithville ISD
901 NE 6th Street
Smithville, TX 78957

COUNTY	BASTROP	FEBRUARY 2024
HIGHWAY NO	LOOP 230	TRACT NO 1
LIMITS	AT FALKNER ROAD	PAGE 1 OF 3

PROPERTY DESCRIPTION FOR TRACT 1

Being a tract of land containing 0.8813 acre (38,391 square feet), situated in the Lewis Lomas Survey, Abstract No. 46, Bastrop County, Texas, being a portion of a called 0.441 acre Parcel 1 described in a deed from Robert Smith, et ux, to the State of Texas, executed July 31, 2003 and recorded in Volume 1373, Page 188 of the Bastrop County Official Public Records, being all of a called 0.097 acre Parcel 2 described in a deed from Wanmidi Enterprises, Inc. et al, to the State of Texas, executed July 21, 2003 and recorded in Volume 1379, Page 288 of the Bastrop County Official Public Records and being a portion of a called 0.344 acre Parcel 3 described in a deed from Wanmidi Enterprises, Inc. to the State of Texas, executed July 21, 2003 and recorded in Volume 1379, Page 282 of the Bastrop County Official Public Records. Said 0.8813 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found with aluminum cap stamped "Texas Dept of Trans" (Surface Coordinates N=9,978,513.80', E=3,307,491.26'), being 50.00 feet right of centerline station 761+27.38, in the Southwest right-of-way of Loop 230 (100' right-of-way), for the North corner of a called 3.023 acre City of Smithville tract recorded in Clerk's File No. 202400345 of the Bastrop County Official Public Records, the East corner of said 0.097 acre State of Texas tract and the East corner of the tract herein described, from which a 1/2" iron rod found with cap stamped "RPLS 3910" bears South 65°31'08" East, 170.26 feet;

1. THENCE South 24°30'31" West along the common line of said 0.097 acre State of Texas tract and said 3.023 acre City of Smithville tract, passing at 168.10 feet a 1/2" iron rod found with cap stamped "JE Garon RPLS 4303" for the South corner of said 0.097 acre State of Texas tract and the East corner of said 0.344 acre State of Texas tract, continuing along the common line between said 3.023 acre City of Smithville tract and said 0.344 acre State of Texas tract, in all 767.80 feet to a point in the North line of the Union Pacific Railroad (100' right-of-way) for the South corner of said 0.344 acre State of Texas tract, the West corner of said 3.023 acre City of Smithville tract and the South corner of the tract herein described, from which a 5/8" iron rod found with aluminum cap stamped "Texas Dept of Trans" bears South 24°30'31" West, 0.40 feet, and from

COUNTY BASTROP
HIGHWAY NO LOOP 230
LIMITS AT FALKNER ROAD

FEBRUARY 2024
TRACT NO 1
PAGE 2 OF 3

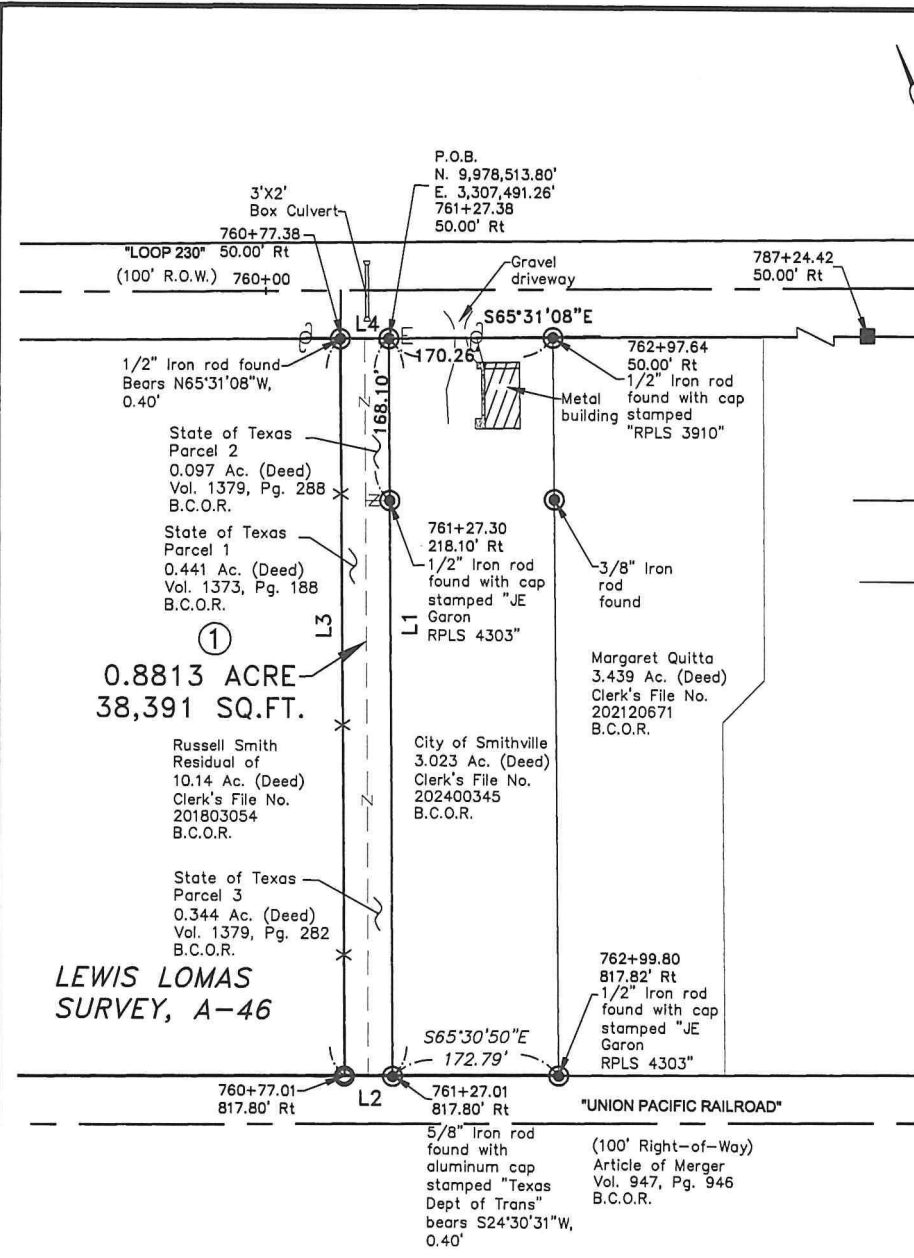
which a 1/2" iron rod found with cap stamped "JE Garon RPLS 4303" bears South 65°30'50" East, 172.79 feet;

2. THENCE North 65°30'50" West, 50.00 feet along the Northeast right-of-way of said "Union Pacific Railroad" and the Southwesterly lines of said 0.344 acre State of Texas tract and said 0.441 acre State of Texas tract to a 1/2" iron rod with cap stamped "BEFCO ENG" set within the (original) 10.14 acre Russell Smith tract recorded in Clerk's File No. 201803054 of the Official Records of Bastrop County for the West corner of said 0.441 acre State of Texas and the West corner of the tract herein described;
3. THENCE North 24°30'31" East, departing said "Union Pacific Railroad" across said (original) 10.14 acre Russell Smith tract, along the Northwest line of said 0.441 acre State of Texas tract 767.80 feet to a point for corner in the Southwest right-of-way line of said Loop 230 for the North corner of said 0.441 acre State of Texas tract and the North corner of the tract herein described, said point being 50.00 feet right of centerline station 760+77.38, from which a 1/2" iron rod found bears North 65°31'08" West, 0.40 feet;
4. THENCE South 65°31'08" East, 50.00 feet along the common line between the Southwest right-of-way of said Loop 230, said 0.441 acre State of Texas tract and said 0.097 acre State of Texas tract to the POINT OF BEGINNING and containing 0.8813 acre (38,391 square feet).

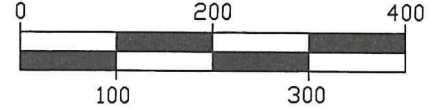
Bearings, distances and coordinates used herein are "Surface" based on the Texas State Plane Coordinate System - Central Zone - NAD 83 (2011). Combined adjustment factor =1.00003 (Grid to Surface).

Charles Tait
2-26-2024





GRAPHIC SCALE



SCALE: 1"=200'

LEGEND

- ⊙ - 5/8" Iron rod found with aluminum cap stamped "TXDOT"
- - 1/2" Iron rod set with cap stamped "BEFCO ENG"
- - TXDOT Type I monument found
- X - Wire fence line
- ⊕ - Utility Pole
- E - Overhead electric line
- P.O.B. - Place of Beginning
- B.C.O.R. - Bastrop County Official Records

NOTES:

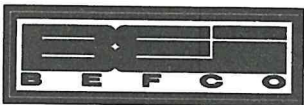
1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
2. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE "SURFACE" BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM - CENTRAL ZONE - NAD 83 (2011). COMBINED ADJUSTMENT FACTOR 1.00003 ("GRID" TO "SURFACE").
3. PROPERTY DESCRIPTION WITH THE SAME DATE WAS PREPARED WITH THIS PLAT.
4. THIS SURVEY REPLACES SURVEY SIGNED ON SEPTEMBER 26, 2023.

Line Table		
Line #	Bearing	Distance
L1	S24° 30' 31"W	767.80
L2	N65° 30' 50"W	50.00
L3	N24° 30' 31"E	767.80
L4	S65° 31' 08"E	50.00



Charles Tait 2-26-2024

Charles Tait, R.P.L.S. Date
 Registration No. 6732
 BEFCO ENGINEERING, INC.
 Firm No. 10001700
 LaGrange, Texas
 979-968-6474



BEFCO ENGINEERING, INC.
 Engineering Firm No. F-2011
 Surveying Firm No. 10001700
 P. O. Box 615
 LaGrange, Texas 78945
 (979) 968-6474

TRACT: 01
 ACRES: 0.8813
 SQ. FT.: 38,391
 HIGHWAY: LOOP 230
 COUNTY: BASTROP
 SCALE: 1" = 200'
 SHEET 3 OF 3
 S: _PRJ\SMITHVILLE\20-7734\
 SURVEY\DWG
 20-7734E R-1 SURFACE
 Field Book 610 & 612