

TEXAS TRANSPORTATION COMMISSION

FORT BEND County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In FORT BEND COUNTY, on FARM TO MARKET ROAD 1464, the State of Texas used certain land for highway purposes.

Pursuant to Texas Transportation Code, §§201.103 and 221.001, the executive director has recommended, as shown in Exhibit A, the designation of FM 1464 from Beechnut south to West Airport on a new alignment, that the old alignment be removed from the state highway system and that control, jurisdiction and maintenance be transferred to the county.

The surplus land, described in Exhibits B, C, and D, 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 waive payment for real property transferred to a governmental entity if the estimated cost of future maintenance on the property equals or exceeds the fair value of the property and may recommend the quitclaim to the county of any interest in land to which there is no record title in the state's name.

The fair value of the surplus state land has been determined to be \$1.5 million, and the cost of future maintenance over the next 25 years is estimated to be \$2.5 million.

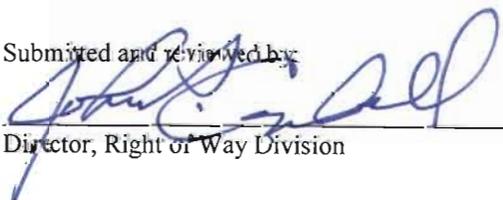
The commission finds \$1.5 million to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

IT IS THEREFORE ORDERED by the commission that:1) FM 1464 is designated on a new alignment from Beechnut south to West Airport; 2) existing alignment FM 1464 from Beechnut south to West Airport Boulevard is removed from the state highway system; 3) control, jurisdiction and maintenance of the existing alignment, from Clodine-Reddick Road south to West Airport Boulevard, is transferred to the county; and 4) the existing ROW from Beechnut to Clodine-Reddick Road is retained for use as a drainage basin with the roadway being obliterated.

FURTHER, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument transferring the state's rights, title and interest in the surplus state land to Fort Bend County, Texas, in consideration of the savings to the state of future maintenance costs, and a proper instrument quitclaiming the surplus no-title land to Fort Bend County, Texas; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, 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 surplus state land.

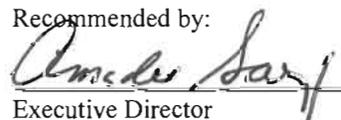
Submitted and reviewed by:

Director, Right of Way Division



Recommended by:

Executive Director



112416 AUG 26 10

Minute Number Date Passed



- Designate as FM 1464
- Remove from the state highway system
- Remove from the state highway system, the department will retain ROW



## EXHIBIT B

### Description of Property to be Transferred

Consisting of the following tracts of property which make up the right of way of FM 1464 as shown on right of way map CSJ 1415-02-001, FM 1464 from FM 1093 to US 59, dated March 1950 and on file with the Houston District Map Records under tracing file O-19-1, and other records as noted:

1. A portion of that tract of land deeded to the State of Texas from W.E. Loggins recorded in Vol. 275, Page 264, of the Fort Bend County Deed Records more generally described from that record as:

**Beginning** at the northeast corner of the Andrew M. Clopper Survey (Abs. 152), being the same as the northwest corner of the I.G. & N. R.R. Co. Survey (Abs. 361);

**Thence** South 00 degrees 36 minutes East 536.2 ft. with the East line of the Andrew M. Clopper Survey to a point located in the center line of FM 1464 at Engineer's Station 113+38.9, said point also being the point of tangency of a 10 degree 00 minute curve to the right;

**Thence**, South 00 degrees 36 minutes East 4425 ft. with the center line of said highway and the East line of said survey to the point of curvature of a 2 degrees 22 minutes curve to the left at Engineer's Station 157+63.9;

**Thence**, continuing South 00 degrees 36 minutes East 499.9 ft. with the East line of said Survey to the Southeast corner of said Survey;

**Thence**, South 89 degrees 48 minutes West 44 ft. with the South line of the Andrew M. Clopper survey to a point in the existing right of way line of a traveled roadway marked by a fence;

**Thence**, North 00 degrees 36 minutes West 436.3 ft. with said fence, to a point;

**Thence**, North 89 degrees 24 minutes East 4 ft. to a point located 40 ft. from, measured at right angles to the tangent of a 2 degree 22 minute Curve:

**Thence**, North 00 degrees 36 minutes West 64.1 ft. to a point located 40 ft. from, measured at right angles to the center line of said highway at Engineer's Station 157+63.9;

**Thence**, North 00 degrees 36 minutes West 4275 ft. to a point located 40 ft. from, measured at right angles to the center line of said highway at Engineer's Station 114+88.9;

**Thence**, continuing North 00 degrees 36 minutes West 686.2 ft. to a point in the North line of Andrew M. Clopper Survey;

**Thence**, North 89 degrees 48 minutes East 40 ft. to the point of beginning.

Consisting of 221.229 sq. ft. or **5.08 acres**.

2. All of that property described in a deed to the State of Texas from George G. Everts recorded in Vol. 275, Page 250, of the Fort Bend County Deed Records consisting of 142,659 sq. ft. or **3.275 acres**.

3. All of that property described in a deed to the State of Texas from John McDonald recorded in Vol. 275, Page 281, of the Fort Bend County Deed Records consisting of 60,810 sq. ft. or **1.396 acres**.

4. All of that property described in a deed to the State of Texas from Daisy Thompson recorded in Vol. 275, Pages 256, of the Fort Bend County Deed Records consisting of 8,712 sq. ft. or **0.200 acres**.

5. All of that property described in a deed to the State of Texas from Guy Ross, et. al., recorded in Vol. 275, Pages 271, of the Fort Bend County Deed Records consisting of 13,416 sq. ft. or **0.308 acres**.

6. All of that property described in a deed to the State of Texas from H. M. Olive, et.al., recorded in Vol. 275, Page 274, of the Fort Bend County Deed Records consisting of 206,039 sq. ft. or **4.730 acres**.

7. All of that property described in a deed to the State of Texas from F. L. White recorded in Vol. 275, Page 259, of the Fort Bend County Deed Records consisting of 44,431 sq. ft. or **1.020 acres**.

8. All of that property described in a deed to the State of Texas from M. Allen recorded in Vol. 275, Page 262, of the Fort Bend County Deed Records consisting of 30,797 sq. ft. or **0.707 acres**.

9. A portion of that property described in a deed to the State of Texas from George West, et. ux. recorded in Vol. 275, Page 260, of the Fort Bend County Deed Records, said portion being that deeded portion from Sta. 233+33 to Sta. 234+00 (centerline Sta. 234+00 being the approximate centerline intersection of the westerly projection of the West Airport Blvd. Southerly right of way line), said portion consisting of 2,680 sq. ft. or **0.062 acres**.

10. A portion of that property described in a Deed without Warranty from the State of Texas for the benefit and use of the Permanent School Fund to the State of Texas for the benefit and use of the Texas Department of Transportation, filed in the Fort Bend County Real Property Records under File number 2010046441, recorded on May 21, 2010 and consisting of 46.187 acres of land. Said portion of the 46.187 tract is described as follows:

**Beginning** at a point shown on sheet 22 of the right of way map prepared for the ‘new’ FM 1464 alignment prepared by Weisser Engineering, Co. dated August, 2005 labeled as point “s/o 306+07.08, 100 ft”, also being same point of the intersection of the easterly “new” FM 1464 right of way line with the northerly right of way of a connector road between “old” FM 1464 and “new” FM 1464, said connector road also being a westerly extension of a Fort Bend County road, known as Denver-Miller Road, existing East of, and intersecting, “old” FM 1464.

**Thence**, proceeding from the beginning point in a southerly direction along a curve being offset by 100 ft. east of the centerline of “new” FM 1464, said curve being an extension of the Easterly right of way shown on sheets 21 and 22 of the right of way map prepared for the ‘new’ FM 1464 alignment prepared by Weisser Engineering, Co. dated August, 2005, approximately 1529 ft. to a point of intersection with the westerly right of way line of “old” FM 1464;

**Thence**, proceeding from the point of intersection on the westerly right of line of “old’ FM 1464 on a bearing on N 02 deg 33 min 11 sec W, approximately 1,520 ft, in a northerly direction along the westerly right of line of “old” FM 1464 to a point in the said westerly right of way line, offset 40 ft to the west of the centerline of “old” FM 1464 at approximate Sta 214+00, shown on sheet 22 of the right of way map prepared for the ‘new’ FM 1464 alignment prepared by Weisser Engineering, Co. dated August, 2005 as a “set” point;

**Thence**, S 88 deg, 42 min 09 sec W, 44.68 ft, in a westerly direction, to a “set” point as shown on sheet 22 of the right of way map prepared for the ‘new’ FM 1464 alignment prepared by Weisser Engineering, Co. dated August, 2005;

**Thence**, continuing in a westerly direction 341.65 ft. along a curve to the left, said curve being described as having a radius of 1050.00 ft., degree of curvature of 18 deg 38 min 35 sec, chord bearing N 79 deg 22 min 51 sec E and chord length of 340.15 ft., to the point of beginning.

Described portion having approximately 233,465 sq. ft., or **5.360 acres**.

## EXHIBIT C

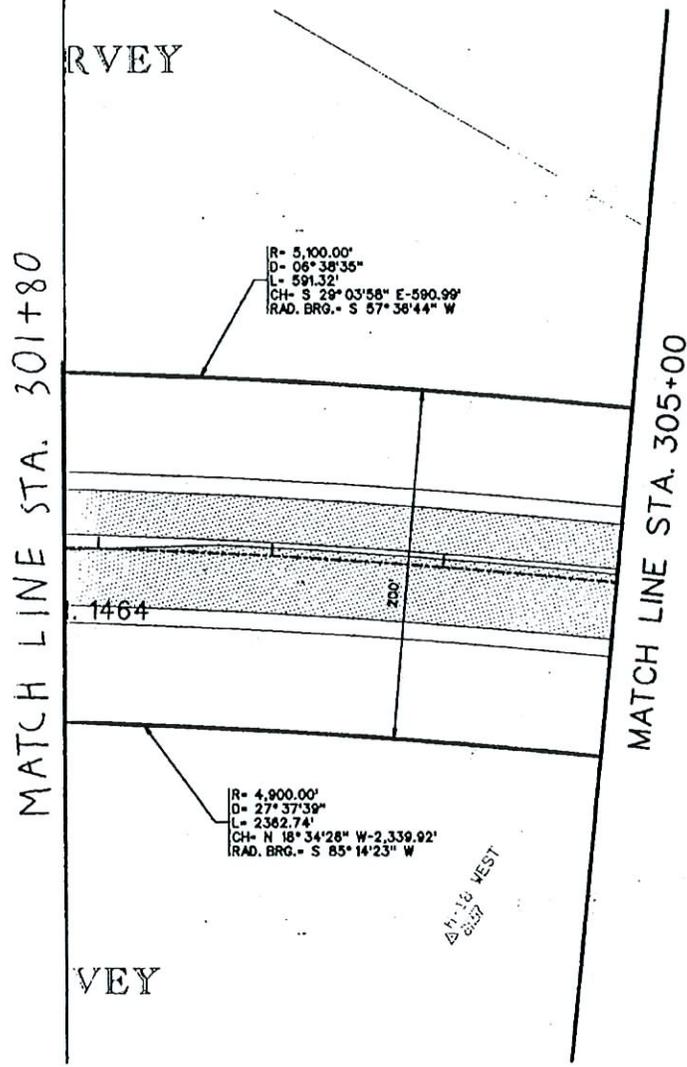
### Description of Property Interests to be Quitclaimed

1. That portion of the established FM 1464 right of way on the West side of the highway centerline from Sta. 162+66 to Sta. 234+00, shown on the right of way map for CSJ 1415-02-001, centerline Sta. 234+00 being the approximate centerline intersection of the westerly projection of the West Airport Blvd. Southerly right of way line, said west side strip being 40 ft. wide and out of the original Harlem State Prison Farm property; SAVE and EXCEPT, that portion between approximate Sta. 229+00 and Sta. 234+00, which portion is reduced by the 'new' FM 1464 alignment, shown on sheets 22 and 23 of the right of way map, CSJ 1415-02-037, dated August 2005, prepared by Weisser Engineering, Co. for the 'new' FM 1464 alignment. Consisting of approximately 277,860 sq. ft. or **6.38 acres**.
2. Any and all interests in an 80 ft. easement adjacent to the westerly right of way line of "old" FM 1464 as recorded by plat in the Real Property Records of Fort Bend County under File Number 1999016849. Said easement is depicted on the recorded plat as "Right of Way Easement Reserved for Widening Purposes", consisting of approximately 369,389 sq. ft. or **8.480 acres**.





- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.00013.
  2. CITY OF HOUSTON ORD. NO. 82-1030 AMENDED BY ORD. NO. 85-1878 H.C.C.F. NO. N253886 O.P.R.R.P.H.C. AND AMENDED BY ORDINANCE NO. 99-282.
  3. \*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TxDOT TYPE TRIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.
  4. REFER TO SHEETS 20A, 20B, 20C, AND 20D FOR DRAINAGE EASEMENT SEE PART 2.



R= 5,100.00'  
 D= 08° 38' 35"  
 L= 591.32'  
 CH= S 29° 03' 58" E-590.99'  
 RAD. BRG.= S 57° 36' 44" W

R= 4,900.00'  
 D= 27° 37' 39"  
 L= 2382.74'  
 CH= N 18° 34' 28" W-2,339.92'  
 RAD. BRG.= S 85° 14' 23" W

41.16 WEST

EXHIBIT E  
 1/6

REVISIONS:				
1.				
 <b>WEISSER Engineering Co.</b> 19500 Park Row, Suite 100 Houston, Texas 77064 (281) 579 - 7300				
FED. RD. DIV. No.	STATE	F.M. 1464		HIGHWAY No.
6	TEXAS	MAP SHEET		FM 146
STATE DIST. No.	COUNTY	CONTROL No.	SECTION No.	JOB No.
12	FORT BEND	1415	02	037
DATE: 08/2005	SCALE: 1" = 50'	DWG. NO.: EE006-21.DWG		

J.H. CARTWRIGHT

A-16

N 88° 42' 00" E-44.88'

R= 1,080.00'  
D= 18° 38' 36"  
L= 341.88'  
CH= N 79° 22' 51" E-340.19'  
RAD. BRK. = S 10° 58' 27" E

PARTITION OF  
962.4808 AC.  
TRACT 1-PART 3  
SLIDE NO. 1819A,  
1820B P.B.C.P.

RESIDUE OF  
2,082.058 AC.  
(952.4803 AC.)  
STATE OF TEXAS  
PERMANENT SCHOOL FUND  
F.N. 2003023371  
O.P.R.F.B.C.  
DEC. 22, 2002

PROPOSED R.O.W.

PROPOSED R.O.W.

S/O 308+07.08, 100.00'

200 FT

BASELINE

PROPOSED F.M. 1464 310+00

38

RESIDUE OF  
2,082.058 AC.  
(952.4803 AC.)  
STATE OF TEXAS  
PERMANENT SCHOOL FUND  
F.N. 2003023371  
O.P.R.F.B.C.  
DEC. 22, 2002

PROPOSED R.O.W.

PARTITION  
962.4808 AC.  
TRACT 1-PAR  
SLIDE NO. 181  
1820B P.B.C.P.

J.H. CARTWRIGHT

A-16

MATCH LINE STA. 305+00

MATCH LINE ST. 310+20

**BASILINE CURVE DATA**

DELTA	- 27° 37' 30" (RT)
DEGREE OF CURVE	- 1° 08' 45"
TANGENT	- 1,228.38
LENGTH	- 2,410.88
RADIUS	- 5,000.00
PC STATION	- 309+17.21
PT STATION	- 324+38.17
PI STATION	- 312+58.60
X	- 3,023,332.33
Y	- 13,801,578.44

EXHIBIT E  
2/6

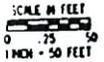
- S/O-STATION OFFSET
- SET 1/4" IR. w/100' ALUM. CAP
  - F.M. 1/4" IR. w/100' ALUM. CAP
  - SET 1/4" IR. w/CAP STUMPER
  - SET 1/4" IR. w/100' ALUM. CAP
  - F.M. UN. INDICATED

**SURVEY**

0.872 AC.  
CHARLES D. WILLIAMS  
F.N. 200315568  
O.P.R.F.B.C.  
OCT. 31, 2003

J.M. CARR  
F.N. 1999089480  
O.P.R.F.B.C.  
SEPT. 3, 1999

0.891 AC.  
NANCY ANN POPE HEWMAN  
F.N. 1999068132  
O.P.R.F.B.C.  
JULY 27, 1999



**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND ALL 1983 ADJ. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY 1.0003 CONVERSION FACTOR OF 1.0003.
  2. CITY OF HOUSTON ORD. NO. 62-1989 AMENDED BY ORD. NO. 65-878 H.C.C.F. NO. 1623888 O.P.R.F.B.C. AND AMENDED BY ORDINANCE NO. 98-262.
  3. GINCE CABLE COMPANY, VOL. 155A, PG. 352 F.B.C.A., LINE 4, 2004 HIDDEN LAND ESTATES, SLIDE NO. 538, F.B.C.P.R.
  4. \*\* THE MONUMENT DESCRIBED AND SET IN THE CALL MAY BE REPLACED WITH A 1200# TYPE BRIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETIRED BY T&EOT.
- PARCEL BEARING AND DISTANCE:**
- ① R= 6,100.00'  
D= 08°38'38"  
L= 591.32'  
CH= S 29°03'58" E-580.89'  
RAD. BRG.= S 57°38'44" W

MATCH LINE ST. 310+20

MATCH LINE STA. 315+00

50' R.O.W. EASEMENT  
FOR WIDENING PURPOSES  
F.N. 2003023371  
O.P.R.F.B.C.

200 FT

310-00.00, 100.00'

1,409.89'

R= 4,900.00'  
D= 27°37'36"  
L= 2382.74'  
CH= N 8°34'28" W-2,336.82'  
RAD. BRG.= S 80°14'23" W

OP  
T 3  
9A,  
R.

**T SURVEY**

EXHIBIT E  
3/6

REVISIONS:					
<p><b>WEISSER Engineering Co.</b> 15500 Park Row, Suite 100 Houston, Texas 77084 (281) 579 - 7300</p>					
FED. DIST. No.	STATE	F.M. 1464		HIGHWAY No.	
6	TEXAS	MAP SHEET		FM 1464	
STATE DIST. No.	COUNTY	CENTRAL No.	SECTION No.	JOB No.	SHEET No.
12	FORT BEND	1416	08	037	22
DATE: 08/2008		SCALE: 1" = 50'		ORD. NO.: CE899-22-088	

J.H. CARTWRIGHT SUR

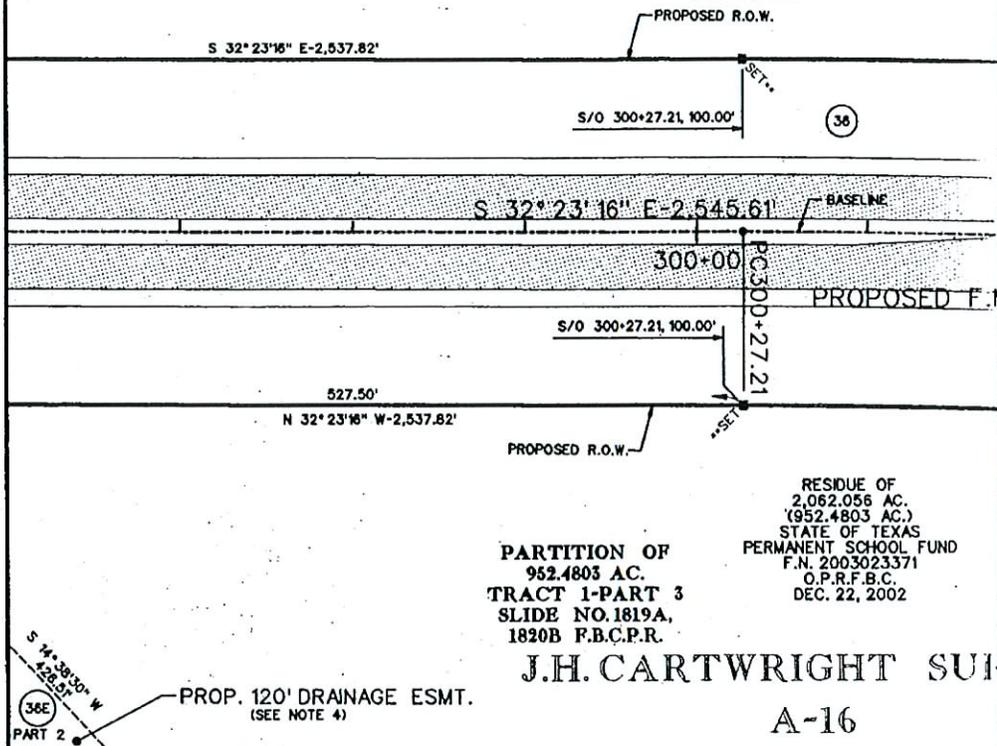
PARTITION OF  
952.4803 AC.  
TRACT 1-PART 3  
SLIDE NO. 1819A,  
1820B F.B.C.P.R.

A-16

RESIDUE OF  
2,062.056 AC.  
(952.4803 AC.)  
STATE OF TEXAS  
PERMANENT SCHOOL FUND  
F.N. 2003023371  
O.P.R.F.B.C.  
DEC. 22, 2002

MATCH LINE STA. 296+00

MATCH LINE STA. 301+80



PARTITION OF  
952.4803 AC.  
TRACT 1-PART 3  
SLIDE NO. 1819A,  
1820B F.B.C.P.R.

RESIDUE OF  
2,062.056 AC.  
(952.4803 AC.)  
STATE OF TEXAS  
PERMANENT SCHOOL FUND  
F.N. 2003023371  
O.P.R.F.B.C.  
DEC. 22, 2002

J.H. CARTWRIGHT SUR

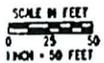
A-16

BASELINE CURVE DATA

DELTA	- 27° 37' 39" (RT)
DEGREE OF CURVE	- 1° 08' 45"
TANGENT LENGTH	- 1,229.38
RADIUS	- 5,000.00
PC STATION	- 300+27.21
PT STATION	- 324+38.17
PI STATION	- 312+58.80
X	- 3,023,332.53
Y	- 13,801,579.44

EXHIBIT E  
4/6

- S/O-STATION OFFSET
- SET 3/4" I.R. w/T:DOT ALUM. CAP
  - FND. 3/4" I.R. w/T:DOT ALUM. CAP
  - SET 1/2" I.R. w/CAP, STAMPED WEISSER ENG. HOUSTON, TX
  - FND. (AS INDICATED)



RIGHT SURVEY

A-16

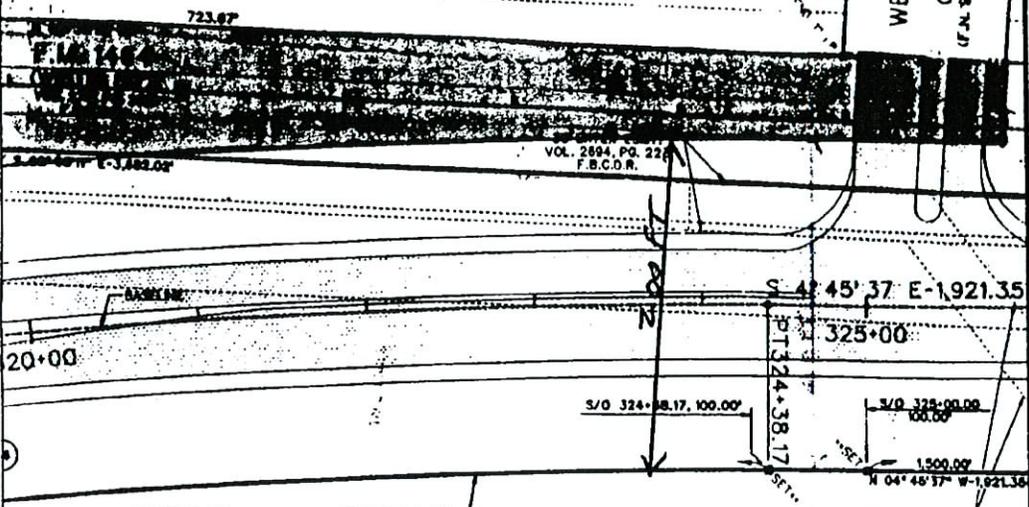
RESIDUE OF  
24.97 AC.  
MANCILL ALLEN  
VOL. 210 PG. 436  
F.B.C.D.R.  
MAY 14, 1943

EXISTING R.O.W.

WEST AIRPORT  
BLVD.  
(100' R.O.W.)  
(F.N. 9536584 & 9536582  
O.P.R.F.B.C.)

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 1983 (1983) ADL. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY CHANGING BY 1-FOOT CONVERSION FACTOR OF 1.00003.
  2. CITY OF HOUSTON ORD. NO. 82-1918 AMENDED BY ORD. NO. 85-878 R.C.C.F. NO. 8253808 O.P.R.F.P.A.C. AND AMENDED BY ORDINANCE NO. 86-242.
  3. THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A 1200T TYPE TAUGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

MATCH LINE ST. 319+70



RESIDUE OF  
2,062.056 AC.  
(952,4803 AC.)  
STATE OF TEXAS  
PERMANENT SCHOOL FUND  
F.N. 2003023371  
O.P.R.F.B.C.  
DEC. 22, 2002

PROPOSED R.O.W.

HOUSTON PIPE LINE CO.  
10' R.O.W. EASEMENT  
VOL. 1284, PG. 289  
F.B.C.D.R.

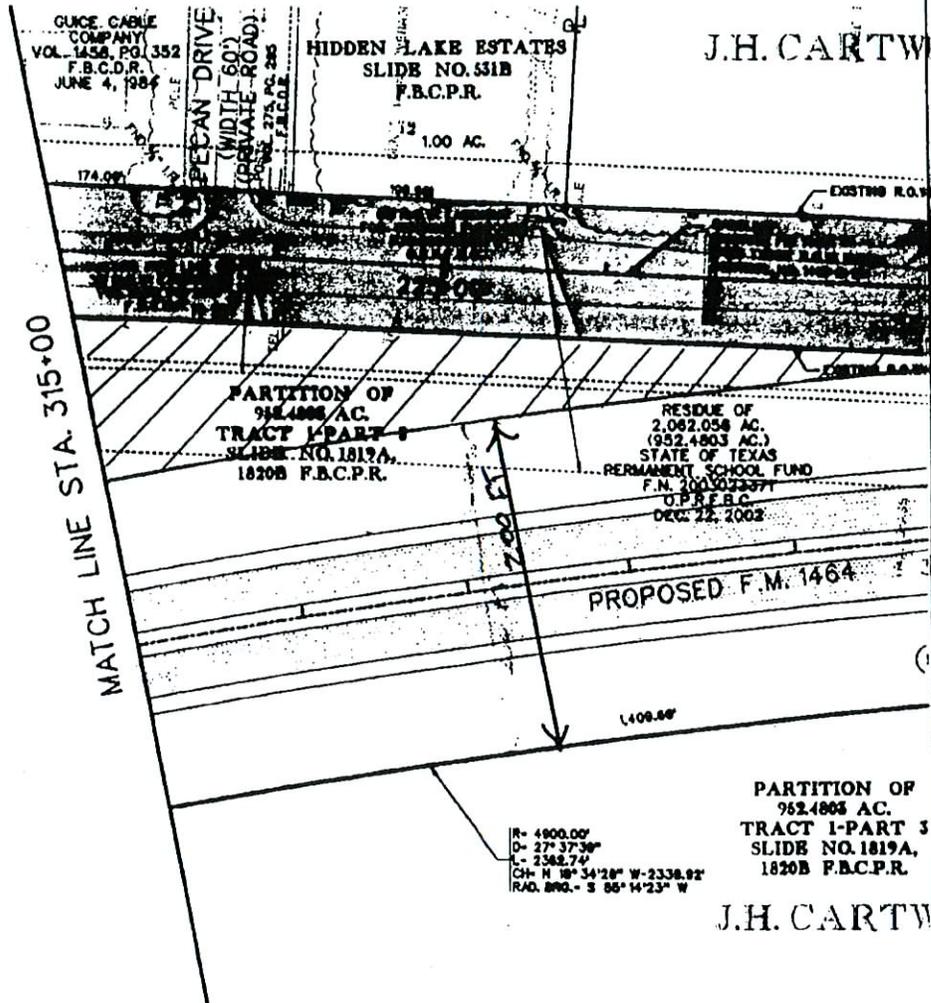
MATCH LINE STA. 326+00

RIGHT SURVEY

A-16

EXHIBIT E  
5/6

REVISED					
<b>WEISSER Engineering Co.</b> 19500 Park Row, Suite 100 Houston, Texas 77064 (281) 578 - 1300					
FED. NO. DIV. No.	STATE	F.M. 1464		HIGH No.	
6	TEXAS	MAP SHEET		FM 14	
STATE DIST. No.	COUNTY	CONTROL No.	SECTION No.	JOB No.	SHEET No.
12	FORT BEND	1415	02	057	23
DATE: 08/2006	SCALE: 1" = 50'	DWS. NO. 1 E2286-23-008			



**BASILINE CURVE DATA**

DELTA	- 27° 37' 38" (RT)
DEGREE OF CURVE	- 1° 06' 48"
TANGENT	- 1,228.36
LENGTH	- 2,410.98
RADIUS	- 5,000.00
PC STATION	- 300+27.21
PT STATION	- 324+38.17
PI STATION	- 312+56.66
X	- 3,023,332.53
Y	- 13,601,578.44

EXHIBIT E  
6/6

- S/O-STATION OFFSET
- SET 3/4" IR. w/100' ALUM. CAP
  - FND. 3/4" IR. w/100' ALUM. CAP
  - SET 3/4" IR. w/CAP STAMPER  
"MUSLER ENG. HOUSTON, TX"
  - FND. (AS INDICATED)