

TEXAS TRANSPORTATION COMMISSION

FORT BEND County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the city of Sugar Land FORT BEND COUNTY, on US 59, the State of Texas acquired an easement interest in certain land needed for highway drainage purposes by instrument recorded in Volume 503, Page 329, Deed Records of Fort Bend County, Texas.

A portion of the easement (surplus easement), described in Exhibit A, is no longer needed for a state highway purpose.

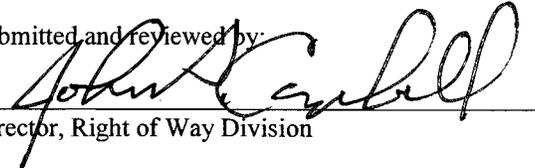
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus easements.

Fort Bend Levee Improvement District No.17 is the fee owner and has requested that the surplus easement be sold for \$2,902.

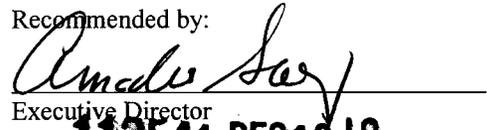
The commission finds \$2,902 to be a fair and reasonable value for the state's rights and interest in the surplus easement.

NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and that the value of the surplus easement is less than \$10,000 and authorizes the executive director to execute a proper instrument partially releasing the state's rights and interest in the surplus easement to Fort Bend Levee Improvement District No.17 for \$2,902.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

112541 DEC 16 10

Minute Number Date Passed

Exhibit A

County: Fort Bend
Highway: US 59
Project Limits: From the present road west of Rosenberg to the existing facility near Stafford
RCSJ: 0027-12-009

PROPERTY DESCRIPTION FOR TRACT NO. 121B E

Being a 0.333 acre (14,512 square feet) tract of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of that certain called 1.652 acre drainage easement (called 75 feet wide, described as Parcel 121 A (E)) conveyed to the State of Texas by instrument of record in Volume 503, Page 329, of the Fort Bend County Deed Records (F.B.C.D.R.), said drainage easement being situated within that certain called 22.118 acre tract conveyed from NNP-Telfair LP to Fort Bend County Levee Improvement District No. 17, by instrument of record dated November 20, 2009 and filed for record under File Number 2009130558, of the Fort Bend County Official Public Records (F.B.C.O.P.R.) and that certain called 18.688 acre tract conveyed from NNP-Telfair LP to Fort Bend County Levee Improvement District No. 17, by instrument of record dated September 14, 2007 and filed for record under File Number 2007115781, F.B.C.O.P.R., and being a portion of Tract 5, Part 5 as shown on State of Texas, Department of Transportation Partition Plat, by instrument of record in Slide No's. 1655B and 1656A, of the Fort Bend County Plat Records, said 0.333 acre being more particularly described by metes and bounds as follows;

COMMENCING for reference at a 5/8-inch iron rod with an aluminum TXDOT disc found for the northeast corner of the residue of a called 326.826 acre tract conveyed from The State of Texas to NNP-Keepsake, L.P., by instrument of record dated October 23, 2003 and filed for record under File Number 2003149525, F.B.C.O.P.R., said NNP-Keepsake, L.P. now known as NNP-Telfair LP, by instrument of record under File Number 2006007940, F.B.C.O.P.R., same being the northeast corner of said 22.118 acre tract, said point also being the northwest corner of that certain called 64.4542 acre tract conveyed from Sugarland Properties Incorporated to Fort Bend County Levee Improvement District No. 2, by instrument of record dated September 5, 2005 and filed for record under File Number 9574194, F.B.C.O.P.R., said point also being on the existing southerly right-of-way line of State Highway 59 (width varies) as described in Volume 1821, Page 962, F.B.C.D.R.;

Exhibit _____

South 52° 31' 23" West, along said existing southerly right-of-way line of State Highway 59 and the northerly line of said 326.826 acre tract, a distance of 233.77 feet to a point for the northwest corner of said 18.688 acre tract;

South 01° 50' 41" East, departing said existing southerly right-of-way line of State Highway 59 and along a westerly line of said 18.688 acre tract, a distance of 385.62 feet to the POINT OF BEGINNING of the herein described tract, having surface coordinates of E= 3,036,388.05, N= 13,776,897.10, same being on the northerly line of said 75-foot wide drainage easement;

1. Thence, South 78° 53' 43" East (called South 80° 07' 50" East), along said northerly line of said 75-foot wide drainage easement, a distance of 72.12 feet to a point for corner;
2. Thence, South 82° 07' 59" East (called South 83° 22' 06" East), continuing along said northerly line of said 75-foot wide drainage easement, a distance of 121.45 feet to a point for corner on the east line of said 22.118 acre tract and said 326.824 acre tract and the west line of said 64.4542 acre tract;
3. Thence, South 01° 50' 41" East, along the east line of said 326.826 and 22.118 acre tract and the west line of said 64.4542 acre tract, a distance of 76.09 feet to a point for corner on the southerly line of said 75-foot wide drainage easement;
4. Thence, North 82° 07' 59" West (called North 83° 22' 06" West), departing the east line of said 326.826 and 22.118 acre tract and the west line of said 64.4542 acre tract and along the southerly line of said 75-foot wide drainage easement, a distance of 136.41 feet to a point for corner;
5. Thence, North 78° 53' 43" West (called North 80° 07' 50" West), continuing along the southerly line of said 75-foot wide drainage easement, a distance of 56.99 feet to a point for corner on the west line of said 18.688 acre tract;

Exhibit _____

6. Thence, North 01° 50' 41" West, departing the southerly line of said 75-foot wide drainage easement and along the west line of said 18.688 acre tract, a distance of 76.96 feet to the POINT OF BEGINNING and containing 0.333 acre (14,512 square feet) of land.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN 1983 DATUM (1993 ADJUSTMENT), WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

 19 August 2010

GARY D. NUTTER, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5659
LJA ENGINEERING & SURVEYING INC.
2929 BRIARPARK DRIVE – SUITE 600
HOUSTON, TEXAS 77042-3703
PHONE: 713-953-5200



ALEXANDER HODGE LEAGUE, A-32

U.S. HIGHWAY NO. 59
(WIDTH VARIES)
VOL. 1821, PG. 962, F.B.C.D.R.

P.O.C.
TRACT 121B E
Fnd. 5/8" I.R. W/
TXDOT Alum. Disc

P.O.B.
TRACT 121B E
E = 3,036.388.05
N = 13,776.897.10

S01°50'41"E 385.62'

S52°31'23"W
233.71'

121B E

PARENT TRACT INSET
TRACT 121B E

NOTES

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NORTH AMERICAN 1983 DATUM (1993 ADJUSTMENT.), WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MUST BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
- EXISTING MONUMENT AS NOTED
 - UNABLE TO SET (UNLESS OTHERWISE NOTED)
 - SET 3/8" IRON ROD W/TXDOT ALUMINUM DISC



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

GARY D. NUTTER, R.P.L.S. TEXAS NO. 5659
19 AUGUST 2010

EXIST. ACRES	TOTAL TAKING AREA	REMAINDER ACRES
1.652	0.333 (14,512 SF)	1.319

PARCEL PLAT

SHOWING TRACT 121B E
SH 59 FORT BEND COUNTY, TX
RCSJ 0027-12-009, AUGUST, 2010
LJA ENGINEERING & SURVEYING, INC.
2929 BRIARPARK DRIVE - SUITE 600
HOUSTON, TEXAS, 77042-3703
PHONE : 713-953-5200
SCALE: 1" = 200'

ALEXANDER HODGE LEAGUE, A-32



U.S. HIGHWAY NO. 59
(WIDTH VARIES) F.B.C.D.R.
VOL. 1821, PG. 962, F.B.C.D.R.

State of Texas
Drainage Easement
Called 1652 Acres
(Parcel 121 AE(1))
Vol. 503, Page 329
May 24, 1968
F.B.C.D.R.

Called
N68°55'19"E

30' Wide Miscellaneous
Easement (Waterline)
to University of Houston
Called Tract 1
File No. 2001041979
F.B.C.O.P.R.

STATE OF TEXAS TO
NMP-KEEPSAKE, L.P.
RESIDUE OF A
CALLED 326.826 ACRE TRACT
F.N. 2003149525, F.B.C.O.P.R.
NOW KNOWN AS NNP-TELF AIR LP
F.N. 2006007940, F.B.C.O.P.R.
OCT. 23, 2003

30' Wide Miscellaneous
Easement (Waterline)
to University of Houston
Called Tract 1
File No. 2001041979
F.B.C.O.P.R.

TRACT 5
PART 5

STATE OF TEXAS DEPARTMENT OF
TRANSPORTATION PARTITION PLAT
SLIDE NO'S. 1655B & 1656A
F.B.C.P.R.

PARCEL PLAT
SHOWING TRACT 121B E
SH 59 FORT BEND COUNTY, TX
RCSJ 0027-12-009, AUGUST, 2010
LJA ENGINEERING & SURVEYING, INC.
2929 BRIARPARK DRIVE - SUITE 600
HOUSTON, TEXAS, 77042-3703
PHONE: 713-953-5200
SCALE: 1" = 200'

LINE TABLE		
Line	Bearing	Distance
L1	S78°53'43"E	72.12'
L2	S82°07'59"E	121.45'
L3	S01°50'41"E	76.09'
L4	N82°07'59"W	136.41'
L5	N78°53'43"W	56.99'
L6	N01°50'41"W	76.96'

- EXISTING MONUMENT AS NOTED
- UNABLE TO SET (UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD W/TXDOT ALUMINUM DISC