

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 460, Page 77, 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.

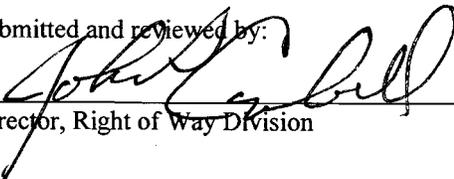
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus easements.

Taylor Morrison of Texas, Inc., is the fee owner and has requested that the surplus easement be sold for \$29,217.

The commission finds \$29,217 to be a fair and reasonable value for the state's rights and interest in the surplus easement.

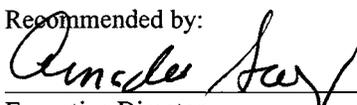
NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and recommends, subject to approval of the attorney general, that the Governor of Texas execute a proper instrument releasing the state's rights and interest in the surplus easement to Taylor Morrison of Texas, Inc., for \$29,217.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112542 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.121C E

Being a 3.354 acres (146,085 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 18.338 acre drainage easement (called 200 feet wide, described as Parcel 121E, Part 2) conveyed to the State of Texas by instrument of record in Volume 460, Page 77, of the Fort Bend County Deed Records (F.B.C.D.R.), a portion of said drainage easement being situated within that certain called 118.142 acre tract conveyed from NNP-Telfair LP to Taylor Morrison of Texas, Inc., by instrument of record dated December 30, 2009 and filed for record under File Number 2009135535, of the Fort Bend County Official Public Records, (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 3.354 acres being more particularly described by metes and bounds as follows;

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" set for the most northerly northeast corner of said 118.142 acre tract, same being on the west line of 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 the southeast corner of that certain called 3.000 acre tract (described as Drill Site No. 4), by instrument of record under File Number 2009060620, F.B.C.O.P.R.;

South 87° 12' 01" West, along the south line of said 3.000 acre drill site and the north line of said 118.142 acre tract, a distance of 15.47 feet to the POINT OF BEGINNING of the herein described tract, having surface coordinates of E= 3,037,032.64, N= 13,773,877.61, same being on the southerly line of the aforementioned 200-foot wide drainage easement;

1. Thence, South 44° 13' 42" West (called South 39° 03' 17" West), along the southerly line of said 200-foot wide drainage easement, a distance of 653.39 feet to a point for corner;

Exhibit _____

2. Thence, South 83° 38' 40" West (called South 78° 28' 15" West), continuing along the southerly line of said 200-foot wide drainage easement, a distance of 317.58 feet to a point for corner on the westerly line of said 118.142 acre tract;
3. Thence, North 25° 15' 36" East, departing the southerly line of said 200-foot wide drainage easement and along the westerly line of said 118.142 acre tract, a distance of 234.86 feet to a point for corner on the northerly line of said 200-foot wide drainage easement;
4. Thence, North 83° 38' 40" East (called North 78° 28' 15" East), along the northerly line of said 200-foot wide drainage easement, a distance of 122.82 feet to a point for corner;
5. Thence, North 44° 13' 42" East (called North 39° 03' 17" East), continuing along the northerly line of said 200-foot wide drainage easement, a distance of 367.06 feet to a point for corner on the northerly line of said 118.142 acre tract and the south line of said 3.000 acre tract;
6. Thence, North 87° 12' 01" East, departing the northerly line of said 200-foot wide drainage easement and along the northerly line of said 118.142 acre tract and the south line of said 3.000 acre tract, a distance of 293.41 feet to the POINT OF BEGINNING and containing 3.354 acres (146,085 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.

Exhibit _____

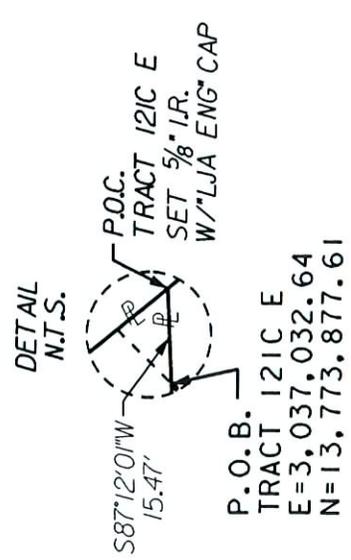
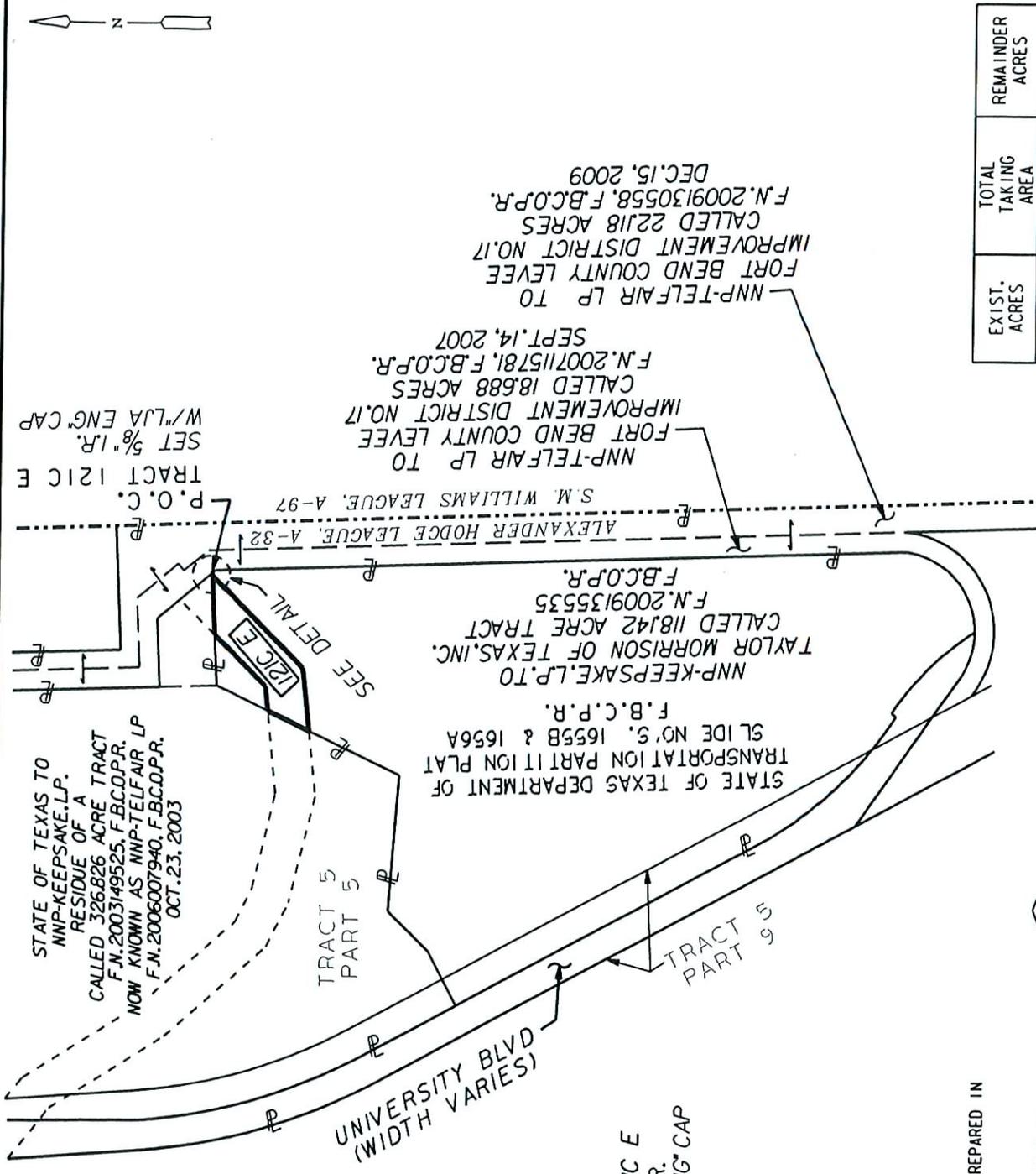
I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

 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



PARENT TRACT INSET
TRACT 121C 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 5/8" IRON ROD W/TXDOT ALUMINUM DISC

EXIST. ACRES	TOTAL TAKING AREA	REMAINDER ACRES
18.338	3.354 AC 146,085 SF	14.984

PARCEL PLAT
SHOWING TRACT 121C 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" = 800'

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



