

TEXAS TRANSPORTATION COMMISSION

WALLER County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In WALLER COUNTY, on INTERSTATE HIGHWAY 10, a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 180, Page 4, Deed Records of Waller County, Texas, with denial of access to the abutting remainder property as described in the instrument.

Texas Petroleum Group, LLC, the current owner of the abutting property, has requested that access to and from the eastbound frontage road of I-10 be permitted along their north property line at a new access point, described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002, authorizes the commission to lay out, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031, authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point as a location where ingress and egress are permitted to and from the eastbound frontage road of I-10.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:

mark a. marek
Director, Design Division

Recommended by:

Armando Suarez
Executive Director

112817 AUG 25 11

Minute Number Date Passed

EXHIBIT A

County: Waller
Highway: Interstate Highway 10
Project Limits: From Brazos River to
Waller/Fort Bend County Line

RCSJ 0271-04-077

PARCEL 1AC
"ACCESS LINE" DESCRIPTION"

Being an "Access Line" delineating a permitting of access to the transportation facility from the adjacent property along Interstate Highway 10 situated in the William Cooper Survey, Abstract No. 20, Waller County, Texas; said "Access Line", being a part of the south right-of-way line of said Interstate Highway 10 (I10, variable width) same being the south line of a called 5.108 acre tract of land recorded in the name of State of Texas in Volume 180, Page 4, of the Waller County Deed Records; said "Access Line" also being a part of the North line of a called 3.6106 acre tract of land recorded in the name of Texas Petroleum Group, LLC in Volume 1254, Page 682, of the Waller County Deed Records; said "Access Line being more particularly described as follows:

COMMENCING at an "X" cut in concrete found at the intersection of the south right-of-way line of Interstate Highway 10 and the west right-of-way line of F.M. 359 for the northeast corner of said 3.6106 acre tract, said point also being at I10 baseline station 308+31.99, 159.35 feet right, from which a found TxDot concrete monument bears North 81°13' East, 3.41 feet;

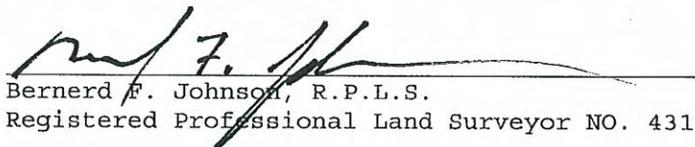
THENCE, South 86°44'48" West, along the existing south right-of-way line of Interstate Highway 10, same being the north line of said 3.6106 acre tract and also being an "Access Denial Line", a distance of 326.02 feet to a set 5/8 inch iron rod with cap for the POINT OF BEGINNING and end of said "Access Denial Line" at Interstate Highway 10 baseline station 305+06.06, 166.84 feet right.

- 1) THENCE, South 86°44'48" West, continuing along the existing south right-of-way line of Interstate Highway 10, same being the north line of said 3.6106 acre tract, a distance of 45.00 feet to a set 5/8 inch iron rod with cap for the end of the herein described "Access Line" and the beginning of an "Access Denial Line" at Interstate Highway 10 baseline station 304+61.07, 167.88 feet right.

Notes:

- 1) The POINT OF BEGINNING of this description has surface coordinates of $X = 2,935,504.36$, $Y = 13,844,981.33$. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American 1983 Datum, 1993 Adjustment; all units are in survey feet, all distances and coordinates shown are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.
- 2) This property description was performed in conjunction with a parcel plat of even date.
- 3) Access will be permitted across the "Access Line" to the highway facility from the adjacent property.

I, Bernerd F. Johnson, Registered Professional Land Surveyor, certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.


Bernerd F. Johnson, R.P.L.S.
Registered Professional Land Surveyor NO. 4314

DATED: July 7, 2011
CENTURY ENGINEERING INC.
Ph: (713)780-8871 ext 237



BASELINE INTERSTATE HIGHWAY 10

304+00

305+00

306+00

INTERSTATE HIGHWAY 10

308+00

(R.O.W. WIDTH VARIES)

LEGEND

- ||—||— = ACCESS DENIAL LINE COINCIDENT W/EXIST R.O.W.
- ||— = ACCESS LINE COINCIDENT WITH EXISTING R.O.W.
- W.C.M.R. INDICATES WALLER COUNTY MAP RECORDS.
- W.C.D.R. INDICATES WALLER COUNTY DEED RECORDS.
- W.C.C.F. INDICATES WALLER COUNTY CLERKS FILE
- "o" - INDICATES SET 5/8 INCH IRON ROD W/TXDOT ALUMINUM STAMPED "ADL".

(TXDOT ACCOUNT NO. 9112-00-017, SHT. 3)
 (TXDOT ACCOUNT NO. Tx I-10-7(27)738, SHT. 2)

CALLED 5.108 AC.
 VOL. 180, PG. 4 W.C.D.R.
 12-28-61

NOTES:

- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN 1983 DATUM, 1993 ADJUSTMENT; ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.
- "ACCESS LINE" DESCRIPTION WITH EVEN DATE ACCOMPANIES THIS PLAT.

SET 5/8" I.R. W/CAP
 X=2,935,459.43
 Y=13,844,978.77
 STA. 304+61.07
 167.88' RT.

POINT OF BEGINNING
 SET 5/8" I.R. W/CAP
 X=2,935,504.36
 Y=13,844,981.33
 STA. 305+06.06
 166.84' RT.

COMMENCING POINT
 FND. "X" IN CONC.
 X=2,935,829.85
 Y=13,844,999.83
 STA. 308+31.99
 159.35' RT.

LINE NO.	BEARING	DISTANCE
L1	S 86° 44' 48" W	5.00'

TxDOT CONC. MONUMENT
 N 81°13' E, 3.41'
 X=2,935,833.22
 Y=13,845,000.35

FND. 1/2" I.R.
 X=2,935,454.44
 Y=13,844,978.49
 STA. 304+56.07
 167.99' RT.

S 86°44'48" W
 45.00'

EXISTING R.O.W.
 "ACCESS DENIAL LINE"

S 86°44'48" W - 326.02'

53.06'

S 39°53'18" E
 87.61'

70.31'

ACCESS PERMITTED

TEXAS PETROLEUM GROUP, LLC
 CALLED 3.6106 AC.
 VOL. 1254, PG. 682 W.C.D.R.

TxDOT
 PARCEL NO. 376
 CALLED 0.0428 AC.
 (open at this time)

F.M. 359
 (R.O.W. WIDTH VARIES)

TxDOT CONC. MONUMENT

WILLIAM COOPER SURVEY,
 A-20

PLAT OF PARCEL 1AC

INTERSTAE HIGHWAY 10
 WILLIAM COOPER SURVEY, A-20
 WALLER COUNTY, TEXAS

CENTURY ENGINEERING, INC.

3030 S. GESSNER SUITE 100
 HOUSTON, TEXAS 77063
 (713) 780-8871

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON-THE-GROUND FIELD SURVEY WAS PERFORMED OF THE PROPERTY SHOWN HEREON, THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS OR RIGHT-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE NOTES AND OTHER MATTERS SET OUT IN THIS SURVEY ARE TRUE, CORRECT AND ACCURATE.

DATED THIS 7TH DAY OF JULY, 2011.

Bernard F. Johnson
 BERNARD F. JOHNSON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4314

