

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the city of Houston, HARRIS COUNTY, on US 59, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 4118, Page 389, and Volume 4911, Page 390, Deed Records of Harris County, Texas.

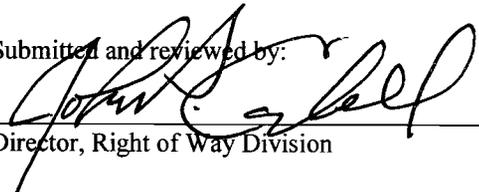
A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to a governmental entity with the authority to condemn the property.

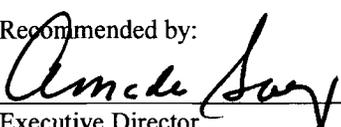
The City of Houston has requested that the surplus land be sold to the city for \$1,509,702.

The commission finds \$1,509,702 to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

NOW, THEREFORE, 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 conveying all of the state's rights, title and interest in the surplus land to the City of Houston, Texas, for \$1,509,702; 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 land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director
112772 JUL 28 11

Minute Number Date Passed

Exhibit A

County: Harris
Highway: U.S. Highway 59
Project Limits: From Canal Street to IH 45 (Property at Hamilton Street and Texas Avenue, City of Houston, Texas)
RCSJ: 0177-11-017

Property Description for Tract 1

Being a 0.3039 acre (13,239 square feet) tract of land out of Block 161, South Side Buffalo Bayou, an unrecorded subdivision, and being the same property described in deeds dated June 6, 1960 and October 11, 1962 to State of Texas recorded respectively in Volume 4118, Page 389 and Volume 4911, Page 390, Harris County Deed Records, located in the James Wells Survey, Abstract No. 832, Harris County, Texas, said 0.3039 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at City of Houston Reference Rod No. 22 found at the centerline intersection of Chartres Street (80 feet wide) and Capitol Avenue (80 feet wide);

THENCE, North 57°06'27" West, along the City of Houston Reference Line and the centerline of said Capitol Avenue, at a distance of 330.08 feet passing the centerline intersection of said Capitol Avenue and Hamilton Street (80 feet wide), continuing for a total distance of 370.08 feet to a point;

THENCE, North 32°53'24" East, at a distance of 40.00 feet passing a point at the intersection of the northwesterly right-of-way line of said Hamilton Street and the northeasterly right-of-way line of said Capitol Avenue for the south corner of said Block 161, continuing for a total distance of 45.00 feet to an "X" in concrete set for the south corner of a certain tract of land described in deed dated November 21, 1961 to State of Texas recorded in Volume 4596, Page 559, Harris County Deed Records;

THENCE, North 57°06'27" West, along the southwesterly line of said State of Texas tract recorded in Volume 4596, Page 559, Harris County Deed Records, at a distance of 63.14 feet passing an "X" in concrete set for the south corner of a certain tract of land described in deed dated October 24, 1954 to City of Houston recorded in Volume 2848, Page 668, Harris County Deed Records and the west corner of said State of Texas tract recorded in Volume 4596, Page 559, Harris County Deed Records, continuing along the same course with the southwesterly line of said City of Houston tract for a total distance of 114.83 feet to an "X" in concrete set in the southeasterly line of said State of Texas tract recorded in Volume 4911, Page 390, Harris County Deed Records for the west corner of said City of Houston tract and the POINT OF BEGINNING of the herein described tract;

- 1.) THENCE, South 32°53'24" West, along the southeasterly line of said State of Texas tract recorded in Volume 4911, Page 390, Harris County Deed Records, a distance of 5.00 feet to an "X" in concrete set in the northeasterly right-of-way line of said Capitol Avenue for the south corner of said State of Texas tract recorded in Volume 4911, Page 390, Harris County Deed Records and the south corner of the herein described tract;

Exhibit A

- 2.) THENCE, North 57°06'27" West, along the northeasterly right-of-way line of said Capitol Avenue, a distance of 63.18 feet to an "X" in concrete set for the west corner of said State of Texas tract recorded in Volume 4911, Page 390, Harris County Deed Records and an angle point of the herein described tract;
- 3.) THENCE, North 32°53'24" East, along the northwesterly line of said State of Texas tract recorded in Volume 4911, Page 390, Harris County Deed Records, a distance of 5.00 feet to an "X" in concrete set for the south corner of said State of Texas tract recorded in Volume 4118, Page 389, Harris County Deed Records and an angle point of the herein described tract;
- 4.) THENCE, North 57°06'27" West, along the southwesterly line of said State of Texas tract recorded in Volume 4118, Page 389, Harris County Deed Records, a distance of 64.58 feet to a nail with shiner set for the west corner of said State of Texas tract recorded in Volume 4118, Page 389, Harris County Deed Records and the west corner of the herein described tract;
- 5.) THENCE, North 32°53'24" East, along the northwesterly line of said State of Texas tract recorded in Volume 4118, Page 389, Harris County Deed Records, a distance of 101.15 feet to a nail with shiner set in the southwesterly line of a certain tract described in deed dated September 14, 1966 to Ralph Liese, et al recorded under Harris County Clerk's File No. C376779 for the north corner of said State of Texas tract recorded in Volume 4118, Page 389, Harris County Deed Records and the north corner of the herein described tract;
- 6.) THENCE, South 57°06'27" East, along the southwesterly line of said Ralph Liese, et al tract, a distance of 127.76 feet to a cotton spindle set in the northwesterly line of said City of Houston tract for the south corner of said Ralph Liese, et al tract, the east corner of said State of Texas tract recorded in Volume 4911, Page 390, Harris County Deed Records, and the east corner of the herein described tract;
- 7.) THENCE, South 32°53'24" West, along the northwesterly line of said City of Houston tract, a distance of 101.15 feet to the POINT OF BEGINNING and containing 0.3039 acre (13,239 square feet) of land.

Notes:

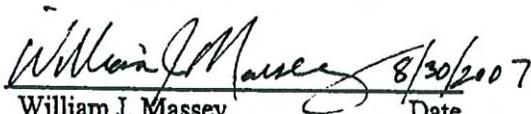
1. The POINT OF BEGINNING of this description has coordinate values of X = 3,125,022.46 and Y = 13,841,831.21. All bearings are based on the Texas State Plane Coordinate System, NAD 83, South Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00013.
2. A survey plat titled "Tract 1" of even survey date herewith accompanies this description.
3. Revision performed on August, 2007 consists of reducing the area of Tract 1.

Revised: August, 2007
January, 2007
Tract 1
Page 3 of 4 Pages

Exhibit A

I, William J. Massey, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey was prepared from an actual on-the-ground survey of the property described herein conducted by me or under my supervision and that this survey correctly represents the facts found at the time of the survey.

Survey Date: September 24, 2006

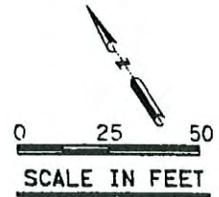

William J. Massey Date
Registered Professional Land Surveyor
Texas Registration No. 4793



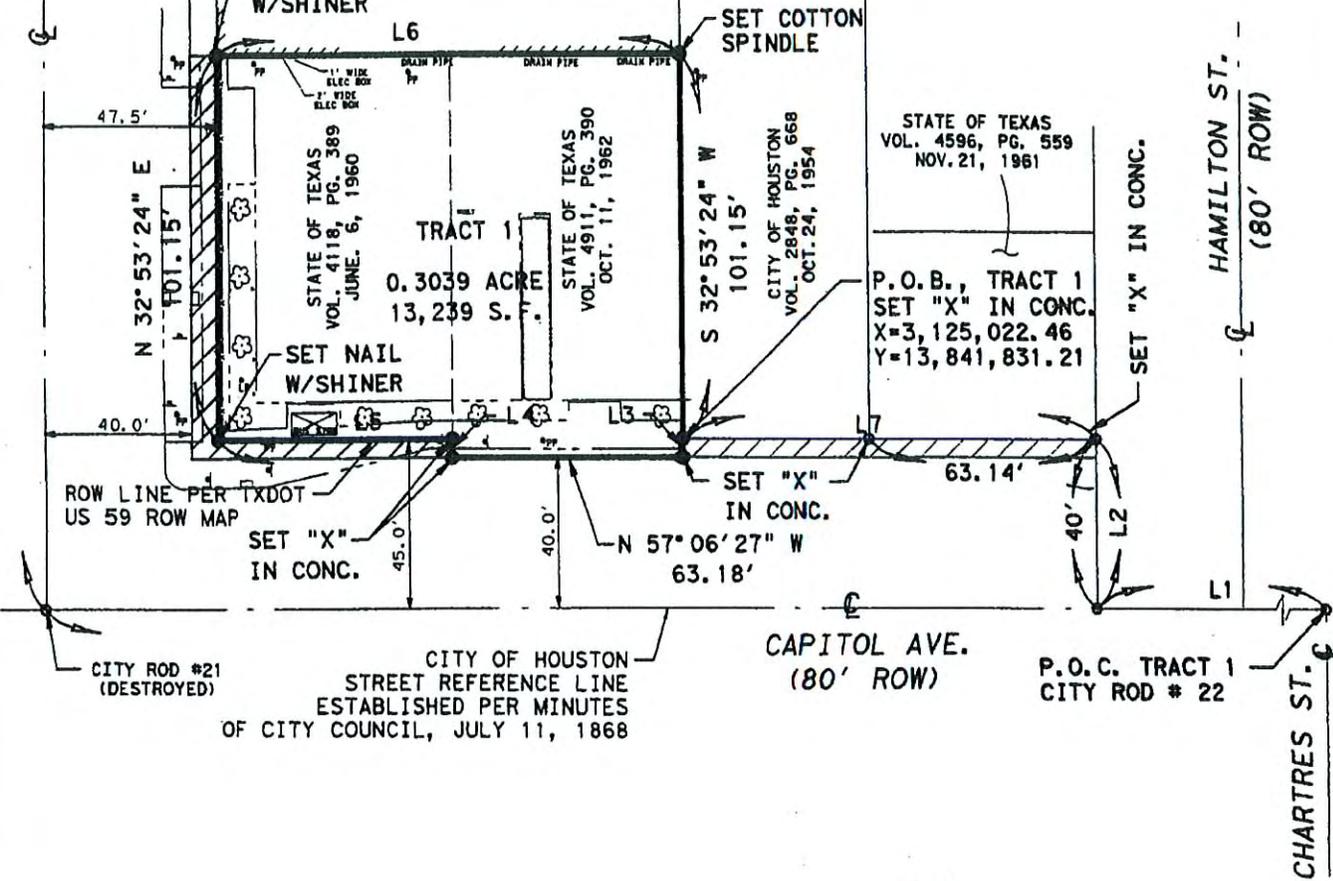
Tract 1 Prepared By:
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

JAMES WELLS SURVEY A-832

SOUTH SIDE BUFFALO BAYOU
BLOCK 161



CHENEVERT ST.
(80' ROW)



CITY OF HOUSTON
STREET REFERENCE LINE
ESTABLISHED PER MINUTES
OF CITY COUNCIL, JULY 11, 1868

CAPITOL AVE.
(80' ROW)

P.O.C. TRACT 1
CITY ROD # 22

LINE TABLE		
L1	N 57° 06' 27" W	370.08'
L2	N 32° 53' 24" E	45.00'
L3	S 32° 53' 24" W	5.00'
L4	N 32° 53' 24" E	5.00'
L5	N 57° 06' 27" W	64.58'
L6	S 57° 06' 27" E	127.76'
L7	N 57° 06' 27" W	114.83'

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
0.3039	0.3039	0	0

- NOTES:
- Deed research for this project was performed in Sept. 2006.
 - All bearings and coordinates are referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 (1993 Adj). All distances and coordinates are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00013.
 - Hatched area denotes land between the City of Houston street Right-of-Way line and TXDOT U.S. Right-of-Way line.

REV. 8/07-REDUCE TRACT 1

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: SEPT. 24, 2006.

William J. Massey 8/30/2007
WILLIAM J. MASSEY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4793



RIGHT OF WAY PLAT
SHOWING PROPERTY OF
TRACT 1

U.S. 59 HARRIS COUNTY
RCSJ 0177-11-017
LANDTECH CONSULTANTS, INC. JANUARY, 2007
PAGE 1 OF 4 SCALE: 1" = 50'