TEXAS TRANSPORTATION COMMISSION

BRAZORIA County

MINUTE ORDER

HOUSTON District

In BRAZORIA COUNTY, on STATE HIGHWAY 288, a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 1038, Page 861, Deed Records of Brazoria County, Texas, with denial of access to the abutting remainder property as described in the instrument.

James and Barbara Dixon Family, L.P., the current owner of the abutting property, has requested that access to and from the northbound frontage road of SH 288 be permitted along their west 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 northbound frontage road of SH 288.

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:

Executive Director

112743 JUN 30 11

Minute Number — Date Passed

EXHIBIT A

County:	Brazoria
Highway:	State Highway 288
Project Limits:	Harris County Line to SH332
RCSJ:	0598-02-001

TRACT 1AC
"ACCESS LINE" DESCRIPTION

Being an "Access Line" delineating a permitting of access to the transportation facility from the adjacent property along State Highway situated in the T.C.R.R. Co. Survey, Section 4, Abstract 675, in Brazoria County, Texas; said "Access Line" being part of the existing east right-of-way line of said State Highway 288 (four hundred twenty feet wide) same being the east line of a called 5.990 acre tract of land recorded in the name of State of Texas in Volume 1038, Page 861, of the Brazoria County Deed Records; said "Access Line" also being part of the west line of Block 1, Restricted Lot "A" of Service King Auto Body Repair Center and Dixon Tract, a subdivision plat recorded under Document Number 2009049408 of the Brazoria County Plat Records; said "Access Line" being more particularly described as follows:

COMMENCING at a concrete monument found at the most westerly northwest corner of said Restricted Lot "A" on the east right-of-way line of said State Highway 288, said point also being at State Highway 288 baseline station 375+26.07, 210.00 feet left, from which a concrete monument found at the most northerly northwest corner of said Restricted Lot "A" bears North 35 degrees 57 minutes 49 seconds East (call North 36 degrees 12 minutes 50 seconds East), a distance of 83.96 feet;

THENCE, South 02 degrees 59 minutes 42 seconds West (call South 03 degrees 00 minutes 26 seconds West), along the existing east right-of-way line of said State Highway 288, also being an "Access Denial Line", and the west line of said Restricted Lot "A", a distance of 144.20 feet to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the POINT OF BEGINNING and end of said "Access Denial Line" at State Highway 288 baseline station 376+70.27, 210.00 feet left;

1.) THENCE, South 02 degrees 59 minutes 42 seconds West (call South 03 degrees 00 minutes 26 seconds West), continuing along the existing east right-of-way line of said State Highway 288 and the west line of said Restricted Lot "A", a distance of 50.00 feet to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" for the beginning of an "Access Denial Line" at State Highway 288 baseline station 377+20.27, 210.00 feet left.

Notes:

1.) The POINT OF BEGINNING of this description has coordinates of X:3,117,495.58 and Y:13,774,073.84. 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 dividing by a combined adjustment factor of 1.00013):

2.) This property description was prepared in conjunction with a parcel plat of equal date.

3.) Access will be permitted across the "Access Line" to the highway facility from the adjacent property.

I, Michael Hall, 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.

Michael Hall, R.P.L.S.
Texas Registration No. 5765
11-22-10

STATE OF TEXAS
REGISTERED
MICHAEL HALL
5765
PROFESSIONAL
LAND SURVEYOR

Miller Survey Group
Ph: (713) 413-1900
M.S.G. No. 101254

PLAT OF TRACT 1 AC

STATE HIGHWAY 288
T.C.R.R. CO. SURVEY, SECTION 4, ABSTRACT-675
HARRIS COUNTY, TEXAS

MILLER SURVEY*GROUP
1760 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

BRAZORIA COUNTY	SCALE: 1"=60'	DATE: NOV. 2010	RCSJ# 0598-02-001

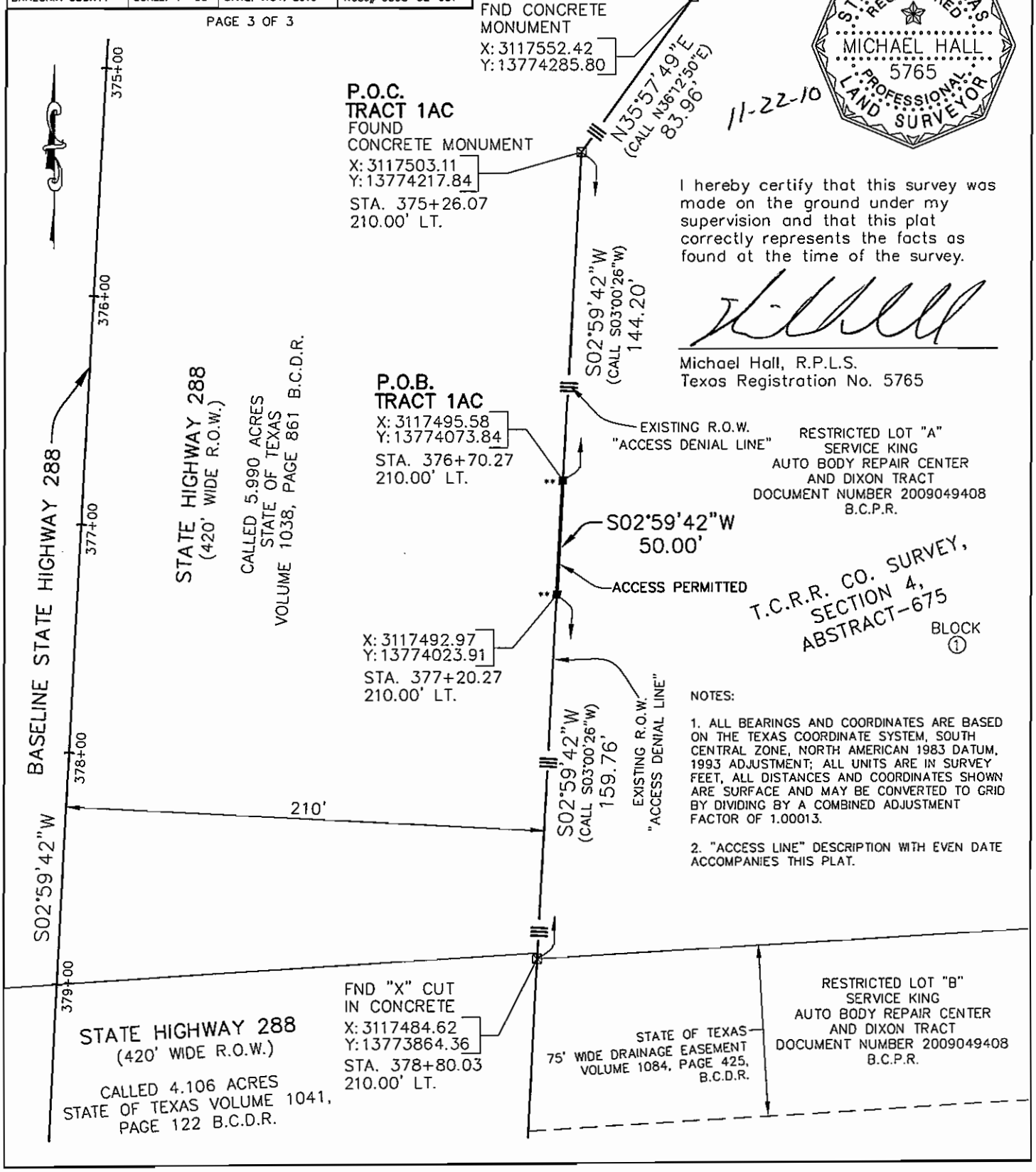
LEGEND

⊗ = FOUND MONUMENTED CORNER (AS DESCRIBED HEREON)
■** = SET 5/8 INCH IRON ROD with TxDOT aluminum cap stamped "ADL"
= ACCESS LINE COINCIDENT WITH EXISTING R.O.W.
= ACCESS DENIAL LINE COINCIDENT WITH EXISTING R.O.W.

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
R.O.W. = RIGHT-OF-WAY

STATE OF TEXAS REGISTERED MICHAEL HALL 5765 PROFESSIONAL LAND SURVEYOR

11-22-10



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.

Michael Hall, R.P.L.S.
Texas Registration No. 5765

NOTES:

1. 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 DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. "ACCESS LINE" DESCRIPTION WITH EVEN DATE ACCOMPANIES THIS PLAT.