

TEXAS TRANSPORTATION COMMISSION

BAYLOR County

MINUTE ORDER

Page 1 of 1

WICHITA FALLS District

In the city of Seymour, BAYLOR COUNTY, on US 277, a designated controlled access highway, the State of Texas acquired certain land by instrument recorded in Volume 310, Page 203, Official Records of Baylor County, Texas, with denial of access to the abutting remainder property as described in the instrument.

Kim Martin and Steve Dreyer, the current owners of the abutting property, have requested that access to and from the southbound frontage road of US 277 be permitted along their east property line at two locations (new access points), 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.

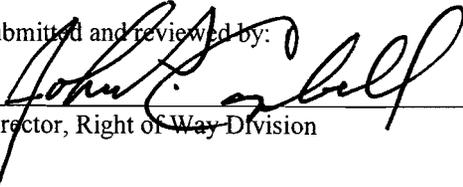
Transportation Code, §203.002 authorizes the commission to lay out, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled access highways.

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 points will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access points as locations where ingress and egress are permitted to and from the southbound frontage road of US 277.

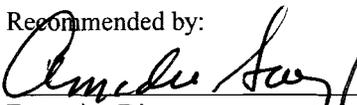
IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112647 MAR 31 11

Minute Number Date Passed

SURVEY OF

DRIVE 1 ACCESS LINE

BEING A DESCRIPTION OF A PROPOSED PERMITTED ACCESS LINE TO US HIGHWAY 277 LOCATED IN SECTION 136 T&NO RR CO SURVEY IN THE CITY OF SEYMOUR, BAYLOR COUNTY, TEXAS. BEING ALONG AN EXISTING CONTROL OF ACCESS (NO ACCESS PERMITTED) LINE ALONG THE WEST RIGHT OF WAY OF US HIGHWAY 277 AND THE EAST LINE OF THE 7.26 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KIM MARTIN AND STEVE DREYER RECORDED IN BAYLOR COUNTY PUBLIC RECORDS VOLUME 314 PAGE 540. THE PROPOSED PERMITTED ACCESS LINE IS DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A SET 1/2" IRON PIN IN THE WEST RIGHT OF WAY OF US HIGHWAY 277 AND THE EAST EAST LINE OF THE MARTIN/DREYER TRACT AT A POINT THAT IS 250.00' LEFT OF AND AT RIGHT ANGLES TO CENTERLINE STATION 861+75.28 OF US HIGHWAY 277. SAID POINT OF BEGINNING ALSO BEING N 05°28'04"W--40.75' FROM A FOUND 3" TXDOT ALUMINUM DISC RIGHT OF WAY MONUMENT IN THE WEST RIGHT OF WAY OF US HIGHWAY 277 AT THE MOST EASTERLY S.E. CORNER OF THE MARTIN/DREYER TRACT RECORDED IN VOLUME 314 PAGE 540

THENCE: N 05°28'04"W--45.00' ALONG THE WEST RIGHT OF WAY OF US HIGHWAY 277 AND THE EAST LINE OF THE MARTIN/DREYER TRACT TO A SET 1/2" IRON PIN FOR THE END OF THE PROPOSED PERMITTED ACCESS LINE.

DRIVE 2 ACCESS LINE

BEING A DESCRIPTION OF A PROPOSED PERMITTED ACCESS LINE TO US HIGHWAY 277 LOCATED IN SECTION 136 T&NO RR CO SURVEY IN THE CITY OF SEYMOUR, BAYLOR COUNTY, TEXAS. BEING ALONG AN EXISTING CONTROL OF ACCESS (NO ACCESS PERMITTED) LINE ALONG THE WEST RIGHT OF WAY OF US HIGHWAY 277 AND THE EAST LINE OF THE 7.26 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KIM MARTIN AND STEVE DREYER RECORDED IN BAYLOR COUNTY PUBLIC RECORDS VOLUME 314 PAGE 540. THE PROPOSED PERMITTED ACCESS LINE IS DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A SET 1/2" IRON PIN IN THE WEST RIGHT OF WAY OF US HIGHWAY 277 AND THE EAST EAST LINE OF THE MARTIN/DREYER TRACT AT A POINT THAT IS 250.00' LEFT OF AND AT RIGHT ANGLES TO CENTERLINE STATION 864+15.53 OF US HIGHWAY 277. SAID POINT OF BEGINNING ALSO BEING N 05°28'04"W--281.00' FROM A FOUND 3" TXDOT ALUMINUM DISC RIGHT OF WAY MONUMENT IN THE WEST RIGHT OF WAY OF US HIGHWAY 277 AT THE MOST EASTERLY S.E. CORNER OF THE MARTIN/DREYER TRACT RECORDED IN VOLUME 314 PAGE 540

THENCE: N 05°28'04"W--45.00' ALONG THE WEST RIGHT OF WAY OF US HIGHWAY 277 AND THE EAST LINE OF THE MARTIN/DREYER TRACT TO A FOUND 1/2" IRON PIN WITH YELLOW CAP MARKED MORRIS 2426 FOR THE END OF THE PROPOSED PERMITTED ACCESS LINE AT THE N.E. CORNER OF A PROPOSED 2.003 ACRE CONVENIENCE STORE SITE TRACT.

I HEREBY CERTIFY TO STRIPES LLC AND THE TEXAS DEPARTMENT OF TRANSPORTATION THAT THE LEGAL DESCRIPTIONS CONTAINED HEREIN ARE BASED ON AN ACTUAL ON THE GROUND SURVEY MADE ON APRIL 19, 2010, ACCURATELY DESCRIBE THE INFORMATION DEPICTED ON THE ACCOMPANING SURVEY PLAT, AND THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Stanley Morris
STANLEY MORRIS
R.P.L.S. 2426
DECEMBER 8, 2010

