

HARRIS COUNTY - I-10

Description

This minute order provides for the sale of 1.085 acres of surplus right of way (surplus land) to the abutting landowner.

Harris County
CSJ 0271-06-045
Tract 2
I-10: At Mason Road in Katy

Background

The surplus land to be sold was acquired by the state in 1982 for highway purposes on I-10. The Houston District has advised that the surplus land is no longer needed for highway purposes.

Based on an independent appraisal and the district's recommendation, \$141,765 was established as the value of the surplus land. Parkside-Remuda/Mason, Ltd., is the abutting landowner and has requested to purchase the surplus land for \$141,765.

The district recommends that the surplus land be sold to the abutting landowner for \$141,765. The Right of Way Division concurs with the recommendation.

Criteria

None.

Problem/Condition

None.

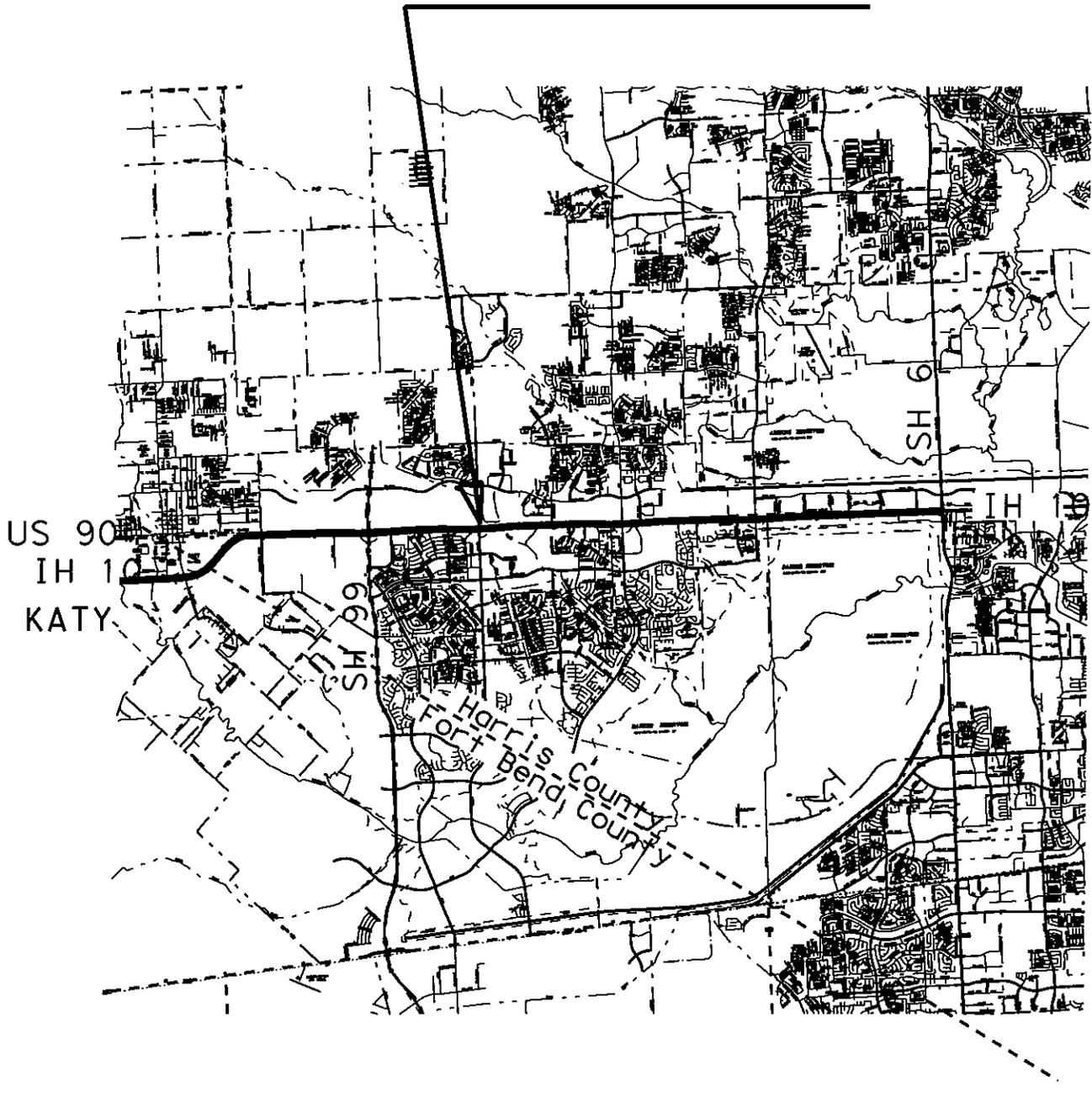
Other Comments

None.

Alternate Solutions/Actions

None.

PROJECT LOCATION



N. T. S.

VICINITY MAP

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the city of Katy, HARRIS COUNTY, on INTERSTATE-10, the State of Texas acquired certain land by instrument recorded under File No. H342025, Official Public Records of Real Property, Harris County, Texas.

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

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 the abutting landowner.

Parkside-Remuda/Mason, Ltd., is the abutting landowner and has requested to purchase the surplus land for \$141,765.

The commission finds \$141,765 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 Parkside-Remuda/Mason, Ltd., for \$141,765; 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:

Recommended by:

Director, Right of Way Division

Executive Director

Minute Number Date Passed

EXHIBIT A

February, 2012

Tract 2

Page 1 of 3

County: Harris
Highway: IH 10
Project Limits: Intersection of IH 10 and Mason Road
RCSJ: 0271-06-045

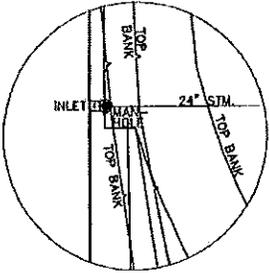
Property Description for Tract 2

BEING 1.0851 acres (47,265 square feet) tract of land located in Section 9, Block 3, W.C.R.R. Co. Survey, Abstract Number 904 and Section 6, Block 3, W.C.R.R. Co. Survey, Abstract Number 985, Harris County, Texas and being a portion of a 1.3431 acre tract of land described in deed to the State of Texas recorded under File No. H342025, in the Official Public Records of Real Property of Harris County, Texas, said 1.0851 acres being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone. Coordinates shown hereon are Grid and may be converted to Surface by applying the scale factor of 1.00013.

BEGINNING at a 5/8 inch iron rod found for the north corner of the 1.723 acre tract described as Tract 2 in the deed from Mason & I-10 Ltd. to Parkside-Remuda/Mason recorded under File No. 20110267071, in the Official Public Records of Real Property of Harris County, Texas, common to the northeast corner of the herein described tract, and in the existing east right-of-way line of Mason Road (R.O.W. Varies) having coordinates of N=13,848,538.41, E=2,998,718.56;

- 1) THENCE, South 10° 38' 43" East, along the existing east right-of-way said Mason Road, a distance of 775.58 feet to a 5/8 inch iron rod with Aluminum Cap stamped "ADL" set for the southeast corner of the herein described tract, and being the beginning of an Access Denial Line;
- 2) THENCE, South 88° 41' 38" West, departing the existing east right-of-way line of said Mason Road, and along the "Access Denial Line", a distance of 114.86 feet to a 5/8 inch iron rod with Aluminum Cap stamped "ADL" set for the southwest corner of the herein described tract, in the proposed right-of-line of Mason Road;

MERCHANTS WAY
(110' R.O.W.)



DETAIL "A"
NOT TO SCALE

SEE
DETAIL "A"

MASON ROAD
(R.O.W. VARIES)

MASON CREEK

N 88°01'07" E
8.66'

P.O.B.
FOUND 5/8"
IRON ROD
N: 13,848,538.41
E: 2,998,718.56



TRACT 2
1.723 ACRES
MASON & I-10 LTD.
TO
PARKSIDE-REMUDA/MASON
20110267071, O.P.R.R.P.

W.C.R.R. CO. SURVEY A-985

APPROXIMATE LOCATION
ABSTRACT LINE

W.C.R.R. CO. SURVEY A-904

TRACT 1
110.9 ACRES
MASON & I-10 LTD.
TO
PARKSIDE-REMUDA/MASON
20110267071, O.P.R.R.P.

1.0851 ACRES
(47,265 SQ. FT.)
RESIDUE OF
CALLED 1.3431 ACRES
STATE OF TEXAS
FILE NO. H342025, O.P.R.R.P.

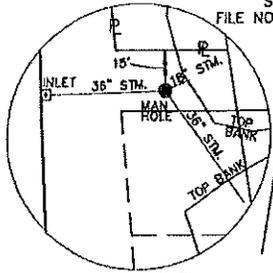
RESTRICTED ACCESS

END OF RESTRICTED
ACCESS
(ADL)

S 88°41'38" W
114.86'

CONCRETE PAVING

SEE
DETAIL "B"



DETAIL "B"
NOT TO SCALE

90' HARRIS COUNTY FLOOD
CONTROL DISTRICT EASEMENT
FILE NO. 0782912 AND
FILE NO. H213699, O.P.R.R.P.

50' HARRIS COUNTY FLOOD
CONTROL DISTRICT EASEMENT
VOL. 1653, PG. 304, H.C.D.R.

MASON CREEK

INTERSTATE 10 - KATY FREEWAY

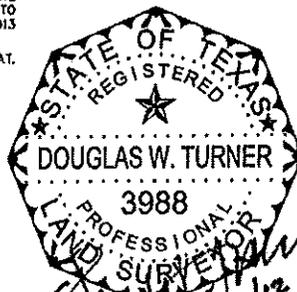
(R.O.W. VARIES)

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, NOR MADE ANY INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS OR ANY OTHER ENCUMBRANCES.
2. THE BEARING CONVENTION USED ON THIS SURVEY IS BASED ON: THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00013
3. A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

- 5/8" IRON ROD WITH ALUMINUM CAP
- ADL = 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "ADL".

TAKING PER ABSTRACT	
A-985	0.4045 ACRES
A-904	0.6806 ACRES



EXISTING	TAKING	REMAINING
1.0851 ACRES	1.0851 ACRES	0.000 ACRES
47,265 SQ. FT.		

PATE SURVEYORS

A DIVISION OF PATE ENGINEERS, INC.

13333 HW Freeway, Ste 300-Houston, TX 77040-Ph713-4623178-Fax713-4623015-www.patesng.com



Texas Department
of Transportation

**PARCEL PLAT
SHOWING PROPERTY OF
TRACT 2**

RCJS: 0271-06-045

I.H. 10 HARRIS COUNTY	FEBRUARY, 2012	ORIGINAL SCALE 1" = 200'
SHEET 3 OF 3		