

TEXAS TRANSPORTATION COMMISSION

FORT BEND County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In FORT BEND 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 453, Page 251, Fort Bend County Deed Records with denial of access to the abutting remainder property as described in the instrument.

Landmark Industries, a Texas general partnership, the current owner of the abutting property, has requested access to and from the westbound frontage road of I-10 be permitted along their south 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 westbound 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:

Phil W. L.

Executive Director

113137 MAY 31 12

Minute
Number

Date
Passed

County: Fort Bend
Highway: I.H. 10
Limits: Waller/Fort Bend County Line to Fort Bend/Harris County Line
RCSJ: 0271-05-028

Property Description for Tract 385AC

Being an "Access Line" delineating a permitting of access to the transportation facility from the adjacent property along the common boundary of Interstate Highway No. 10 (I.H. 10) (370 feet wide) described in a conveyance to the State of Texas as recorded in Volume 453, Page 251 of the Fort Bend County Deed Records (F.B.C.D.R) and dated April 9, 1964, and being located in the D.A. Conner Survey, Abstract No. 159, Fort Bend County, Texas, said "Access Line" being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found 185.00 feet left of baseline station 695+70.51 marking the intersection of the Southwest line of the Jesse Thompson Survey, Abstract No. 393, same being the northeast line of said D.A. Conner Survey, with the existing North right-of-way line of said I.H. 10, and marking the Southwest corner of a tract described as 3.545 acres in a conveyance to The William Carlross Morris, III, Sharon Kay Morris and Morris Children Charitable Remainder Unitrust recorded under F.B.C.C.F. No. 9717535, and dated March 1, 1988, same being the Southeast corner of a tract described as 2.138 acres in a conveyance to Richmond 359, L.P. recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2006030272 and dated March 15, 2006, thence as follows:

North 47° 18' 11" West (called North 47° 11' 12" West), along and with the common Southwest line of said Jesse Thompson Survey and said 3.545 acre tract, same being the common Northeast line of said D.A. Conner Survey and said 2.138 acre tract, same also being a Denial of Access Line, a distance of 12.79 feet to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed North right-of-way line of said I.H. 10 being 194.00 feet left of baseline station 695+61.43;**

South 87° 57' 38" West, along and with the proposed North right-of-way line of said I.H. 10, same being a Denial of Access Line, a distance of 70.25 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" set for the **POINT OF BEGINNING** of the herein described "Access Line" being 194.00 feet left of baseline station 694+91.18 and having surface coordinates of N=13,845,827.96, E=2,974,430.13;

1. **THENCE** South 87° 57' 38" West, continuing along and with the proposed North right-of-way line of said I.H. 10, a distance of 45.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" set for the **POINT OF TERMINUS** of the herein described "Access Line" being 194.00 feet left of baseline station 694+46.18.**

All bearings are grid and are based on the Texas State Plane Coordinate System, South Central Zone, (NAD '83, '93 Adj.). All coordinates and distances are surface and may be converted to grid by dividing by a scale factor of 1.00013.

Access is permitted across the proposed North right-of-way line of I.H. 10 from station 694+91.18 to station 694+46.18 to the highway facility from the remainder of the abutting property. Access is prohibited across the "Denial of Access Line" from station 695+70.51 to station 694+91.18 and from station 694+46.18 to station 690+30.13 to the highway facility from the remainder of the abutting property as shown on the attached parcel map.

Compiled by:
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
(281) 558-8700



Glenn Fisher
3-16-12

Note: A plat of even date has been prepared in conjunction with this property description.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed by or retained by TxDOT.

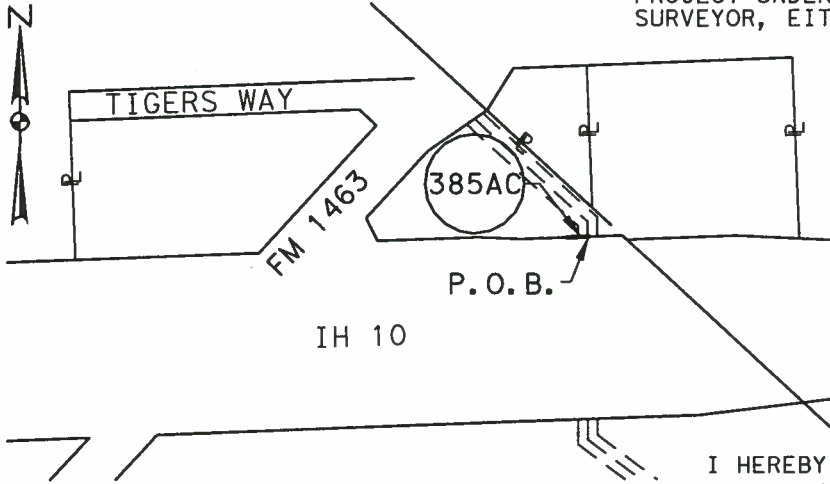
NOTES:

ABBREVIATION LEGEND

FND. FOUND
 F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
 F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 I. IRON
 NO. NUMBER
 P.L.V. PIPELINE VENT
 P.O.B. POINT OF BEGINNING
 R.O.W. RIGHT-OF-WAY

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983 (1993 ADJ.) ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS PERMITTED FROM THE REMAINDER ACROSS THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 1463 AND ACROSS THE NORTH RIGHT-OF-WAY LINE OF I.H. 10 FROM STATION 1260+79.50 TO STATION 1261+24.50. ACCESS IS PROHIBITED FROM THE REMAINDER ACROSS THE ACCESS DENIAL LINE TO I.H. 10 FROM STATION 1260+00.16 TO STATION 1260+79.50 AND FROM STATION 1261+24.50 TO STATION 1265+40.54 AS SHOWN HEREON.
4. PROPERTY IS SUBJECT TO AN UNLOCATED PIPELINE EASEMENT AS SET OUT IN A CONVEYANCE TO SHELL PIPE LINE COMPANY RECORDED IN VOLUME 124, PAGE 466 F.B.C.D.R., AND AN UNLOCATED PIPELINE EASEMENT AS SET OUT IN A CONVEYANCE TO HOUSTON PIPE LINE COMPANY RECORDED IN VOLUME 204, PAGE 473 F.B.C.D.R..

** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



AREA TABLE (ACRES)			
EXISTING ACREAGE	TAKING S.F./AC.	REMAINDER	
		LEFT	RIGHT
1.835	N/A	N/A	N/A

PARENT TRACT INSET
 N. T. S.

SYMBOL LEGEND

- SET 5/8 INCH IRON ROD WITH ALUMINUM TXDOT CAP (UNLESS OTHERWISE NOTED)
- SET 5/8 INCH IRON ROD WITH ALUMINUM ADL TXDOT CAP STAMPED ADL
- EXISTING MONUMENT AS NOTED
- FOUND (AS INDICATED)

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



3-16-12

Glenn Fisher
 GLENN FISHER RPLS NO. 4146
 BROWN & GAY ENGINEERS, INC.
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

DATE	REVISION

BROWN & GAY CIVIL ENGINEERS & SURVEYORS
 ENGINEERS, INC. 10777 WESTHEIMER SUITE 400
 HOUSTON, TEXAS 77042
 (281) 558-8700

PLAT SHOWING
 TRACT 385AC
 IH 10
 HARRIS COUNTY
 R. C. S. J. 0271-05-028
 MARCH, 2012

PAGE 3 OF 4 SCALE: 1"=50'

R:\PROJECTS\landmark Industries\TIMEWISE IH10 FM1463 475-00\05 FINALS\ADL MAPS\ADL-3.dgn 3/16/2012

R:\PROJECTS\Landmark Industries\TIMEWISE IHO FM463 475-00-05 FINALS\ADL MAPS\ADL-4.dgn 3/16/2012

D. A. CONNER SURVEY, A-159

JESSE THOMPSON SURVEY, A-393

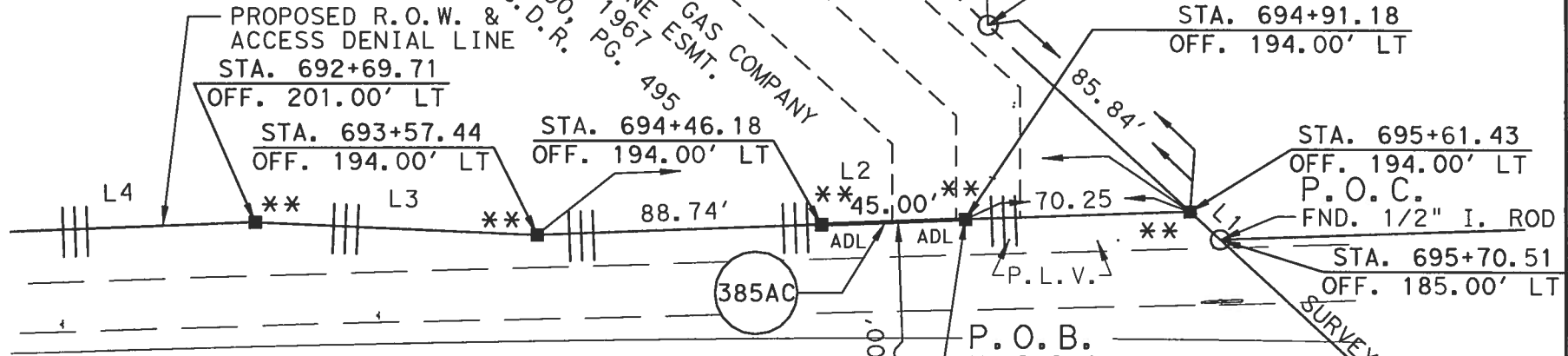
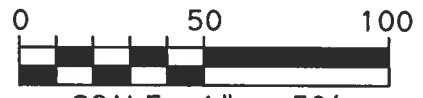
F.M. 1463
100' R.O.W.
AUGUST 1, 1950
VOL. 275, PG. 542, F.B.C.D.R.
EXISTING R.O.W.

AMOCO GAS COMPANY
20' PIPELINE ESMT.
FEBRUARY 15, 1973
VOL. 611, PG. 217
F.B.C.D.R.
RICHMOND 359, L.P.
2.138 ACRES
MARCH 15, 2006
F.B.C.C.F. NO. 2006030272

PAN AMERICAN GAS COMPANY
20' PIPELINE ESMT.
JULY 24, 1967
VOL. 490, PG. 495
F.B.C.D.R.

CEMETERY
A. STOCKDICK
REMAINDER OF 45 ACRES
NOVEMBER 30, 1917
VOL. 75, PG. 620
F.B.C.D.R.
(CALLED S 47°18'11" E,
383.41',
S 47°11'12" E)

THE WILLIAM CARLOSS
MORRIS, III, SHARON KAY
MORRIS AND MORRIS CHILDREN
CHARITABLE REMAINDER
UNITRUST
3.545 ACRES
TRACT 1
MARCH 1, 1988
F.B.C.C.F. NO. 9717535



INTERSTATE HIGHWAY 10
370' R.O.W.
APRIL 9, 1964
VOL. 453, PG. 251, F.B.C.D.R.

692+00 ————— BASELINE S 87°57'38" W ————— 695+00

LINE DATA			
NUMBER	DIRECTION	DISTANCE	CALLED DIRECTION
L1	N 47°18'11" W	12.79'	N 47°11'12" W
L2	S 87°57'38" W	203.99'	
L3	N 87°28'39" W	88.01'	
L4	S 87°57'38" W	217.51'	

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PAGE 4 OF 4 SCALE: 1"=50'