

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In HARRIS COUNTY, on INTERSTATE HIGHWAY 10, a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by instrument recorded with the Harris County Clerk, File Number P019476 of Harris County, Texas, with denial of access to the abutting remainder property as described in the instrument.

Lin and Sons Enterprises, Inc., 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 three 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 three new access points will not compromise the mobility, safety or operation of the existing state highway facility, and designates the three new access points as locations 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. murek*

Director, Design Division

Recommended by:

*R. D. ...*

Executive Director

113306 SEP 27 12

Minute  
Number

Date  
Passed

County: Harris  
Highway: IH10  
Project Limits: East of Peek Road to West of SH 6  
RCSJ Number: 0271-06-099

### ACCESS DESCRIPTION FOR TRACT 3AC PART 1, PART 2, AND PART 3

Being an Access Line delineating a permitting of access to transportation facility along the north right-of-way line of the portion of Interstate Highway 10 situated in the W. C. R.R. Company Survey Block 3, Section 10, Abstract Number 1359, in Harris County, Texas and described as Parcel 4 in the deed to the Texas Transportation Commission recorded under Harris County Clerk's File Number P019476, from the adjoining and abutting called 47.3724 acre tract as described in the deed to Lin and Sons Enterprises, Inc., recorded under Harris County Clerk's File Number G149343; said Access Line being more particularly described by metes and bounds as follows (all bearings stated herein are based on the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment); all distances and coordinates are surface and may converted to grid by multiplying by a combined scale factor of 0.999870):

**COMMENCING** at a 5/8-inch iron rod with Texas Department of Transportation aluminum cap found in the north right-of-way line of said Interstate Highway 10 (width varies) marking the southwest corner of Sam's Club, Price Plaza according to the plat thereof recorded under Film Code Number Code Number 505037 of the Harris County Map Records, common with the southeast corner of said called 47.3724 acre tract, from which a 5/8-inch iron rod found marking the south corner of the northwest right-of-way cutback line at the intersection of said Interstate Highway 10 and Price Plaza Drive bears North 88°41'56" East, 667.19 feet and a 5/8-inch iron rod found in the south right-of-way line of Park Row (100 feet wide) marking the northwest corner of Commons at Price Plaza, Amending Plat No. 1, according to the plat thereof recorded under Film Code Number Code Number 598296 of the Harris County Map Records, bears North 01°58'39" West, 1,410.54 feet;

**THENCE**, South 88°41'56" West, along said north right-of-way line of Interstate Highway 10 and Access Denial Line, described as the north line of the aforesaid Parcel 4 common with the south line of the aforesaid called 47.3724 acre tract, a distance of 410.00 feet (access denied along this segment) to a 5/8-inch iron rod with plastic cap stamped "TERRA SURVEYING" set (X=3,006,523.23, Y=13,849,570.83) marking the end of said Access Denial Line;

#### PART 1

1. **THENCE**, South 88°41'56" West, continuing along said north right-of-way line of Interstate Highway 10 common with the south line of the aforesaid called 47.3724 acre tract, a distance of 30.00 feet (access permitted along this segment) to a 5/8-inch iron rod with plastic cap stamped "TERRA SURVEYING" set marking the beginning of an Access Denial Line;

EXHIBIT 'A'

July, 2012  
Tract 3AC  
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**THENCE**, South 88°41'56" West, continuing along said north right-of-way line of Interstate Highway 10 and Access Denial Line common with the south line of the aforesaid called 47.3724 acre tract, a distance of 230.37 feet to a 5/8-inch iron rod with plastic cap stamped "TERRA SURVEYING" set (X=3,006,262.93, Y=13,849,564.91) marking the end of said Access Denial Line;

**PART 2**

2. **THENCE**, South 88°41'56" West, continuing along said north right-of-way line of Interstate Highway 10 common with the south line of the aforesaid called 47.3724 acre tract, a distance of 130.00 feet (access permitted along this segment) to a 5/8-inch iron rod with plastic cap stamped "TERRA SURVEYING" set marking the beginning of an Access Denial Line;

**THENCE**, South 88°41'56" West, continuing along said north right-of-way line of Interstate Highway 10 and Access Denial Line common with the south line of the aforesaid called 47.3724 acre tract, a distance of 605.36 feet to a 5/8-inch iron rod with plastic cap stamped "TERRA SURVEYING" set (X=3,005,527.76, Y=13,849,548.22) marking the end of said Access Denial Line;

**PART 3**

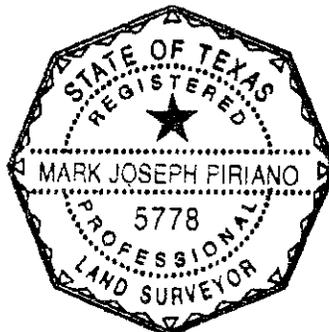
3. **THENCE**, South 88°41'56" West, continuing along said north right-of-way line of Interstate Highway 10 common with the south line of the aforesaid called 47.3724 acre tract, a distance of 30.00 feet to a 5/8-inch iron rod with plastic cap stamped "TERRA SURVEYING" set marking the west corner and end of the herein described Access Line (access permitted along this segment), from which a 5/8-inch iron rod found marking the southeast corner of the called 10.1785 acre tract as described in the deed recorded under Harris County Clerk's File Number U923606, common with the southwest corner said called 47.3724 acre tract bears South 88°41'56" West, 35.00 feet.

Access is permitted across this "Access Line"

I, Mark Joseph Piriano, a Registered Professional Land Surveyor, Hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.



Mark Joseph Piriano, R.P.L.S.  
Texas Registration Number 5778  
Date: July 16, 2012



# W.C. R.R. COMPANY, SECTION 10, BLOCK 3 SURVEY, A-1359

## SYMBOL LEGEND

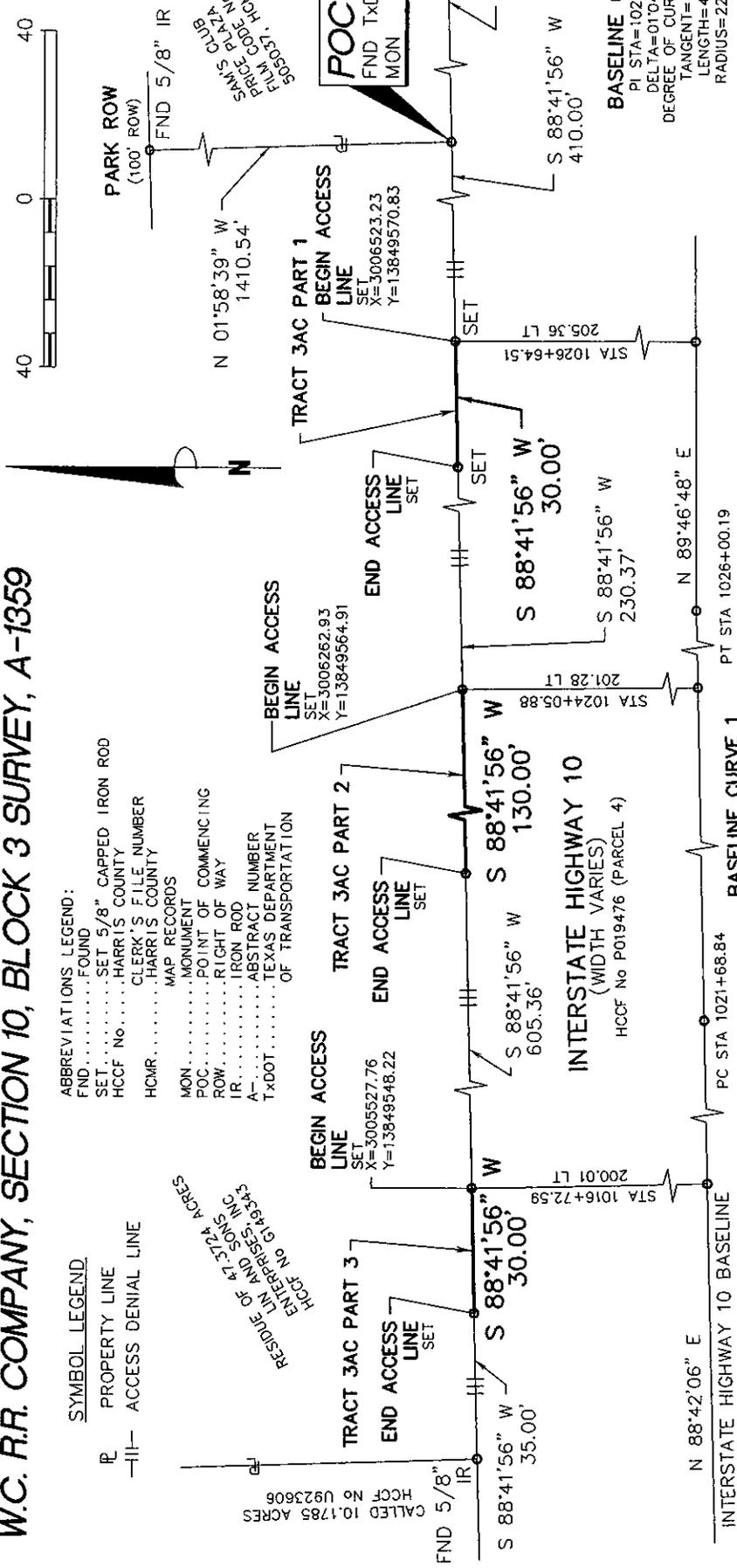
- ▬ PROPERTY LINE
- ||- ACCESS DENIAL LINE

## ABBREVIATIONS LEGEND:

- FND.....FOUND
- SET.....SET 5/8" CAPPED IRON ROD
- HCCF No.....HARRIS COUNTY CLERK'S FILE NUMBER
- HCMR.....HARRIS COUNTY MAP RECORDS
- MON.....MONUMENT
- POC.....POINT OF COMMENCING
- ROW.....RIGHT OF WAY
- IR.....IRON ROD
- A.....ABSTRACT NUMBER
- TXDOT.....TEXAS DEPARTMENT OF TRANSPORTATION

RESIDUE OF 47.3724 ACRES  
 LN AND SONS INC  
 ENTERPRISES INC  
 HCCF TO 19433

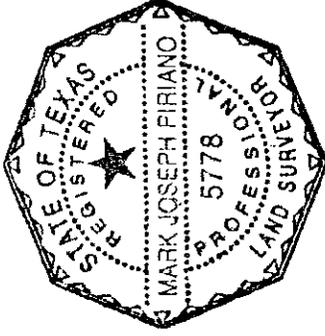
CALLED 10.1785 ACRES  
 HCCF No U923606



This survey substantially complies with the current Texas Society of Professional Surveyors Standards for a Category 18, Condition II Survey and the current Minimum Requirements of the Professional Land Surveying Act.

*Mark Joseph Piriano*

Mark Joseph Piriano  
 Registered Professional Land Surveyor  
 Texas Registration No. 5778



- NOTES:
- There is a separate 2 page Metes and Bounds description in conjunction with this survey.
  - Bearings stated herein are based on the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment); all distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999870.

ACCOUNT NO. 9112-00-028



NO.	DATE	REVISION
DRAWN BY: MJP	SCALE: 1"=40'	FB No.: 12-21
APP'VD BY: GC	DATE: 07/16/12	PRJ. No. 2585-1201

**TERRA**  
 SURVEYING CO., INC.  
 3000 WILCREST DR., SUITE 210  
 HOUSTON, TEXAS 77042  
 (713) 993-0327 - FAX (713) 993-9231

FED. RD. DIV. NO.	STATE	PROJECT NO.	HWY. NO.
6	TEXAS		IH 10
DISTRICT	COUNTY	R. C. NO.	JOB NO.
HOUSTON	HARRIS	0271	06
		099	SHEET NO.
			3