

TEXAS TRANSPORTATION COMMISSION

GALVESTON County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the City of League City, GALVESTON COUNTY, on INTERSTATE 45, the State of Texas acquired an easement interest in certain land for highway drainage purposes by instrument recorded in Book 2001, Page 119, Official Public Records of Real Property, Galveston County, Texas.

A portion of the land (surplus easement), described in Exhibit A, is no longer needed for a state highway purpose.

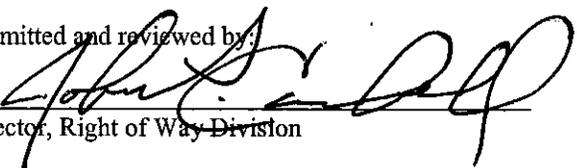
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus easements.

The owner of the fee, Saddle Creek Ranch, Ltd., has requested that the surplus easement be sold for \$18,843.

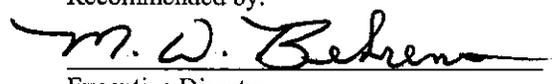
The commission finds \$18,843 to be a fair and reasonable value for the state's rights and interest in the surplus easement.

NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and recommends, subject to approval of the attorney general, that the Governor of Texas execute a proper instrument releasing the state's rights and interest in the surplus easement to Saddle Creek Ranch, Ltd., for \$18,843.

Submitted and reviewed by:

  
Director, Right of Way Division

Recommended by:

  
Executive Director

**110602 JUN 29 06**

Minute  
Number

Date  
Passed

Exhibit A

County: Galveston  
Highway: I.H. 45  
Project Limits: Harris County Line to FM 517  
Account No. 9012-07-013

PROPERTY DESCRIPTION FOR TRACT 2E

BEING a 1.1964 acres (52,115 square feet) tract of land, in the Stephen F. Austin League, Abstract Number 3, Galveston County, Texas, and being out of a called 458.4142 acre tract, conveyed to Saddle Creek Ranch, Inc., as recorded in Galveston County Clerk's File (G.C.C.F.) Number 9947288, and being out of a residue of a 1.304 acre easement conveyed to the State of Texas, recorded in volume 2001, page 119 O.P.R.R.P.H.C., said 1.1964 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a five eighths inch iron rod found for the most northerly northwest corner of said called 458.4142 acre tract, also being the intersection of an extension of the south right-of-way line of Orange Grove road (30 feet wide unopened) and the west line of League City Orange Groves, as recorded in book 231, page 474 Galveston County Clerk's Records and on the east line of a called 103.30 acre tract, conveyed to R. H. Calder, LTD., as recorded in G.C.C.F. Number 9739474; thence as follows; South 02 degrees 59 minutes 16 seconds East (called South 01 degrees 03 minutes East), along the said west line of League City Orange Groves, passing at 640.19 feet, the southeast corner of said Calder tract, and continuing for a total distance of 734.18, to a set five eighths inch iron rod with Texas Department of Transportation aluminum disk, set for corner on the proposed north right-of-way line of Kessler's Crossing (70' feet wide), marking the **POINT OF BEGINNING**. (All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83). All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870)

1. **THENCE**, South 02 degrees 59 minutes 16 seconds East (called South 01 degrees 03 minutes East), continuing along west line of said League City Orange Groves, a distance of 1,042.30 feet, to a set five eighths inch iron rod with Texas Department of Transportation aluminum disk, in the north right-of-way line of a TXDOT easement (50 feet wide), recorded in volume 747, page 590 of Galveston County Clerks Records;

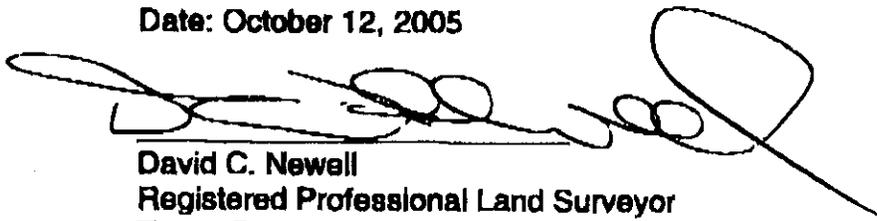
Exhibit A

2. **THENCE**, South 88 degrees 04 minutes 49 seconds West, along the north right-of-way line of said TXDOT easement, recorded in volume 747, page 590 of Galveston County Clerks Records, a distance of 50.00 feet, to a set five eighths inch iron rod with Texas Department of Transportation aluminum disk for corner;
3. **THENCE**, North 02 degrees 59 minutes 18 seconds West (called North 01 degrees 03 minutes West), a distance of 1,042.30 feet, to a set five eighths inch iron rod with Texas Department of Transportation aluminum disk for the northwest corner;
4. **THENCE**, North 88 degrees 04 minutes 49 seconds East (called North 88 degrees 57 minutes East), along the said right-of-way line of Kessler's Crossing, a distance of 50.01 feet, to the **POINT OF BEGINNING** and containing 1.1964 acres (52,115 square feet).

A parcel plat of even date was prepared in conjunction with this property description.

I, David C. Newell, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey was prepared from an actual on-the-ground survey of the tract described herein conducted by me or under my supervision and that this survey correctly represents the facts found at the time of the survey.

Date: October 12, 2005



David C. Newell  
Registered Professional Land Surveyor  
Texas Registration No. 4085

# STEPHEN F. AUSTIN SURVEY

**A-3**

H 45

103.30 ACRES  
R.H. CALDER, LTD.  
CF #9739474  
O.P.R.R.P.G.C.

50' R.O.W.  
STATE OF TEXAS  
VOL. 1991, PG. 267  
O.P.R.R.P.G.C.

1.304 ACRES  
EXIST. 50' TXDOT ROW  
VOL. 2001, PG. 119  
O.P.R.R.P.G.C.

P.O.C.  
FND 5/8 IR

MEADOW LARK RD.  
(40' WIDTH UNOPENED)

FND 1" IP

ORANGE GROVE RD.  
(30' WIDTH UNOPENED)

161.049'  
S02°59'16"E 734.18'  
(CALLED S01°03'E)

93.14'

93.99'

N88°04'49"E  
50.01'

456.4142 ACRES  
C.C.F.N. 9947288

PROP.  
KESSLER'S CROSSING  
(70' R.O.W.)

N02°59'18"W 1,042.30'  
(CALLED N01°03'W)

TRACT 2E

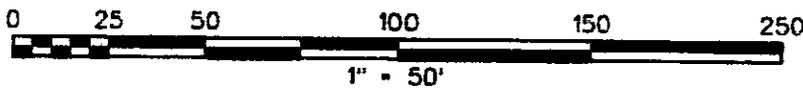
S02°59'16"E 1,042.30'  
(CALLED S01°03'E)

PARCEL  
1.1964 ACRES

W. LINE LEAGUE CITY  
ORANGE GROVES  
B 231, PG 474 G.C.C.R.

S88°04'49"W  
50.00'

EXIST. 50' TXDOT ESMT.  
VOL. 747, PG. 590 G.C.C.R.



**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 5/8-INCH IRON ROD WITH ALUMINUM CAP (UNLESS OTHERWISE NOTED)

O.P.R.R.P.G.C.

OFFICIAL PUBLIC RECORDS OF REAL  
PROPERTY GALVESTON COUNTY

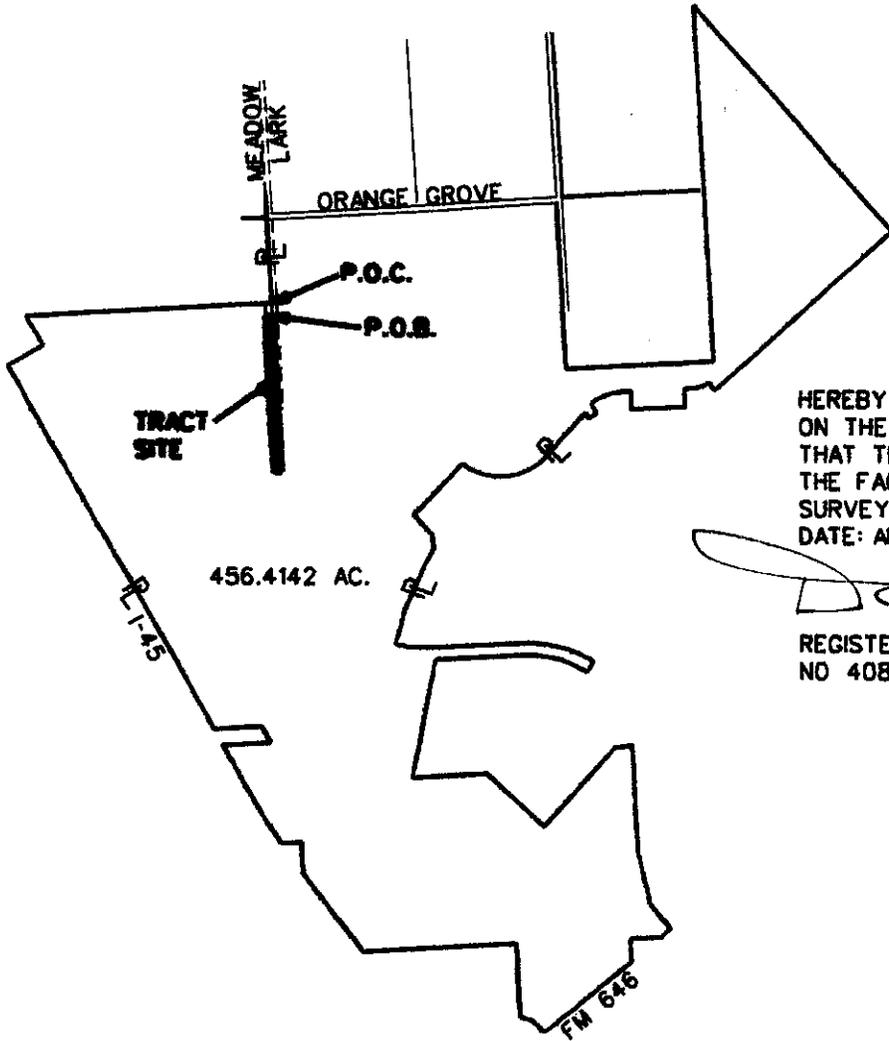
SHEET 3 OF 4

ACCOUNT NO. 9012-07-013

**C.C.I.**

CIVIL CONCEPTS INC.  
3425 FEDERAL STREET  
PASADENA, TEXAS 77504  
713-947-6606

STATE	COUNTY	HWY. NO.	DATE
TEXAS	GALVESTON	IH 45	04/11/05
CONTROL NO.	SECTION NO.	JOB NO.	SCALE
0500	04	037	1"=50'



HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS DRAWING CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

DATE: APRIL 11, 2005

REGISTERED PROFESSIONAL LAND SURVEYOR  
NO 4085, STATE OF TEXAS



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) NORTH AMERICAN DATUM OF 1983. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.
2. "SET" INDICATES A TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK SET ON A 5/8-INCH IRON ROD 36 INCHES LONG, UNLESS OTHERWISE INDICATED.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

• CALCULATED

ACCOUNT NO: 9012-07-013

<b>PLAT</b>			
SHOWING PROPERTY OF			
<b>TRACT 2E</b>			
EXISTING ACREAGE	TAKING ACRES      SQ. FT.		REMAINDER ACREAGE
RESIDUE OF 1.304	1.1964	52,115	0.108

NO.	DATE	REVISION

<b>C.C.I.</b>			
CIVIL CONCEPTS, INC. 3425 FEDERAL STREET PASADENA, TEXAS 77504 713-947-6606			
STATE	COUNTY	HWY. NO.	DATE
TEXAS	GALVESTON	IH 45	04/11/05
CONTROL NO.	SECTION NO.	JOB NO.	SCALE
0500	04	037	NTS

