

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In HARRIS COUNTY, on US 290, from west of Bauer Road to east of Mueschke Road, the Texas Department of Transportation (department) is acquiring the right of way for a highway improvement project.

V.T.C.A., Transportation Code, §201.206, authorizes the department to accept donations of real property for the purpose of carrying out its functions and duties.

V.T.C.A., Government Code, Chapter 575, requires the Texas Transportation Commission (commission) to accept a gift or donation valued at \$500 or more by majority vote at an open meeting.

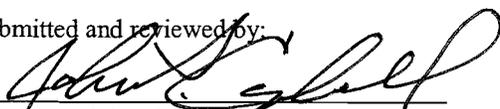
CPS Houston Holdings, L.P., a Texas limited partnership (owner) is the owner of the property described in Exhibit A. The owner wants to donate this property, estimated at \$1,424,142, to the department for construction of a highway improvement project.

The owner is not subject to department regulations or oversight, or interested in or likely to become interested in a contract, purchase, payment, or claim with or against the department.

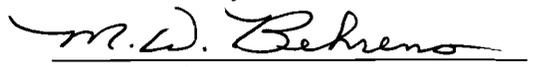
A donation agreement has been executed by the owner and tendered to the department for acceptance under Title 43, Texas Administrative Code, §1.504.

IT IS THEREFORE ORDERED by the commission that (1) the commission has determined that acceptance of this donation would provide a significant public benefit, and would not influence or reasonably appear to influence the department in the performance of its duties, and (2) the executive director is hereby authorized to accept the donation of real property, as described in Exhibit A, and the executive director or the director's designee is authorized and directed to sign and execute a donation agreement with the owner, in accordance with Title 43, TAC, §1.504.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

111021 JUL 26 07

Minute Date
Number Passed

June 11, 2007
PARCEL: 1001
PAGE 1 OF 6

COUNTY: HARRIS
HIGHWAY: US 290
LIMITS: WEST OF BAUER ROAD TO EAST OF MUESCHKE ROAD (SEGMENT 10)
CSJ: 0050-06-907

**PROPERTY DESCRIPTION FOR
PARCEL 1001**

BEING A 5.449 ACRE (237,357 SQUARE FEET) PARCEL OF LAND LYING IN THE J.W. BAKER SURVEY, ABSTRACT 116, HARRIS COUNTY, TEXAS, BEING OUT OF A 162.974 ACRE PARCEL AND A 0.353 ACRE PARCEL DEEDED TO CPG HOUSTON HOLDINGS L.P. BY DOCUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20070019833, AND AN 11.703 ACRE TRACT DEEDED TO CPG HOUSTON HOLDINGS L.P. BY DOCUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20060280785, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP (BURY+PARTNERS) (SET) ON THE SOUTH PROPERTY LINE OF SAID 162.974 ACRE TRACT, LYING IN THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 290, AT STATION 1754+20.32, 221.37 LEFT, HAVING COORDINATES OF X = 2,998,655.51, Y = 13,922,046.47 , ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993 ADJUSTMENT) SOUTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT CONVERSION FACTOR OF 1.00013;

1. THENCE, NORTH 71°41'43" WEST, ALONG THE EXISTING RIGHT-OF-WAY LINE OF U.S. 290, A DISTANCE OF 205.04 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS", AT STATION 1752+15.68, OFFSET 208.68 LEFT, FOR AN ANGLE POINT;
2. THENCE, NORTH 70°49'19" WEST, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, A DISTANCE OF 699.55 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED (BURY+PARTNERS) (FOUND), AT STATION 1745+16.89, OFFSET 176.01 LEFT, FOR AN ANGLE POINT;
3. THENCE, NORTH 69°01'57" WEST, CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, A DISTANCE OF 710.46 FEET TO A 1/2 INCH IRON ROD WITH CAP (BURY+PARTNERS) (FOUND), AT STATION 1738+06.51. OFFSET 165.00 LEFT, FOR AN ANGLE POINT;

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4. THENCE, NORTH 68°08'43" WEST, CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AT 1,567.68 FEET PASSING A 5/8 INCH IRON ROD WITH CAP (FOUND) FOR A SOUTHWEST CORNER OF SAID 0.353 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 11.703 ACRE TRACT AND CONTINUING A TOTAL DISTANCE OF 3,472.80 FEET TO A 1/2 INCH IRON ROD WITH CAP (BURY+PARTNERS) (FOUND), AT STATION 1703+33.71, OFFSET 165.00 LEFT, FOR THE SOUTH END OF A RADIUS CORNER AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY FAIRFIELD PLACE DRIVE (100 FEET WIDE) AS RECORDED UNDER VOLUME 499, PAGE 141, MAP RECORDS OF HARRIS COUNTY, TEXAS AND THE EXISTING NORTHEAST RIGHT-OF-WAY OF U.S. HIGHWAY 290, BEING A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET;
5. THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°32'15", A CHORD BEARING AND DISTANCE OF NORTH 23°25'29" WEST - 35.21 FEET, AND SAID RADIUS CORNER, 39.07 FEET TO A 1/2 INCH IRON ROD WITH CAP (BURY+PARTNERS) (FOUND), STATION 1703+08.69, OFFSET 189.99 LEFT, FOR THE POINT OF TANGENCY;
6. THENCE, NORTH 21°51'15" EAST, ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF FAIRFIELD PLACE DRIVE, A DISTANCE OF 111.71 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1703+08.69, OFFSET 301.49 LEFT, FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE BEGINNING OF POINT OF THE ACCESS DENIAL LINE;
7. THENCE, SOUTH 22°03'09" EAST, DEPARTING SAID EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF FAIRFIELD PLACE DRIVE, ALONG THE ACCESS DENIAL LINE, A DISTANCE OF 57.59 FEET, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1703+48.63, OFFSET 260.00 LEFT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED PARCEL;
8. THENCE, SOUTH 66°06'26" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, AT 589.27 FEET PASSING A POINT FOR THE END OF THE ACCESS DENIAL LINE, AT 649.27 FEET PASSING A POINT FOR THE COMMENCING OF THE ACCESS DENIAL LINE AND CONTINUING A TOTAL DISTANCE OF 1,549.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1718+97.13, OFFSET 204.89 LEFT, FOR AN ANGLE POINT;
9. THENCE, SOUTH 68°10'05" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, AT 225.04 FEET CROSSING THE BOUNDARY LINE BETWEEN SAID 11.703 ACRE TRACT AND SAID 162.974 ACRE TRACT AND CONTINUING A TOTAL DISTANCE OF 502.60 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1723+99.73, OFFSET 205.10 LEFT, FOR AN ANGLE POINT;

MINUTE ORDER EXHIBIT A
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10. THENCE, NORTH 68°10'34" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE 50.68 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1724+36.38, OFFSET 240.10 LEFT, FOR AN ANGLE POINT AND THE END OF THE ACCESS DENIAL LINE;
11. THENCE, SOUTH 68°08'29" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, 100.10 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1725+36.47, OFFSET 240.09 LEFT, FOR AN ANGLE POINT AND THE BEGINNING OF THE ACCESS DENIAL LINE;
12. THENCE, SOUTH 21°49'51" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, 34.57 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1725+80.35, OFFSET 215.08 LEFT, FOR AN ANGLE POINT;
13. THENCE, SOUTH 68°08'29" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, 276.12 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1728+36.47, OFFSET 215.07 LEFT FOR AN ANGLE POINT;
14. THENCE, SOUTH 62°25'51" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, 150.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1729+86.47, OFFSET 200.06 LEFT, FOR AN ANGLE POINT;
15. THENCE, SOUTH 68°08'29" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, AT 445.46 FEET PASSING A POINT FOR THE END OF THE ACCESS DENIAL LINE, AT 505.46 FEET PASSING A POINT FOR THE COMMENCING OF THE ACCESS DENIAL LINE, AND CONTINUING A TOTAL DISTANCE OF 820.05 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1738+06.52, OFFSET 200.00 LEFT, FOR AN ANGLE POINT;
16. THENCE, SOUTH 68°56'07" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, 1,013.30 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET) , STATION 1748+19.72, OFFSET 213.97, FOR AN ANGLE POINT;
17. THENCE, NORTH 66°04'58" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, 35.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1748+44.39, OFFSET 239.30 LEFT, FOR AN ANGLE POINT, AND THE END OF THE ACCESS DENIAL LINE;
18. THENCE, SOUTH 70°49'05" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, 99.88 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1749+44.14, OFFSET 243.95, FOR AN ANGLE POINT AND THE COMMENCING OF THE ACCESS DENIAL LINE;

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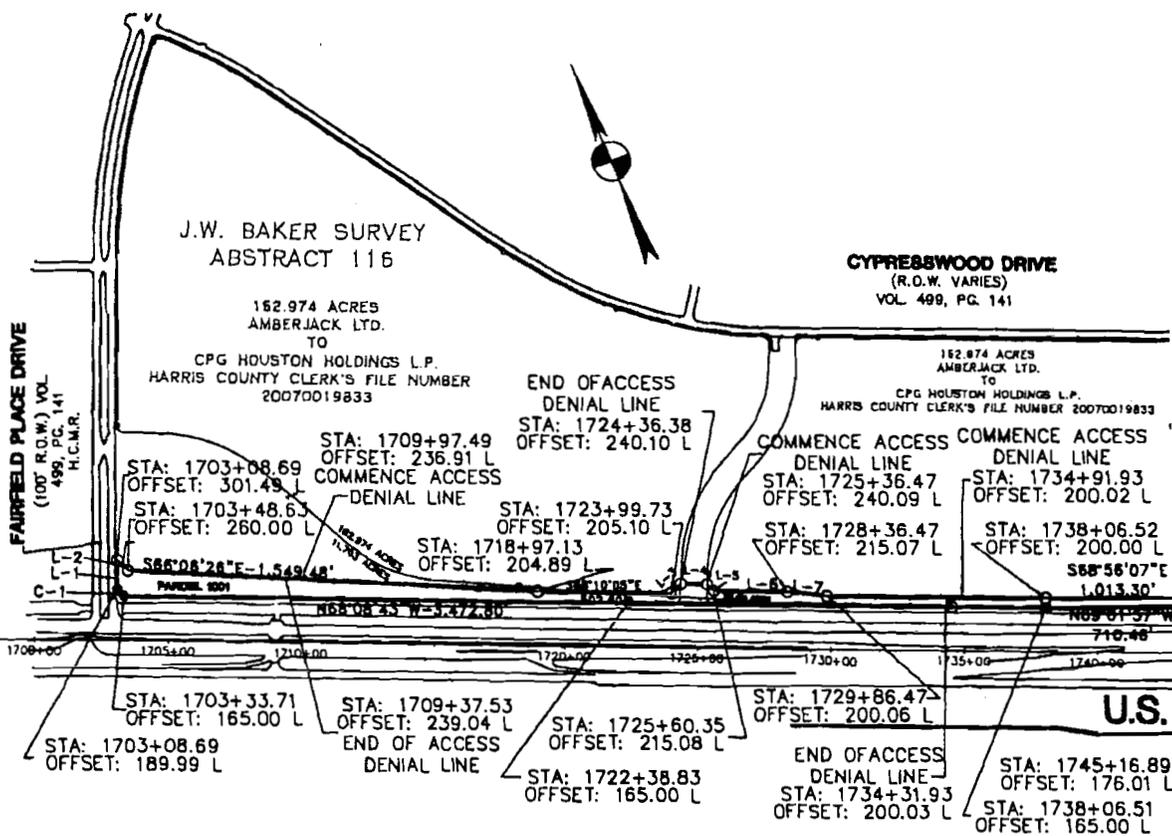
19. THENCE, SOUTH 25°51'38" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, 35.38 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1749+70.32, OFFSET 220.15 LEFT, FOR AN ANGLE POINT;
20. THENCE, SOUTH 70°49'05" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, 300.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" (SET), STATION 1752+69.99, OFFSET 234.14, FOR AN ANGLE POINT;
21. THENCE, SOUTH 63°17'22" EAST, ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF U.S. 290, AND THE ACCESS DENIAL LINE, 150.87 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BURY & PARTNERS" ON THE EXISTING RIGHT-OF-WAY OF SAID U.S. HIGHWAY 290, AND TO THE POINT OF BEGINNING AND CONTAINING 5.449 ACRES OF LAND MORE OR LESS.


LARRY V. SHERLOCK, R.P.L.S.
BURY+PARTNERS
1001 WEST LOOP SOUTH, SUITE 200
HOUSTON, TEXAS 77077



H:\170127\1001\FIELD NOTES R-O-W 07-13-07.DOC

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N21°51'15"E	111.71
L-2	S22°03'09"E	57.59
L-3	N68°10'34"E	50.68
L-4	S68°08'29"E	100.10
L-5	S21°49'51"E	34.57
L-6	S68°08'29"E	276.12
L-7	S62°25'51"E	150.75
L-8	N66°04'58"E	35.34
L-9	S70°49'05"E	99.88
L-10	S25°51'38"E	35.38
L-11	S70°49'05"E	300.00
L-12	S63°17'22"E	150.87
L-13	N71°41'43"W	205.04



MAINLANES
U.S. HIGHWAY 290

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	39.07'	89°32'15"	S23°25'29"E	35.21'

- LEGEND**
- 5/8" IRON ROD SET W/BURY & PARTNERS CAP (UNLESS NOTED)
 - 5/8" IRON ROD W/CAP FOUND (UNLESS NOTED)
 - FOUND TXDOT MONUMENT
- |||—|||— PROPOSED RIGHT-OF-WAY

EXISTING	TAKING	REMAINING
175.030 AC.	5.449 AC.	169.581 AC.

REVISIONS:

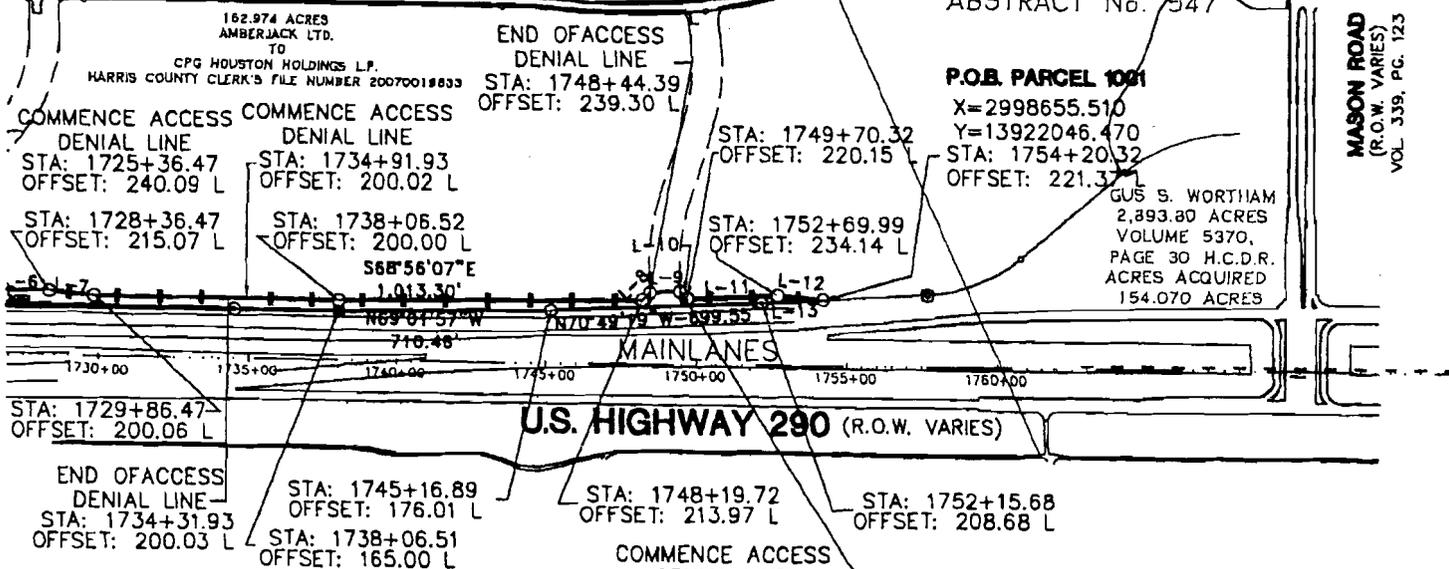
Bury+Partners
 ENGINEERING SOLUTIONS
 1401 West Loop South, Suite 300
 Houston, Texas 77027
 Tel: (713) 510-0011 Fax: (713) 510-0010
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SCALE: NTS		DATE: JUNE 18, 2007	
FED. DIST. NO.	STATE	FEDERAL AID AND PROJECT NO.	SHEET NO.
5	TEXAS		5 OF 8
WORK DIST. NO.	COUNTY	CONTRACT NO.	SECTION NO.
12	HARRIS	0050	06
			207
			US 290

CYPRESSWOOD DRIVE
(R.O.W. VARIES)
VOL. 499, PG. 141

J.W. BAKER SURVEY
ABSTRACT 116

J.W. MOODY SURVEY
ABSTRACT No. 547



MASON ROAD
(R.O.W. VARIES)
VOL. 339, PG. 123

P.O.B. PARCEL 1001
X=2998655.510
Y=13922046.470
STA: 1754+20.32
OFFSET: 221.37 L

GUS S. WORTHAM
2,893.80 ACRES
VOLUME 5370,
PAGE 30 H.C.D.R.
ACRES ACQUIRED
154.070 ACRES

U.S. HIGHWAY 290 (R.O.W. VARIES)

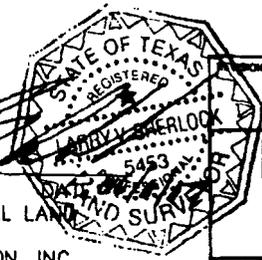
LINE TABLE

L-6	S68°08'29"E	276.12
L-7	S62°25'51"E	150.75
L-8	N86°04'58"E	35.34
L-9	S70°49'05"E	99.88
L-10	S25°51'38"E	35.38
L-11	S70°49'05"E	300.00
L-12	S63°17'22"E	150.87
L-13	N71°41'43"W	205.04

LEGEND

- 5/8" IRON ROD SET W/BURY & PARTNERS CAP (UNLESS NOTED)
- 5/8" IRON ROD W/CAP FOUND (UNLESS NOTED)
- FOUND TXDOT MONUMENT
- PROPOSED RIGHT-OF-WAY

Larry V. Sherlock
LARRY V. SHERLOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
SURVEYOR NO. 5453
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SCALE: NTS		DATE: JUNE 18, 2007	
STATE	FEDERAL AID AND PROJECT NO.	SHEET NO.	
TX		8 OF 8	
COUNTY	SECTION, TOWNSHIP AND RANGE	INSTR. NO.	
HARRIS	0050 06 807	US 290	