

TEXAS TRANSPORTATION COMMISSION

MONTGOMERY County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In MONTGOMERY COUNTY, on INTERSTATE 45, the State of Texas (state) acquired certain land needed for highway purposes by instruments recorded in Volume 488, Page 97, and Volume 488, Page 94, Deed Records of Montgomery County, Texas.

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

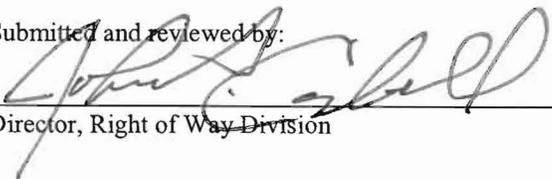
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Teas Crossing West Commercial LLC, a Texas limited liability company, is the abutting landowner and has requested that the surplus land be sold to the company for \$135,000.

The commission finds \$135,000 to be a fair and reasonable value for 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 highway or public transportation purposes 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 Teas Crossing West Commercial LLC, a Texas limited liability company, for \$135,000; 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:



Director, Right of Way Division

Recommended by:



Executive Director

111354 APR 24 08

Minute
Number

Date
Passed

January 30, 2008
Tract 2
Page 1 of 4

County: Montgomery
Highway: Interstate Highway 45
Project Limits: 3 miles North of Conroe to 2 miles South of Conroe.
CSJ No. 0675-08-003

Property Description for Tract 2

BEING 0.6786 ACRE (29,577 SQUARE FEET) TRACT OF LAND IN THE JAMES EDWARDS SURVEY, 190, MONTGOMERY COUNTY, TEXAS, SAID 0.6786 ACRE BEING OUT OF, A CERTAIN 8.105 ACRE TRACT OF LAND AS CONVEYED TO THE STATE HIGHWAY COMMISSION DEED OF WHICH IS RECORDED IN VOLUME 488, PAGE 97, MONTGOMERY COUNTY DEED RECORDS, AND A CERTAIN 0.729 ACRE TRACT OF LAND AS CONVEYED TO THE STATE HIGHWAY COMMISSION DEED OF WHICH IS RECORDED IN VOLUME 488, PAGE 94, MONTGOMERY COUNTY DEED RECORDS SAID 0.6786 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8" iron rod found for the Southeast corner of the Angel/McIver Interests 18.635 acre tract of land deed of which is recorded under County Clerk's File Number 2006-041236, Montgomery County Real Property Records, same being a cut-back corner of Interstate Highway 45, deed of which is recorded in Volume 488, Page 94 and Volume 488, Page 97, Montgomery County Deed Records, and being the Northeast corner of the herein described tract;

1) THENCE, S. 13° 01' 30" W., crossing said Interstate Highway 45, for a distance of 21.22 feet to a 1/2" iron rod set for the Southeast corner of the herein described tract;

THENCE, continuing across said Interstate Highway 45 as follows;

- 2) N. 78° 46' 31" W., 137.75 feet,
- 3) N. 86° 22' 14" W., 149.92 feet,
- 4) N. 81° 01' 47" W., 139.34 feet to the Point of Beginning of a curve to the left;

5) THENCE, in a Northwesterly direction along said curve to the left having a radius of 1,232.12 feet, a central angle of 04° 00' 05", for an arc length of 86.05 feet, chord bears

January 30, 2008
Tract 2
Page 2 of 4

N. $83^{\circ} 03' 05''$ W., 86.03 feet to a $\frac{1}{2}$ " iron rod set for the Southwest corner of the herein described tract, in a line of Farm to Market Highway No. 3083, (R/W varies C.C.F.N. 9700252, M.C.R.P..R.), the West line of I. H. 45;

6) THENCE, N. $14^{\circ} 23' 51''$ E., along the above mentioned lines, passing at 14.91 feet a $\frac{1}{2}$ " iron rod found for the Southeast corner of Teas Nursery Road, ($60'$) a corner of F. M. 3083, continuing along the East line of Teas Nursery Road, the West line of I. H. 45 passing at 79.31 feet a $\frac{1}{2}$ " iron rod found for the Northeast corner of Teas Nursery Road, a

corner of the said 18.635 acre tract and continuing along a line of the 18.635 acre tract, the West line of I. H. 45 for a distance of 109.36 feet to a 4" X 4" concrete monument found for an interior corner of the 18.635 acre tract, a corner of I. H. 45, same being the Northwest corner of the herein described tract;

THENCE, along the said South line of the 18.635 acre tract, the North line of I. H. 45 as follows;

7) S. $75^{\circ} 22' 06''$ E., 128.97, feet (call S. $75^{\circ} 38' E.$, 128.80 feet) to a 4" X 4" concrete monument found,

8) S. $54^{\circ} 35' 50''$ E., 80.98 feet (call S. $54^{\circ} 41' E.$, 80.79 feet) to a 4" X 4" concrete monument found,

9) S. $76^{\circ} 09' 09''$ E., 82.21 feet to a 4" X 4" concrete monument found,

10) S. $76^{\circ} 33' 30''$ E., 100.63 feet to a 4" X 4" concrete monument found,

11) S. $75^{\circ} 07' 34''$ E., 99.47 feet to a $\frac{5}{8}$ " iron rod found,

12) S. $74^{\circ} 55' 30''$ E., 21.48 feet to the POINT OF BEGINNING and containing in all 0.6786 acre, (29,577 square feet) of land.

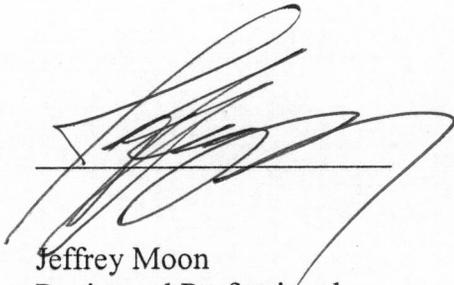
Notes:

1. The POINT OF BEGINNING of this description has a coordinate value of X= 3,824,947.627 and Y= 10,125,124.448. All bearings are based upon on the Texas State Plane Coordinate System, NAD 83, (1993 Adj.) Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00003.

January 30, 2008
Tract 2
Page 3 of 4

2. A Survey plat titled Tract 2 of even survey date herewith accompanies this description.

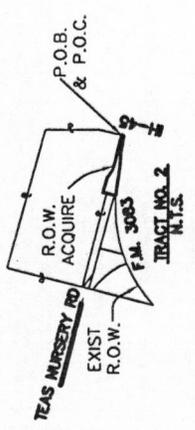
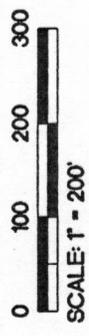
3. This is a Controlled Access Highway Facility, (Volume 488, Page 97, Volume 488, Page 94, Montgomery County Deed Records.



Jeffrey Moon
Registered Professional
Land Surveyor No. 4639



Z:\metes & bounds\Teas Nursery 06-B-32 0679ac.doc



18.635 AC.
 Anger/McIver Interests, LP
 C.C.F.N. 2006-041235 M.C.R.P.R.

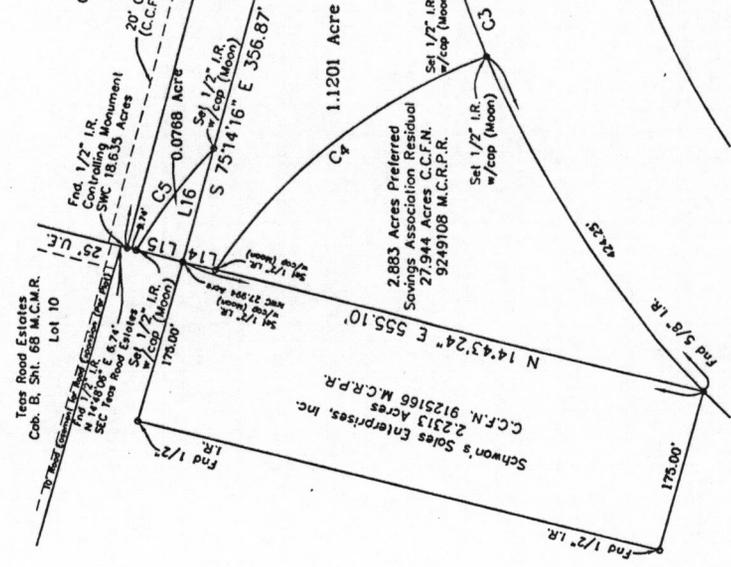
P.O.C. & P.O.B. TRACT 2
 X=3824947.827
 Y=10125124.448

TEAS NURSERY ROAD
 N 75°14'16" W 821.77'
 S 75°14'16" E 356.87'

60' R.O.W.
 S 75°14'16" E 464.90'
 0.9414 Acre
 R=1232.12 CH=S83°14'38"W L=503.37
 S14°23'51"W 14.91'

F.M. 3083
 (R.O.W. Varies)
 C.C.F.N. 9700252 M.C.R.P.R.

Preferred Savings Association
 Residual 27,944 Acres
 C.C.F.N. 9249108 M.C.R.P.R.



- Notes:
- All bearings are based on the Texas State Plane Coordinate System, NAD 83, (1993 adj.) Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00003.
 - All 1/2" IR's set with cap stamped "Jeff Moon R.P.L.S. 4639".
 - This survey is based on a Metes and Bounds description of even date.

PARCEL NO.	EXIST. AC.	LOT	BLOCK	OWNER	CONVEYANCE		TAKING		REMAINDER
					TYPE OF CONV.	FILM CODE	FILE NUMBER	AC./SF.	
2	27.994	360.89		PREFERRED SAVINGS ASSOCIATION			0.6786	29.577	27.315

CURVE TABLE				CHORD	
CURVE	RADIUS	LENGTH	DELTA ANGLE	BEARING	DISTANCE
C1	1232.12	86.05	4°00'05"	N83°02'05"W	86.03
C2	1232.12	503.37	149.92	S83°14'38"W	494.07
C3	1232.12	83.72	353.35	S69°35'37"W	83.70
C4	573.00	364.09	138°54'03"	N38°54'03"W	357.99
C5	653.00	133.16	11°41'03"	S53°31'04"E	132.93

LINE TABLE			CALL	
LINE	BEARING	DISTANCE		
L1	S13°01'30"W	21.22		
L2	N78°46'31"W	137.75		
L3	N66°22'14"W	149.92		
L4	N81°01'47"W	139.34		
L5	N14°23'51"E	109.36		
L6	S75°22'06"E	128.97		
L7	S54°35'50"E	80.98		
L8	S76°02'09"E	82.21		
L9	S76°33'30"E	100.63		
L10	S75°07'34"E	99.47		
L11	S74°56'30"E	21.48		
L12	N14°46'24"E	198.26		
L13	S14°23'51"W	14.91		
L14	N14°43'24"E	34.35		
L15	N15°09'07"E	49.20		
L16	N75°14'16"W	123.83		

To Read King Exclusively,
 I hereby state that this plat is a true representation of a ground survey made under my direct supervision
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Jeffrey Moon
 Registered Professional
 Land Surveyor No. 4639

CF# _____ File # _____ Book _____ J.L. Pg. _____
JEFFREY MOON & ASSOC., INC., P.O. Box 28501, Comroe, TX 77806
 (936) 756-5286 Fax (936) 756-8281

IH 45
 PARCEL PLAT SHOWING
 TRACT 2
 MONTGOMERY COUNTY
 R.O.W. CSI: 0675-08-003
 LAND SURVEY
 0.6786 ACRE, 0.9414 ACRE,
 0.0768 ACRE & 1.1201 ACRES
 OF LAND IN THE
 JAMES EDWARDS SURVEY, A - 190
 Date: January 30, 2008