TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

HOUSTON District

In the city of Houston, HARRIS COUNTY, on INTERSTATE HIGHWAY 10, the state of Texas acquired certain land for highway purposes by instruments recorded in File No. B892813 and File No. C028448, Deed Records of Harris County, Texas.

A portion of the land (Tract 1) is no longer needed for state highway purposes.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in real property acquired and no longer needed for a state highway purpose.

The city of Houston has requested to purchase Tract 1 for $2.3 million.

The commission finds $2.3 million to be a fair and reasonable value of the state's right, title, and interest in Tract 1.

IT IS THEREFORE ORDERED by the commission that Tract 1 is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in Tract 1 to the city of Houston for $2.3 million; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title, and interest, 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 land.

Submitted and reviewed by:

Interim Director, Right of Way Division

Recommended by:

Executive Director

114482 JAN 28 16

Minute Number | Date Passed

HIGHWAY:	I-10
LIMITS:	NEC of I-10 and Barker Cypress Road
COUNTY:	Harris
ACCOUNT NO.:	
ROW CSJ:	0271-06-124
OWNER:	The State of Texas

Property Description for Tract 1

Being 2.0994 acres (91,452 square feet) of land located in the W.C.R.R. Company Survey, Abstract No. 1121, Harris County, Texas, being out of a called 2.366 acre tract of land conveyed from Paddock Ranch Company, et al to The State of Texas by final judgement recorded in File No. B892813 of the Harris County Deed Records (H.C.D.R.) and executed April 7, 1964, out of a called 0.734 acre tract of land conveyed from Missouri-Kansas-Texas Railroad Company to The State of Texas by deed recorded in File No. C028448 H.C.D.R. and executed November 21, 1964, and out of a County Road (60 foot wide) as recorded in Volume 321, Page 143 H.C.D.R., said County Road further described in right-of-way abandonment Parcel "B" recorded in File No. T792670 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.) and effective May 25, 1999, said 2.0994 acres of land being more particularly described as follows:

COMMENCING at a found 5/8-inch iron rod with cap stamped "G.P. Surveyors", for the southerly southwest corner of Park Ten, Section 5, as recorded in Volume 320, Page 102 of the Harris County Map Records (H.C.M.R.) and the northwest corner of Park Ten, Section 8, as recorded in Volume 336, Page 6 H.C.M.R., being on the northeast line of said 2.366 acre State of Texas tract, from which a found "X" in concrete bears North 61° 25' 14" West, a distance of 18.36 feet;

THENCE, South 61° 25' 14" East, along a westerly line of said Park Ten, Section 8 and the northeast line of said 2.366 acre State of Texas tract, a distance of 4.24 feet to a TxDOT type II monument, set, for the POINT OF BEGINNING and the northwest corner of the herein described tract, being on the proposed northeasterly right-of-way line of Interstate Highway 10 (I-10), having coordinates of N=13,850,681.72 and E=3,019,254.41;

1. THENCE, South 61° 25' 14" East, continuing along a westerly line of said Park Ten, Section 8 and the northeast line of said 2.366 acre State of Texas tract, a distance of 89.46 feet to a found 5/8-inch iron rod with cap stamped "South Texas Surveying", for the northeast corner of the herein described tract, an angle point of said Park Ten, Section 8 and the northeast corner of said 2.366 acre State of Texas tract;
2. THENCE, South 08° 05' 28" East, continuing along a westerly line of said Park Ten, Section 8 and an east line of said 2.366 acre State of Texas tract, a distance of 614.86 feet to a point, for an angle point of the herein described tract, an angle point of said Park Ten, Section 8 and an angle point of said 2.366 acre State of Texas tract;
3. THENCE, South 51° 10' 56" East, continuing along a westerly line of said Park Ten, Section 8 and an east line of said 2.366 acre State of Texas tract, a distance of 42.03 feet to a point, for an angle point of the herein described tract, an angle point of said Park Ten, Section 8 and the southeast corner of said 2.366 acre State of Texas tract, being on the north line of said right-of-way abandonment Parcel "B";

4. THENCE, South 88° 16' 52" West, along the north line of said right-of-way abandonment Parcel "B" and the south line of said 2.366 acre State of Texas tract, a distance of 28.80 feet to a point, for an angle point of the herein described tract and the northwest corner of said right-of-way abandonment Parcel "B";
5. THENCE, South 08° 05' 28" East, along the west line of said right-of-way abandonment Parcel "B", a distance of 56.51 feet to a point, for an angle point of the herein described tract and the southwest corner of said right-of-way abandonment Parcel "B", being on the north line of said 0.734 acre State of Texas tract;
6. THENCE, North 88° 34' 14" East, along the south line of said right-of-way abandonment Parcel "B" and the north line of said 0.734 acre State of Texas tract, a distance of 27.68 feet to a found 5/8-inch iron rod with cap stamped "South Texas Surveying", for an angle point of the herein described tract, an angle point of said Park Ten, Section 8 and the northeast corner of said 0.734 acre State of Texas tract;
7. THENCE, South 01° 21' 53" East, along a west line of said Park Ten, Section 8 and the east line of said 0.734 acre State of Texas tract, a distance of 65.94 feet to a TxDOT type II monument, set, for the southeast corner of the herein described tract, being on the proposed northerly right-of-way line of I-10;
8. THENCE, South 89° 02' 44" West, along the proposed northerly right-of-way line of I-10, a distance of 149.14 feet to a TxDOT type II monument, set, for the beginning of a tangent curve to the right;
9. THENCE in a northwesterly direction, continuing along the proposed northerly right-of-way line of I-10 and along said tangent curve to the right, having a radius of 26.26 feet, an arc length of 40.66 feet, a central angle of 88° 42' 39", and a chord which bears North 46° 35' 57" West, 36.71 feet to TXDOT type II monument, set, for the end of said curve;
10. THENCE, North 02° 14' 37" West, continuing along the proposed northerly right-of-way line of I-10, a distance of 777.77 feet to the POINT OF BEGINNING and containing 2.0994 acres (91,452 square feet) of land.

Bearings and coordinates are based upon the Texas Coordinate System of 1983, South Central Zone (4204), and referenced to the TxDOT RTN, Mountpoint NAD83_(2010)-East_VRS_RTCM. All distances and coordinates shown are surface values and may be converted to state plane values by dividing by the surface adjustment factor of 1.00013. The unit of measure is the U.S. Survey Foot.

I, Adam N. Diehl, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.

Adam N. Diehl
Registered Professional Land Surveyor
No. 6346

LEGEND

H.C.D.R. - HARRIS COUNTY DEED RECORDS
O.P.R.H.C. - OFFICIAL PUBLIC RECORDS HARRIS COUNTY
O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
H.C.M.R. - HARRIS COUNTY MAP RECORDS

OVERHEAD POWER —P—
EXIST. ROW LINE
PROPERTY LINE —PL—
PROPOSED R.O.W. LINE

U.E. - UTILITY EASEMENT
A.E. - AERIAL EASEMENT
I.R. - IRON ROD
I.P. - IRON PIPE
■ SET TxDOT TYPE II MON.
● SET 5/8" I.R. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
⊙ PROPERTY CORNER (FOUND AS NOTED)

AREA TABLE			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
	2.0994 91,452		

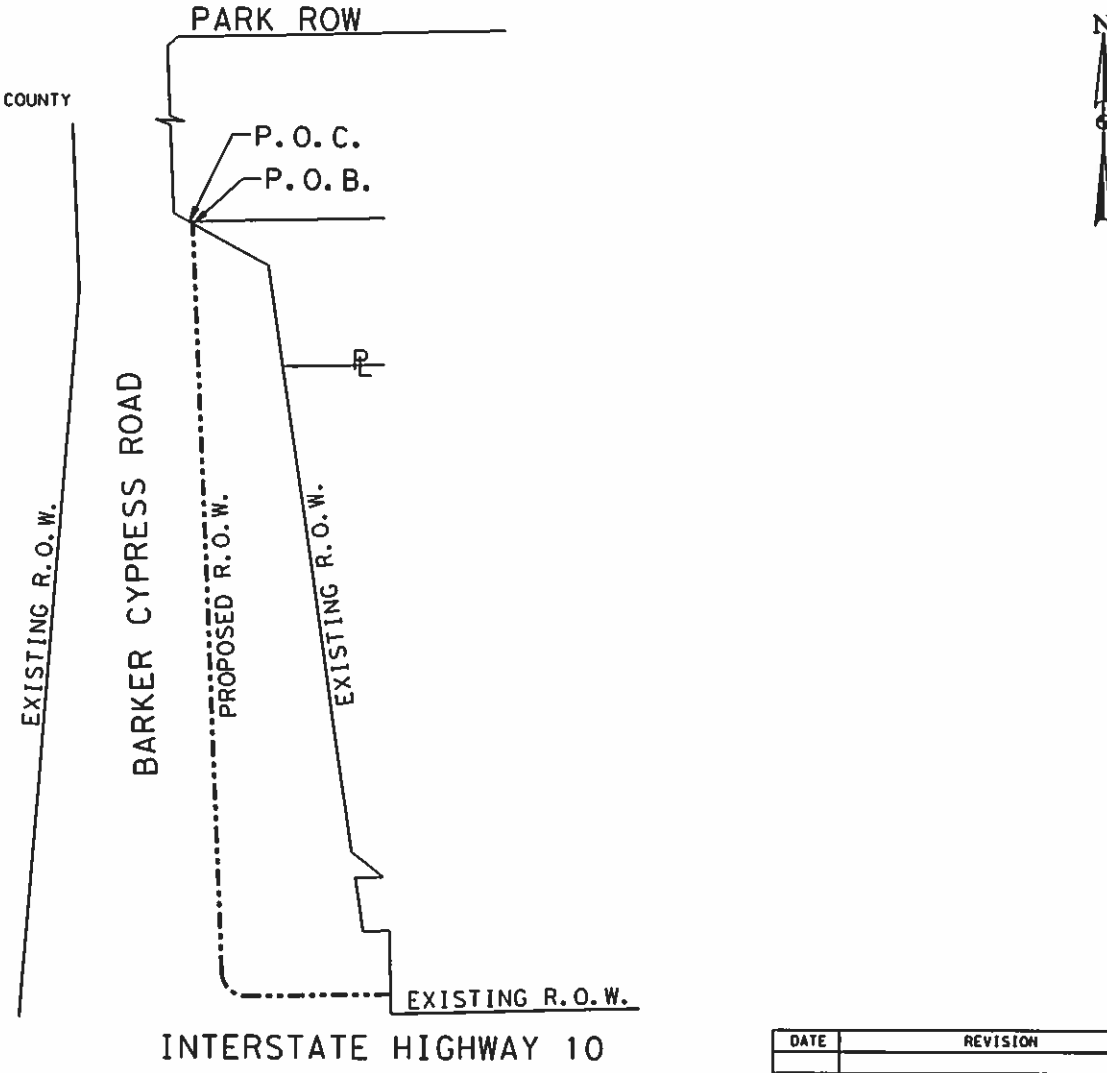


EXHIBIT A

NOTES:

1) BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AND REFERENCED TO THE TXDOT RTN, MOUNTPOINT NAD83_(2010)-EAST_VRS_RTCM. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO STATE PLANE VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013. THE UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

2) FIELD SURVEY PERFORMED APRIL, 2015.

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

ADAM N. DIEHL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6346

STATE OF TEXAS
REGISTERED
ADAM N. DIEHL
6346
PROFESSIONAL
LAND SURVEYOR
05/27/2015

DATE	REVISION

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBPLS-10019100

PLAT
SHOWING
TRACT 1

I-10
HARRIS COUNTY
C.S.J. NO. 0271-06-124
MAY, 2015

SCALE: N.T.S.

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD
C1	26.26'	40.66'	88°42'39"	N 46°35'57" W 36.71'

LINE DATA		
LINE	BEARING	LENGTH
L1	N 61°25'14" W	10.36'
L2	S 61°25'14" E	4.24'
L3	S 61°25'14" E	89.46'
L4	S 51°10'56" E	42.03'
L5	S 88°16'52" W	28.80'
L6	S 08°05'28" E	56.51'
L7	N 88°34'14" E	27.68'
L8	S 89°02'44" W	149.14'

0 100 200

N

W. C. R. R. CO. SURVEY
A-1121

PARK TEN, SECTION 5
VOL. 320, PG. 102, H. C. M. R.

P. O. C.
FND. 5/8" IR W/CAP
STAMPED "G.P. SURVEYORS"

FND. "X" IN CONC.

30' WIDE TEXAS-NEW MEXICO PIPE LINE COMPANY EASEMENT
VOL. 775, PG. 226 &
FILE NO. B323450, H.C.D.R.

SUBDIVISION LINE

EXISTING R.O.W.

FND 5/8" IR W/CAP STAMPED "SOUTH TEXAS SURVEYING"

P. O. B.
N=13,850,681.72
E=3,019,254.41

CALLED 0.6954 ACRES
I-10 BARKER CYPRESS, LTD.
TO
GDMR JOINT VENTURE, L.P.
FILE NO. 20110092816
O.P.R.R.P.H.C.
MAY 04, 2011

EXISTING R.O.W.

PROPOSED R.O.W.

S 08°05'28" E 614.88'

CALLED 14.6947 ACRES
I-10 BARKER CYPRESS, LTD.
TO
PARK TEN COMMONS PARTNERS, L.P.
FILE NO. 20120412491
O.P.R.H.C.
SEPTEMBER 07, 2012

CALLED 1.055 ACRES
WILLENE COMPTON
TO
THE STATE OF TEXAS
FILE NO. B703161
H.C.D.R.
APRIL 25, 1963

COUNTY ROAD
(50' WIDE) VOL. 321, PG. 143, H.C.D.R.

N 02°14'31" W 71.11'

CALLED 2.366 ACRES
PADDOCK RANCH COMPANY, ET AL
TO
THE STATE OF TEXAS
FILE NO. B892813
H.C.D.R.
APRIL 7, 1964

PARK TEN, SECTION 8
VOL. 336, PG. 6
H. C. M. R.

R.O.W. ABANDONMENT PARCEL "B"
FILE NO. T792670
O.P.R.R.P.H.C.
MAY 25, 1999

COUNTY ROAD
(60' WIDE)
VOL. 321, PG. 143, H.C.D.R.

EXIST R.O.W. LINE
PER TxDOT ROW MAP
CSJ NO. 0271-07-237
DATED JUNE, 2004

FND 5/8" IR W/CAP STAMPED "SOUTH TEXAS SURVEYING"

S 01°21'53" E
65.94'

EXISTING R.O.W.

CALLED 0.734 ACRES
MISSOURI-KANSAS-TEXAS RAILROAD COMPANY
TO
THE STATE OF TEXAS
FILE NO. C028448
H.C.D.R.
NOVEMBER 21, 1964

INTERSTATE HIGHWAY 10
(VARIABLE WIDTH)

EXHIBIT A

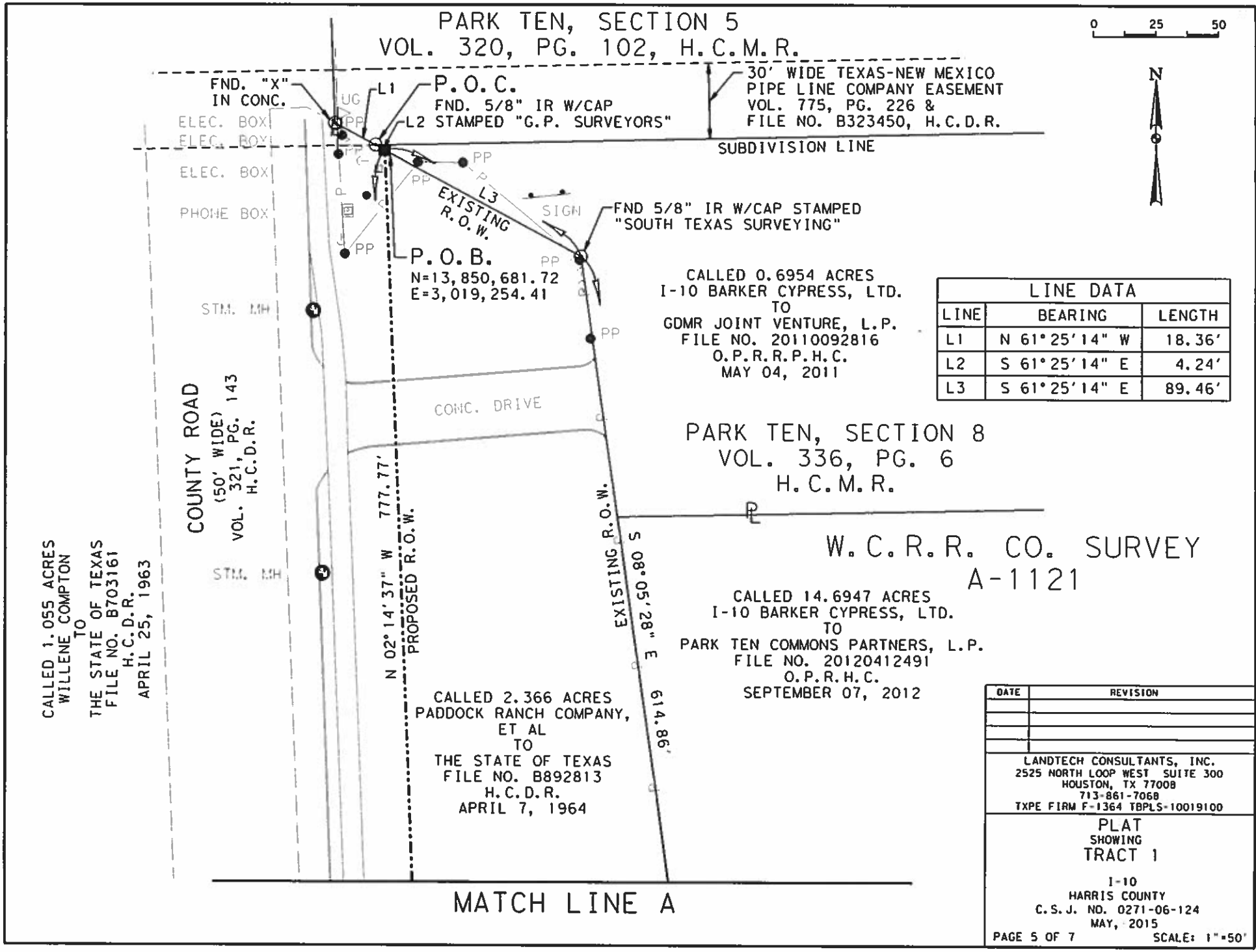
DATE	REVISION

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TXPE FIRM F-1364 TBPLS-10019100

PLAT
SHOWING
TRACT 1 OVERALL

I-10
HARRIS COUNTY
C. S. J. NO. 0271-06-124
MAY, 2015

 SCALE: 1"=200



LINE DATA		
LINE	BEARING	LENGTH
L1	N 61°25'14" W	18.36'
L2	S 61°25'14" E	4.24'
L3	S 61°25'14" E	89.46'

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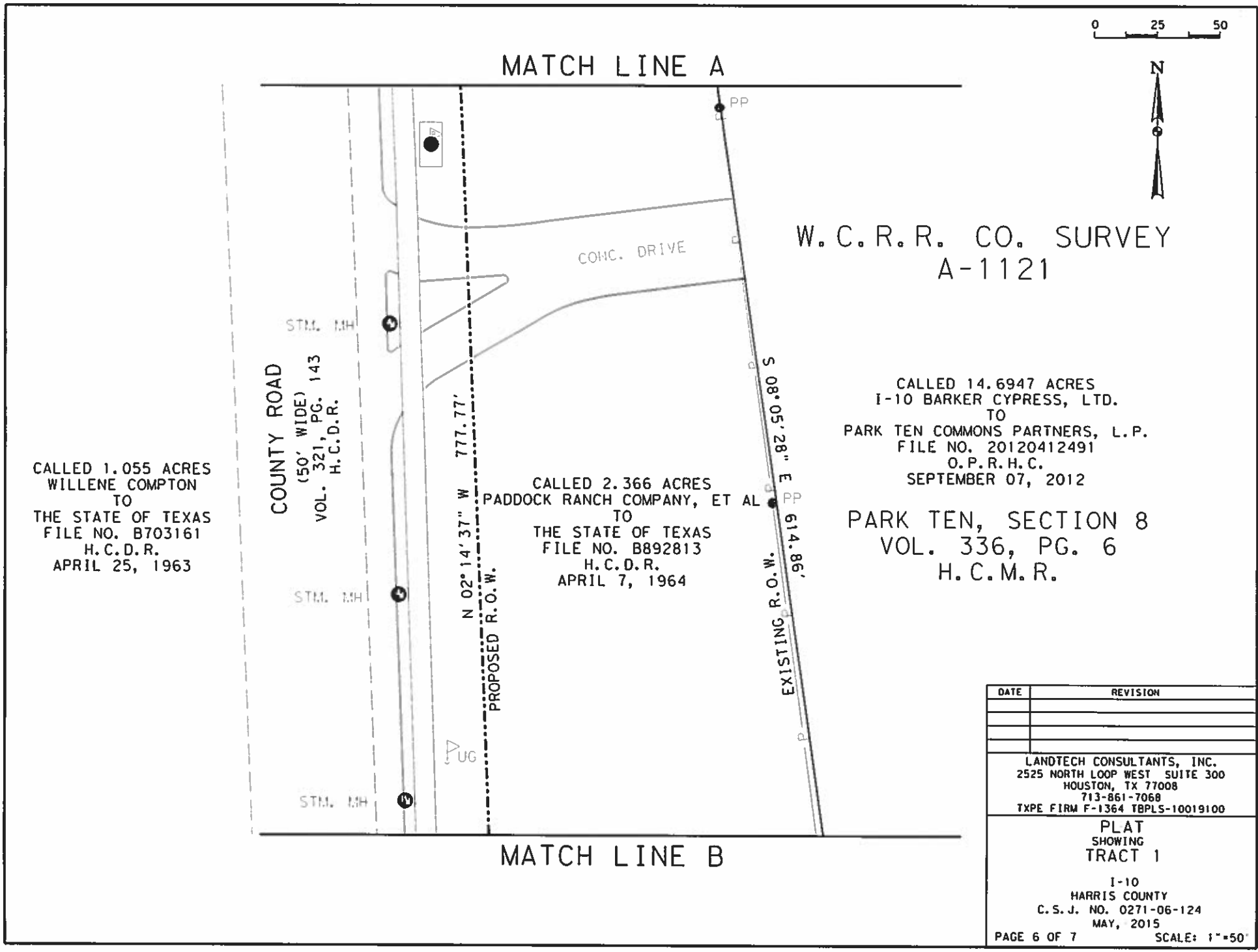
PLAT
SHOWING
TRACT 1

I-10
HARRIS COUNTY
C.S.J. NO. 0271-06-124
MAY, 2015

 SCALE: 1"=50'



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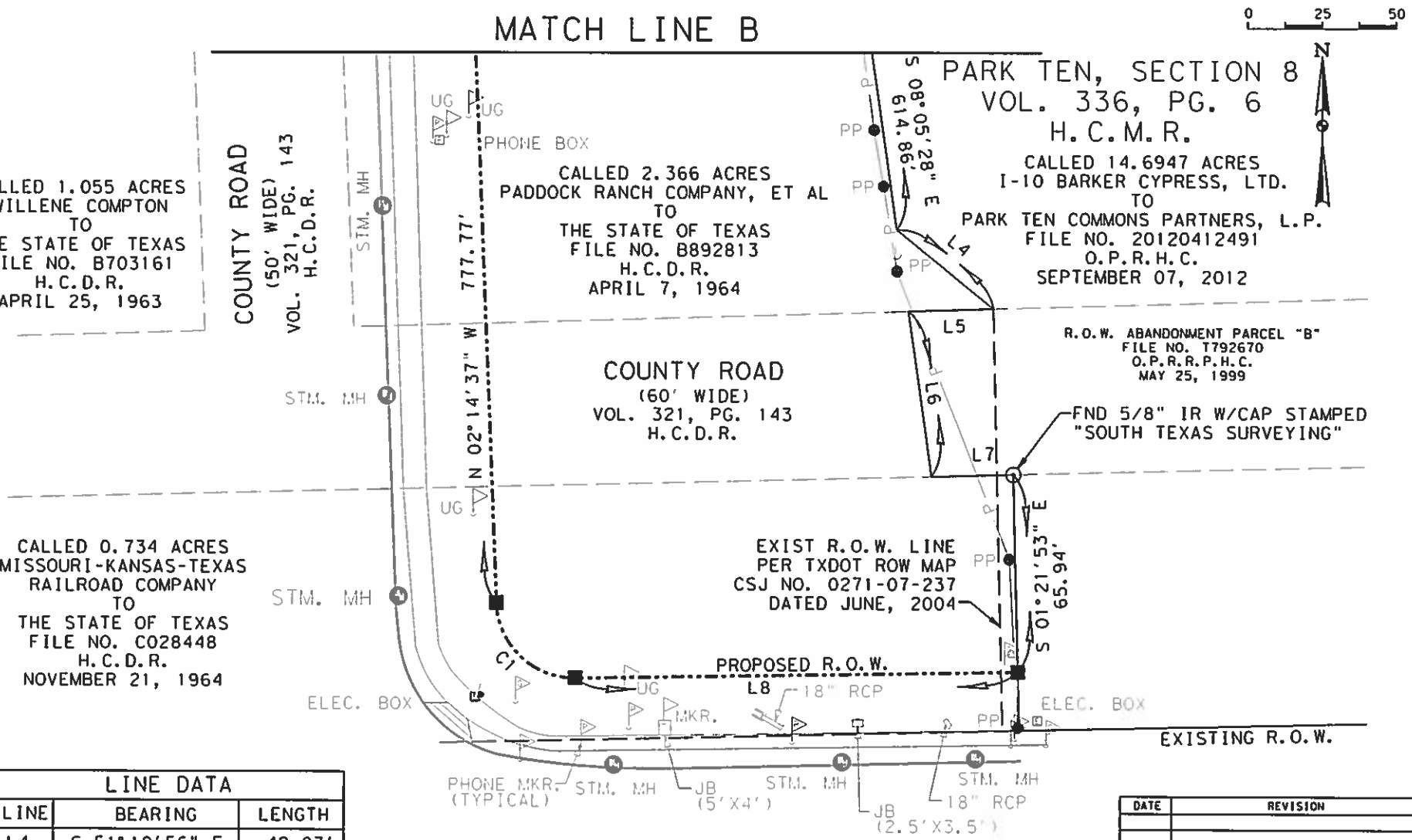
PLAT
SHOWING
TRACT 1

I-10
HARRIS COUNTY
C.S.J. NO. 0271-06-124
MAY, 2015

PAGE 6 OF 7 SCALE: 1"=50'



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LINE DATA		
LINE	BEARING	LENGTH
L4	S 51°10'56" E	42.03'
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L7	N 88°34'14" E	27.68'
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INTERSTATE HIGHWAY 10
(VARIABLE WIDTH)

W.C.R.R. CO. SURVEY
A-1121

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