

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In Houston, HARRIS COUNTY, on INTERSTATE 10, the state of Texas acquired certain land for highway purposes by instruments recorded in Clerk's File Numbers B977887 and B952623, Official Public Records of Real Property, Harris County, Texas.

A portion of the land (Tract 241), RCSJ 0271-07-313, as shown on 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 any interest in real property acquired and no longer needed for a state highway purpose.

Childress Family Investments, Inc., a Texas corporation, is the abutting landowner and has requested to purchase Tract 241 for \$109,593.

The commission finds \$109,593 to be a fair and reasonable value of the state's right, title, and interest in Tract 241.

IT IS THEREFORE ORDERED by the commission that Tract 241 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 241 to Childress Family Investments, Inc., a Texas corporation, for \$109,593; 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:

Recommended by:





Director, Right of Way Division

Executive Director

114865 FEB 23 '17

Minute
Number

Date
Passed

EXHIBIT A

County: Harris
Highway: I 10
Project Limits: 0.41 Mile West of Washington to Taylor Street
Account No. 9112-00-023
RCSJ: 0271-07-313

Property Description Tract 241

Being 0.0762 of an acre (3,321 square feet) tract of land, same being a portion of that called 5,300 square feet parcel of land conveyed by Oliver Rucker et al. to the State of Texas as per Deed Recorded in Clerk's File No. B977887 of the Harris County Official Public Records of Real Property and a portion of a 5,250 square feet parcel of land conveyed by Gus and Sallie Williams to the State of Texas as per Deed Recorded in Clerk's File No. B952623 of the Harris County Official Public Records of Real Property, and located in the John Austin Survey, Abstract No. 1, Harris County Texas, said 0.0762 acre tract being more particularly describes by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe at the southwest corner of Right-of-Way of Chester Street (40 feet wide) dedicated by Volume 365, Page 553 of the Harris County Map Records, said point being a corner of Unrestricted Reserve "A" Block 1 plat of Rasmus recorded in Film Code No. 655034 of the Harris County Map Records;

THENCE, North 02°38'59" West, (Called North 02°41'06" West per TxDOT map prepared by CEC Consultants, Sheet 3H Division 6 for Interstate 10, State District 12, Harris County, Control No. 0271, Section 07, Account No. 9112-00-023), 40.00 feet along the common line of the westerly Right-of-Way line of Chester Street and the easterly line of plat of Rasmus to a found 1-inch iron pipe for the northwest corner of the Right-of-Way of said Chester Street, said point being an angle point in the existing south right-of-way line of IH 10 (Right-of-Way Width Varies) as shown on said TxDOT Right-of-Way Map for the **POINT OF BEGINNING** of the herein described 0.0762 acre tract of land having surface coordinates of X=3108867.73 Y=13849209.11 (All bearings being based on the Texas State Plane Coordinate System, South Central Zone Nad 83. Said distances and coordinates may be converted to grid by multiplying by combined adjustment factor of 0.999870);

THENCE, North 02°38'59" West, (Called North 02°39'39" West per said TxDOT Right-of-Way Map), 47.11 feet along the east line of said plat of Rasmus, said line being the Control of Access Denial Line and the existing south right-of-way line of IH 10 as shown on said TxDOT Right-of-Way Map, to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner");

THENCE, South 82°51'21" East, 84.51 feet departing said common line and along the north line of the herein described tract, over and across said IH 10 Right-of-Way, to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") for the northeast corner of the herein described tract;

THENCE, South 02°38'59" East, 32.63 feet along the east line of the herein described tract, across said IH 10 Right-of-Way, to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") in the north Right-of-Way line of said Chester Street and Access Denial Line, being the southeast corner of the herein described tract;

EXHIBIT A

THENCE, South 87°16'58" West, (Called South 87°15'47" West per said TxDOT Right-of-Way Map) 83.28 feet along the north Right-of-Way line of said Chester Street common with the existing south right of way line of IH 10 and said Access Denial Line, to the **POINT OF BEGINNING** containing 0.0762 acre of land in Harris County, Texas as shown on Drawing No. 10028 in the Offices of Jones | Carter in Bellaire TX.

I Boris Kanazir a Registered Professional Land Surveyor, hereby certify that the property description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

Jones | Carter
6330 West Loop South, Suite 150
Bellaire, TX 77081-1169
(713) 777-5337
*Texas Board of Professional Land Surveying
Registration No. 10046100*

 11/07/16

Acting By/Through Boris Kanazir
Registered Professional Land Surveyor
No. 6310
BKanazir@jonescarter.com

S 80°37'05" E (CALLED S 80°38'16" E) 861.10'
(SEE NOTE 6)



NORTH
SCALE: 1" = 50'

LINE	BEARING	DISTANCE	CALLED
L1	N 02°38'59" W	40.00'	N 02°41'06" W
L2	N 02°38'59" W	47.11'	N 02°39'39" W
L3	S 82°51'21" E	84.51'	
L4	S 02°38'59" E	32.63'	
L5	S 87°16'58" W	83.28'	S 87°15'47" W
L6	N 02°38'59" W	2.84'	N 02°39'39" W

JOHN AUSTIN
SURVEY A-1

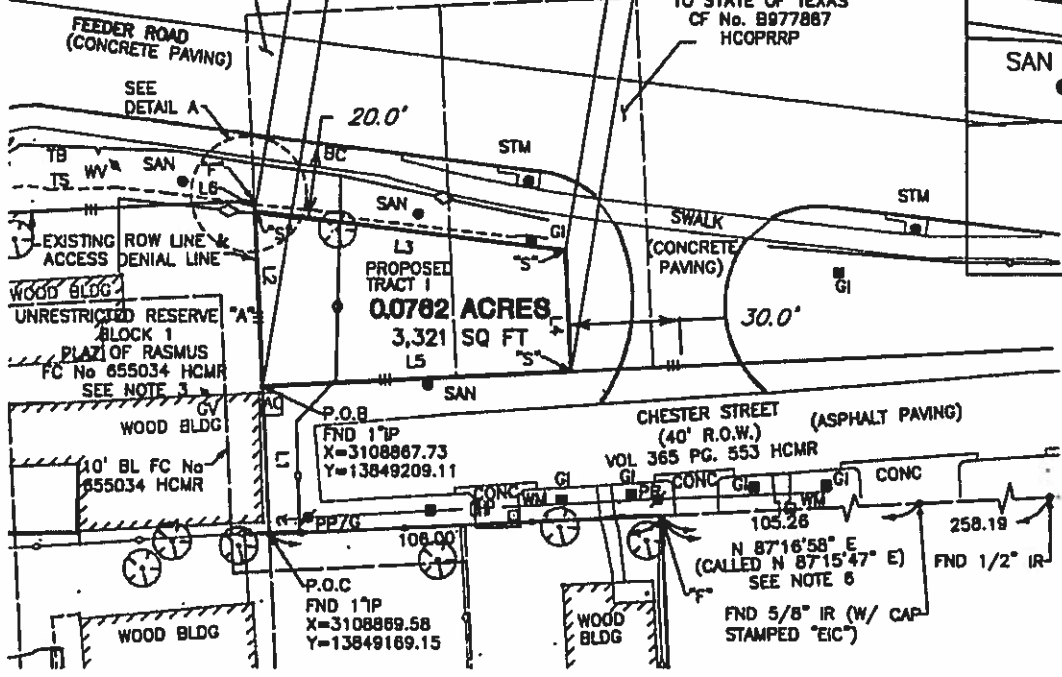
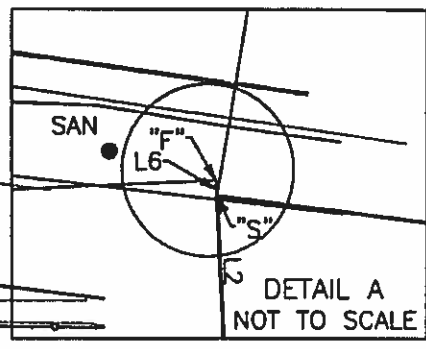
STA 288+44.77, 197.94 RT
STA 288+54.57, 244.02 RT

STA 289+28.22, 194.64 RT
STA 289+38.02, 228.56 RT

I.H. 10
(R.O.W. VARIES)

CALLED 5,250 SQ.FT.
TO STATE OF TEXAS
CF No. B952823
HCOPRRP

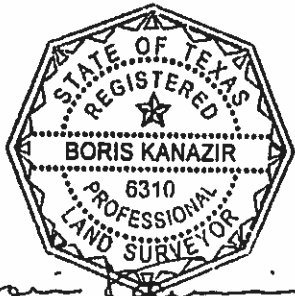
CALLED 5,300 SQ.FT.
TO STATE OF TEXAS
CF No. B977887
HCOPRRP



0.0762 ACRES
3,321 SQ FT

CONVENTIONAL SIGNS

- CENTER LINE
- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- MATCHLINE
- EASEMENT/BUILDING LINE
- EXIST. ROW MARKER
- PROP. ROW MARKER
- BACK PROPERTY CORNER
- PARCEL NUMBER



Boris Kanazir
10/19/16

JC JONES | CARTER
COTTON SURVEYING DIVISION

Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 150 - Bellaire, TX 77401 - 713.777.5337

ACCOUNT NO. 9112-00-023

EXISTING	TAKING	REMAINING
STATE ROW	0.0762 AC.	STATE ROW
	3,321 SQ.FT.	

SURVEY PLAT
SHOWING PROPERTY OF
STATE OF TEXAS
PROPOSED TRACT 241

I.H. 10
JONES | CARTER
SHEET 3 OF 4

HARRIS COUNTY
OCTOBER, 2016

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GENERAL NOTES:

1. RESEARCH FOR IH 10 RIGHT-OF-WAY WAS PERFORMED BY TEXAS ABSTRACTS SERVICES ON AUGUST 8, 2016.

2. ADJOINING TRACTS REFERENCE ABTRACTOR'S CERTIFICATES PREPARED BY TEXAS ABSTRACT, DATED APRIL 28, 2016 CONTROL NO. 20121A AND CONTROL NO. 20121B. NO ADDITIONAL RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY JONES | CARTER.

3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL COORDINATES ARE SURFACE AND CAN BE CONVERTED TO GRID USING THE FOLLOWING COMBINED ADJUSTMENT FACTOR OF 0.999870.

4. OWNERSHIP OF THE WEST ADJOINING TRACT IS BY RUDOLF RASMIS, JUANITA RASMUS AND MILDRED RASMUS BY WARRANTY DEED DATED DECEMBER 31, 1984, RECORDED UNDER CLERK'S FILE NO. J897489, (AS TO LOT 14, PATTERSON ADDITION) BY WARRANTY DEEDS RECORDED UNDER CLERK'S FILE NO'S K830953, K830954, K830955, K830956, K830957, K830958, K830959, AND K830960 (AS TO LOT 15 AND THE SOUTH ONE-HALF OF LOT 16, PATTERSON ADDITION) AND BY WARRANTY DEED (CORRECTION DEED DATED NOVEMBER 30, 2001 RECORDED IN CLERK'S FILE NO. W349189 AS TO LOTS 12 AND 13, PATTERSON ADDITION; AND LOT 20, BLOCK 2, STEFFENS ADDITION); AND BY THE PROBATE PROCEEDING OF THE ESTATE OF RUDOLF RASMUS, SR DECEASED RECORDED UNDER DOCKET NO. 353608, PROBATE RECORDS, AND AFFIDAVIT OF HEIRSHIP DATED OCTOBER 28, 2004, RECORDED UNDER CLERK'S FILE NO. Y405369 ALL OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.

5. A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

6. BASELINE OF TXDOT RIGHT-OF-WAY AS SHOWN ON OF TXDOT MAP PREPARED BY CEC CONSULTANTS, SHEET 3H, DIVISION 6, INTERSTATE 10, STATE DISTRICT 12, HARRIS COUNTY, CONTROL NO. 0271, SECTION 07, ACCOUNT NO. 9112-00-023. BASELINE WAS ROTATED TO BEST FIT OF THE MONUMENTS FOUND ON THE SOUTH RIGHT-OF-WAY OF CHESTER STREET.



NORTH
SCALE: 1" = 50'

LEGEND

AC	AIR CONDITIONER
BB	BB TYPE INLET
BC	BACK OF CURB
BL	BUILDING LINE
BLDG	BUILDING
CLF	CHAIN LINK FENCE
CONC	CONCRETE
EM	ELECTRIC METER
FND	FOUND
GA	GUY ANCHOR
GI	GRATE INLET
HCDR	HARRIS COUNTY DEED RECORDS
HCMR	HARRIS COUNTY MAP RECORDS
HCOPRRP	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
IR	IRON ROD
IP	IRON PIPE
PP	POWER POLE
PPG	POWER POLE WITH GUY ANCHOR
SAN	SANITARY MANHOLE
ST	STEPS
STM	STORM MANHOLE
SWALK	SIDEWALK
TB	TOP BANK DITCH
TS	TOE OF SLOPE
WM	WATER METER
WV	WATER VALVE
○	CHAIN LINK FENCE
"S"	SET 3/4" IRON ROD (WITH CAP STAMPED" JONES CARTER PROPERTY CORNER")
"F"	FOUND 3/4" IRON ROD (WITH CAP STAMPED" JONES CARTER PROPERTY CORNER")

EXISTING	TAKING	REMAINING
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STATE ROW	0.0762 AC.	STATE ROW
	3,321 SQ.FT.	

SURVEY PLAT
SHOWING PROPERTY OF
STATE OF TEXAS
PROPOSED TRACT 241

I.H 10
JONES | CARTER HARRIS COUNTY
OCTOBER, 2016

SHEET 4 OF 4



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ACCOUNT NO. 9112-00-023

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