TEXAS TRANSPORTATION COMMISSION

HARRIS County **MINUTE ORDER**

HOUSTON District

In HARRIS COUNTY, on Interstate Highway 69 (I-69), a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by the instruments recorded in the Judgments to the State under Volume 3519, Page 305 and Volume 3567, Page 681 of the deed records of Harris County, Texas, with denial of access to the abutting remainder property as described in the instruments.

SRE Texas 15, LLC, the current owner of the abutting property, has requested designated access to and from the I-69 eastbound frontage road for proposed access at one location along the property line at a new access point described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point described in Exhibit A as a location where ingress and egress are permitted to and from the I-69 eastbound frontage road.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:

DocuSigned by:
Marisabel Z. Ramthun
97A2285CBBC44E3...
Director, Design Division

Recommended by:

DocuSigned by:
James M Bass
A36629BA547D4BD...
Executive Director

115975 Feb. 25 2021

Minute Number | Date Passed

EXHIBIT A

County: Harris
Highway: Interstate Highway 69 (US59)
Project Limits: From Beltway 8 to State Highway 288
RCSJ Number: 0027-13-142

ACCESS DESCRIPTION FOR TRACT 314AC

Being an Access Line delineating a permitting of access to transportation facility along the existing south right-of-way line of the portion of Interstate Highway 69 (U.S. Highway 59) situated in the in the Obedience Smith Survey, Abstract Number 696, Harris County, Texas, and described as Parcel 7 in the Judgment to the State of recorded under Volume 3519, Page 305 of the Harris County deed records and Parcel 6 in the Judgment to the State of recorded under Volume 3567, Page 681 of the Harris County deed records, from the adjoining and abutting the residue of Unrestricted Reserve "A" in Block 1 of Stahlman according to the plat thereof recorded under Film Code Number 681010 of the Harris County Map Records, which is out of and a portion of the called 2.420 acre tract described in the deed to SRE Texas 15, L.L.C, recorded under Harris County Clerk's File Number RP-2017-9452; said Access Line being more particularly described by metes and bounds as follows (all bearings stated herein are based on the Texas Coordinate System, South Central Zone, NAD 83 (2011 adjustment, Epoch 2010.00); all distances and coordinates are surface and may converted to grid by multiplying by a combined scale factor of 0.999870):

COMMENCING at 5/8-inch iron rod with plastic cap stamped "TERRA SURVEYING" set (having coordinates of X=3,107,464.33 and Y=13,830,602.98) marking the intersection of the existing south right-of-way line of said Interstate Highway 69 and the west right-of-way line of South Shepherd Drive (60 feet wide) as described in the deed recorded in Volume 532, Page 469, of the Harris County Deed Records;

THENCE, South 87°40'30" West (called South 87°28'57" West), along the existing south right-of-way line of Interstate Highway 69 and "Access Denial Line", a distance of 228.60 feet to a 5/8-inch iron rod (having coordinates of X=3,107,175.97 and Y=13,830,591.27) with an aluminum Texas Department of Transportation cap stamped "ADL" set marking the end of an "Access Denial Line" ;

1. **THENCE**, South 87°40'30" West, continuing along said existing south right-of-way line of Interstate Highway 10, a distance of 42.40 feet (access permitted along this segment) to a 5/8-inch iron rod with an aluminum Texas Department of Transportation cap stamped "ADL" set marking the beginning of an "Access Denial Line";

THENCE, South 87°40'30" West, continuing along said existing south right-of-way line of Interstate Highway 69 and "Access Denial Line", a distance of 228.43 feet to a 5/8-inch iron rod with plastic cap stamped "TERRA SURVEYING" set an angle corner in said south right-of way Line and being the end of an "Access Denial Line";

THENCE, South 85°17'12" West, continuing along said existing south right-of-way line of Interstate Highway 69, a distance of 148.30 feet to a 5/8-inch iron rod with plastic cap stamped "TERRA SURVEYING" set making the intersection of said south right-of –way line and the east right-of-way line of Greenbriar Street (60 feet wide);

A plat of even date was made in conjunction with this Access Description.

I, Mark Joseph Piriano, a Registered Professional Land Surveyor, Hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

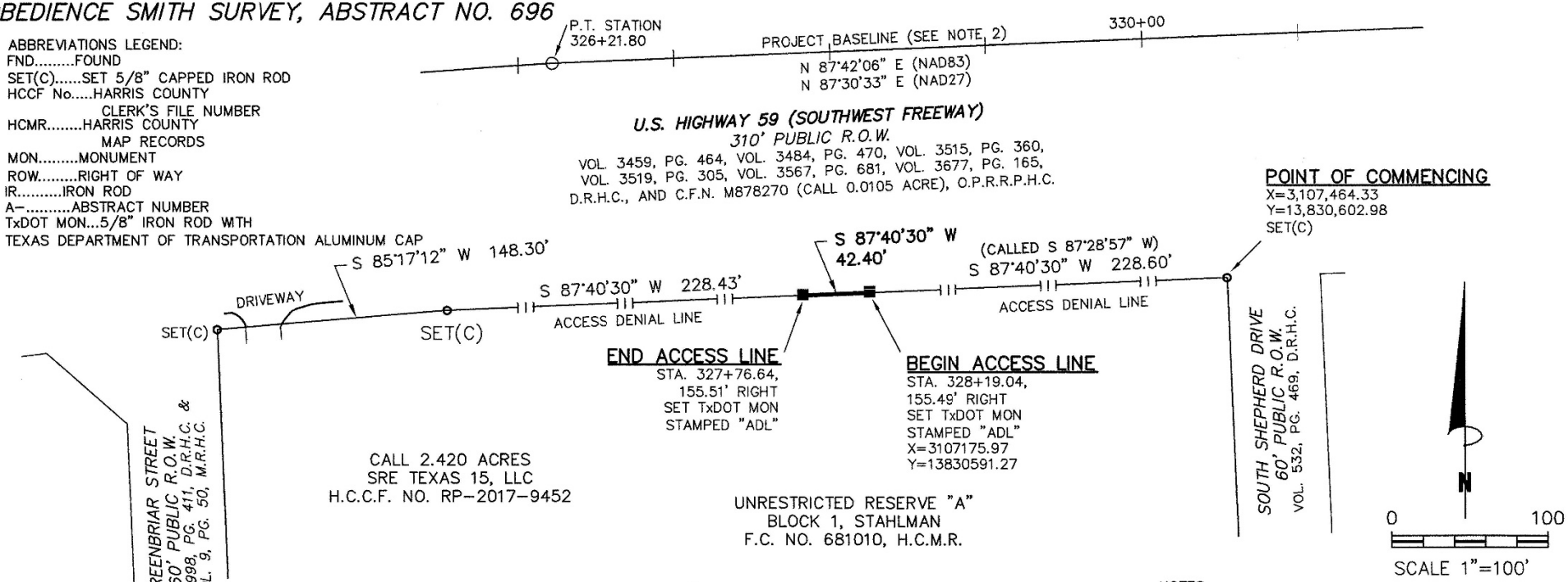
02/10/21

STATE OF TEXAS
REGISTERED
MARK JOSEPH PIRIANO
5778
PROFESSIONAL
LAND SURVEYOR

Mark Joseph Piriano, R.P.L.S.
Texas Registration Number 5778

OBEDIENCE SMITH SURVEY, ABSTRACT NO. 696

ABBREVIATIONS LEGEND:
FND.....FOUND
SET(C).....SET 5/8" CAPPED IRON ROD
HCCF No.....HARRIS COUNTY CLERK'S FILE NUMBER
HCMR.....HARRIS COUNTY MAP RECORDS
MON.....MONUMENT
ROW.....RIGHT OF WAY
IR.....IRON ROD
A–.....ABSTRACT NUMBER
TxDOT MON...5/8" IRON ROD WITH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM CAP



SYMBOL LEGEND

—||— ACCESS DENIAL LINE

■ SET 5/8" IRON ROD WITH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM CAP

o SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "TERRA SURVEYING" UNLESS OTHERWISE NOTED

NOTES:
1. Access description of even date was made in conjunction with this survey.

2. Bearings stated herein are based on the Texas Coordinate System, South Central Zone, NAD 83 (2011 adjustment Epoch 2010.00); all distances and coordinates are surface and may converted to grid by multiplying by a combined scale factor of 0.999870.

3. At the time of this survey there were no buildings on this tract.

02/10/21

STATE OF TEXAS
REGISTERED
MARK JOSEPH PIRIANO
5778
PROFESSIONAL
LAND SURVEYOR

This survey substantially complies with the current Texas Society of Professional Surveyors Standards for a Category 1B, Condition II Survey and the current Minimum Requirements of the Professional Land Surveying Act.

Mark Joseph Piriano
Registered Professional Land Surveyor
Texas Registration No. 5778

ACCOUNT NO. 8012-1-90

TEXAS DEPARTMENT OF TRANSPORTATION
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STATE HIGHWAY 59
PLAT OF TRACT 314AC

OCTOBER, 2020

FED. RD. DIV. NO.	STATE	PROJECT NO.			HWY. NO.
6	TEXAS				US59
DISTRICT	COUNTY	CONTROL NO.	SEC. NO.	JOB NO.	SHEET NO.
HOUSTON	HARRIS	0027	13	142	3 OF 3

TERRA
TERRA SURVEYING COMPANY, INC.
TBPLS FIRM No 10043600
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HOUSTON, TEXAS 77042
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