

TEXAS TRANSPORTATION COMMISSION

MONTGOMERY County

MINUTE ORDER

Page 1 of 2

HOUSTON District

Near the unincorporated community of Porter, Montgomery County, on SH 99, a new designated controlled-access highway, the State of Texas acquired certain land for highway purposes by an instrument recorded as Document No. 2014116514 in the Official Public Records of Montgomery County, Texas, with denial of access to the abutting remainder property per Transportation Code, §203.034(a).

1314 and 99 LP, a Texas limited partnership, the current owner of abutting property, has requested designated access to and from the SH 99 westbound off-ramp for proposed access at one location along the property line at a new access point described in Exhibit A.

1314 and 99 LP, a Texas limited partnership, has committed to purchase the access for \$257,515.83.

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 to determine the type and extent of access permitted at each location.

Transportation Code, Chapter 202, Subchapter B, authorizes the commission to recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

The commission finds that the new access point will not compromise the mobility, safety, or operation of the existing state highway facility.

The commission further finds \$257,515.83 to be a fair and reasonable value of the state's right, title, and interest in the access.

TEXAS TRANSPORTATION COMMISSION

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MINUTE ORDER


Page 2 of 2

HOUSTON District

IT IS THEREFORE ORDERED by the commission that the designated access, described in Exhibit A, is no longer needed for a state highway purpose. It is recommended by the commission, subject to approval by the attorney general, that the governor of Texas execute a proper instrument granting the access as described in Exhibit A to 1314 and 99 LP, a Texas limited partnership, for \$257,515.83.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

DocuSigned by:

0E1B35AE191749E...
Executive Director

116438 February 23, 2023

Minute	Date
Number	Passed

EXHIBIT A

County:	Montgomery
Highway:	S.H. 99
Limits:	Harris County Line at West end of Spring Creek Bridge to U.S. 59 (N)
ROW CSJ Number	3510-07-007

**PROPERTY DESCRIPTION FOR
TRACT 644AC**

Being an "Access Line" delineating a permitting of access to the transportation facility and being a part of a called 21.919 acre tract of land (known as Tract 1) described in deed to Entravision Communications Corporation and described in a deed recorded in Montgomery County Clerk's File (M.C.C.F.) no. 2014054969, situated in the P. Hunter Survey, Abstract No. 273, Montgomery County, Texas. Said "Access Line" being more fully described as follows:

COMMENCING at a TXDOT monument found on the existing North Right-of-Way (R.O.W.) line of State Highway 99 a.k.a. Grand Parkway (width varies), being on the West line of Lot 34 of Knox Acres Subdivision, map or plat thereof recorded under Volume 5, Page 455 of the Montgomery County Map Records (M.C.M.R.) and marking the Southeast corner of said called 21.919 acre tract;

THENCE, SOUTH 86 DEG. 34 MIN. 33 SEC. WEST, (called SOUTH 87 DEG. 22 MIN. 15 SEC. WEST) along and with the existing North R.O.W. line of said State Highway 99, and existing "Access Denial Line," a distance of 224.36 feet to a capped 5/8 inch iron rod stamped "WINDROSE" set for the end of said Access Denial Line at Baseline Station 4212+05.65, 264.98 feet left, and being the POINT OF BEGINNING;

1. SOUTH 86 DEG. 34 MIN. 33 SEC. WEST, continuing along and with the existing North R.O.W. line of said State Highway 99, a distance of 41.00 feet to a capped 5/8 inch iron rod stamped "WINDROSE" set for the beginning of an Access Denial Line at Baseline Station 4211+64.65, 264.98 feet left, and being the POINT OF TERMINUS.

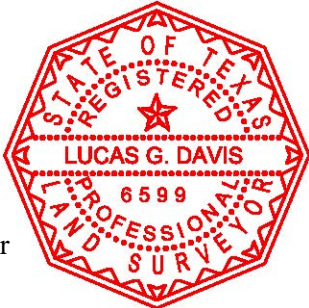
A parcel plat of even date was prepared in conjunction with this property description.

All bearings are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983, all distances are in surface and may be converted to grid by applying the combined scale factor of 0.999993035.

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

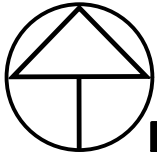


LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599
March 30, 2022



Windrose Land Services
Firm Registration No. 10108800
11111 Richmond Ave., Suite 150
Houston, Tx. 77082
Phone: 713-458-2281

Exhibit A



NORTH

NOT TO SCALE

EXISTING	TAKING	REMAINDER
21.464 Ac.	N/A	21.464 Ac.

F.M. 1314
160' R.O.W.
 M.C.C.F. NOS. 2006-119021
 2006-109827, VOL. 2006-124298 &
 2007-009331, VOL. 2006-124298 &
 VOL. 213, PG. 139, M.C.D.R.

FERNE DRIVE
60' R.O.W.
 (VOL. 5, PG 455, M.C.D.R.)

LYNDALL LANE
60' R.O.W.
 (VOL. 5, PG 455, M.C.D.R.)

P. HUNTER SURVEY
 ABSTRACT NO. 273
 MONTGOMERY COUNTY, TEXAS

RESIDUE OF
 CALLED 21.919 AC.
 (TRACT 1)
 ENTRAVISION COMMUNICATIONS CORPORATION
 M.C.C.F. NO. 2014054969

STATE HIGHWAY 99
(GRAND PARKWAY)
 WIDTH VARIES

P.O.B.
 Tract 644AC

P.O.C.
 FND TXDOT MON.

ACCESS DENIAL LINE
 (M.C.C.F. NO. 2014116514)

BASELINE BEARING = S 86°34'33" W

4208+00

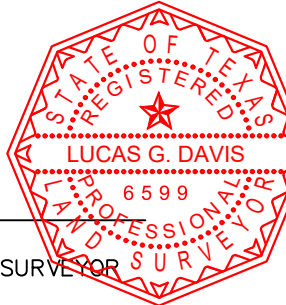
4211+00

4214+00

DATE OF SURVEY: MARCH 2022

I, LUCAS G. DAVIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6599 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REFLECTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LIMITS, BOUNDARIES AND CORNERS ARE TRULY SHOWN JUST AS FOUND AT THE TIME OF SURVEY.

GIVEN UNDER MY HAND SEAL THIS THE 30TH DAY OF MARCH, 2022.



Lucas G. Davis

LUCAS G. DAVIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6599
 WINDROSE LAND SERVICES
 TEXAS FIRM REGISTRATION NO. 10108800

GENERAL NOTES

1. A PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PLAT.
2. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.
3. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.
4. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983, ALL DISTANCES ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY APPLYING THE COMBINED SCALE FACTOR OF 0.999993035.
5. M.C.C.F. DENOTES MONTGOMERY COUNTY CLERK'S FILE. M.C.D.R. DENOTES MONTGOMERY COUNTY DEED RECORDS.

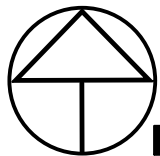
PLAT SHOWING
 TRACT 644AC

STATE HIGHWAY NO. 99
 MONTGOMERY COUNTY, TEXAS

SHEET 2 OF 3

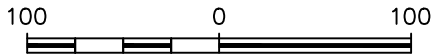
DRAWN BY: CL	
CHECKED: LGD	JOB NO: 56157-ADL-1
APPRVD. BY: LGD	REVISED BY:
DATE: 03-30-2022	RCSJ: 3510-07-007

Exhibit A



NORTH

SCALE: 1"=100'



P. HUNTER SURVEY
ABSTRACT NO. 273
MONTGOMERY COUNTY, TEXAS

F.M. 1314
160' R.O.W.
M.C.C.F. NOS. 2006-119021,
2006-124298, &
2007-009331, VOL. 2006-177, PG. 38, 4
VOL. 213, PG. 139, M.C.D.R. &

RESIDUE OF
CALLED 21.919 AC.
(TRACT 1)
ENTRAVISION COMMUNICATIONS CORPORATION
M.C.C.F. NO. 2014054969

LOT 34
KNOX ACRES SUBDV.
VOL. 4, PG. 455, M.C.M.R.

**STATE HIGHWAY 99
(GRAND PARKWAY)**
WIDTH VARIES

Tract 644AC
PROPOSED "ACCESS LINE"
S 86°34'33" W
41.00'

EXISTING
ACCESS DENIAL LINE
(M.C.C.F. NO. 2014116514)

EXISTING R.O.W. LINE
S 86°34'33" W
427.13'

STA. 4211+64.65
264.98' LT

EXISTING R.O.W. LINE
S 86°34'33" W
(CALLED S 87°22'15" W)
224.36'

P.O.B.
STA. 4212+05.65
264.98' LT

P.O.C.
FND TXDOT MON.
STA. 4214+29.78
264.98' LT

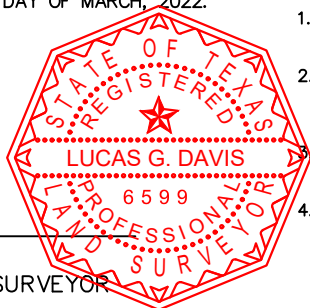
FND TXDOT MON.

LEGEND

- CONTROL OF ACCESS LINE
- PROPERTY LINE
- POINT OF BEGINNING
- POINT OF COMMENCING
- FND TXDOT MONUMENT
- SET CAPPED 5/8" IR "WINDROSE"

I, LUCAS G. DAVIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6599 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REFLECTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LIMITS, BOUNDARIES AND CORNERS ARE TRULY SHOWN JUST AS FOUND AT THE TIME OF SURVEY.

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DATE OF SURVEY: MARCH 2022

PLAT SHOWING
TRACT 644AC

STATE HIGHWAY NO. 99
MONTGOMERY COUNTY, TEXAS

SHEET 3 OF 3

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