

TEXAS TRANSPORTATION COMMISSION

VAN ZANDT County

MINUTE ORDER

Page 1 of 1

TYLER District

In VAN ZANDT COUNTY, on Interstate 20 (I-20), a designated controlled-access highway, the State of Texas acquired certain land for highway purposes pursuant to the instrument recorded in the Judgement to the State of Texas from H.M. Sides, et ux., recorded on 01/10/1962 in Volume 530, Page 194 Deed Records, Van Zandt County, Texas (D.R.V.Z.C.T.), with denial of access to the abutting remainder property as described in the instruments.

Betty Dearing Wilkerson, et.al, the current owner of the abutting property, has requested designated access to and from the westbound exit ramp and future westbound frontage road of I-20 for proposed access at two locations along the property line 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 points will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access points described in exhibit A as locations where ingress and egress are permitted to and from the westbound exit ramp and future westbound frontage road of I-20.

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. Ramirez*  
97A2285CB8C44E3...  
Director, Design Division

Recommended by:

DocuSigned by: *Ma D Willis*  
0E1B95AE191749E...  
Executive Director

116518      July 11, 2023  
Minute      Date  
Number      Passed

# JPH Land Surveying, Inc.

Dallas-Fort Worth ★ Central Texas ★ West Texas



## RELEASE OF ACCESS DESCRIPTION

Page 1 of 4

**BEING** those lines of access out of and situated in the Quintus C. Nugent Survey, Abstract No. 618, Van Zandt County, Texas, and being a portion of the North line of Interstate Highway No. 20 (Variable Width, described in part as "Parcel 48-2", in the Judgement awarded to the State of Texas from H.M Sides, et ux., recorded on 01/10/1962 in Volume 530, Page 194, Deed Records, Van Zandt County, Texas (D.R.V.Z.C.T.), located between State Highway No. 19 (N. Trade Days Blvd.) and Highway F.M. 17, and also being a common line of said Interstate Highway No. 20 and the tract described in the deed to Betty Dearing Wilkerson, et al., recorded on 12/19/2006 in Volume 2196, Page 195, D.R.V.Z.C.T.; the lines being more particularly described as follows:

**COMMENCING** at a Texas Department of Transportation Type I Concrete Monument found at the intersection of the said north right-of-way line of Interstate Highway No. 20 and the east right-of-way line of said State Highway No. 19 (engineer's station 759+21.8 – 235 feet left, having Coordinates of N: 6903801.34', E: 2783241.58'), said corner also being the southwest corner of the said Wilkerson tract, from which a Texas Department of Transportation Type I Concrete Monument found on the said north right-of-way line of Interstate Highway No. 20 at engineer's station 10+00 – 235 feet left (Station Equation  $769+90.7 = 1+00$ ), bears SOUTH  $65^{\circ}57'41"$  EAST, a distance of 1,968.9 feet;

THENCE SOUTH  $65^{\circ} 57' 41"$  EAST, with the said north right-of-way line of Interstate Highway No. 20, a distance of 355.00 feet to the **BEGINNING of ACCESS LINE I** (engineer's station 762+76.8 – 235 feet left, having Coordinates of N: 6903656.73', E: 2783565.79');

THENCE SOUTH  $65^{\circ} 57' 41"$  EAST, continuing with the said north right-of-way line of Interstate Highway No. 20, a distance of 45.00 feet to the **TERMINATION of**

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**Dallas-Fort Worth**  
785 Lonesome Dove Trail  
Hurst, Texas 76054  
(817)431-4971  
Firm #10019500

**Central Texas**  
1516 E. Palm Valley Blvd., Ste. A4  
Round Rock, Texas 78664  
(512)778-5688  
Firm #10194073

**West Texas**  
426 Graham Street  
Tuscola, Texas 79562  
(325)672-7420  
Firm #10193867

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**ACCESS LINE I** (engineer's station 763+21.8 – 235 feet left, having Coordinates of N: 6903638.40', E: 2783606.88');

THENCE SOUTH 65°57'41" EAST, continuing with the said north right-of-way line of Interstate Highway No. 20, passing at a distance of 668.9 feet the said station equation, and continuing on said course, in all, a total distance of 872.00 feet to the **BEGINNING of ACCESS LINE II** (engineer's station 3+03.1 – 235 feet left, having Coordinates of N: 6903283.18', E: 2784403.26');

THENCE SOUTH 65°57'41" EAST, continuing with the said north right-of-way line of Interstate Highway No. 20, a distance of 45.00 feet to the **TERMINATION of ACCESS LINE II** (engineer's station 3+48.1 – 235 feet left, having Coordinates of N: 6903264.85', E: 2784444.35'), from which a 1/2 inch rebar found at the southeast corner of the said Wilkerson tract bears SOUTH 65°57'41" EAST, a distance of 200.40 feet, and the said Texas Department of Transportation Type I Concrete Monument found on the said north right-of-way line of Interstate Highway No. 20 (engineer's station 10+00 – 235 feet left, having Coordinates of N: 6902999.52', E: 2785039.82') bears SOUTH 65°57'41" EAST, an additional distance of 451.54 feet.

- Coordinates shown are grid, based on the Texas Coordinate System of 1983 (NAD 83), North Central Zone (TXCS, '83, NCZ), United States Survey Feet, scale factor 1.00012.
- Bearings are based on grid north (TxCS, '83, NCZ).
- Distances are surface.
- A Release of Access Plat of even date accompanies this metes and bounds description.

February 2, 2023  
Project № 2021.150.001

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# EXHIBIT "A"

PAGE 3 OF 4

## MONUMENTS

CRS 1/2" rebar stamped "JPH Land Surveying" set  
 TYPE I TxDOT Right of Way tapered concrete monument  
**Monuments are found if not marked MNS or CRS.**

## LEGEND OF ABBREVIATIONS

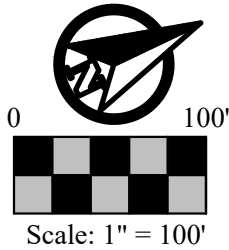
O.P.R.V.Z.C.T. Official Public Records of Van Zandt County, Texas  
 D.R.V.Z.C.T. Deed Records of Van Zandt County, Texas  
 P.O.C. Point of Commencing  
 R.O.W. Right of Way

## LEGEND OF SYMBOLS

-||-||-||-||- Access Denial Line

## SURVEYOR'S NOTES

- Bearings are based on Grid North, Texas Coordinate System of 1983, North Central Zone.
- Coordinates shown are grid, based on the Texas Coordinate System of 1983 (NAD 83), North Central Zone, United States Survey Feet, scale factor 1.00012.
- Bearings are based on grid north (TxCS, '83, NCZ)
- Distances are surface.
- A Release of Access description accompanies this plat.



C/L IH 20

INTERSTATE HIGHWAY NO. 20

VARIABLE WIDTH R.O.W. AS SHOWN IN STATE HIGHWAY  
 DEPARTMENT PLAN OF PROPOSED RIGHT OF WAY PROJECT  
 DATED MAY 6, 1966

"PARCEL 48-2"  
 FROM H.M. SIDES AND  
 WIFE, MINNIE SIDES  
 TO THE STATE OF TEXAS  
 VOL. 530, PG. 194  
 D.R.V.Z.C.T.  
 06/01/1960

CITY OF CANTON

ACCESS DENIAL LINE

P.O.C.  
 ACCESS LINES  
 I & II

STA 759+21.8 - 235' LT  
 TXDOT TYPE I  
 Y (N) = 6903801.34'  
 X (E) = 2783241.58'

ACCESS DENIAL  
 LINE

BETTY DEARING WILKERSON, ET. AL  
 VOL. 2196, PG. 195  
 D.R.V.Z.C.T.

**BEGINNING ACCESS LINE I**  
 STA 762+76.8 - 235' LT  
 N:6903656.73'  
 E:2783565.79'

S65°57'41"E 45.00'

ACCESS LINE I

**TERMINATION ACCESS LINE I**  
 STA 763+21.8 - 235' LT  
 N:6903638.40'  
 E:2783606.88'

MATCHLINE  
 MATCHLINE

STATE HIGHWAY NO. 19  
 VARIABLE WIDTH R.O.W. AS SHOWN IN  
 RIGHT OF WAY MAP  
 CONTROL NO. 108-SECTION 1

STATE OF TEXAS  
 VOL. 250, PG. 393  
 D.R.V.Z.C.T.

QUINTUS C.  
 NUGENT SURVEY  
 ABSTRACT NO. 618



EQUATION  
 STA. 769+90.7 = 1+00

JPH Job No.  
 2021.150.001 NEC 19 & I-20, Canton (ETJ), Van Zant  
 Co., TXDOT.dwg  
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 TBPELS Firm #10019500  
 DFW | Central Texas | West Texas | Houston

**RELEASE OF  
 ACCESS LINE SURVEY**  
 SITUATED IN THE  
 QUINTUS C. NUGENT SURVEY, ABSTRACT NO. 618  
 VAN ZANT COUNTY, TEXAS  
 INTERSTATE HIGHWAY NO. 20 WEST BOUND  
 TYLER DISTRICT (10) CONTROL/SECTION: 495-3

# EXHIBIT "A"

PAGE 4 OF 4

## SURVEYOR'S NOTES

1. Bearings are based on Grid North, Texas Coordinate System of 1983, North Central Zone.
2. Coordinates shown are grid, based on the Texas Coordinate System of 1983 (NAD 83), North Central Zone, United States Survey Feet, scale factor 1.00012.
3. Bearings are based on grid north (TxCS, '83, NCZ)
4. Distances are surface.
5. A Release of Access description accompanies this plat.

## MONUMENTS

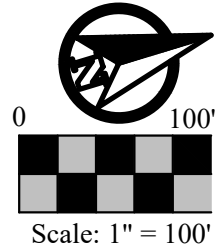
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TYPE I TxDOT Right of Way tapered concrete monument  
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## LEGEND OF ABBREVIATIONS

- O.P.R.V.Z.C.T. Official Public Records of Van Zandt County, Texas  
D.R.V.Z.C.T. Deed Records of Van Zandt County, Texas  
P.O.C. Point of Commencing  
R.O.W. Right of Way

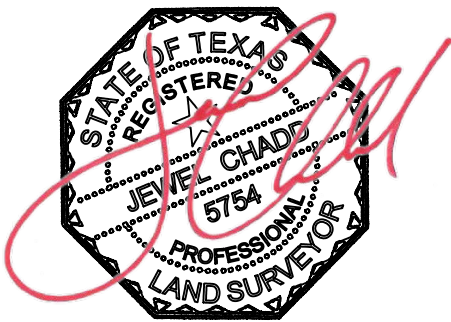
## LEGEND OF SYMBOLS

- ||-||-||-||- Access Denial Line

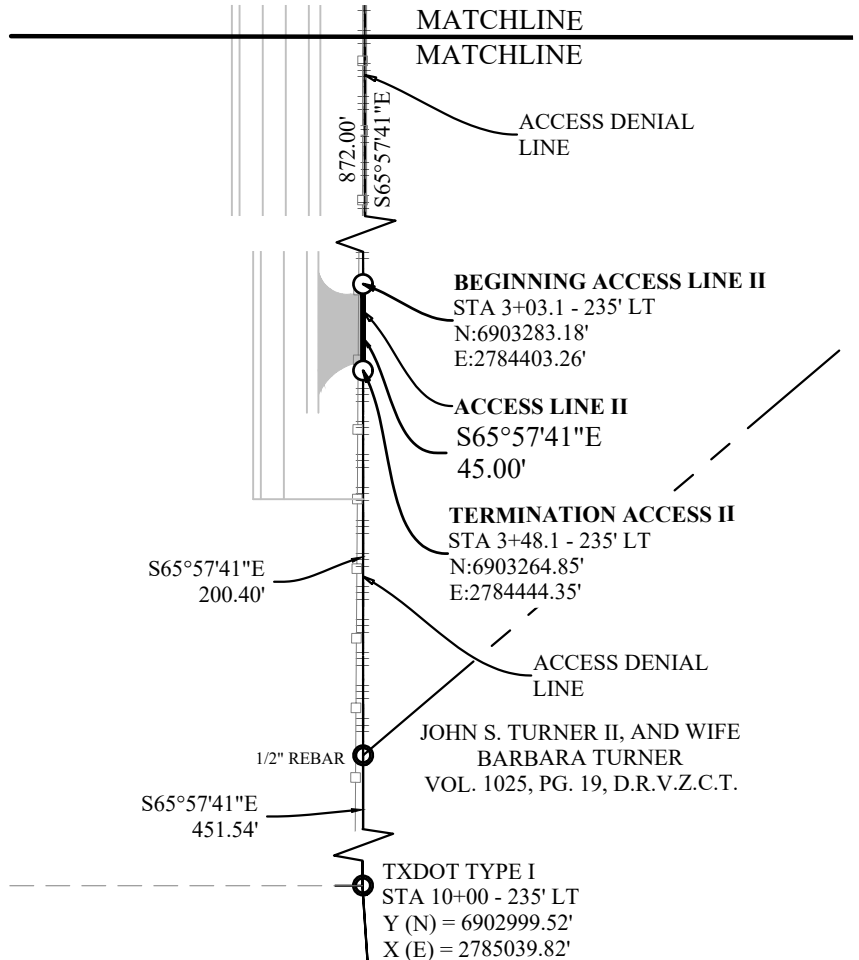


EQUATION  
STA. 769+90.7 = 1+00

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
jewel@jphls.com  
2/2/2023



C/L IH 20  
10+00



## RELEASE OF ACCESS LINE SURVEY

SITUATED IN THE  
QUINTUS C. NUGENT SURVEY, ABSTRACT NO. 618  
VAN ZANT COUNTY, TEXAS  
INTERSTATE HIGHWAY NO. 20 WEST BOUND  
TYLER DISTRICT (10) CONTROL/SECTION: 495-3

JPH Job No.  
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