

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In DALLAS COUNTY, on Interstate 635, a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 73206, Page 241, Deed Records of Dallas County, Texas, with denial of access to the abutting remainder property as described in the instrument.

QuikTrip Corporation, the current owner of the abutting property, has requested that access to and from the eastbound frontage road of I-635 be permitted along the northern 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 eastbound frontage road of I-635.

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:

Rene Garcia, P.E.
Director, Design Division

Recommended by:

James M. Buss
Executive Director

114731 SEPT. 29 '16

Minute Number Date Passed

EXHIBIT A

August 17, 2016

Page 1 of 2

County: Dallas
Highway: Interstate Highway 635
Control Section: 2374-07

RELEASE OF ACCESS

BEING an Access Line delineating a permitting of access to the transportation facility from the adjacent property along Interstate Highway 635, situated in the William Shahan Survey, Abstract No. 1337, located in the City of Farmers Branch, Dallas County, Texas, being in the south right-of-way line of Interstate Highway 635 (LBJ Freeway, a variable width R.O.W.), being in the north line of Lot 1, Block 1, Park West Phase V, an addition to the City of Farmers Branch according to the plat thereof as recorded in Volume 87007, Page 3105, Deed Records, Dallas County, Texas, also being in the south line of a 26.09 acre tract as described in deed to the State of Texas as recorded in Volume 73206, Page 241, Deed Records, Dallas County, Texas, said Access Line being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the northeast end of a right-of-way corner clip located at the intersection of the south right-of-way line of said Interstate Highway 635 and the east right-of-way line of Luna Road (variable width R.O.W.), being the most northerly northwest corner of said Lot 1, from which a 1/2" iron rod found for the southwest end of said corner clip bears South 57 degrees 38 minutes 32 seconds West, a distance of 41.94 feet;

THENCE, along the south right-of-way line of Interstate Highway 635 and the north line of said Lot 1 as follows:
South 88 degrees 30 minutes 09 seconds East, a distance of 261.02 feet to a 5/8" iron rod with stamped "SCI" set for the **POINT OF BEGINNING** of said Access Line;

(1) **THENCE**, continuing along the south right-of-way line of said Interstate Highway 635 and the north line of said Lot 1 and along said Access Line, South 88 degrees 30 minutes 09 seconds East, a distance of 48.40 feet to a 5/8" iron rod with cap stamped "SCI" set for the end of said Access Line, from which a concrete TXDOT monument found bears South 88 degrees 30 minutes 09 seconds East, a distance of 711.30 feet.

Access is permitted across the Access Line.

I, William J. Johnson, a Registered Professional Land Surveyor, do 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.


William J. Johnson
Registered Professional Land Surveyor No. 5426



Referenced on TXDOT Mapsheet No. 2
Interstate Highway 635
Account No. 9018-9-17
Project No. I 635-6 (186) 462
Dallas County
Revised 22 May 1975

COPY

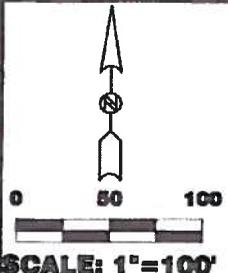
EXHIBIT "A"

BASIS OF BEARINGS
 SOUTH R.O.W. LINE OF I-20
 (S 88°30'09" E)
 VOL. 73206, PG. 241,
 D.R.D.C.T.

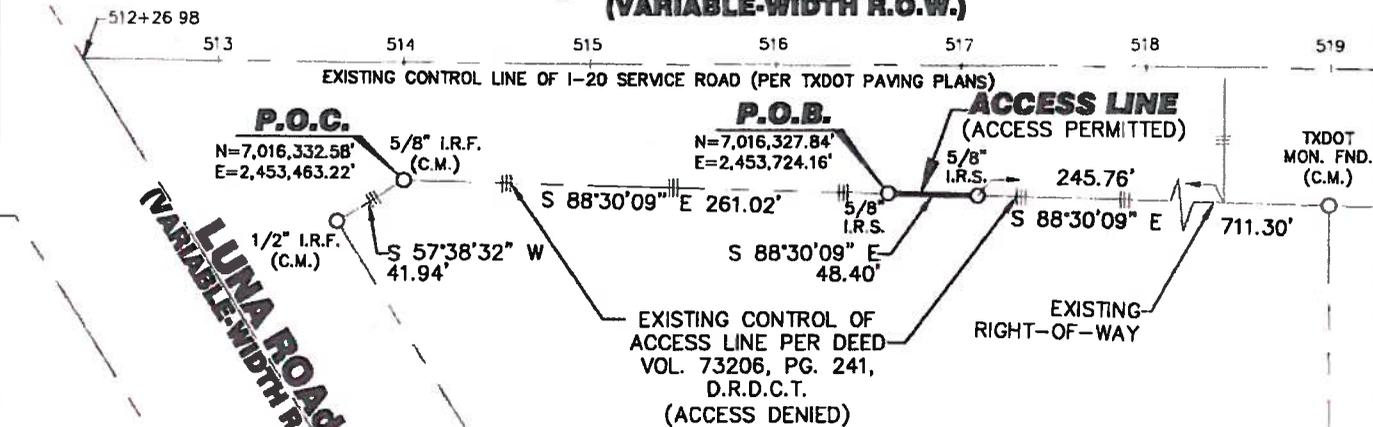
Referenced on TXDOT
 Mapsheet No. 2
 Interstate Highway 635
 Account No. 9018-9-17
 Project No. I 635-6 (186) 462
 Dallas County
 Revised 22 May 1975

LEGEND

- 5/8" I.R.S. 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SCI"
- (C.M.) CONTROLLING MONUMENT
- D.R.C.C.T. DEED RECORDS, COOK COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- ||| ||| ||| CONTROL OF ACCESS LINE (ACCESS DENIED)
- ACCESS LINE (ACCESS IS PERMITTED ACROSS THIS ACCESS LINE)



LBJ FREEWAY (INTERSTATE 635)
 (VOL. 73206, PG. 241, D.R.D.C.T.)
 (VARIABLE-WIDTH R.O.W.)



LOT 1, BLOCK 1
 PARK WEST PHASE 3
 VOL. 89102, PG. 1868
 D.R.D.C.T.

LOT 1, BLOCK 1
 PARK WEST PHASE V
 (VOL. 87007, PG. 3105, D.R.D.C.T.)
 309,799 SQUARE FEET
 7.1120 ACRES

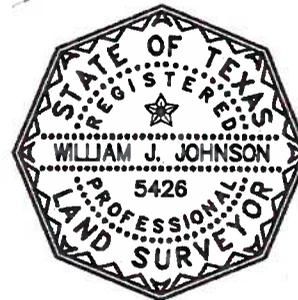
OWNER:
 QUIKTRIP CORPORATION
 INST. No. 201500236322
 O.P.R.D.C.T.

HEIRS OF WILLIAM SHAHAN SURVEY
 ABSTRACT NO. 1337

LOT 12, BLOCK 1
 PARK WEST PHASE 3
 VOL. 87112, PG. 5310
 D.R.D.C.T.

I, William J. Johnson, a Registered Professional Land Surveyor, do hereby certify that the foregoing plat was compiled from a survey made on the ground under my supervision and that to the best of my professional knowledge and belief is true and correct.

William J. Johnson 8/17/16
 William J. Johnson
 Registered Professional Land Surveyor No. 5426



RELEASE OF ACCESS
 LOT 1, BLOCK 1, PARK WEST PHASE V ADDITION
 (VOL. 87007, PG. 3105, D.R.D.C.T.)
 WILLIAM SHAHAN SURVEY, ABSTRACT NO. 1337
 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
 Date: 08/16/2016 Scale: 1"=80' Project No. 12149120



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 Richardson, Texas 75081
 (972) 424-7002 Voice
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 WWW.SurveyConsultantsInc.Com

County: Dallas
 Highway: Interstate Highway 635
 Control Section: 2374-07

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