

TEXAS TRANSPORTATION COMMISSION

JEFFERSON County

MINUTE ORDER

Page 1 of 1

BEAUMONT District

In JEFFERSON COUNTY, on US HIGHWAY 69, a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 1401, Page 263, Deed Records, Jefferson County, Texas, with denial of access to the abutting remainder properties as described in the instrument.

Jefferson County, the current owner of the abutting property, has requested that access to the southbound frontage road of US 69 be permitted along its east property line at a new access point described in Exhibit A and Exhibit B.

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 lay out, 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 as a location where ingress and egress is permitted to the southbound frontage road of US 69.

IT IS THEREFORE 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:

René Garcia, P.E.
Director, Design Division

Recommended by:

JAMES M. BASS
Executive Director

114732 SEPT. 29 '16

Minute Number Date Passed

EXHIBIT "A"
ACCESS LINE
IN THE WILLIAM CARROLL SURVEY, ABSTRACT NO. 13,
JEFFERSON COUNTY, TEXAS

BEING that line for access out of and a part of the William Carroll Survey, Abstract No. 13, Jefferson County, Texas; being a portion of the Westerly right of way line of US Highway 69, 96, 287 between Jerry Ware Drive (a.k.a. Southeast Texas Regional Airport entry roadway) and Nederland Avenue between approximately Station 491 + 50 and Station 531 + 90 as indicated on the Map herein referred to as "Right of Way Map", located at Texas Department of Transportation District Right of Way Office, Eastex Freeway, Beaumont, Texas, and labeled as Control 65 Section 8 Job 55 (Roll #64) titled Texas State Highway Department Right of Way Map Jefferson County, US Hwy 69 from Station 283 + 76.90 to FM Highway 365; being part of the Easterly line of a (Called 185.12) acre tract of land conveyed to Jefferson County, recorded in Volume 499, Page 136, Deed Records, Jefferson County, Texas; said access line being more fully described as follows:

COMMENCING at a ½" steel rod, capped and marked "A&G", found on the intersection of the Westerly right of way line of said US Highway 69, 96, 287 and the Southerly right of way line of said Jerry Ware Drive; said ½" steel rod having a State Plane Coordinate of N: 13931132.68, E: 3546060.00;

THENCE, South 42 deg., 35 min., 53 sec., East, on the Westerly right of way line of said US Highway 69, 96, 287, a distance of 330.17' to a TxDOT concrete monument found broken;

THENCE, South 49 deg., 45 min., 00 sec., East, continuing on the Westerly right of way line of said US Highway 69, 96, 287, a distance of 928.98' to a ½" steel rod, capped and marked "A & G", found for angle point;

THENCE, South 45 deg., 48 min., 02 sec., East, continuing on the Westerly right of way line of said US Highway 69, 96, 287, a distance of 265.79' to a ½" steel rod, capped and marked "A & G", found for angle point;

THENCE, South 46 deg., 17 min., 45 sec., East, continuing on the Westerly right of way line of said US Highway 69, 96, 287, a distance of 265.67' to a ½" steel rod, capped and marked "SOUTEX", set for angle point;

THENCE, South 46 deg., 57 min., 09 sec., East, continuing on the Westerly right of way line of said US Highway 69, 96, 287, a distance of 119.28' to a ½" steel rod with a TXDOT aluminum cap marked "ADL" set for the **POINT OF ACCESS BEGINNING**; having a TXDOT Station Number of 512 + 09.60 and a State Plane Coordinate of N: 13929839.13, E: 3547462.27;

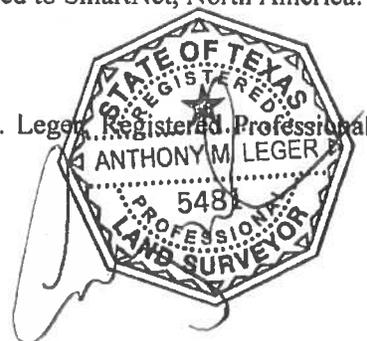
THENCE, South 46 deg., 57 min., 09 sec., East, continuing on the Westerly right of way line of said US Highway 69, 96, 287, a distance of 90.00' to a ½" steel rod with a TXDOT aluminum cap marked "ADL" set for the **POINT OF ACCESS TERMINATION**; having a TXDOT Station Number of 512 + 99.60 and a State Plane Coordinate of N: 13929777.68, E: 3547528.05; from which a ½" steel rod, capped and marked "A&G", found for an angle point on the Westerly right of way line of said US Highway 69, 96, 287 bears South 46 deg., 57 min. 09 sec., East, a distance of 56.49';

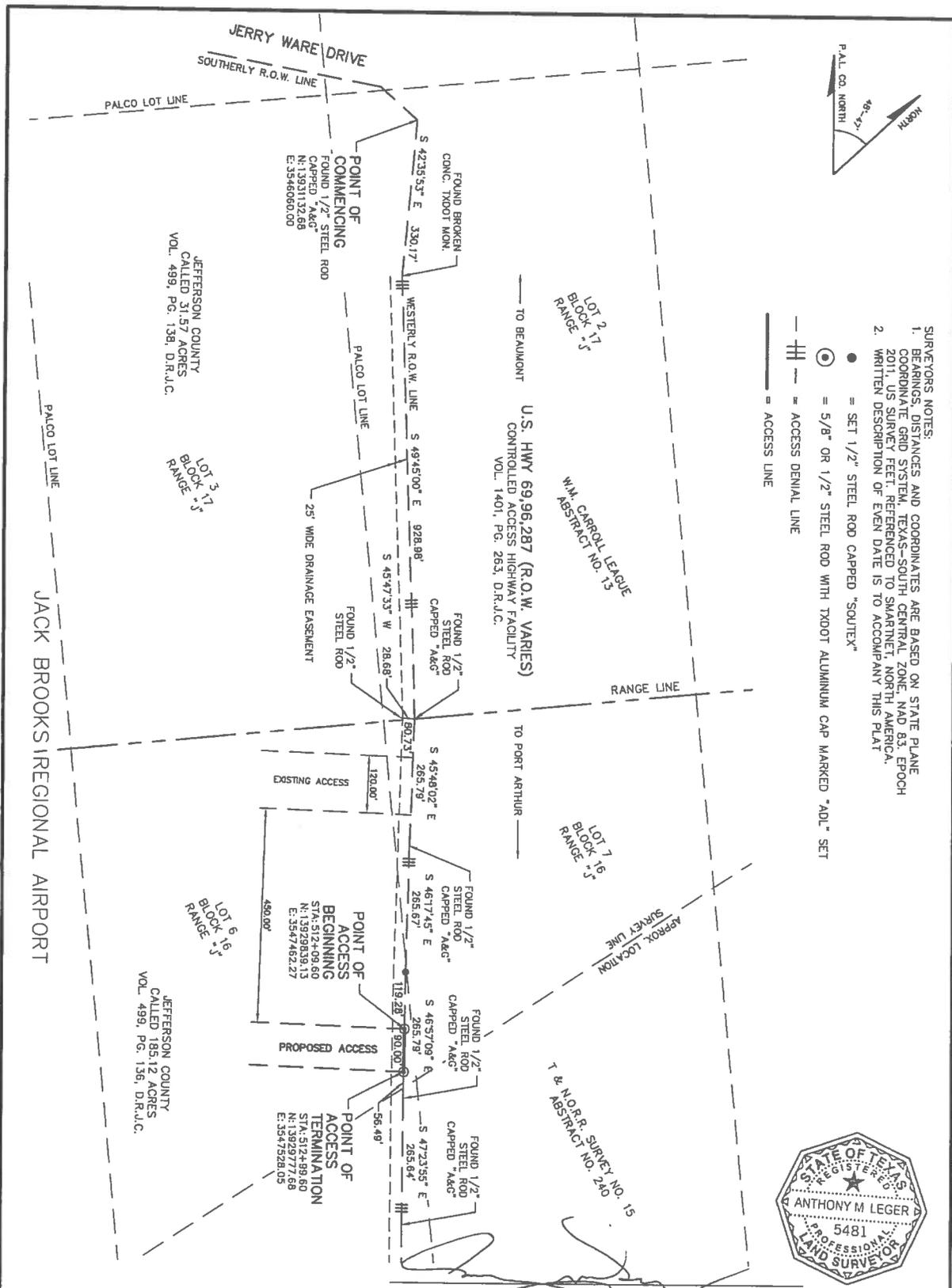
Note: Bearings, distances and coordinates are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83, Epoch 2011, US Survey Feet. Referenced to SmartNet, North America.

Plat of even date to accompany this description

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 22, 2016.

Nederland Economic Development Corporation
LS-16-0551





- SURVEYORS NOTES:**
1. BEARINGS, DISTANCES AND COORDINATES ARE BASED ON STATE PLANE COORDINATE GRID SYSTEM, TEXAS-SOUTH CENTRAL ZONE, NAD 83, EPOCH 2011, US SURVEY FEET, REFERENCED TO SMARTNET, NORTH AMERICA.
 2. WRITTEN DESCRIPTION OF EVEN DATE IS TO ACCOMPANY THIS PLAT

- = SET 1/2" STEEL ROD CAPPED "SOUTEX"
- ⊙ = 5/8" OR 1/2" STEEL ROD WITH TROOT ALUMINUM CAP MARKED "ADL" SET
- +—+—+ = ACCESS DENIAL LINE
- ||—||—|| = ACCESS LINE



ANTHONY M. LEGER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

SOUTEX
 SURVEYORS & ENGINEERS

T.B.P.E. FIRM #5755
 T.X.L.S. FIRM #10123800

3737 Doctors Drive
 Port Arthur, Texas 77642
 Tel. 409.983.2004
 Fax. 409.983.2005
 soutexsurveyors.com

SHEET TITLE: EXHIBIT "B"
 "ACCESS LINE"
 PART OF THE W.M. CARROLL LEAGUE
 ABSTRACT NO. 13, JEFFERSON COUNTY, TEXAS

PROJECT: NEDERLAND ECONOMIC
 DEVELOPMENT CORPORATION

PROJECT NO.: 16-0551
 SCALE: 1" = 200'
 DATE: 8/8/16
 CHECKED BY: AML
 SHEET: 1 OF 1