

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In DALLAS COUNTY, on Interstate 30, a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 4406, Page 373, Deed Records of Dallas County, Texas, with denial of access to the abutting remainder property as described in the instrument.

3801 Adler, LLC, the current owner of the abutting property, has requested that access to and from the eastbound frontage road of I-30 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-30.

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. Bass
Executive Director

114761 Oct 27 '16

Minute
Number

Date
Passed

County: Dallas
Highway: Interstate Highway 30
Control Section: 1068-04

Page 1 of 3
Revised October 3, 2016

RELEASE OF ACCESS

BEING an ACCESS LINE delineating a permitting of access to the transportation facility from the adjacent property along Interstate Highway 30 (a variable width right-of-way), situated in the Thomas Cheshire Survey, Abstract Number 251 in the City of Dallas, Dallas County, Texas, and being the common boundary line of a tract of land described in deed to the State of Texas, as recorded in Volume 4406, Page 373 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and a tract of land described in Special Warranty Deed to 3801 Adler, LLC, as recorded in Instrument Number 201500337933 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and on the north line of Lot 3 Block 1/7214 of IH-30 Distribution Addition, an addition to the City of Dallas, as recorded in Instrument Number 20080225388, O.P.R.D.C.T., and said ACCESS LINE being more particularly described as follows:

COMMENCING at a 5/8-inch found iron rod with 3-inch aluminum disc stamped "IH-30 Distribution Center, L.P. Addition, Block 1/7214 "RPLS 5017" (hereinafter referred to as "found monument") for the northeast corner of said Lot 3 and on the south right-of-way line of Interstate Highway 30 (a variable width right-of-way) and on the west line of that tract of land described in deed to SLF III/INCAP LP, as recorded in Instrument Number 20080313895, O.P.R.D.C.T.;

THENCE North 86 degrees 47 minutes 47 seconds West, with the south right-of-way line of said Interstate Highway 30, and with the north line of said Lot 3, a distance of 125.32 feet to a 5/8-inch found iron rod with "TXDOT" cap for corner;

THENCE North 80 degrees 38 minutes 02 seconds West, continuing with the south right-of-way line of said Interstate Highway 30, and with the north line of said Lot 3, a distance of 580.24 feet to a found monument for corner;

THENCE North 84 degrees 28 minutes 15 seconds West, continuing with the south right-of-way line of said Interstate Highway 30, and with the north line of said Lot 3, a distance of 79.69 feet a 5/8-inch set iron rod with aluminum disk stamped "TXDOT ACCESS DENIAL POINT" (hereinafter referred to as "set A.D.") at approximate distance of 180.94 feet right of said Interstate Highway 30, with approximate centerline station 87+50.98 and having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=6,966,841.4141 feet, East=2,465,206.6698 feet for the POINT OF BEGINNING of the herein described ACCESS LINE, and being the beginning of said ACCESS LINE;

- 1) THENCE North 84 degrees 28 minutes 15 seconds West, continuing with the south right-of-way line of said Interstate Highway 30, and with the north line of said Lot 3, and with said ACCESS LINE, a distance of 50.00 feet to a set A.D. for the end of said ACCESS LINE;

COPY

Exhibit "A"

County: Dallas
Highway: Interstate Highway 30
Control Section: 1068-04

Page 2 of 3
Revised October 3, 2016

RELEASE OF ACCESS

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000136506.

Access is prohibited across the "Denial of Access Line" to the highway facility from the adjacent property.

Access is permitted across the "ACCESS LINE" from the adjacent property to the highway facility.

A survey exhibit of even date accompanies this metes and bounds description.

See TxDOT right of way mapping project for US I-30, RCSJ Number 1068-04-163/164, Map Sheet 2 for baseline information.

I, Getsy J. Suthan, 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.

G. J. Suthan

Aug. 2/2016

GETSY J. SUTHAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6449
TBPLS FIRM No. 10029600

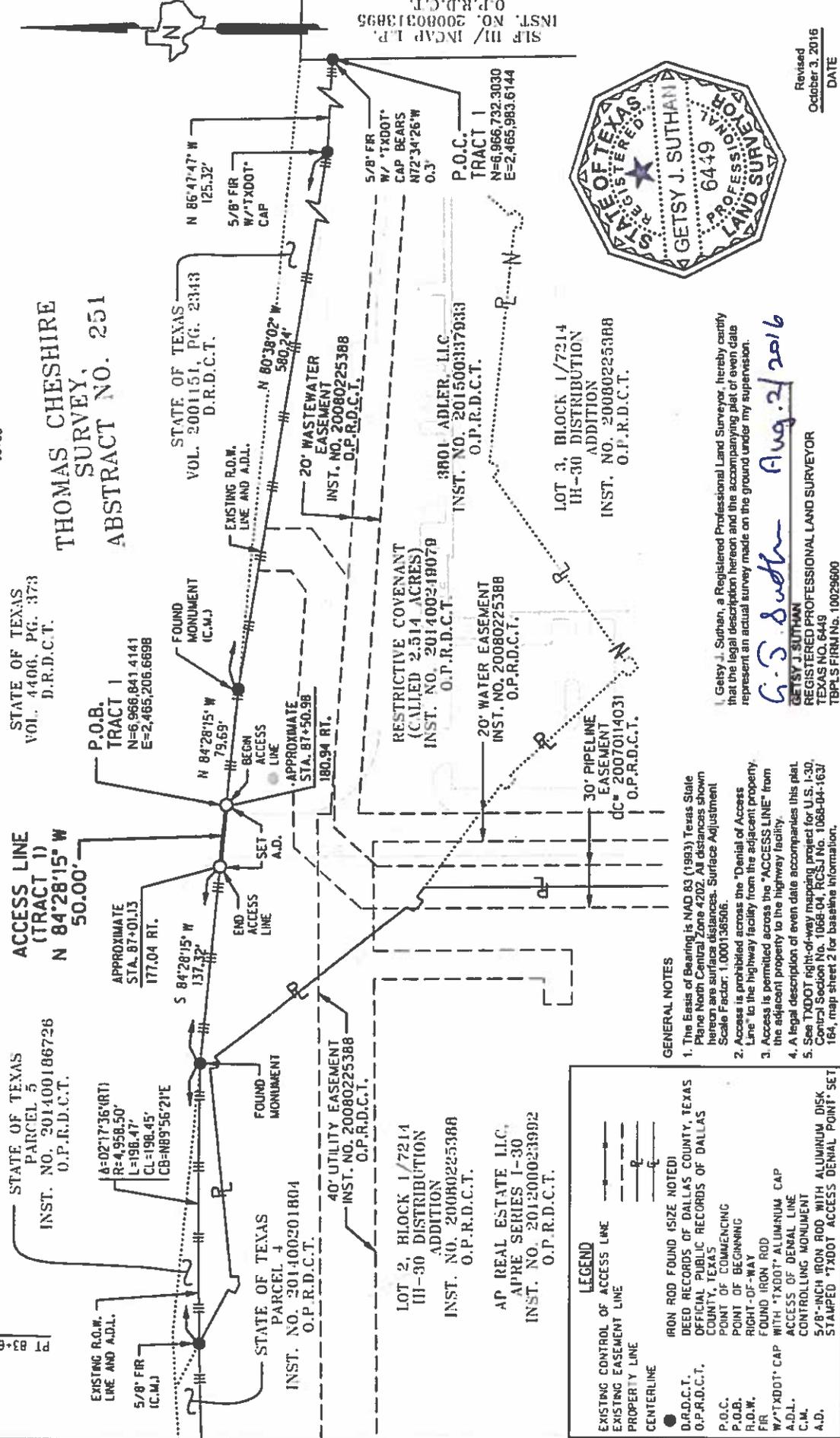
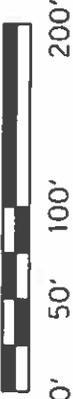


COPY

EXHIBIT 'A'

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

GRAPHIC SCALE



Revised
October 3, 2016
DATE

ACCESS LINE	TRACT	FEET
	TRACT 1	50.00



1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081
(214) 365-6500 • TBP/LS FIRM NO. 10029600

RELEASE OF ACCESS
COPY

THOMAS CHESHIRE SURVEY, ABSTRACT NO. 251
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CONTROL - SECTION 1068 - 04

TXDOT FILE NO. 1068-04-163/164

I-30

GENERAL NOTES

- The Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202. All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.
- Access is prohibited across the "Denial of Access Line" to the highway facility from the adjacent property.
- Access is permitted across the "ACCESS LINE" from the adjacent property to the highway facility.
- A legal description of even date accompanies this plat.
- See TXDOT right-of-way mapping project for U.S. I-30, Central Section No. 1068-04, RCSJ No. 1068-04-163/164, map sheet 2 for baseline information.

LEGEND

- EXISTING CONTROL OF ACCESS LINE
- EXISTING EASEMENT LINE
- PROPERTY LINE
- CENTERLINE
- IRON ROD FOUND (SIZE NOTED)
- D.A.D.C.T.
- O.P.R.D.C.T.
- P.O.C.
- P.O.B.
- R.O.W.
- F.I.R.
- FOUND IRON ROD WITH "TXDOT" ALUMINUM CAP
- ACCESS OF DENIAL LINE
- ACCESS OF DENIAL LINE CONTROLLING MONUMENT
- 5/8"-INCH IRON ROD WITH ALUMINUM DISK
- STAMPED "TXDOT ACCESS DENIAL POINT" SET

I, Gettsy J. Suthan, 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.

Gettsy J. Suthan
Aug. 2, 2016
GETTSY J. SUTHAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6449
TBP/LS FIRM NO. 10029600

SCALE: 1"=100'	SHEET NO. 3	OF 3
DRAWN: GG/GS	DATE: 08/01/2016	
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