

TEXAS TRANSPORTATION COMMISSION

ROCKWALL County

MINUTE ORDER

Page 1 of 1

DALLAS District

In ROCKWALL COUNTY, on FARM TO MARKET ROAD 552, the State of Texas acquired certain land needed for state highway purposes by instruments recorded in Volume 42, Page 311, and Volume 42, Page 266, Deed Records of Rockwall County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

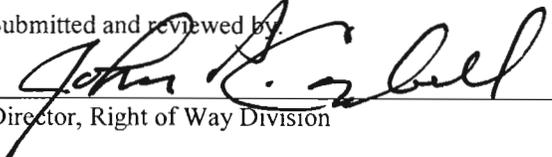
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land.

James B. Morrison and Susan Kaye Morrison are the abutting landowners and have requested that the surplus land be sold to them for \$4,605.

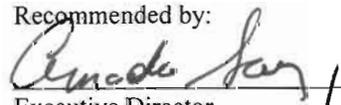
The commission finds \$4,605 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus land is no longer needed for a state highway purpose and that the value of the surplus land is less than \$10,000 and authorizes the executive director to execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to James B. Morrison and Susan Kaye Morrison for \$4,605; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

112185 FEB 25 10

Minute Number Date Passed

SURPLUS PROPERTY

STATE OF TEXAS:

COUNTY OF ROCKWALL:

EXHIBIT A

Highway: F. M. Highway 552

Control section: 1017-01

File: S-2008-009 (Brett and Susan Morrison)

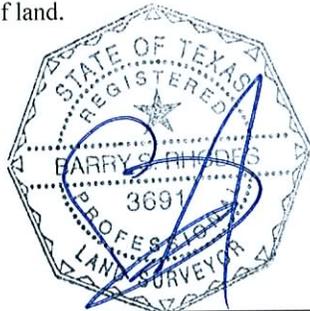
Description for a 0.1939 of an Acre Surplus Property

BEING a part of the F. M. 552 Right of Way in Abstract 924 in Rockwall, Rockwall County, Texas, being a part of a tract of land conveyed to the State of Texas as recorded in Volume 42, Page 311 and in Volume 42, Page 266, of the Deed Records of Rockwall County, Texas, being a portion of Tracts 13 and 14 of the f. m. 552 Right of Way CSJ 1017-01-001, and being more particularly described by metes and bounds as follows:

COMMENCING from a ½ inch iron rod found for the Southeast corner of a tract of land conveyed to Kathy and David L. Jr. as recorded in Volume 700, Page 23 of the Deed Records Rockwall County, Texas, being the Northeast corner of a called 1.91 acre tract of land conveyed to James Morrison as recorded in Volume 3854, Page 51 of the Deed Records of Rockwall County, Texas and being a point in the West line of a called 1.63 acre tract of land conveyed to James Morrison as recorded in Volume 3854, Page 51 of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 11 minutes 05 seconds West, a distance of 189.56 feet to a brass TXDOT monument found for corner in the existing Right of Way line of said F. M. 552, being the Southwest corner of said 1.63 acre tract, being the PLACE OF BEGINNING;

- 1) THENCE North 89 degrees 58 minutes 52 seconds East, along the existing Right of Way line of said F. M. 552, a distance of 182.24 feet to a ½ inch yellow-capped iron rod set for corner in the new Right of Way line of said F. M. 552;
- 2) THENCE South 00 degrees 01 minutes 08 seconds East, along the new Right of Way line of said F. M. 552, a distance of 4.97 feet to a ½ inch yellow-capped iron rod found for corner in the new Right of Way line of said F. M. 552 and being in a curve to the left having a radius of 627.17 feet;
- 3) THENCE in a Southwest direction along said new Right of Way line, an arc length of 414.39 feet, a chord bearing of South 63 degrees 50 minutes 02 seconds West, a chord distance of 406.89 feet and a central angle of 37 degrees 51 minutes 25 seconds, to a brass TXDOT monument found for corner in the existing Right of Way line of said F. M. 552 and being in the South line of said 1.91 acre tract;
- 4) THENCE North 44 degrees 47 minutes 00 seconds East, along the existing Right of Way line of said F. M. 552, a distance of 259.71 feet to the PLACE OF BEGINNING and containing 8,448 square feet or 0.1939 of an acre of land.



5-20-2009

Barry S. Rhodes Registered Professional Land Surveyor

Date

BARRY RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 2327
ROWLETT, TEXAS 75088

PHONE 972-475-8940 - FAX 972-475-9036

Date: 5-20-2009

Job no.: 87662

Drawn by: CM

SURPLUS PROPERTY

Highway: F. M. Highway 552
 Control section: 1017-01
 File: S-2008-009 (Brett and Susan Morrison)

KATHY & DAVID L. JR.
 VOLUME 700, PAGE 23

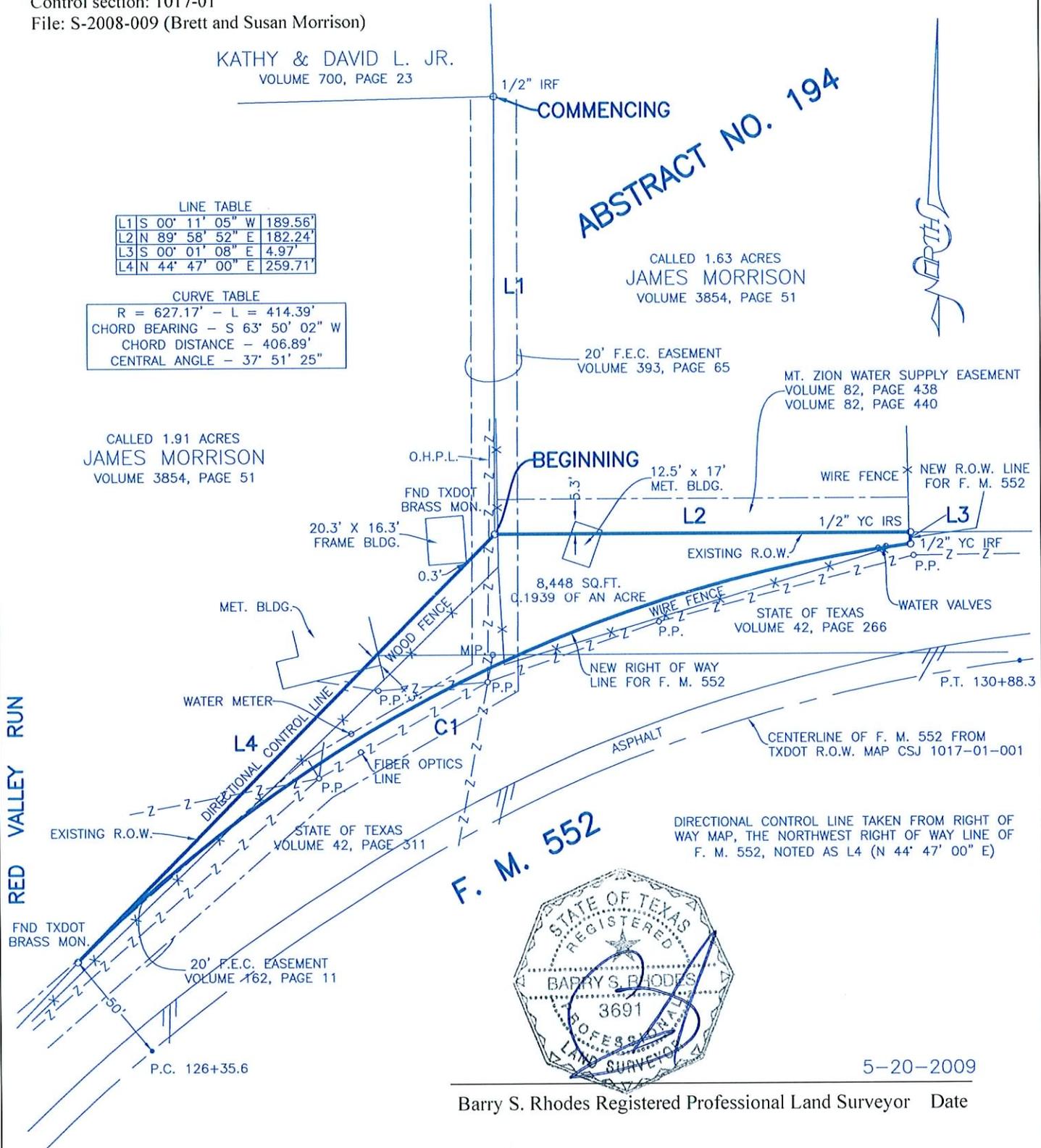
ABSTRACT NO. 194

LINE TABLE			
L1	S 00° 11' 05" W	189.56'	
L2	N 89° 58' 52" E	182.24'	
L3	S 00° 01' 08" E	4.97'	
L4	N 44° 47' 00" E	259.71'	

CURVE TABLE	
R = 627.17' - L = 414.39'	
CHORD BEARING - S 63° 50' 02" W	
CHORD DISTANCE - 406.89'	
CENTRAL ANGLE - 37° 51' 25"	

CALLED 1.91 ACRES
 JAMES MORRISON
 VOLUME 3854, PAGE 51

CALLED 1.63 ACRES
 JAMES MORRISON
 VOLUME 3854, PAGE 51



F. M. 552



5-20-2009

Barry S. Rhodes Registered Professional Land Surveyor Date

Scale: 1" = 60'
 Date: 5-20-2009
 Job no.: 87662
 Drawn by: CM

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