

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the city of Frisco, DENTON COUNTY, on US 380, the State of Texas acquired an easement interest in certain land needed for highway purposes by instrument recorded in Volume 334, Page 90, Deed Records of Denton County, Texas.

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

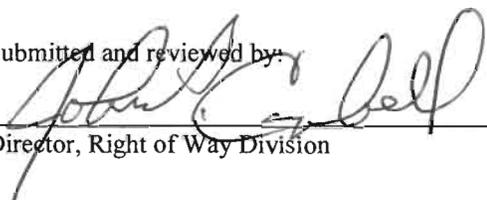
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus easements.

The Rudman Partnership is the underlying fee owner and has requested that the surplus easement be sold to the partnership for \$57,748.

The commission finds \$57,748 to be a fair and reasonable value for the state's rights and interest in the surplus easement.

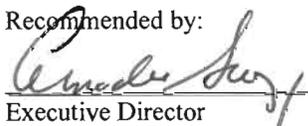
NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a department purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument partially releasing all of the state's rights and interest in the surplus easement to The Rudman Partnership for \$57,748.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112324 JUN 24 10

Minute
Number

Date
Passed

EXHIBIT "A"
SURPLUS PROPERTY

County: Denton
Highway: U.S. Highway No. 380
Control-Section: 0135-10

Page 1 of 4
Dated: August 20, 2008

1.6069 ACRE SURPLUS TRACT

BEING all that parcel of land in Denton County, Texas and being a part of the PHILIP BARNES SURVEY, ABSTRACT NO. 79, and being a part of that 1.6 acre tract of land described as the First Tract in a Right-of-Way and Borrow Source Easement from Robert S. McFarland and wife, Mildred H. McFarland to the State of Texas as recorded in Volume 334, Page 90, Deed Records Denton County, Texas, and being further described as follows:

COMMENCING at an aluminum capped monument found at the intersection of the south line of U.S. Highway No. 380 (a variable width right-of-way) with the west line of Farm-to-Market No. 423 (a variable width right-of-way);

THENCE along the south line of U.S. Highway No. 380 as follows:

North 88 degrees 37 minutes 20 seconds West, 605.24 feet to an aluminum capped monument found for corner;

South 87 degrees 21 minutes 05 seconds West, 401.48 feet to an existing power pole found for corner;

North 88 degrees 31 minutes 07 seconds West, 499.75 feet to an aluminum capped monument found for corner;

North 83 degrees 25 minutes 16 seconds West, 79.56 feet to a one-half inch iron rod set in the east line of said 1.6 acre tract of land and being the POINT OF BEGINNING of this tract of land;

(1) THENCE South 31 degrees 28 minutes 03 seconds West, 347.86 feet to a one-half inch iron rod set for the southeast corner of said 1.6 acre tract of land;

(2) THENCE North 88 degrees 31 minutes 57 seconds West, 231.00 feet to a one-half inch iron rod set for the southwest corner of said 1.6 acre tract of land;

(3) THENCE North 31 degrees 28 minutes 03 seconds East, 350.00 feet to a one-half inch iron rod set for the northwest corner of said 1.6 acre tract of land, said point being in the south line U.S. Highway No. 380, and said point being in the north line of that tract of land conveyed to Rudman Resources, Inc. and Raymond A. Williams, Jr. as recorded in Volume 1038, Page 951, Deed Records Denton County, Texas;

(4) THENCE South 88 degrees 31 minutes 57 seconds East, 209.17 feet along the north line of said 1.6 acre tract of land, along the south line of U.S. Highway No. 380, and along the north line of said Rudman Resources, Inc. and Raymond A. Williams, Jr. tract of land to a one-half inch iron rod set for corner;

(5) THENCE South 83 degrees 25 minutes 16 seconds East, 20.84 feet along the south line of U.S. Highway No. 380 to the POINT OF BEGINNING and containing 69,998 square feet or 1.6069 acres of land.

All bearings are based on monuments held along the south line of that tract of land conveyed to the State of Texas as recorded in Volume 4838, Page 2414, Deed Records Denton County, Texas.


Dan B. Ramsey, R.P.L.S. No. 4172
Jones & Boyd, Inc.
17090 Dallas Parkway, Suite 200
Dallas, Texas 75248

8/20/08
Date

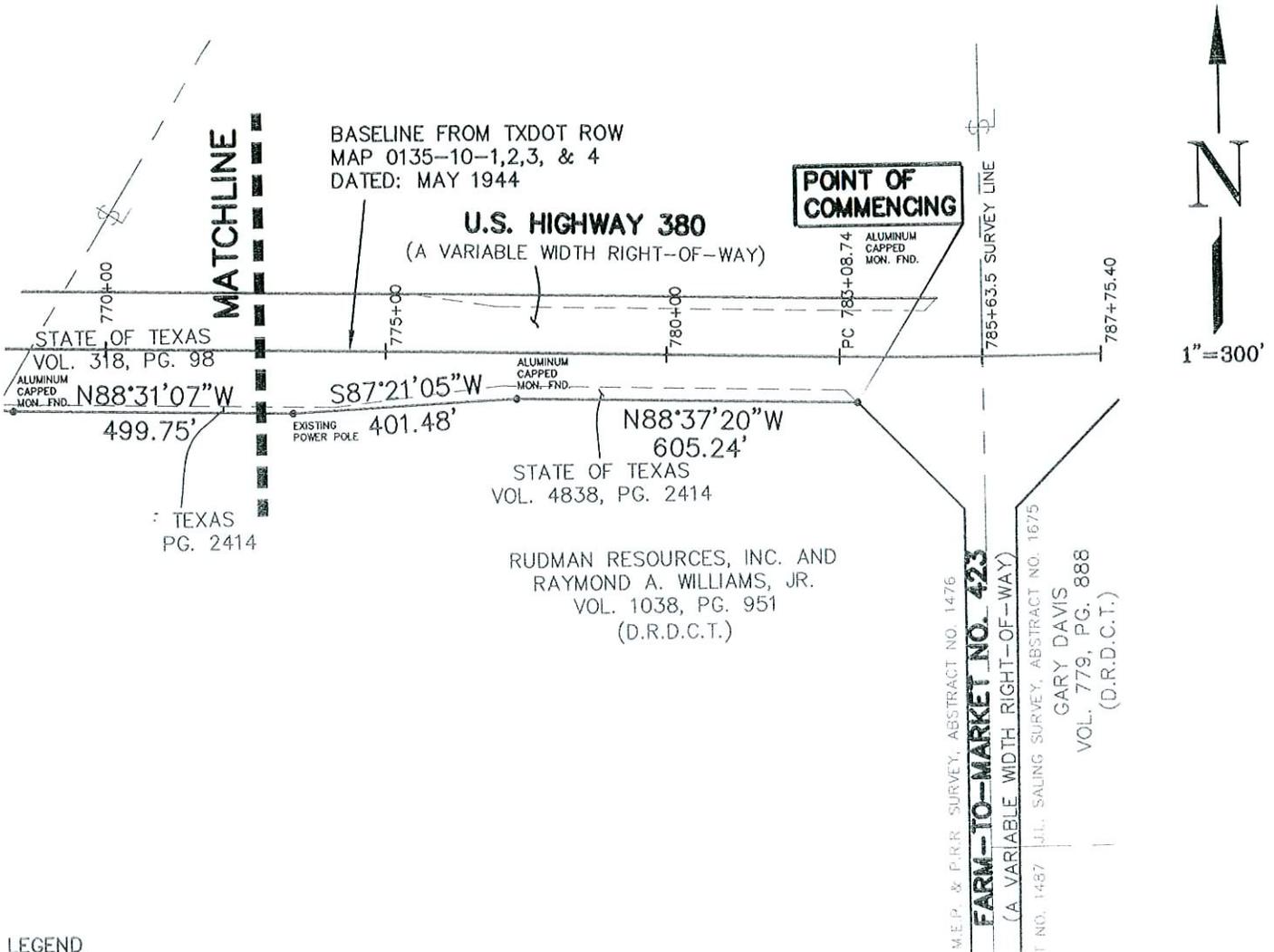


EXHIBIT "A"
SURPLUS PROPERTY

County: Denton
Highway: U.S. Highway No. 380
Control-Section: 0135-10

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Dated: August 20, 2008

1.6069 ACRE SURPLUS TRACT



LEGEND

IRF IRON ROD FOUND
IRS IRON ROD SET
MON. FND. MONUMENT FOUND
DRDCT DEED RECORDS DENTON COUNTY TEXAS

BEARING BASED ON MONUMENT FOUND ALONG THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 4838, PAGE 2414, DEED RECORDS DENTON COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



[Signature]
Dan B. Ramsey, R.P.L.S. No. 4172

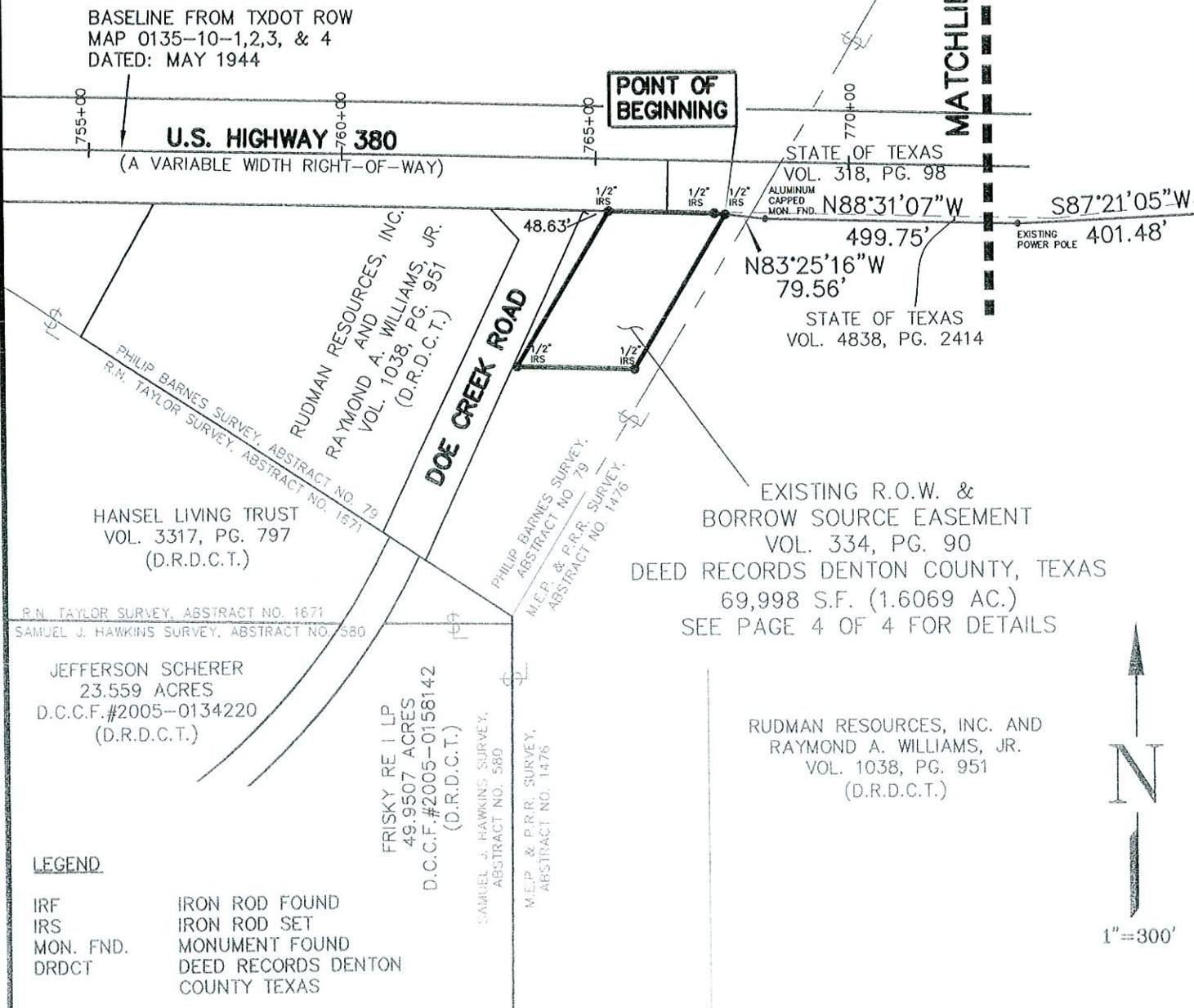
[Date]
8/20/08

EXHIBIT "A"
SURPLUS PROPERTY

County: Denton
Highway: U.S. Highway No. 380
Control-Section: 0135-10

Page 3 of 4
Dated: August 20, 2008

1.6069 ACRE SURPLUS TRACT



MATCHLINE



LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- MON. FND. MONUMENT FOUND
- DRDCT DEED RECORDS DENTON COUNTY TEXAS

BEARING BASED ON MONUMENT FOUND ALONG THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 4838, PAGE 2414, DEED RECORDS DENTON COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.



[Signature]
Dan B. Ramsey, R.P.L.S. No. 4172 Dated *8/20/08*

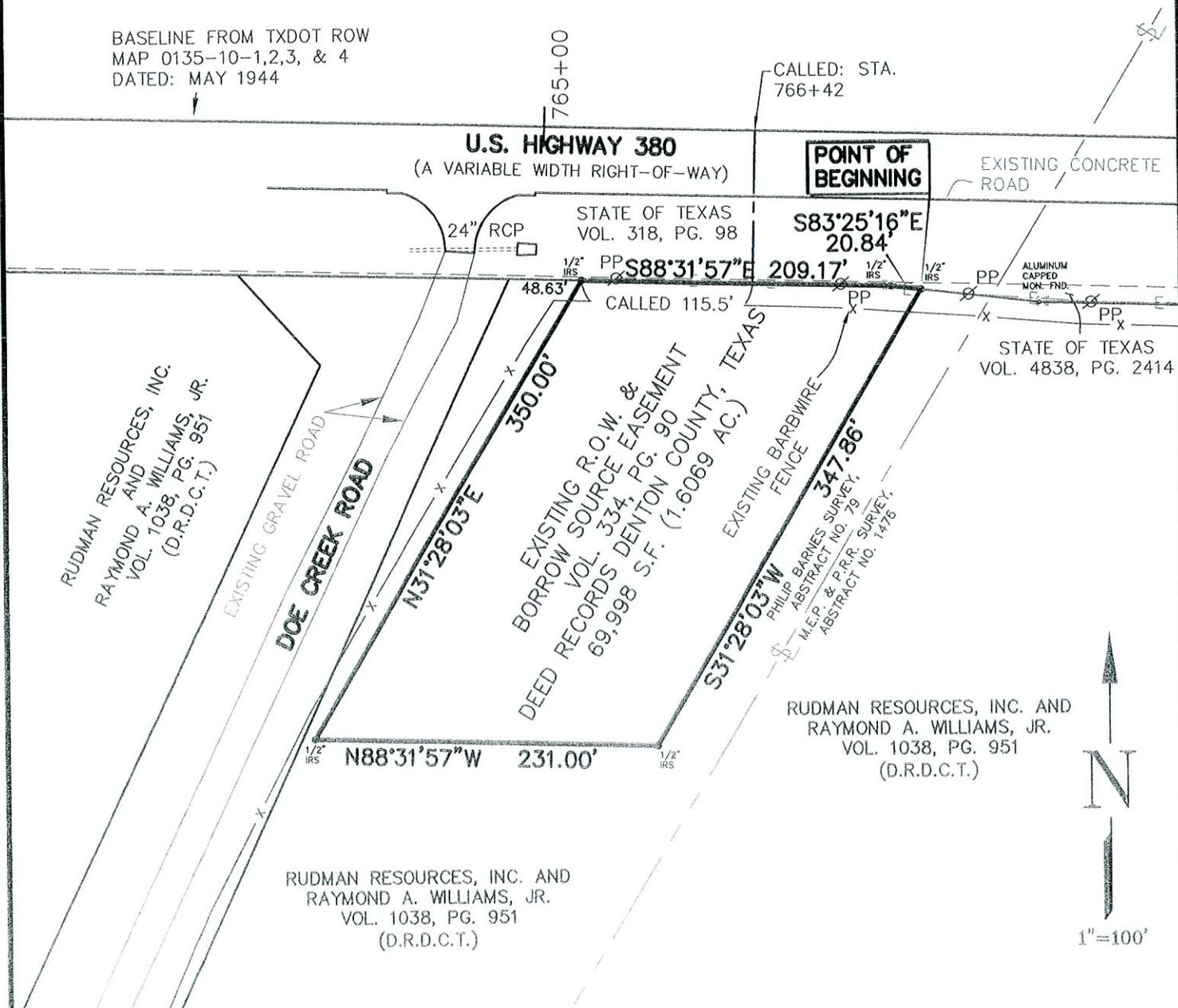
EXHIBIT "A"
SURPLUS PROPERTY

County: Denton
Highway: U.S. Highway No. 380
Control-Section: 0135-10

Page 4 of 4
Dated: August 20, 2008

1.6069 ACRE SURPLUS TRACT

BASELINE FROM TXDOT ROW
MAP 0135-10-1,2,3, & 4
DATED: MAY 1944



RUDMAN RESOURCES, INC.
AND
RAYMOND A. WILLIAMS, JR.
VOL. 1038, PG. 951
(D.R.D.C.T.)

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BEARING BASED ON MONUMENT FOUND ALONG THE
SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO
THE STATE OF TEXAS AS RECORDED IN VOLUME 4838,
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I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN
ON-THE-GROUND SURVEY MADE UNDER MY
SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS
TRUE AND CORRECT.



Dan B. Ramsey, R.P.L.S. No. 4172

Dated

8/20/08

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- MON. FND. MONUMENT FOUND
- DRDCT DEED RECORDS DENTON COUNTY TEXAS

