

TEXAS TRANSPORTATION COMMISSION

ELLIS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the city of Waxahachie, ELLIS COUNTY, on US 287, the State of Texas acquired an easement interest in certain land needed for highway drainage purposes by instrument recorded in Volume 527, Page 726, Deed Records of Ellis County, Texas.

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

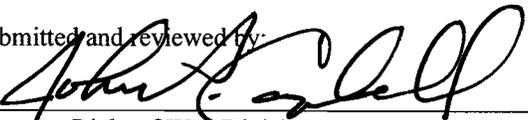
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus easements.

Waxahachie Crossing II, LLC, a Texas limited liability company, is the underlying fee owner and has requested that the surplus easements be sold for \$86,856.

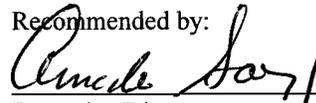
The commission finds \$86,856 to be a fair and reasonable value for the state's rights and interest in the surplus easements.

NOW, THEREFORE, the commission finds that the surplus easements are no longer needed for a state highway purpose and recommends, subject to approval of the attorney general, that the Governor of Texas execute a proper instrument releasing the state's rights and interest in the surplus easements to Waxahachie Crossing II, LLC, a Texas limited liability company, for \$86,856.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

112484 OCT 28 10

Minute Number Date Passed

COUNTY: ELLIS
HIGHWAY: US 287
CONTROL SECTION: 0172-05

PAGE 1 OF 3
7/03/2008

Description for a 0.3820 Acre Surplus Tract

FIELD NOTE DESCRIPTION - Surplus Tract 1

BEING a tract of land situated in the Robert Parks Survey, Abstract No. 851, and a portion of a tract of land as described in a deed to Waxahachie Crossing, LTD, as recorded in Volume 01429, Page 0557 of the Deed Records of Ellis County, Texas (DRECT), and being a portion of an easement for highway purposes as described in a deed to the State of Texas, as recorded in Volume 527, Page 726 (DRECT), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found the most southwesterly corner of Lot 2-D, Block A of Blue Lake Business Center, an addition to the City of Waxahachie as recorded in Cabinet E, Page 142 of the Plat Records of Ellis County, Texas.

THENCE North 72 deg 24 min 00 sec West a distance of 64.94 feet to a 1/2 inch iron rod with a red plastic cap stamped "W.A.I." set for the POINT OF BEGINNING;

1) THENCE North 72 deg 24 min 00 sec West a distance of 35.06 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for corner;

2) THENCE North 17 deg 36 min 00 sec East a distance of 225.00 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for corner;

3) THENCE South 72 deg 24 min 00 sec East a distance of 100.00 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for corner;

4) THENCE South 17 deg 36 min 00 sec West a distance of 85.22 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for corner;

5) THENCE South 62 deg 16 min 26 sec West a distance of 40.38 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for corner, said point being the beginning of a non-tangent curve to the left having a radius of 218.58 feet and a chord bearing South 38 deg 56 min 15 sec West a distance of 59.45 feet;

6) Continuing along said non-tangent curve to the left through a central angle of 15 deg 37 min 55 sec for an arc length of 59.63 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for corner;

7) THENCE South 32 deg 35 min 50 sec West a distance of 57.66 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.3820 Acres, or 16,639 Square Feet of land, more or less. BEARINGS cited herein are based on deed to the State of Texas of Easement for Highway Purposes as recorded in Volume 527, Page 726 of the Deed Records of Ellis County, Texas.

LEONARD J. LUEKER 9-26-08

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION # 5714

WINKELMANN AND ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 100
DALLAS, TX 75230
PH. (972) 490-7090 FAX (972) 490-7099



COUNTY: ELLIS
HIGHWAY: US 287

CONTROL SECTION: 0172-05

Description for a 0.0332 Acre Surplus Tract

FIELD NOTE DESCRIPTION - Surplus Tract 2

BEING a tract of land situated in the Robert Parks Survey, Abstract No. 851, and a portion of a tract of land as described in a deed to Waxhachie Crossing, LTD, as recorded in Volume 01429, Page 0557 of the Deed Records of Ellis County, Texas (DIRECT), and being a portion of an easement for highway purposes as described in a deed to the State of Texas, as recorded in Volume 527, Page 726 (DIRECT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found the most southwesterly corner of Lot 2-D, Block A of Blue Lake Business Center, an addition to the City of Waxahachie as recorded in Cabinet E, Page 142 of the Plat Records of Ellis County, Texas.

- 1) THENCE North 72 deg 24 min 00 sec West a distance of 28.71 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for corner;
- 2) THENCE North 32 deg 35 min 50 sec East a distance of 48.75 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for corner, said point being the beginning of a curve to the right having a radius of 183.58 feet, and a chord bearing North 38 deg 09 min 28 sec East a distance of 45.83 feet;
- 3) CONTINUING along said curve to the right through a central angle of 14 deg 20 min 25 sec for an arc length of 45.95 feet to a 5/8" iron rod found for corner;
- 4) THENCE South 17 deg 36 min 00 sec West a distance of 90.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.0332 Acres, or 1,444 Square Feet of land, more or less. BEARINGS cited herein are based on deed to the State of Texas of Easement for Highway Purposes as recorded in Volume 527, Page 726 of the Deed Records of Ellis County, Texas.

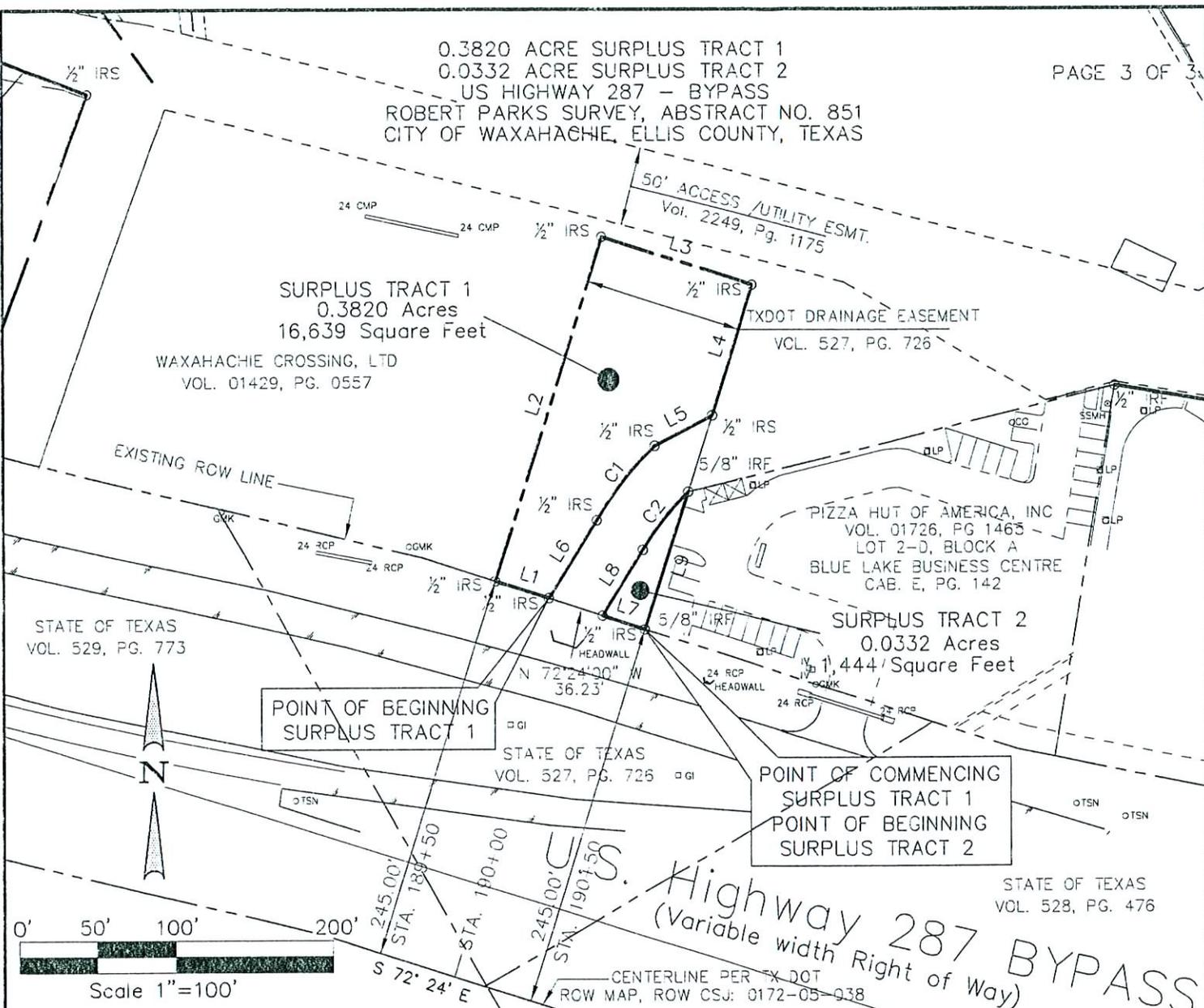


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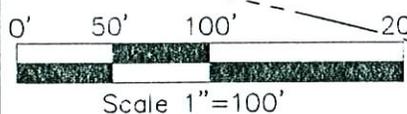


0.3820 ACRE SURPLUS TRACT 1
 0.0332 ACRE SURPLUS TRACT 2
 US HIGHWAY 287 - BYPASS
 ROBERT PARKS SURVEY, ABSTRACT NO. 851
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS



POINT OF BEGINNING SURPLUS TRACT 1

POINT OF COMMENCING SURPLUS TRACT 1
 POINT OF BEGINNING SURPLUS TRACT 2



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	218.58'	59.63'	59.45'	S 38°56'15" W	15°37'55"
C2	183.58'	45.95'	45.83'	N 38°09'28" E	14°20'25"

LINE	BEARING	DISTANCE
L1	N 72°24'00" W	35.06'
L2	N 17°36'00" E	225.00'
L3	S 72°24'00" E	100.00'
L4	S 17°36'00" W	85.22'
L5	S 62°16'26" W	40.38'
L6	S 32°35'50" W	57.66'
L7	N 72°24'00" W	28.71'
L8	N 32°35'50" E	48.75'
L9	S 17°36'00" W	90.00'

NOTE: CENTERLINE, STATION AND OFFSET INFORMATION IS FROM TX DOT RIGHT OF WAY MAP FOR U.S. 287, ROW CSJ: 0172-05-038 AND ACCOUNT NUMBER 8018-02-034

NOTE: ALL BEARINGS ARE BASED ON DEED TO THE STATE OF TEXAS OF EASEMENT FOR HIGHWAY PURPOSES AS RECORDED IN VOLUME 527, PAGE 726 OF THE DEED RECORDS OF ELLIS 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.

LEONARD J. LUEKER 9-26-08

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION # 5714

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 (972) 490-7090 FAX (972) 490-7099

Scale : 1"=100'
 Date : 6/16/08
 Dwg. File : 32806TXDOTEXH.DWG
 Project No. : 32806.00

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set

