

TEXAS TRANSPORTATION COMMISSION

GRAYSON County

MINUTE ORDER

Page 1 of 1

PARIS District

In the city of Denison, GRAYSON COUNTY, on FARM TO MARKET ROAD 120, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 4979, Page 341, Official Public Records of Grayson County, Texas.

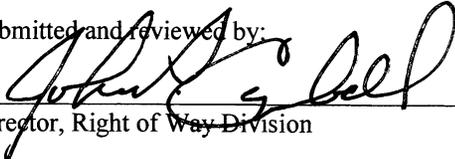
A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

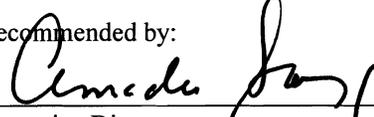
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Landmark Bank, a Texas banking corporation now known as Landmark Bank, N.A., is the abutting landowner and has requested that the surplus land be sold to the company for \$43,996.

The commission finds \$43,996 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Landmark Bank, a Texas banking corporation now known as Landmark Bank, N.A., for \$43,996; 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

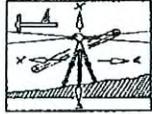
Recommended by:  
  
Executive Director  
**112770 JUL 28 11**

Minute Number      Date Passed

VICE PRESIDENT  
KENNETH N. RUSSELL, R. P. L. S.

PRESIDENT  
BILLY F. HELVEY, R. P. L. S.

Exhibit "A"



Boundary Surveys - Topographic Surveys - Sub-Divisions  
Residential - Commercial - Oil Well Site Locations  
Construction Staking

Page 1 of 2

*Helvey And Associates Surveying, Inc.*

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088

CSJ-0202-08  
Highway-FM 120  
County-Grayson  
Limits-Pottsboro to Morton/Denison

**Land Description**  
**Tract 1 -- 0.202 Acres**

**SITUATED** in the City of Denison, County of Grayson, State of Texas, and being a part of the M. C. Davis Survey, Abstract No. 336, and being a part of the 2.985 ac. tract of land (Part Two) described in Cause No. 31, Judgment of Court in Absence of Objection, the State of Texas, et al vs. Missouri Kansas & Texas Railroad Company and Manufacturer's Hanover Trust, filed in the Grayson County Official Public Records in Volume 4979, Page 341, Effective date: June 24, 1980, and being an irregular shaped tract of land in the South part of the right of way of F. M. Highway No. 120 near the intersection of Lillis Lane and said F. M. Highway No. 120, lying along the North side of Lot 1, Price Memorial Addition to the City of Denison, as per plat of record in Volume 10, Page 15, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

**BEGINNING** at a concrete highway monument in said South right-of-way line, said monument being 70 feet right of F. M. Highway No. 120 centerline station 276+54.3;

**THENCE** South 87 deg. 00 min. 00 sec. East, over and across said South right-of-way, a distance of 102.09 feet to an "x" cut in concrete, said "x" cut being at 70 feet right of centerline station 277+56.4;

**THENCE** South 76 deg. 34 min. 04 sec. East, over and across said South right-of-way, a distance of 162.82 ft. to a 1/2 inch rebar set in the South right-of-way line of said highway, said rebar being 99.48 feet right of centerline station 279+16.5;

**THENCE** South 30 deg. 14 min. 38 sec. West, with the South right-of-way line of said highway, a distance of 68.86 feet to a 1/2 inch rebar found at an angle point in said South right-of-way, said point being 160.7 feet right of centerline station 278+85, said F. M. Highway No. 120;

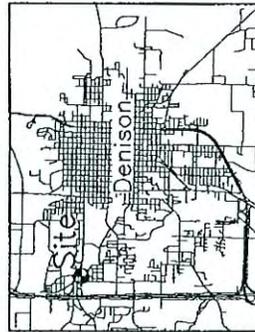
**THENCE** Northwesterly, continuing with the South right-of-way line of said highway and with a curve to the left having a radius of 1050.13 feet and a central angle of 13 deg. 33 min. 24 sec., (chord bears North 65 deg. 32 min. 16 sec. West a distance of 247.89 feet) an arc distance of 248.47 feet to the **PLACE OF BEGINNING** and containing **0.202 ACRES** of land.

Billy F. Helvey, R. P. L. S. No. 4488

July 5, 2011



LINE	LENGTH	BEARING
L1	48.20'	S76°34'04"E
L2	8.73'	N03°02'35"E
L3	16.09'	S87°00'00"E
L4	22.60'	S45°59'07"E
L5	3.97'	S76°34'04"E
L6	17.52'	S30°14'38"W
L7	3.49'	N45°59'07"W



remainder of the  
M. K. & T. RR. Co. 17.35 ac.  
March 21, 1882 - Vol. 96, Pg. 415

**M. C. Davis Survey**  
Abstract No. 336

Tracy 1

**0.202 Acres**  
being a part of the 2.985 ac. tract (Part Two) described in Cause No. 31, Judgment of Court in Absence of Objection The State of Texas, et al vs. Missouri, Kansas & Texas Railroad Company and Manufacturer's Hanover Trust Filed in the Grayson County Official Public Records in Vol. 4879, Pg. 341. Effective date: June 24, 1980

**Billy F. Helvey, R. P. L. S. No. 4488**  
July 5, 2011

R.O.W.

**Morton Street (F. M. Hwy. No. 120)**  
concrete paving

R.O.W.

SCALE 1" = 60'

Property line

Landmark Bank Corp.  
Lot 1  
Vol. 2515, Pg. 644  
conc.

Lot 1  
Price Memorial Addition  
to the City of  
Denison, Texas  
Vol. 10, Pg. 15  
Plat Records,  
Grayson County, Texas

Lot 15  
5 ft. wide utility easement  
Lot 14

Helvey & Associates Surveying, Inc.  
222 W. Main St.  
Denison, Texas 75020  
Ph (903) 463-6191 Fax (903) 463-4088

140.00'

storm sewer

Sta. 278+31.7  
70' Rt.

1/2" rebar frd.  
Sta. 278+85  
160.7 Rt.

**Lillis Lane**  
concrete paving

**P.O.B.**  
concrete monument  
Sta. 276+54.3  
70' Rt.

**0.202 Acres**  
DELTA = 13°33'24"  
CHORD = 165'32'16"W  
247.89' R.O.W.

1/2" rebar frd.  
Sta. 278+31.7  
70' Rt.

1/2" rebar frd.  
Sta. 278+85  
160.7 Rt.

Lot 16

Lot 15

Lot 14

Property line

Property line