

TEXAS TRANSPORTATION COMMISSION

ROCKWALL County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the city of Rockwall, ROCKWALL COUNTY, on STATE HIGHWAY 205, the State of Texas acquired an easement interest in certain land needed for highway purposes by instrument recorded in Volume 33, Page 459, Deed Records of Rockwall County, Texas.

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.

Mark M. Medcalf, as to a 50 percent undivided interest, and Shannon Balthrop, as to a 50 percent undivided interest, are the underlying fee owners and have requested that the surplus easement be sold to them for \$2,864.

The commission finds \$2,864 to be a fair and reasonable value for the state's rights and interest in the surplus easement.

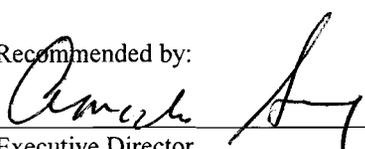
NOW, THEREFORE, in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the surplus easement is no longer needed for a state highway purpose and that the value of the surplus easement is less than \$10,000 and authorizes the executive director to execute a proper instrument partially releasing all of the state's rights and interest in the surplus easement to Mark M. Medcalf, as to a 50 percent undivided interest, and Shannon Balthrop, as to a 50 percent undivided interest, for \$2,864.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director
112741 JUN 30 11

Minute
Number

Date
Passed

EXHIBIT "A"

County: Rockwall
Highway: State Highway 205
Control-Section: 0451-01

Page 1 of 3
Date: November 10, 2010

Description of a 1.1457 Acre Borrow Pit Easement Tract

BEING a 49,907 square feet [1.1457 acres] easement, situated in the William W. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 1.15 acre Borrow Pit Easement, described in Volume 33, Page 459, Deed Records, Rockwall County, Texas and being part of a called 45.4871 acre tract of land described in deed to Mark M. Medcalf et al, as recorded in Volume 4856, Page 279, Deed Records Rockwall County, Texas: said 49,907 square feet easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the south corner of said 45.4871 acre tract and the south corner of Lot 5, Block A, Long Branch Community, Phase Two, an addition to Rockwall County, as recorded in Cabinet C, Page 55, Plat Records, Rockwall County, Texas, said corner being in a northeasterly right-of-way line of State Highway 205, a 120 ft. right-of-way;

THENCE North 45 degrees 43 minutes 00 seconds West, along the northeasterly right-of-way line of said Highway 205 and the southwest boundary line of said 45.4871 acre tract, a distance of 579.93 feet to the POINT OF BEGINNING;

- 1) THENCE North 45 degrees 43 minutes 00 seconds West, along the northeasterly right-of-way line of said Highway 205 and the southwest boundary line of said 45.4871 acre tract, a distance of 30.14 feet to a point for corner;
- 2) THENCE North 38 degrees 41 minutes 00 seconds East, a distance of 198.00 feet to a point for corner;
- 3) THENCE North 00 degrees 46 minutes 00 seconds West, a distance of 120.00 feet to a point for corner;
- 4) THENCE South 89 degrees 14 minutes 00 seconds West, a distance of 85.00 feet to a point for corner;
- 5) THENCE North 00 degrees 46 minutes 00 seconds West, a distance of 200.00 feet to a point for corner;
- 6) THENCE North 89 degrees 14 minutes 00 seconds East, a distance of 200.00 feet to a point for corner;
- 7) THENCE South 00 degrees 46 minutes 00 seconds East, a distance of 200.00 feet to a point for corner;

EXHIBIT "A"

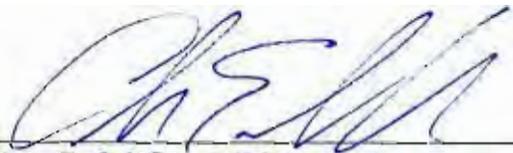
County: Rockwall
Highway: State Highway 205
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Description of a 1.1457 Acre Borrow Pit Easement Tract

- 8) THENCE South 89 degrees 14 minutes 00 seconds West, a distance of 85.00 feet to a point for corner;
- 9) THENCE South 00 degrees 46 minutes 00 seconds East, a distance of 130.76 feet to a point for corner;
- 10) THENCE South 38 degrees 41 minutes 00 seconds West, a distance of 211.70 feet to the POINT OF BEGINNING and containing 49,907 square feet [1.1457 acres] of land, more or less.

All bearings are based on the north right of way line of State Highway 205, as described in easement recorded in Volume 33, Page 459, Deed Records, Rockwall County, Texas.



11/18/2010

Chris E. Griffith, R.P.L.S.
Texas Registration No. 4846

Date

Griffith Surveying Co., LLC
607 Avenue B,
Longview, Texas 75773
Ph. 903-295-1560



EXHIBIT "A"
1.1457 ACRE BORROW PIT EASEMENT TRACT

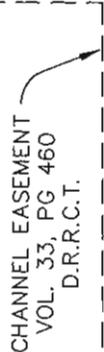
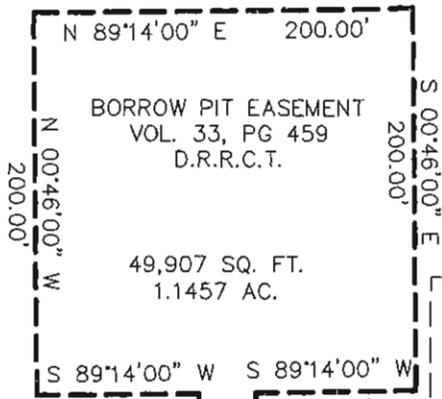
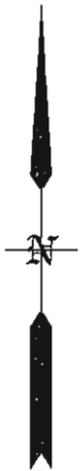
STATE HIGHWAY 205
49,907 S.F. TRACT OF LAND IN THE WILLIAM W. FORD SURVEY,
ABSTRACT NUMBER 80, ROCKWALL COUNTY, TEXAS

GRAPHIC SCALE



LEGEND

- EXISTING RIGHT OF WAY ———
- PROPERTY LINE ——— P ———
- FENCE LINE ——— X ———
- EASEMENTS - - - - -
- MONUMENT FOUND ○



CALLED 45.4871 AC.
MARK M. MEDCALF ET AL
VOL. 4856, PG. 279
D.R.R.C.T.



6
BLOCK A

5



NOTE:
ALL BEARINGS ARE BASED ON THE
NORTH RIGHT-OF-WAY LINE CALLED
FOR IN THE EASEMENT TO THE STATE OF
TEXAS, AS RECORDED IN VOLUME 33, PAGE
459, DEED RECORDS, ROCKWALL 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.

DATE: NOVEMBER 18, 2010


CHRIS E. GRIFFITH
R.P.L.S. NO. 4846



S.H. 205
(120' R.O.W.)

POINT OF BEGINNING

P.O.C.