

Partial Release of Easement

Date: 2/24/16

Beneficiary: Collin County

Easement
Recording Information:

Easement as shown in instrument from Dove Acres, Ltd., and Glenda Milton, Kelly Hendrex and Lynni Hendrex to County of Collin, dated October 22, 2015 and filed in County Clerk's File No. 20151102001385800, Official Public Records of Collin County, Texas.

Beneficiary hereby releases any and all rights to the existing Easement by reason of the conveyance and the filing of all instruments related thereto and terminates said Easement for all purposes against the affected portion of the following described property:

Exhibit "A" attached hereto and made a part hereof.

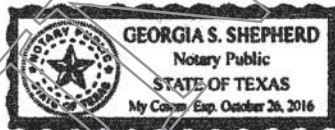
Beneficiary
Collin County

By: Keith Self
Title: County Judge

STATE OF TEXAS

COUNTY OF Collin

This instrument was acknowledged before me on February 24, 2016, by Keith Self, County Judge, the Authorized Representative for Beneficiary.



Georgia S. Shepherd
Notary Public, State of Texas
My commission expires: 10/26/2016

AFTER RECORDING RETURN TO:

County: Collin
Highway: State Highway 121
STA. 747+45.80 to STA. 760+03.33
R.O.W. CSJ: 0549-03-026

Page 1 of 5
April 6, 2015

Description for Parcel 2

BEING a 3.1836 acre tract of land, situated in the H.P. Horton Survey, Abstract Number 368, Collin County, Texas, and being a part of a certain tract of land described in a Warranty Deed from Glendon D. Womble and Brenda J. Womble to Dove Acres, Ltd., executed on May 20 1999, and recorded in Instrument Number 20081120001352270 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod (controlling monument) at the southeast corner of said Dove Acres, Ltd. tract and the northeast corner of that certain tract of land as described in a deed to Larry D. and Betty Donaldson recorded in Volume 4422, Page 2260, said public records, said iron rod also being in the County Road 936;

1. **THENCE** S 88° 58' 22" W along the common north line of said Dove Acres, Ltd. tract and the south line of said Larry D. and Betty Donaldson tract, a distance of 1,106.76 feet, to a set 5/8 inch iron rod stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT"*** (hereafter referred to as TxDOT Monument) on the new southeasterly right of way line of State Highway 121, and the **POINT OF BEGINNING**, 110.12 feet right of Station 747+51.40, and having N.A.D. 83 (2011) Texas State Plane, North Central Zone (4202) surface coordinate of Northing 7,191,453.4795 and Easting 2,605,805.2831;
2. **THENCE** S 88° 58' 22" W continuing along the common south line of said Dove Acres, Ltd. tract and the north line of said Larry D. and Betty Donaldson tract, at 170.89 feet passing a found 1/2 inch iron rod (controlling monument) and continuing for a total distance of 173.11 feet, to a point at the common southwest corner of the said Dove Acres, Ltd. Tract, the northwest corner of said Larry D. and Betty Donaldson tract, and also being on the existing southeasterly right of way line of State Highway 121 (a variable width right of way) as described in a deed to the State of Texas recorded in Volume 581, Page 244, said public records (O.P.R.C.C.T.);

THENCE departing the common south line of said Dove Acres, Ltd. tract and the north line of said Larry D. and Betty Donaldson tract, along the common northwesterly line of said Dove Acres, Ltd. tract and the existing southeasterly right of way line of said State Highway 121 the following 7 calls;

3. N 57° 52' 42" E, a distance of 289.64 feet to a point;
4. N 60° 44' 27" E, a distance of 100.12 feet to a point;

Exhibit "A"

County: Collin
Highway: State Highway 121
STA. 747+45.80 to STA. 760+03.33
R.O.W. CSJ: 0549-03-026

Page 2 of 5
April 6, 2015

Description for Parcel 2

5. N 57° 52' 42" E, a distance of 200.00 feet to a point;
6. N 55° 00' 57" E, a distance of 100.12 feet to a point;
7. N 57° 52' 42" E, a distance of 753.43 feet to a point;
8. S 60° 49' 29" E, a distance of 48.51 feet to a point in the apparent westerly right of way line of County Road 936 (a variable width right of way);
9. N 57° 08' 11" E departing the apparent westerly right of way line of County Road 936, a distance of 23.16 feet to a found ½ inch iron rod in the approximate centerline of said County Road 936;
10. **THENCE** S 00° 20' 12" W departing the existing southeasterly right of way line of said State Highway 121, with the approximate centerline of said County Road 936, a distance of 175.67 feet to a set TxDOT Monument on the new southeasterly right of way line of said State Highway 121;
11. **THENCE** N 89° 36' 32" W departing the approximate centerline of said County Road 936 along the new southeasterly right of way line of said State Highway 121, a distance of 19.38 feet to a set TxDOT Monument in the apparent westerly right of way line of said County Road 936,
12. **THENCE** N 48° 07' 04" W departing the apparent westerly right of way line of said County Road 936, along the new southeasterly line of said State Highway 121, a distance of 59.85 feet to a set TxDOT Monument at the beginning of a curve to the left;
13. **THENCE** 866.44 feet along the arc of said curve to the left, continuing along the new southeasterly line of said State Highway 121, through a central angle of 04° 10' 18", having a radius of 11,900.00 feet, and a long chord which bears S 60° 02' 51" W, 866.25 feet to a set TxDOT Monument;
14. **THENCE** S 57° 56' 03" W continuing along the new southeasterly line of said State Highway 121, a distance of 348.54 feet to the **POINT OF BEGINNING** and containing 138,679 square feet or 3.1836 acres of land.

County: Collin
Highway: State Highway 121
STA. 747+45.80 to STA. 760+03.33
R.O.W. CSJ: 0549-03-026

Page 3 of 5
April 6, 2015

Description for Parcel 2

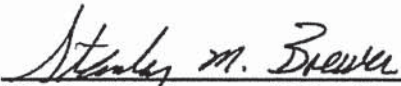
Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00015271.

** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

This property description is accompanied by a separate plat of even date.

I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



Stanley M. Brewer, R.P.L.S.
Texas Registration No. 6072
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS FIRM NO. 10140700

4-6-2015
Date



EXIST. ROW LINE
NEW ROW LINE
PROPERTY LINE
SURVEY LINE
EXIST. EASEMENT LINE

② MONUMENT FOUND (AS NOTED)
▽ CALCULATED POINT
5/8" IRON ROD SET WITH
1"x4" ALUMINUM CAP
(UNLESS OTHERWISE NOTED)
P.O. = POINT OF BEGINNING
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
** THE MONUMENT DESCRIBED IN THIS CALL IF DESTROYED OR DAMAGED
DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II
RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY
CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A
REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED
OR RETAINED BY TxDOT

LEGEND

EXHIBIT "A"
Page 4 of 5

A PLAT OF A SURVEY OF
PARCEL 2
FOR STATE HIGHWAY 121
RIGHT OF WAY CSJ: 0549-03-026
A 138,679 SQ. FT. (3.1836 AC.)
TRACT OF LAND
IN THE H.P. HORTON SURVEY
ABSTRACT NUMBER 368
COLLIN COUNTY, TEXAS

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM NAD 83 1980 EPOCH NORTH CENTRAL ZONE 14Z021 SURFACE AND MAY BE CONVERTED TO GRID BY DAMPING BY TXDOT CONVERSION FACTOR OF 1.00015271

THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE CONTROL SHEET, CREATED 01-26-2015, OF THE TXDOT RIGHT OF WAY MAPPING CONTROL-SECTION-JOB-0549-03-026.

NOTE:

S. H. 121 (VARIABLE WIDTH R.O.W.)

STATE OF TEXAS
PARCEL 53
TRACT 1
VOL. 581, PG. 244
08-05-1

STATE OF TEXAS
VOL. 571, PG. 555
D.R.C.T.

ROW MONUMENT
FOUND BEARS:
N71°24'06"E
1.48'

1/2" J.R.F.
BEARS:
2.22 58° 22' 58"
2.22 58° 22' 58"
CM

LARRY D & BETTY
DONALDSON
VOL. 4422, PG. 2260
O.P.R.C.C.T.

P.O.B.
PARCEL 2

138,679 SQ. FT.
(3.1836)

DOVE ACRES LTD.
INST. NO. 20081120001352270
O.P.R.C.C.T.

CL CURVE DATA

D	=	0.030334
R	=	10.300.00
L	=	550.01
CH	=	N 55°24'00" E

D	=	0.04°10'18"
R	=	11900.00'
L	=	866.44'
CH.	=	S60°02'51" W

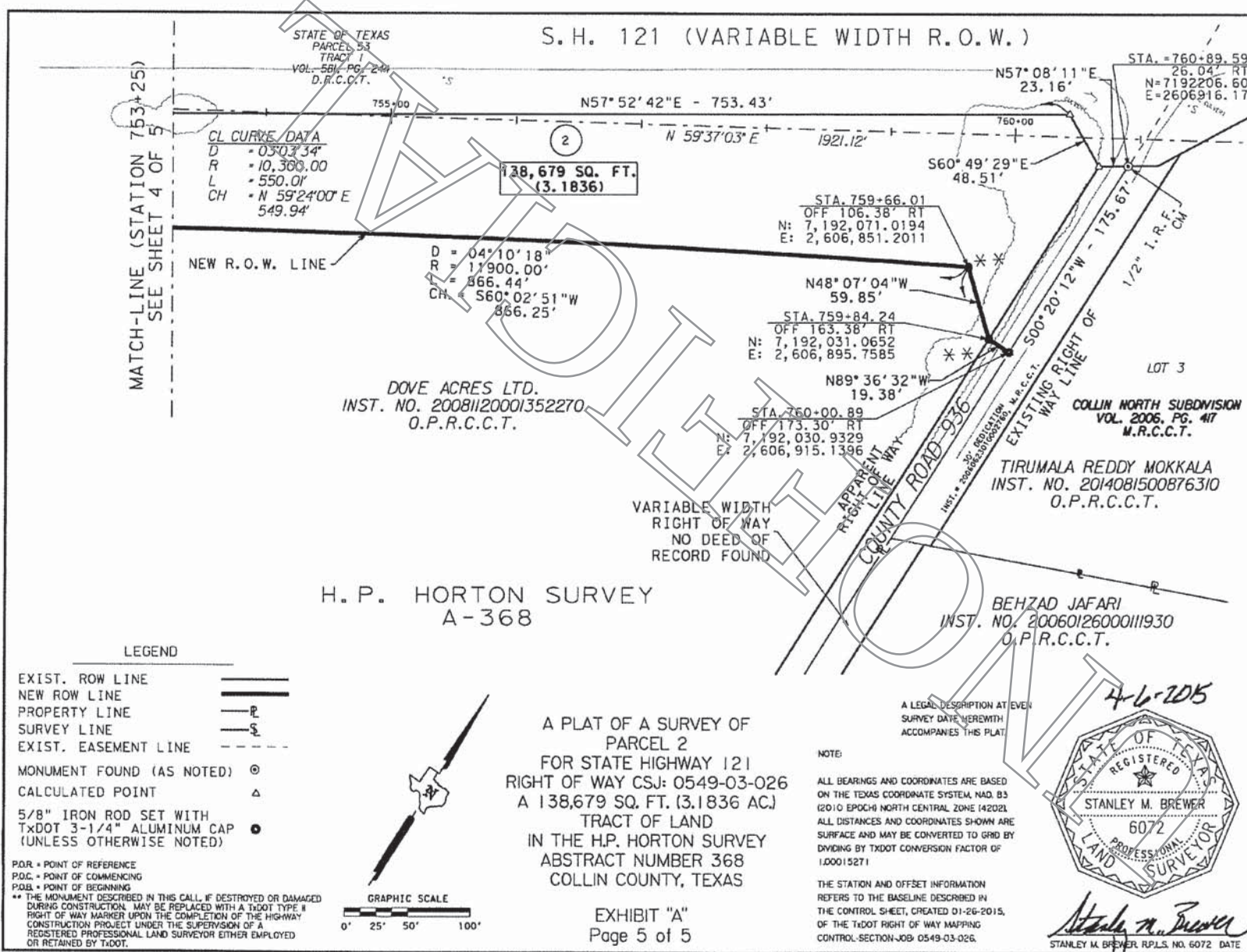
866.25'

3-1/2 TXDOT MON.
FOUND W/ALUM. DISK

~~F.O.C.
PARCEL 2~~

H. P. HORTON SURVEY
A-368

NOT A-368



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/22/2016 03:05:34 PM
\$46.00 SCAPELA
20160322000339070

Stacey Kemp

