

6994

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ROAD EASEMENT DEED

THE STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN }

THAT WE, TRAMMEL CROW and wife, MARGARET CROW; A. ELLIS McCOOK and wife, ELIZABETH H. McCOOK; ELMER E. HUFFHINES, JR., and wife, MARIE R. HUFFHINES, of the business address of 506 Stemmons Tower North, Dallas, Dallas County, Texas, for and in consideration of the sum of EIGHT HUNDRED AND NO/100 (\$800.00) DOLLARS, to us in hand paid by the UNITED STATES OF AMERICA, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the UNITED STATES OF AMERICA, and its assigns, a perpetual and assignable easement and road right-of-way in, on, over, and across the land hereinafter described, for the location, construction, operation, maintenance, alteration, and replacement of a road and appurtenances thereto, together with the right to trim, cut, fall, and remove all trees, underbrush, obstructions, and other vegetation, structures, or obstacles within the limits of the road right-of-way; the said road right-of-way easement is imposed on and is to affect the land described as follows:

A tract of land situated in the County of Collin, State of Texas, being part of the Francis W. Capps Survey (A-231), and being more particularly described as follows, all bearings being referred to the Texas Plane Coordinate System, North Central Zone:

BEGINNING at Government Marker No. 4417-2-1, situated in the common line between said Capps Survey and the Simpson Barrow Survey (A-49) for the corner common to the Emma V. Doggett Estate property, the Consolidated Ind. Inc., property, the northeast corner for a tract designated as Tract No. 4417-2, and a tract designated as Tract No. 4418 for Lavon Lake, said point of beginning being situated in the southerly right-of-way line for Road Relocation No. 26;

THENCE along the common line between said Doggett property and Tract No. 4418, north 04° 50' east, 97.37 feet to a point for the intersection of said common line with the northerly right-of-way line for said relocation, said point being located 50 feet northerly of and perpendicular distance from the center line for said relocation;

THENCE along the northerly right-of-way line for said relocation as follows: 50 feet northerly of and parallel to said center line, south 88° 28' east, 617.52 feet to a point 50 feet northerly of and perpendicular distance from Station 37+50 on said center line;

THENCE perpendicular to said center line, north 01° 32' east, 50 feet to a point 100 feet northerly of and perpendicular distance from Station 37+50 on said center line;

THENCE 100 feet northerly of and parallel to said center line, south  $88^{\circ}28'$  east, 150 feet to a point 100 feet northerly of and perpendicular distance from Station 39+00 on said center line;

THENCE perpendicular to said center line, south  $01^{\circ}32'$  west, 50 feet to a point 50 feet northerly of and perpendicular distance from Station 39+00 on said center line;

THENCE 50 feet northerly of and parallel to said center line, south  $88^{\circ}28'$  east, 600 feet to a point 50 feet northerly of and perpendicular distance from Station 45+00 on said center line;

THENCE north  $74^{\circ}50'$  east, 104.40 feet to a point 80 feet northerly of and perpendicular distance from Station 46+00 on said center line;

THENCE 80 feet northerly of and parallel to said center line, south  $88^{\circ}28'$  east, 50 feet to a point 80 feet northerly of and perpendicular distance from Station 46+50 on said center line;

THENCE south  $82^{\circ}45'$  east, 100.50 feet to a point 70 feet northerly of and perpendicular distance from Station 47+50 on said center line;

THENCE 70 feet northerly of and parallel to said center line, south  $88^{\circ}28'$  east, 244 feet, more or less, to a point for the intersection of the north right-of-way line for said Road Relocation No. 26 with a southwesterly boundary line for a tract designated as Tract No. 4420 for Layon Lake.

THENCE departing from the north right-of-way line for said relocation, along the common line between said Doggett property and Tract No. 4420, south  $45^{\circ}39'$  east, 185 feet, more or less, to a Government marker situated in the south right-of-way line for said relocation for the corner common to said Doggett property, Tract No. 4420, and said Consolidated Industries, Inc., property;

THENCE along the south right-of-way line for said relocation, same being the common line between said Doggett and Consolidated Ind. Inc. properties and the common line between said Capps and Barrow Surveys, in a westerly direction approximately 2000 feet to the point of beginning, containing 5.30 acres, more or less.

and being part of the same land conveyed to Miss Emma V. Doggett by G. W. Hudson, et ux, by deed dated 4 February 1921 and recorded in Volume 234, at Page 265 of the Deed Records of Collin County, Texas.

By this conveyance there is excepted and reserved to the owners all oil and gas lying in and under said herein described land; said exception and reservation to include all outstanding mineral leasehold estates and mineral royalty interest whatsoever, provided, however, that there shall be no right and easement of ingress and egress for the purpose of mining, drilling, and exploring for minerals and producing, storing and marketing the same from and through the surface of the land described herein; and especially reserving to the owners, their heirs and assigns, the right to use the surface of the herein described land as access to their adjoining land.

TO HAVE AND TO HOLD the said rights and easements unto the UNITED STATES OF AMERICA and its assigns forever; and we do hereby bind ourselves, our heirs,

executors, and administrators to warrant and defend all and singular the said premises unto the UNITED STATES OF AMERICA and its assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof; provided, however, the title hereinabove conveyed is subject to the following:

Existing easements for public roads and highways, public utilities, railroads, and pipelines.

WITNESS our HANDS this 26 day of January, A. D., 1972.

Trammel Crow  
TRAMMEL CROW

Elizabeth H. McCook  
ELIZABETH H. MCCOOK

Margaret Crow  
MARGARET CROW

Elmer E. Huffines, Jr.  
ELMER E. HUFFINES, JR.

A. Ellis McCook  
A. ELLIS MCCOOK

Marie R. Huffines  
MARIE R. HUFFINES

STATE OF TEXAS }

COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TRAMMEL CROW and MARGARET CROW, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said MARGARET CROW, wife of the said TRAMMEL CROW, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said MARGARET CROW, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26<sup>th</sup> day of January, A. D., 1972.

Barbara Collins  
NOTARY PUBLIC IN AND FOR DALLAS  
COUNTY, TEXAS

My Commission Expires:

June 1, 1973

STATE OF TEXAS  
COUNTY OF DALLAS

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BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared A. ELLIS McCOOK and ELIZABETH H. McCOOK, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said ELIZABETH H. McCOOK, wife of the said A. ELLIS McCOOK, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said ELIZABETH H. McCOOK, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of February, A. D., 1972.

Nellene McNeely  
NOTARY PUBLIC IN AND FOR DALLAS  
COUNTY, TEXAS

NOTARY PUBLIC COUNTY OF DALLAS, TEXAS  
My Commission Expires: 1973  
STATE OF TEXAS  
COUNTY OF JEFFERSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ELMER E. HUFFHINES, JR., and MARIE R. HUFFHINES, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said MARIE R. HUFFHINES, wife of the said ELMER E. HUFFHINES, JR., having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said MARIE R. HUFFHINES, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4th day of February, A. D., 1972.

NOTARY  
COUNTY OF JEFFERSON, TEXAS

J. L. Freeman  
NOTARY PUBLIC IN AND FOR JEFFERSON  
COUNTY, TEXAS

My Commission Expires:  
June 1, 1973

FILED FOR RECORD 18 DAY OF April A.D. 1972, at 9:57 A.M.  
RECORDED 19 DAY OF April A.D. 1972.  
JAS. B. WEBB, COUNTY CLERK, COLLIN COUNTY, TEXAS.  
BY: Matthia Honca DEPUTY.