

**EMERGENCY SESSION
COMMISSIONERS COURT**

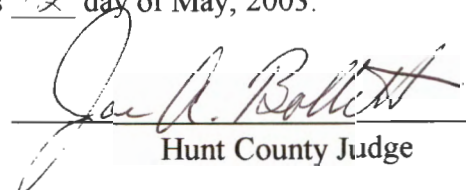
May 1, 2003

The Hunt County Commissioners Court met for an Emergency Session at 8:45A.M. this day will all Commissioners present with Judge Joe Bobbitt presiding. The purpose of this meeting was to discuss & possibly take action to approve Easement Ingress & Egress between Hunt County & Eirik Berggren (reference Commissioners Court Resolution #8675, dated 3-24-03).

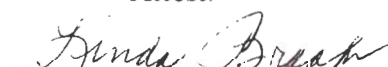
8732 On the motion by Judge Bobbitt, second by Ralph Green, the Court approved open easement ingress & egress (for access only) for Eirik Berggren, located in the William C. Hase survey (on 7.86 acres) abstract #490. *See Attachment.* Document to be filed in Official Public Records.

8733 On the motion by Phillip Martin, second by Jim Latham, the Court approved accounts payable.

_____ Court Adjourned. Minutes approved this 12 day of May, 2003.


Hunt County Judge

Attest:

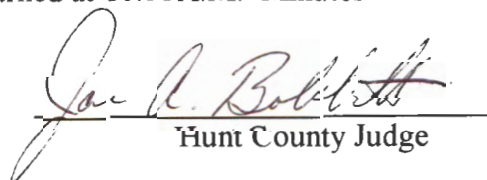

Hunt County Clerk

**PUBLIC MEETING / SPECIAL SESSION
GASB 34 WORKSHOP**

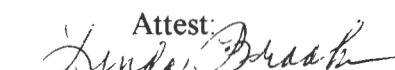
May 1, 2003

The Hunt County Commissioners Court met this day at 9:10A.M. for a Special Session for GASB 34 Workshop to discuss road & bridge infrastructure. All Commissioners were present, Judge Bobbitt was absent, with Commissioner Ralph Green as acting Judge. Also present was Tommy Nelson – Outside Auditor & Cliff Clotey – Road Consultant to discuss accounting for expenses in connection with GASB 34 in an effort to calculate the costs of roads, bridges & culverts. Commissioner Martin gave the Court a form suggesting it to be used on upgrades, bridges & county road improvements over \$50,000. Mr. Clotey stated we must come up with an estimate, since all roads are different, the average value of 1 mile of rock road, 1 mile of oil sand, irrespective of what shape the road is in. The Court also noted most seal coat roads are located in Pct 2, asphalt laid roads are in subdivisions. We must also calculate the useful life of roads: 20 years with maintenance on seal coats roads, 15 years with maintenance on gravel roads, 15 years with maintenance on oil sand roads. Tommy Nelson suggested using straight – line depreciation.

_____ After much discussion, the Court Adjourned at 10:55A.M. Minutes approved this 12 day of May, 2003.


Hunt County Judge

Attest:


Hunt County Clerk

**EASEMENT
INGRESS AND EGRESS**

STATE OF TEXAS §
 KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HUNT §

That Hunt County, Texas, a political subdivision of the State of Texas, acting herein by and through JOE A. BOBBITT, County Judge, duly authorized to act in the premises by resolution of the Commissioners Court of Hunt County, Texas, adopted March 24, 2003, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations to it cash in hand paid by EIRIK BERGGREN, Grantee, the receipt and full sufficiency of which is hereby acknowledged and confessed, has granted, bargained, sold and conveyed and does by these presents, grant, bargain, sell and convey unto the said Grantee an easement for ingress and egress only by foot, in motor vehicles, or other suitable conveyance, to be used in common with Grantor, his successors, and assigns, on, over, upon and across a portion of the surface of a tract or parcel of land conveyed by the City of Greenville, Texas, to the County of Hunt, by instrument of record in Volume 429 at Page 133 of the Official Property Records of Hunt County, Texas, more particularly described as follows:

BEING a sixty foot strip of land, connecting Tract One of 0.736 acres with Tract Two of 7.868 acres of land out of the William C. Hase, Abstract No. 490, in the City of Greenville, Hunt County, Texas. Said tracts being more fully and completely depicted and described on Exhibit "A" attached hereto, the sixty foot strip on, over, and across which is granted this easement being marked on Exhibit "A" in red, cross-hatched, and being an extension of the east and west boundary lines of Quail Run Street in the City of Greenville, Texas, north to bridge or traverse the county property situated between Tract One and Tract Two as described, all as more fully and completely described on Exhibit "A" and reference is here made to Exhibit "A" and to all instruments referred to thereon and therein to incorporate the same for all pertinent purposes including a more complete and definitive description of the tract over which the easement hereby granted traverses and is effective.

This easement is granted upon the following express conditions:

1. From and after delivery hereof Grantee is solely and completely responsible for all activity conducted upon the easement tract, and by his acceptance of this conveyance evidenced by its filing for record in the office of the County Clerk of Hunt County, Texas, Grantee agrees, binds and obligates himself to indemnify and hold Grantor entirely harmless of and from any claims, demands, causes of action, or expense arising out of or in any manner connected with any activity conducted upon the easement strip by Grantee, his heirs, executors, administrators, assigns, and invitees. The term of this indemnity is unlimited and it shall inure to the benefit of Grantor so long as it owns any adjoining property to the easement.
2. The easement hereby granted shall never become or be dedicated to a public right-of-way.

3. No permanent improvement shall be placed upon the easement strip hereby granted which will interfere with any reasonable use of the property by Grantor, and no such improvements shall be constructed under any circumstances without the prior, express written consent of the County Judge of Hunt County, Texas.
4. Grantor's use of the property shall not be exclusive, but shall be shared mutually with Grantee.

TO HAVE AND TO HOLD, the interest hereby conveyed unto Grantee, his heirs, executors, administrators and assigns, but without warranty of any kind or character on the part of Grantor, whether expressed, implied, arising by operation of law, or otherwise. Grantee accepts this conveyance and the rights granted in the subject property in the property's present "as is, where is, with all faults condition"

Executed this 1 day of ^{May} April, 2003.

HUNT COUNTY, TEXAS, A POLITICAL
SUBDIVISION OF THE STATE OF
TEXAS

By:

Joe A. Bobbitt
JOE A. BOBBITT, County Judge

ORIGINAL

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF HUNT

This instrument was acknowledged before me on May 1, 2003, by JOE A. BOBBITT, County Judge on behalf of HUNT COUNTY, TEXAS, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS.

Shawna Padilla
Notary Public, State of Texas

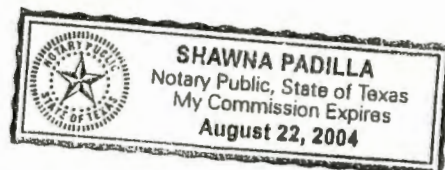
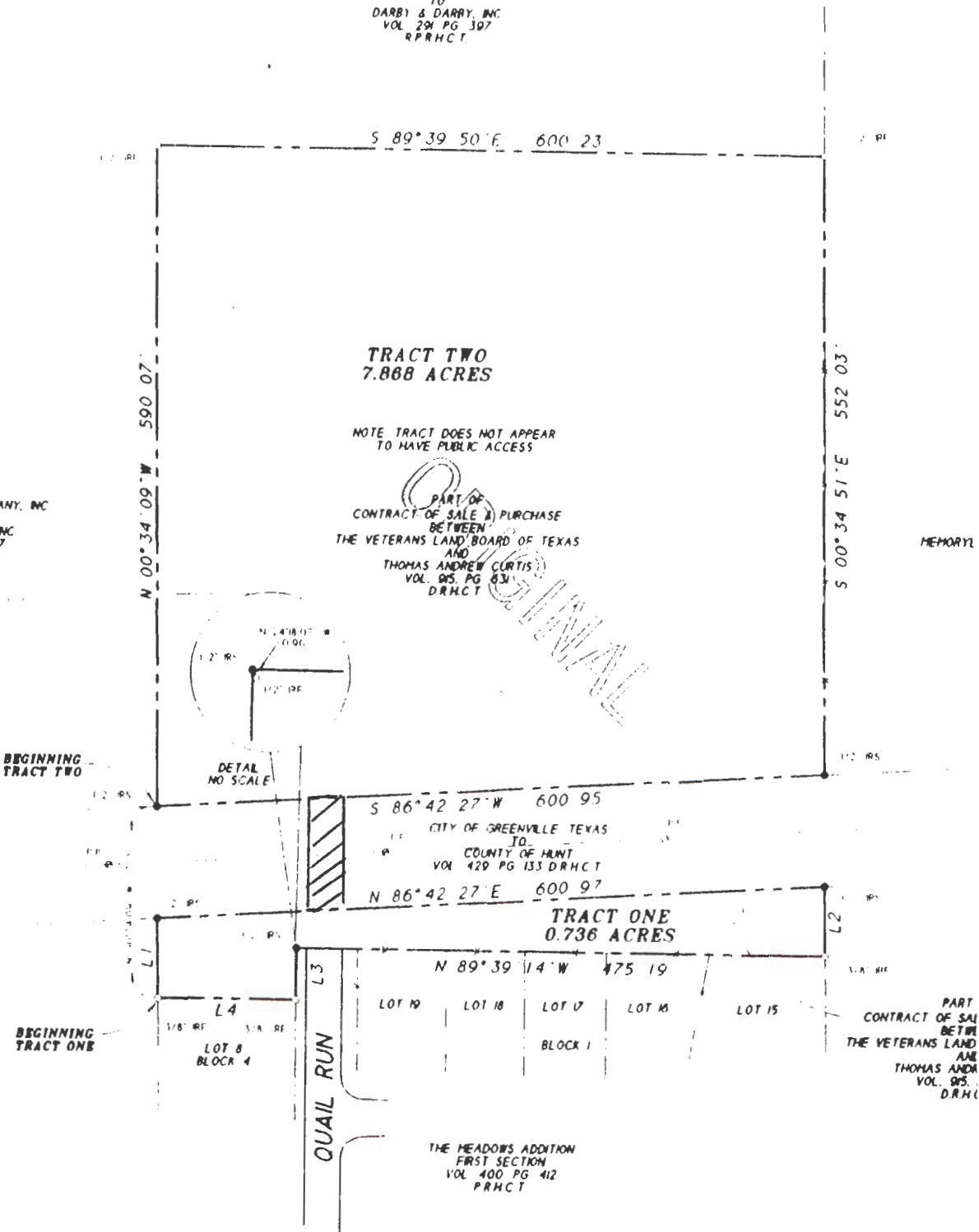


EXHIBIT "A"

KINCY ABSTRACT COMPANY, INC.
TO
DARBY & DARBY, INC.
VOL. 291 PG. 397
R.P.R.H.C.T.

KINCY ABSTRACT COMPANY, INC.
TO
DARBY & DARBY, INC.
VOL. 291 PG. 397
R.P.R.H.C.T.



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TRACT ONE

All that certain lot, tract or parcel of land situated in the William C. Hase Survey, Abstract No. 490, City of Greenville, Hunt County, Texas, and being part of that tract of land described in a Contract of Sale and Purchase between the Veterans Land Board of the State of Texas and Thomas Andrew Curtis as recorded in Volume 915, Page 631 of the Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the most Westerly Northwest corner of Lot 8, Block 4 of the The Meadows Addition First Section, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 412 of the Plat Records of Hunt County, Texas;

THENCE N. 00 deg. 34 min. 09 sec. W. with the West line of the above cited Curtis tract and with an Easterly line of a called 46.525 acre tract of land described in a Warranty Deed from Kincy Abstract Company, Inc. to Darby & Darby, Inc. as recorded in Volume 291, Page 397 of the Real Property Records of Hunt County, Texas a distance of 70.90 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the South line of a tract of land described in a Warranty Deed from The City of Greenville, Texas to the County of Hunt, Texas as recorded in Volume 429, Page 133 of the Deed Records of Hunt County, Texas;

THENCE N. 86 deg. 42 min. 27 sec. E. with the South line of said County of Hunt tract a distance of 600.97 feet to a 1/2" iron rod set for corner at the In the West line of Memoryland Cemetery;

THENCE S. 00 deg. 34 min. 51 sec. E. with the West line of said Memoryland Cemetery tract a distance of 82.80 feet to a 3/8" iron rod found for corner at the Northeast corner of Block 1 of the above cited Meadows Addition First Section;

THENCE N. 89 deg. 39 min. 14 sec. W. with the North line of Block 1 a distance of 475.19 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner in the West line of Quail Run at the most Northerly Northwest corner of said Meadows Addition First Section;

THENCE S. 00 deg. 18 min. 00 sec. W. (Directional Control Line) with the West line of Quail Run a distance of 46.56 feet to a 3/8" iron rod found for corner at the Northeast corner of the above cited Lot 8, Block 4,

THENCE N. 89 deg. 30 min. 34 sec. W. with the North line of Lot 8 a distance of 124.52 feet to the POINT OF BEGINNING and containing 0.736 acres of land;

TRACT TWO

All that certain lot, tract or parcel of land situated in the William C. Hase Survey, Abstract No. 490, City of Greenville, Hunt County, Texas, and being part of that tract of land described in a Contract of Sale and Purchase between the Veterans Land Board of the State of Texas and Thomas Andrew Curtis as recorded in Volume 915, Page 631 of the Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the West line of the above cited Curtis tract, said point also being in an Easterly line of a called 46.525 acre tract of land described in a Warranty Deed from Kincy Abstract Company, Inc. to Darby & Darby, Inc. as recorded in Volume 291, Page 397 of the Real Property Records of Hunt County, Texas, said point also being in the North line of a tract of land described in a Warranty Deed from the City of Greenville, Texas to the County of Hunt, Texas as recorded in Volume 429, Page 133 of the Deed Records of Hunt County, Texas, said point also being N. 00 deg. 34 min. 09 sec. W. a distance of 171.02 feet from a 3/8" iron rod found for corner at the most Westerly Northwest corner of Lot 8, Block 4 of the The Meadows Addition First Section, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 412 of the Plat Records of Hunt County, Texas;

THENCE N. 00 deg. 34 min. 09 sec. W. with the West line of said Curtis tract and the Easterly line of said Darby & Darby tract a distance of 590.07 feet to a 1/2" iron rod found for corner at the Northwest corner of said Curtis tract,

THENCE S. 89 deg. 39 min. 50 sec. E. with the North line of said Curtis tract and the most Easterly South line of said Darby & Darby tract a distance of 600.23 feet to a 1/2" iron rod found for corner in the West line of Memoryland Cemetery.

THENCE S. 00 deg. 34 min. 51 sec. E. with the West line of said Memoryland Cemetery tract a distance of 552.03 feet to a 1/2" iron rod set for corner in the North line of said County of Hunt tract,

THENCE S. 86 deg. 42 min. 27 sec. W. with the North line of said County of Hunt tract a distance of 600.95 feet to a POINT OF BEGINNING and containing 7.808 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 485473 0190 F, dated Oct. 20, 1998, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED STOVALL & ASSOC.
- 4) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH FOR EASEMENTS OF RECORD OR NOT OF RECORD.