

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 3

VARIOUS Districts

The Texas Transportation Commission (commission) of the State of Texas (state) has found in order to promote the public safety, to facilitate the safety and movement of traffic and to preserve the financial investment of the public in its highways, public necessity requires the laying out, opening, constructing, reconstructing, maintaining, and operating of the following highways in the state as a part of the State Highway System (highway system).

The commission has found and determined that each of the following listed parcels of land, same being more particularly described in the exhibits attached hereto, and such additional lesser estates or property interests described thereon, are necessary or convenient for use for such purposes and it is necessary to acquire fee simple title to said land, as provided by Texas Transportation Code, Subchapter D, Chapter 203, Sections 203.051, 203.052, and 203.054, as a part of the highway system to be constructed, reconstructed, maintained and operated thereon.

The commission has found in order to promote the public safety, to facilitate the safety and movement of traffic, to preserve the financial investment of the public in its highways and reconstructing, maintaining, and operating of Controlled Access Highways in the state as a part of the highway system at such locations as are necessary throughout the state and has determined that each of the following listed parcels of land, described in those Exhibits designated, identified and listed by an alphabetical exhibit reference under "CONTROLLED ACCESS" and same being more particularly described in the exhibits attached hereto and such additional lesser estates or property interests described thereon, are necessary and suitable for use for such purposes and it is necessary to acquire fee simple title to said land, as provided by law, as a part of the highway system to be so constructed, reconstructed, maintained, and operated thereon and in the exercise of the police power of the state for the preservation of human life and safety, and under existing laws, the highway to be constructed on each such parcel of land is designated as a Controlled Access Highway, and on such parcels of land listed herein where there is remaining abutting private property, roads are to be built as a part of said highway whereby the right of ingress and egress to or from the remaining private property abutting on said highway is to be permitted and/or denied, as designated and set forth on each of the exhibits attached hereto.

The commission, through its duly authorized representatives, has attempted to negotiate with the owner(s) of the parcels of land described in the attached exhibits and has been unable to agree with such owner(s) as to the fair cash market value thereof and damages, if any, or after diligent search of available records, numerous inquiries, and actual visits to the location of said parcels of land has been unable to locate the owner(s) of same so as to enter into negotiations for the purchase of said parcels of land.

IT IS THEREFORE ORDERED that the executive director is hereby authorized and directed to transmit this request of the commission to the attorney general to file or cause to be filed against all owners, lienholders and any owners of any other interests in said parcels of land, proceedings in eminent domain to acquire in the name of and on behalf of the state, for said purposes, fee simple title to each such parcel of land as are more particularly described in each of the exhibits attached hereto and made a part hereof, and such additional lesser estates or property interests as are more fully described in each of said exhibits, save and excepting, oil, gas and sulphur, as provided by law, to wit:

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

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VARIOUS Districts

NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	SH 317	12	0398-04-064	35
Bell	SH 317	4	0398-04-064	4
Bell	SH 317	22	0398-04-064	8
Bell	SH 317	8	0398-04-064	28
Bell	SH 317	20	0398-04-064	31, 31E
Bell	SH 317	21	0398-04-064	9
Comal	US 281	2	0253-03-065	25
Dallas	SS 366	6	0196-07-023	13
Denton	FM 2181	15	2054-02-018	93
Denton	FM 2181	17	2054-02-018	89
Denton	FM 407	14	1785-01-031	12B(TE)
Denton	FM 407	11	1785-01-031	12C(TE)
Denton	FM 407	10	1785-01-031	12A(TE)
Denton	FM 407	13	1785-01-031	11B(TE)
Denton	FM 407	9	1785-01-031	11C(TE)
Denton	FM 407	1	1785-01-031	11A(TE)
Denton	FM 423	16	1567-02-030	60
Denton	SH 114	7	0353-02-067	26E
Denton	US 380	3	0134-09-057	1
Harris	SH 99	25	3510-06-006	2AAQ
Harris	US 59	23	0027-13-142	335E
Montgomery	FM 1774	19	1400-04-026	200
Montgomery	FM 1774	18	1400-04-027	131
Montgomery	FM 1774	24	1400-04-027	112
Tarrant	SH 26	5	0363-01-123	124

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER


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VARIOUS Districts

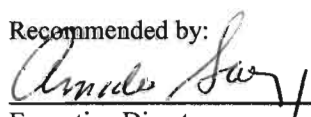
CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	IH 35	I	0015-06-082	5
Bell	IH 35	F	0015-06-082	43
Bell	IH 35	R	0015-06-082	15
Bell	IH 35	S	0015-06-082	31, 31AC
Bell	IH 35	U	0015-06-082	47
Bell	IH 35	K	0015-06-082	9
Bell	IH 35	G	0015-06-082	22
Bell	IH 35	L	0015-06-082	28
Bell	IH 35	Q	0015-06-082	13
Bell	IH 35	M	0015-06-082	33AC
Bell	IH 35	J	0015-06-082	17
Denton	SH 114	D	0353-02-066	20
Denton	SH 114	C	0353-02-066	12
El Paso	IH 10	T	2121-04-078	3
Lamar	US 82	A	0045-09-089	12
Lamar	US 82	H	0045-09-089	13
McLennan	IH 35	N	0014-09-096	10B
McLennan	IH 35	O	0014-09-096	35
McLennan	IH 35	P	0014-09-096	17
Rockwall	IH 30	E	0009-12-076	3, 3TE
Tarrant	SH 121	B	0364-01-134	66

Submitted and reviewed by:

  
 Director, Right of Way Division

Recommended by:

  
 Executive Director

**112245 APR 29 10**

Minute Number      Date Passed

County: DENTON  
Highway: FM 407  
CSJ: 1785-01-031  
Parcel: 11A(TE)

**Field Notes for Parcel 11A(TE) (Temporary Easement)**  
**10' Temporary Construction Easement**

A TEMPORARY EASEMENT for the duration of 3 years from the date of possession of said easement for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits in, along, upon, and across the following described tract of land with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits, said tract of land hereinafter described as follows:

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 1 of 3  
July 22, 2009

Description for Parcel 11A(TE)  
10' Temporary Construction Easement

**BEING** 0.0409 of an acre Temporary Construction Easement situated in the A.R. Loving Survey, Abstract No. 736, Denton County, Texas, and being a portion of a tract of land described in a Special Warranty Deed with Venders Lien to Today Saddlebrook Estates, L.P., dated January 23, 1998 and recorded in Volume 4022, Page 208 of the Deed Records of Denton County, Texas, and also being out of Lot 2, Block A, Saddlebrook Estates, Phase 1, an addition to the City of Bartonville, as recorded in Cabinet R, Page 66, of the Plat Records of Denton County, Texas, said 0.0409 of an acre of land to be more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with TxDOT aluminum cap Set in the existing West right-of-way line of FM 407, for the Northeast corner of the herein described easement, from which a 1/2" iron rod found for the Northeast corner of said Saddlebrook Estates, Phase 1 bears North 00° 32' 55" West, a distance of 312.80 feet, being 45.00 feet right of and at a right angle from the proposed survey centerline of FM 407, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 225+50.00, and being located at the coordinates of 7,085,001.1280 feet North and 2,387,597.4481 feet East;

1. **THENCE** South 00° 29' 37" East, along the existing West right-of-way line of FM 407, a distance of 177.05 feet to a 1/2" iron rod found for the Southeast corner of said Lot 2 and the Northeast corner of Lot 1 of said Block A, Saddlebrook Estates, Phase 1;
2. **THENCE** South 78° 30' 34" West, along the boundary line between Lot 1 and Lot 2, a distance of 10.19 feet to a 5/8" iron rod with TxDOT aluminum cap set in the common boundary line of said Lot 2 and Lot 1, being 55.00 feet right of Survey Centerline Station 227+28.99;
3. **THENCE** North 00° 29' 37" West, along the West line of said easement, a distance of 178.99 feet to a 5/8" iron rod with TxDOT aluminum cap set, being 55.00 feet right of Survey Centerline Station 225+50.00;
4. **THENCE** North 89° 30' 23" East, along said easement, a distance of 10.00 feet, to the **PLACE OF BEGINNING** and containing 0.0409 of an acre of land.

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 2 of 3  
July 22, 2009

Description for Parcel 11A(TE)  
10' Temporary Construction Easement

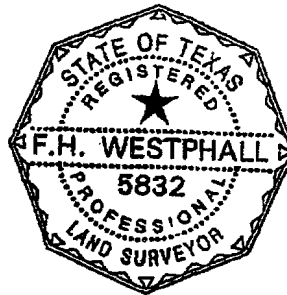
Notes:

All bearings and coordinates shown are grid coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83 HARNES), North Central Zone 4202, and can be converted to surface coordinates by multiplying by a combined scale factor of 1.00015063.

All referenced property distances and areas were taken from deed records acquired from the Denton County Real Property Records.

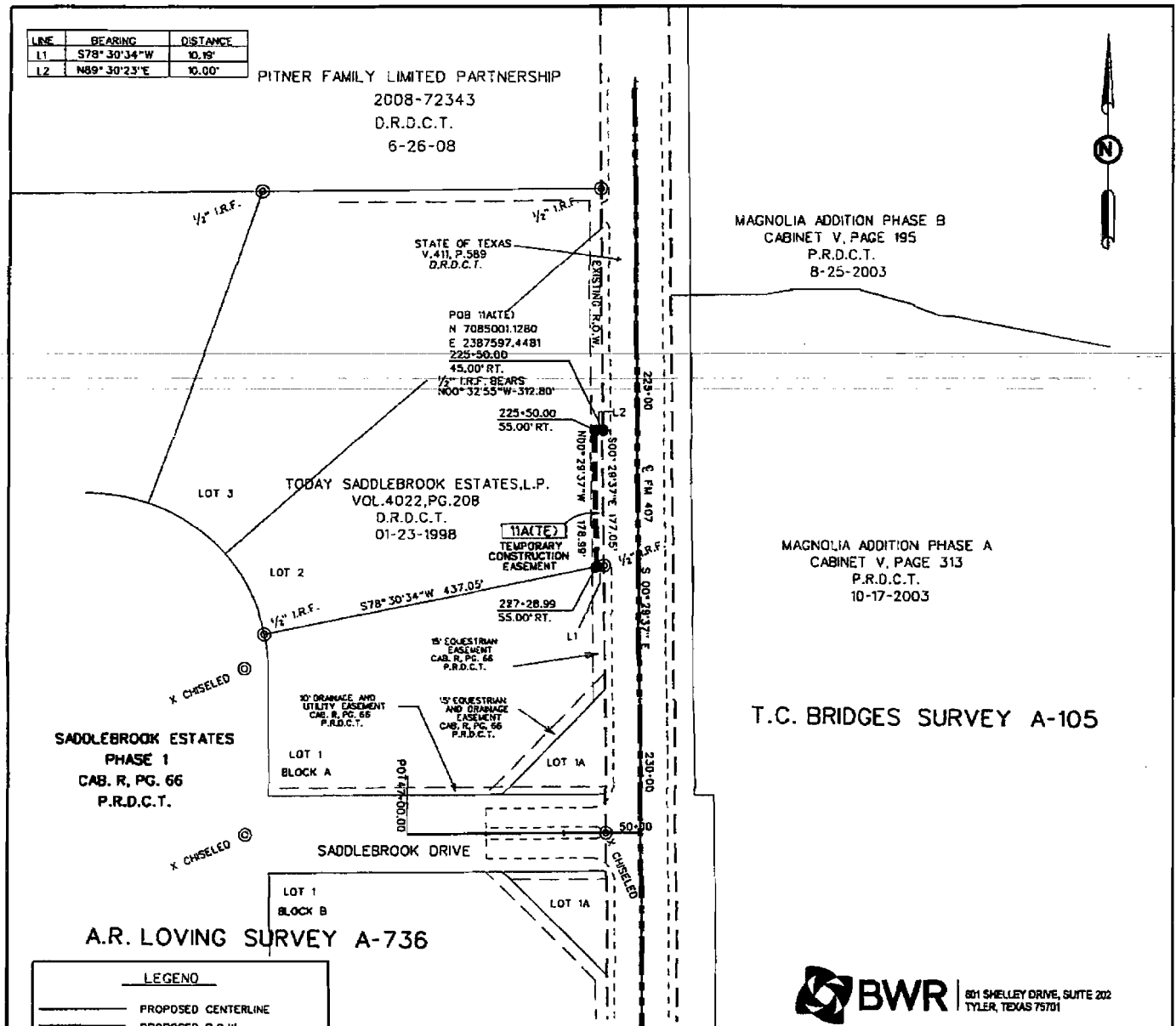
I, Frederick H. Westphall, Registered Professional Land Surveyor, do hereby certify that this boundary description and plat represents the results of a survey made on the ground under my supervision.

F.H. Westphall 7-22-09  
Frederick H. Westphall, R.P.L.S. Date  
Texas Registration No. 5832



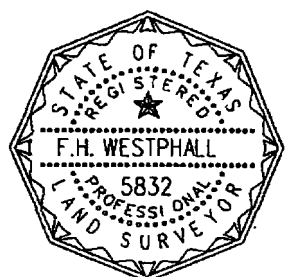
BWR Corporation  
1828 ESE Loop 323, Suite 202  
Tyler, Texas 75701  
Phone: (903) 581-7844

Texas Department of Transportation  
P.O. Box 133067  
Dallas, Texas 75313-3067  
Phone: (214) 320-6117



**LEGEND**

	PROPOSED CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPERTY LINE
	EXISTING ROADWAY LIMITS
	SURVEY LINE
	TYPE I.R.O.W. MARKER FOUND
	TYPE B.R.O.W. MARKER SET
	1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET
	EXISTING PROPERTY CORNER
CF*	CLERK'S FILE NUMBER
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
②	PARCEL NUMBER

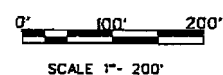


I, FREDERICK H. WESTPHALL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*F.H. Westphall* 7-22-09

FREDERICK H. WESTPHALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5832

EXHIBIT "A"  
PAGE 3 OF 3



- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, AS PROVIDED BY TxDOT, AND CAN BE CONVERTED TO SURFACE COORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00015063
  2. ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE ACQUIRED FROM DENTON COUNTY DEED OR OFFICIAL RECORDS.
  3. REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

TEMPORARY CONSTR. ESMT. 11A(TE)  
TODAY SADDLEBROOK  
ESTATES, L.P.

FM 407  
DENTON COUNTY, TEXAS  
CSJ NO. 1785-01-031 (ROW)

R.O.W. ACQUISITION - 0.0409 AC.  
REMAINDER RT. - 2.9919 AC. (APPROX.)

Job No. 10-02-2000  
July 12, 2005

County: Comal  
Highway: U.S. 281  
ROW C.S.J. No.: 0253-03-065  
Const. C.S.J. No.: 0253-03-043 ETC.  
Project Limits: From River Crossing Boulevard to 3000 ft North of Blanco County Line

**PROPERTY DESCRIPTION OF PARCEL NO. 25**

Being 2.383 acres (103,791 square feet) of land, more or less, out of the James Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being out of Lot 5, Coyote Ridge Subdivision Unit 1, as recorded in Volume 11, Page 226 of the Map and Plat Records of Comal County, Texas, and also being out of and a part of the same land conveyed by DEED from Veterans Land Board of the State of Texas to Arthur Ronnie Schultz and Julia A. Schultz, filed for record February 28, 2005, and recorded in Document No. 200506007446 of the Official Public Records of Comal County, Texas, said 2.383 acres (103,791 square feet) of land, more or less, being more particularly described as follows:

**BEGINNING** at a set ½" iron pin with plastic cap in the existing East Right of Way Line of U.S. Highway 281 and being the Southwest corner of this parcel and said Lot 5 and the Northwest corner of Lot 4 of said Coyote Ridge Subdivision Unit 1, and being North 87 deg. 59' 51" West, a distance of 630.24 feet from a found ½" iron pin being the Southeast corner of said Lot 5 and the Northeast corner of said Lot 4, and also being 58.18 feet left of and radial to Engineer's Station 1365+99.77 on the Proposed Survey Centerline of U.S. Highway 281;

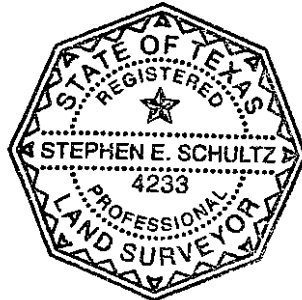
- (1) THENCE North 01 deg. 59' 41" East, a distance of 329.18 feet along the West line of this parcel and said Lot 5, and the existing East Right of Way Line of U.S. Highway 281 to a set ½" iron pin with plastic cap being in the South Right of Way Line of Coyote Ridge Dr. (60' Right of Way) of said Coyote Ridge Subdivision, Unit 1, and being 77.39 feet left of and at a right angle to Engineer's Station 1369+32.28 on the Proposed Survey Centerline of U.S. Highway 281;
- (2) THENCE South 88 deg. 00' 19" East, a distance of 1.27 feet along the North line of this parcel to a found ½" iron pin being the Northwest corner of said Lot 5, and being 76.12 feet left of and radial to Engineer's Station 1369+32.32 on the Proposed Survey Centerline of U.S. Highway 281, and being a Point of Curvature;
- (3) THENCE 39.55 feet along the North line of this parcel and the South Right of Way Line of Coyote Ridge Dr. and an arc of a curve to the right, having a radius of 25.00 feet, and a central angle of 90 deg. 38' 35", and whose chord bears North 46 deg. 36' 33" East, a distance of 35.55 feet to a found ½" iron pin being in the



South Right of Way Line of Coyote Ridge Dr., and being 51.86 feet left of and radial to Engineer's Station 1369+58.60 on the Proposed Survey Centerline of U.S. Highway 281 and being a point of reverse curvature;

- (4) THENCE 149.92 feet along the North line of this parcel and said Lot 5 and the South Right of Way Line of Coyote Ridge Dr. and an arc of a curve to the left, having a radius of 330.00 feet, and a central angle of 26 deg. 01' 45", and whose chord bears North 79 deg. 04' 34" East, a distance of 148.63 feet to a found ½" iron pin being a Point of Tangency;
- (5) THENCE North 66 deg. 00' 56" East, a distance of 25.00 feet along the North line of this parcel and the South Right of Way Line of Coyote Ridge Dr. to a found ½" iron pin, and being a point of curvature;
- (6) THENCE 124.00 feet along the North line of this parcel and the South Right of Way Line of Coyote Ridge Dr. and an arc of a curve to the right, having a radius of 270.00 feet, and a central angle of 26 deg. 18' 49", and whose chord bears North 79 deg. 07' 01" East, a distance of 122.91 feet to a set ½" iron pin with plastic cap in the proposed East Right of Way Line of U.S. Highway 281, and being 233.74 feet right of and radial to Engineer's Station 1370+34.30 on the Proposed Survey Centerline of U.S. Highway 281;
- (7) THENCE South 45 deg. 00' 00" West, a distance of 50.55 feet along the Southeast line of this parcel and the Proposed Southeast cutback line of U.S. Highway 281 to a set ½" iron pin with plastic cap being 200.00 feet right of and radial to Engineer's Station 1369+98.29 on the Proposed Survey Centerline of U.S. Highway 281;
- (8) THENCE 389.71 feet along the East line of this parcel and the proposed East Right of Way Line of U.S. Highway 281 and an arc of a curve to the right, having a radius of 6069.58 feet, and a central angle of 03 deg. 40' 44", and whose chord bears South 04 deg. 54' 38" West, a distance of 389.64 feet to a set ½" iron pin with plastic cap being in the South line of said Lot 5, and being in the North line of said Lot 4, and being 200.00 feet right of and radial to Engineer's Station 1366+21.43 on the Proposed Survey Centerline of U.S. Highway 281;
- (9) THENCE North 87 deg. 59' 51" West, a distance of 259.11 feet along the South line of this parcel and the South line of said Lot 5 and the North line of said Lot 4 to a set ½" iron pin with plastic cap being the **POINT OF BEGINNING** and containing 2.383 acres (103,791 square feet) of land, more or less.

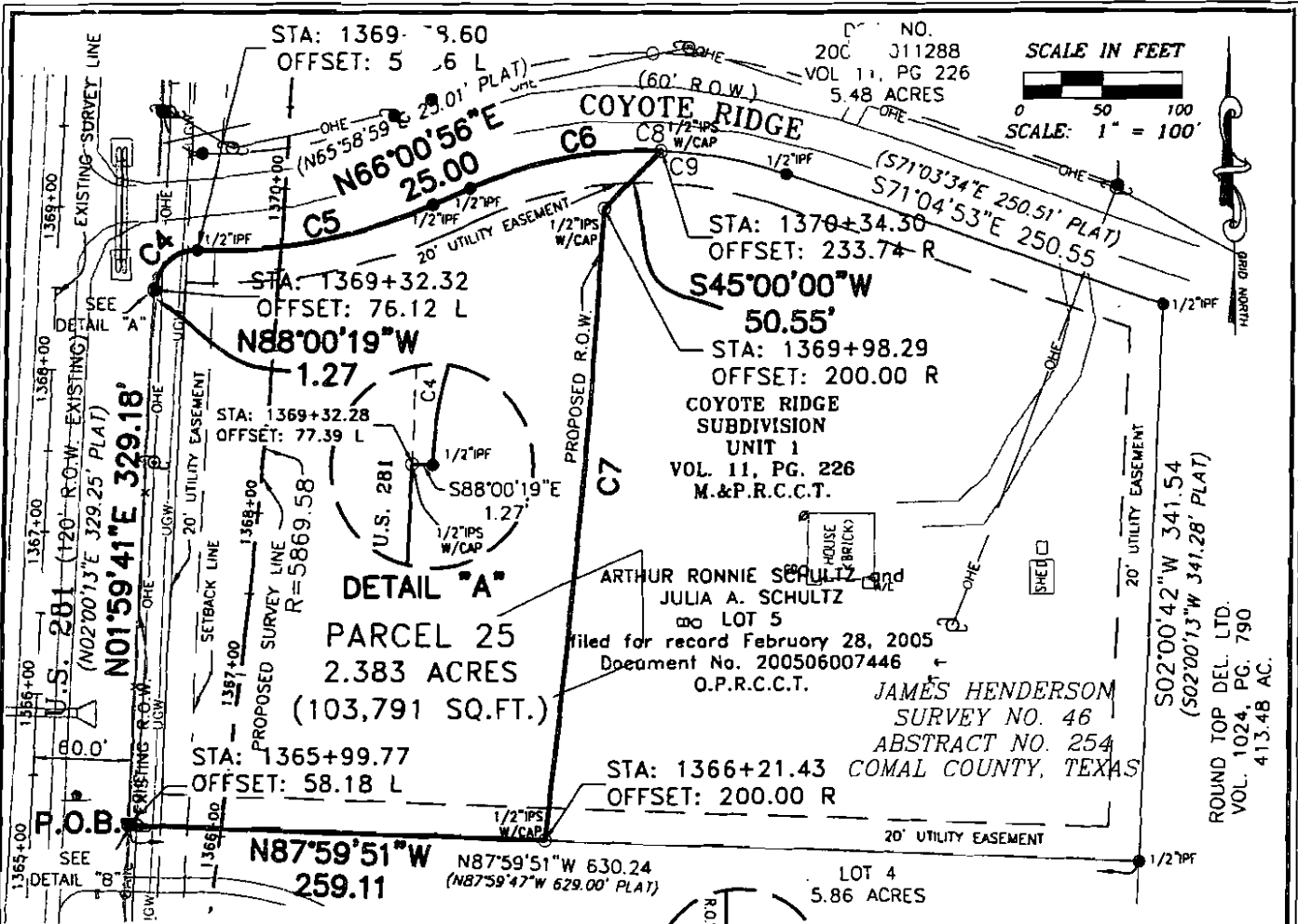
The basis of bearing recited herein is based on Grid North of the Texas Coordinate System NAD 83 (1986) South Central Zone. This description was prepared from a survey made on the ground by employees of The Schultz Group, Inc. The square footage recited herein is based on mathematical calculations and is subject to the rules of rounding and significant numbers. The monuments described and set herein 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. There is a plat of survey with even date. Access is permitted to the highway facility from the remainder of the adjacent property.



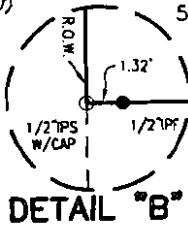
*Stephen E. Schultz* 7/12/05

Stephen E. Schultz, RPLS #4233

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CURVE	CH. BEARING	CHORD	RADIUS	DELTA	LENGTH	TANGENT
C4	N46°36'33"E	35.55'	25.00'	90°38'35"	39.55'	25.28'
(C4 PLAT)			25.00'	90°00'38"	39.27'	25.00'
C5	N79°04'34"E	148.63'	330.00'	26°01'45"	149.92'	76.28'
(C5 PLAT)			330.00'	26°01'14"	149.87'	76.25'
C6	N79°07'01"E	122.91'	270.00'	26°18'49"	124.00'	63.11'
C7	S04°54'38"W	389.64'	6069.58'	3°40'44"	389.71'	194.92'
C8	S87°26'00"W	197.67'	270.00'	42°56'46"	202.38'	106.21'
(C8 PLAT)			270.00'	42°57'33"	202.44'	106.24'

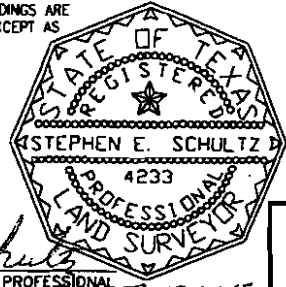


**LEGEND:**  
D.R.C.C.T. = DEED RECORDS COMAL COUNTY TEXAS  
P.R.C.C.T. = PROBATE RECORDS COMAL COUNTY TEXAS  
M.&P.R.C.C.T. = MAP AND PLAT RECORDS COMAL COUNTY TEXAS  
D.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

THIS 12TH DAY OF JULY, 2005 A.D.  
THE SCHULTZ GROUP, INC.  
BY STEPHEN E. SCHULTZ



Stephen E. Schultz  
STEPHEN E. SCHULTZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4233

- P.O.B. POINT OF BEGINNING**
- 1/2" IRON PIN FOUND
  - TXDOT MONUMENT FOUND
  - TXDOT MONUMENT FOUND (TYPE II)
  - PKNAIL FOUND
  - FENCE POST FOUND
  - SET 1/2" IRON PIN WITH PLASTIC CAP
  - SET TXDOT MONUMENT TYPE II

- NOTES:**
- A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY PLAT PREPARED IN OUR OFFICE ON JULY 12, 2005, JOB NO. 100200.
  - STATION AND OFFSET SHOWN ARE BASED ON PROPOSED SURVEY CENTERLINE US 281.
  - FIELD SURVEY COMPLETED ON JULY 6, 2005.
  - MONUMENTS DESCRIBED AND SET HEREIN MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT.
  - CORNERS ARE MARKED AS SHOWN.
  - ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (1986), SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. SURFACE ADJUSTMENT OF 1.00017.
  - ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJACENT PROPERTY.

DIST. NAME SAN ANTONIO	PLAT OF A SURVEY OF PROPERTY PARCEL 25	COUNTY COMAL
R.O.W. C.S.J. # 0253-03-065	U.S. HWY 281	DATE OF SURVEY JULY 12, 2005
R.O.W. ACQUISITION: 2.383 ACRES (103,791 SQ.FT.)		
REMAINDER: 3.207 ACRES (139,697 SQ.FT.)		PAGE 4 OF 4

**THE Schultz Group, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
P.O. BOX 310483 NEW BRAUNFELS, TEXAS 78131  
(830) 606-3913 FAX (830) 625-2204

County: DENTON (Project I)  
Highway: US 380  
Project Limits: From Denton/Wise County Line Road  
                  To Rippy Road  
ROW CSJ: 0134-09-057

Page 1 of 7  
D-15-14  
May 15, 2005

Legal Land Description for Parcel 1

BEING a 15.6115 acre portion of that certain called 61.60 acre "Fifth Tract" and 114 acre "First Tract" parcels situated in the R. Jowell Survey, Abstract No. 660, in Denton County, Texas, which was conveyed to Serax Ranch Ltd., as evidenced by the deed recorded in Denton County Clerk File (DCCF) #95-070429 of the Real Property Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a ½-inch steel rod set at the southeast corner of said Serax First Tract, same being an interior ell corner of a parcel of land which was conveyed to JP Griffen Family Limited Partnership, as evidenced by the deed recorded in DCCF #97-013693 of said Real Property Records;

THENCE, North 00°51'37" East, along the common line between said Serax First Tract and said JP Griffen parcel, a distance of 484.47 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on the new south right-of-way line of US 380, a variable width right-of-way, the POINT OF BEGINNING;

1. THENCE, North 71°42'43" West, along said new south right-of-way line, a distance of 577.72 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner; \*\*
2. THENCE, North 80°07'49" West, continuing along said new south right-of-way line, a distance of 649.95 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner; \*\*
3. THENCE, North 78°07'36" West, continuing along said new south right-of-way line, a distance of 200.16 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner; \*\*
4. THENCE, North 80°07'49" West, continuing along said new south right-of-way line, a distance of 700.01 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner; \*\*
5. THENCE, South 89°39'54" West, continuing along said new south right-of-way line, a distance of 101.61 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner; \*\*
6. THENCE, North 80°07'49" West, continuing along said new south right-of-way line, a distance of 400.78 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner; \*\*

County: DENTON (Project I)  
Highway: US 380  
Project Limits: From Denton/Wise County Line Road  
                  To Rippy Road  
ROW CSJ: 0134-09-057

Page 2 of 7  
D-15-14  
May 15, 2005

Legal Land Description for Parcel 1

7. THENCE, North 76°27'47" West, continuing along said new south right-of-way line, a distance of 500.29 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner;\*\*
  8. THENCE, North 80°07'49" West, continuing along said new south right-of-way line, a distance of 849.96 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner\*\*\*
  9. THENCE, South 74°41'47" West, continuing along said new south right-of-way line, a distance of 110.49 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner;\*\*
  10. THENCE, North 80°07'49" West, continuing along said new south right-of-way line, a distance of 400.78 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner; \*\*
  11. THENCE, North 60°42'04" West, continuing along said new south right-of-way line, a distance of 105.21 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner;\*\*
  12. THENCE, North 80°07'49" West, continuing along said new south right-of-way line, a distance of 425.96 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on the common west line of said Serax Fifth Tract and Denton/Wise County line; \*\*
  13. THENCE, North 00°37'52" East, along said common line, a distance of 124.23 feet to a point for corner on the existing south right-of-way line of US 380, a variable width right-of-way;
  14. THENCE, South 80°07'27" East, along said existing south right-of-way line, a distance of 505.01 feet to a point for corner;
  15. THENCE, South 00°51'37" West, continuing along said existing south right-of-way line, a distance of 15.19 feet to a point for corner;
  16. THENCE, South 80°07'27" East, continuing along said existing south right-of-way line, a distance of 292.10 feet to a point for corner;
  17. THENCE, North 09°52'33" East, continuing along said existing south right-of-way line, a distance of 25.00 feet to a point for corner;
-

County: DENTON (Project I)  
Highway: US 380  
Project Limits: From Denton/Wise County Line Road  
                  To Rippy Road  
ROW CSJ: 0134-09-057

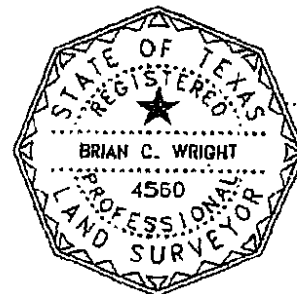
Page 3 of 7  
D-15-14  
May 15, 2005

Legal Land Description for Parcel 1

18. THENCE, South 80°07'27" East, continuing along said existing south right-of-way line, a distance of 1996.04 feet to a point for corner;
19. THENCE, South 09°52'33" West, continuing along said existing south right-of-way line, a distance of 10.00 feet to a point for corner;
20. THENCE, South 80°07'27" East, continuing along said existing south right-of-way line, a distance of 2187.68 feet to a found concrete monument for the northeast corner of said Serax First Tract;
21. THENCE, South 00°51'37" West, along said common line between the Serax First Tract and JP Griffen parcel, a distance of 218.36 feet to the POINT OF BEGINNING and containing an area of 680,038 square feet, or 15.6115 acres of land, more or less.

I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground.

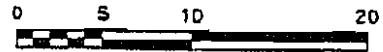
Brian C. Wright 5/15/05  
Brian C. Wright      R.P.L.S. No. 4560  
May 15, 2005



Notes:

1. All bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000150630.
2. A survey plat of even date herewith accompanies this legal description.

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



SCALE: 1" = 200'

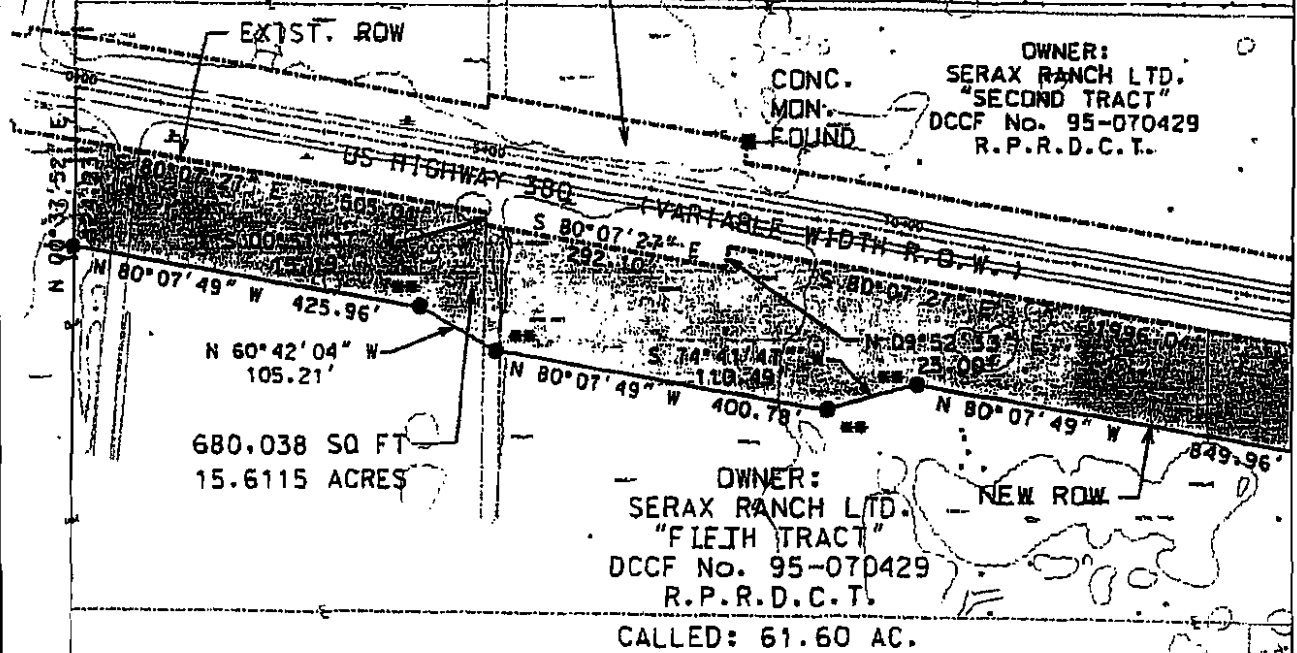
STATE OF TEXAS  
VOL. 258. PG. 125  
D.R. 19. C.T.

R. JOWELL SURVEY  
ABS. No. 660

EXIST. ROW

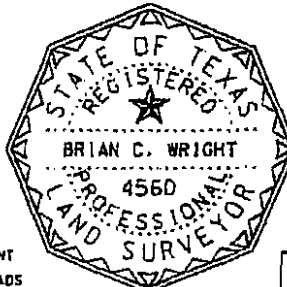
CONC.  
MON.  
FOUND

OWNER:  
SERAX RANCH LTD.  
"SECOND TRACT"  
DCCF No. 95-070429  
R.P.R.D.C.T.



MATCH LINE - SEE SHEET 5 OF 7

J. C. LYNCH SURVEY  
ABS. No. 756



IF DESTROYED OR DISTURBED DURING THE HIGHWAY CONSTRUCTION PROJECT, THE MONUMENT DESCRIBED IN THIS CALL MAY BE REPLACED WITH A TROTT TYPE 11 RIGHT-OF-WAY MARKER SET UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TROTT.

LEGEND

	PROPOSED ROW		EASEMENT
	EXISTING ROW		RAILROADS
	PROPERTY LINE		STRUCTURE
	COUNTY LINE		P.O.C.
	CONTROL OF ACCESS LINE		P.O.B.
	SURVEY LINE		POINT OF BEGINNING
	FENCE LINE		FOUND CONC. MONUMENT
	CITY LIMITS		SET 3/4" STEEL ROD WITH ALUMINUM TROTT CAP
			SET OR FOUND MONUMENTATION

NOTES:

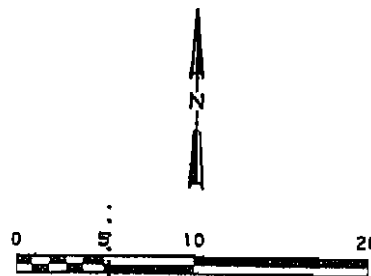
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, MARS 83 NORTH CENTRAL ZONE. SCALE FACTOR: 1.000130630

A LEGAL DESCRIPTION OF EVERY SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

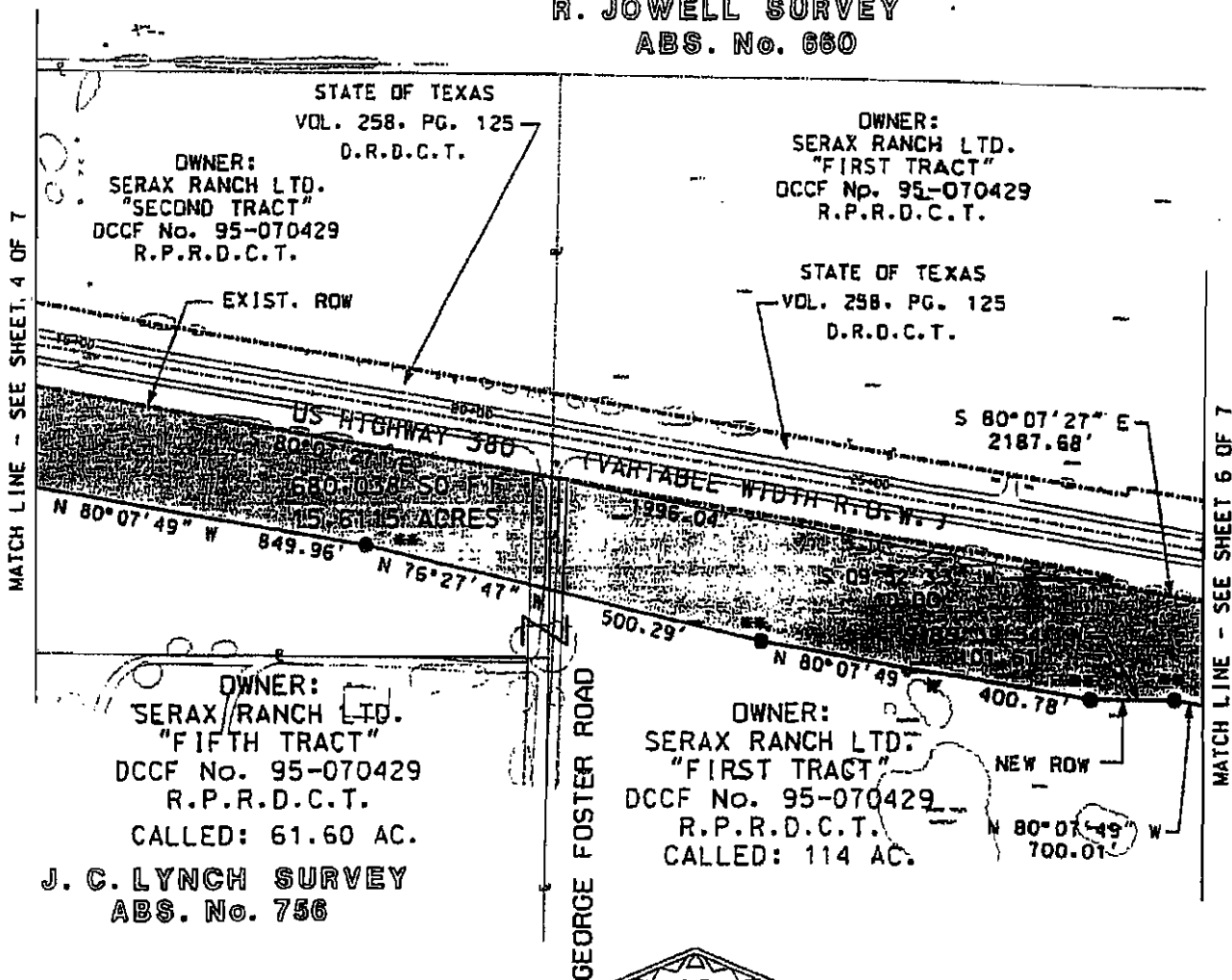
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGES 4 OF 7

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
DALLAS	SERAX RANCH LTD. TRACT	DENTON
FARCEL NO.	DATE	
1	ROW 05/11/0134-09-05T AS 380	MAY 15 2005
ROW PARCEL 680.038 SQ FT 15.6115 AC		



**R. JOWELL SURVEY  
ABS. No. 660**



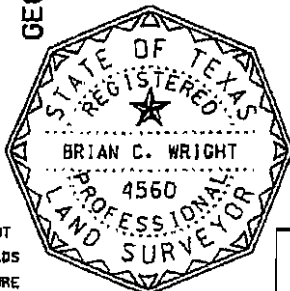
MATCH LINE - SEE SHEET 4 OF 7

MATCH LINE - SEE SHEET 6 OF 7

IF DESTROYED OR DISTURBED DURING THE HIGHWAY CONSTRUCTION PROJECT, THE MONUMENT DESCRIBED IN THIS CALL MAY BE REPLACED WITH A TADDT TYPE II RIGHT-OF-WAY MARKER SET UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY T&D.

**LEGEND**

—	PROPOSED ROW	-----	EASEMENT
- - - - -	EXISTING ROW	=====	RAILROADS
— —	PROPERTY LINE	-----	STRUCTURE
— —	COUNTY LINE	P.D.C.	POINT OF COMMENCING
— —	CONTROL OF ACCESS LINE	P.D.B.	POINT OF BEGINNING
— —	SURVEY LINE	■	FOUND CONC. MONUMENT
-x-x-	FENCE LINE	●	SET 3/4" STEEL ROD WITH ALUMINUM T&DOT CAP
-----	CITY LIMITS	○	SET OR FOUND MONUMENTATION



**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM-HAD 83 NORTH CENTRAL ZONE. SCALE FACTOR= 1.00016033

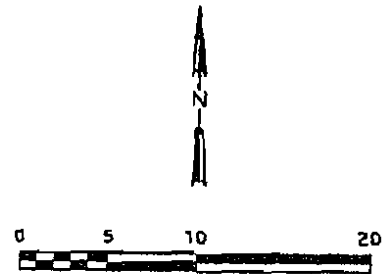
A LEGAL DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGE: 5 OF 7

DIST. NAME <b>DALLAS</b>	PLAT OF A SURVEY OF PROPERTY <b>SERAX RANCH LTD. TRACT</b>	COUNTY <b>DENTON</b>
PARCEL NO. <b>1</b>	ROW C&M 0134-09-05T US 380	DATE <b>MAY 15 2005</b>
ROW PARCEL <b>680.038 50 FT 15.6115 AC</b>		





SCALE: 1" = 200'

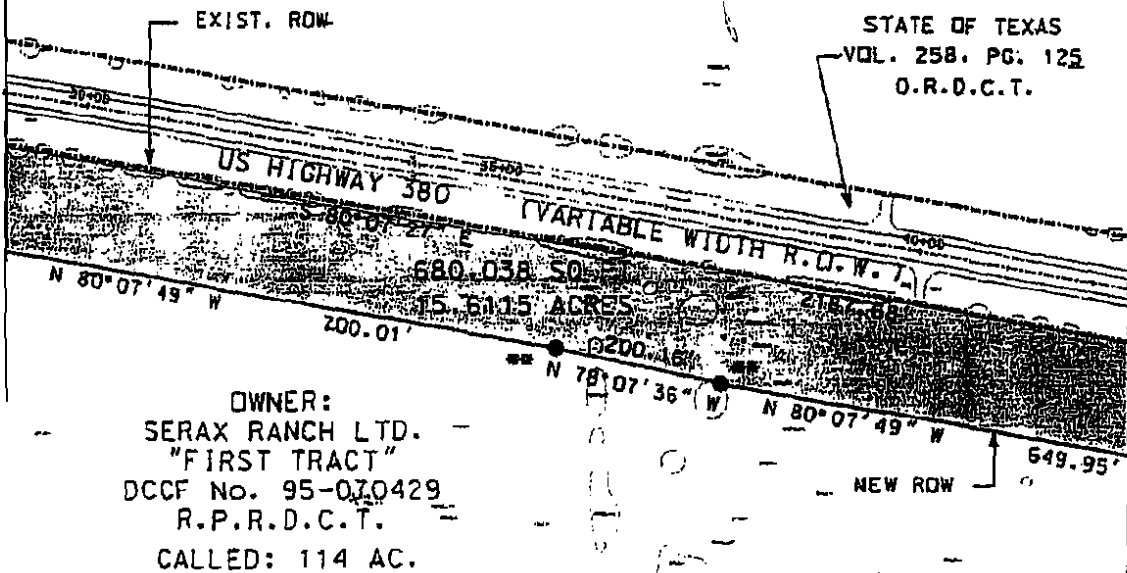
**R. JOWELL SURVEY**  
**ABS. No. 660**

OWNER:  
SERAX RANCH LTD.  
"FIRST TRACT"  
DCCF No. 95-070429  
R.P.R.D.C.T.

STATE OF TEXAS  
VOL. 258, PG. 125  
O.R.D.C.T.

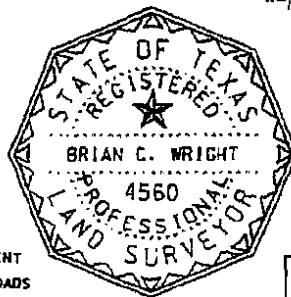
MATCH LINE - SEE SHEET 5 OF 7

MATCH LINE - SEE SHEET 7 OF 7



OWNER:  
SERAX RANCH LTD.  
"FIRST TRACT"  
DCCF No. 95-070429  
R.P.R.D.C.T.  
CALLED: 114 AC.

IF DESTROYED OR DISTURBED DURING THE HIGHWAY CONSTRUCTION PROJECT, THE MONUMENT DESCRIBED IN THIS CALL MAY BE REPLACED WITH A TYPED TYPE II RIGHT-OF-WAY MARKER SET UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TRACT.



NOTES:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM HAD BY NORTH CENTRAL ZONE.  
SCALE FACTOR: 1.000180630  
A LEGAL DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.  
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGE: 6 OF 7

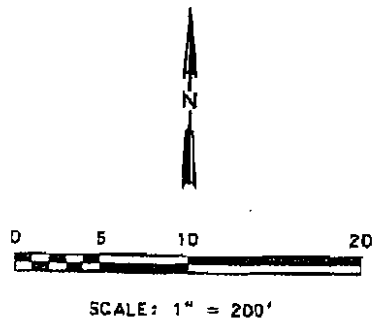
**LEGEND**

	PROPOSED ROW		EASEMENT
	EXISTING ROW		RAILROADS
	PROPERTY LINE		STRUCTURE
	COUNTY LINE	P.O.C.	POINT OF COMMENCING
	CONTROL OF ACCESS LINE	P.O.B.	POINT OF BEGINNING
	SURVEY LINE		FOUND CONC. MONUMENT
	FENCE LINE		SET 3/4" STEEL ROD WITH ALUMINUM TYPED CAP
	CITY LIMITS		SET OR FOUND MONUMENTATION

DIST. NAME <b>DALLAS</b>	PLAT OF A SURVEY OF PROPERTY <b>SERAX RANCH LTD. TRACT</b>	COUNTY <b>DENTON</b>
PARCEL NO. <b>1</b>	ROW CSJ1 0134-09-057 US 380	DATE <b>MAY 15 2005</b>
ROW PARCEL <b>680.038 50 FT 15.6115 AC</b>		

R. JOWELL SURVEY  
ABS. No. 660

OWNER:  
SERAX RANCH LTD.  
"FIRST TRACT"  
DCCF No. 95-070429  
R.P.R.D.C.T.

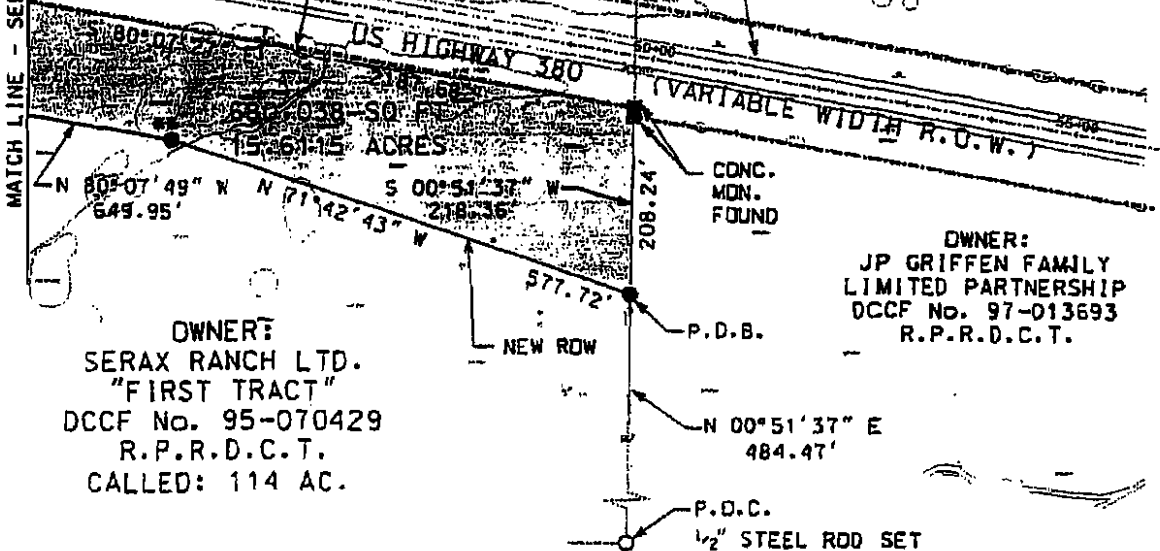


OWNER:  
LORAN KAY WILLIAMS AND  
EYVIE TRESSA WILLIAMS  
VOL. 1300, PG. 973  
R.P.R.D.C.T.

STATE OF TEXAS  
VOL. 256, PG. 587  
D.R.D.C.T.

STATE OF TEXAS  
VOL. 258, PG. 125  
D.R.D.C.T.

MATCH LINE - SEE SHEET 6 OF 7



OWNER:  
SERAX RANCH LTD.  
"FIRST TRACT"  
DCCF No. 95-070429  
R.P.R.D.C.T.  
CALLED: 114 AC.

OWNER:  
JP GRIFFEN FAMILY  
LIMITED PARTNERSHIP  
DCCF No. 97-013693  
R.P.R.D.C.T.



IF DESTROYED OR DISTURBED DURING THE HIGHWAY CONSTRUCTION PROJECT, THE MONUMENT DESCRIBED IN THIS CALL MAY BE REPLACED WITH A T-POST TYPE II RIGHT-OF-WAY MARKER SET UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TROOT.

LEGEND

- PROPOSED ROW
- EXISTING ROW
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- x-x- FENCE LINE
- CITY LIMITS
- EASEMENT
- RAILROADS
- STRUCTURE
- P.D.C. POINT OF COMMENCING
- P.D.B. POINT OF BEGINNING
- FOUND CONC. MONUMENT
- SET 1/2" STEEL ROD WITH ALUMINUM TADOT CAP
- SET OR FOUND MONUMENTATION

NOTES:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM AND BY NORTH CENTRAL ZONE. SCALE FACTOR 1.00018060  
A LEGAL DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.  
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGE: 7 OF 7

DIST. NAME DALLAS	PLAT OF A SURVEY OF PROPERTY SERAX RANCH LTD. TRACT	COUNTY DENTON
PARCEL NO. 1	RDW CS-1 0134-09-097 US 380	DATE MAY 15 2005
RDW PARCEL 680-038 50 FT 15.6115 AC		

Page 1 of 3  
December 22, 2008

County: Bell  
Highway: S.H. 317  
Limits: From F.M. 2305 to F.M. 439  
ROW CSJ: 0398-04-064

Property Description  
for Parcel 4

BEING A 0.440 ACRE TRACT OF LAND, OUT OF THE JOHN J. SIMMONS SURVEY, ABSTRACT NO. 737, IN BELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CALLED 5.924 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JAMES S. GAMROD AND DONNA J. GAMROD, RECORDED IN VOLUME 3940, PAGE 776 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**POINT OF COMMENCING** at a found ½-inch iron rod for the southwest corner of that called 5.736 acre tract of land, described in a deed to Alfred F. Nagel, recorded in Volume 2721, Page 614 of the Official Public Records of Real Property of Bell County, Texas, and the northwest corner of said 5.924 acre tract;

**THENCE** South 84 degrees 01 minutes 50 seconds East 783.64 feet, along the southerly line of said 5.736 acre tract and the northerly line of said 5.924 acre tract, to a set ⅝-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of S.H. 317, for the northwest corner and **POINT OF BEGINNING** hereof;

1. **THENCE** South 84 degrees 01 minutes 50 seconds East 62.07 feet, along the southerly line of said 5.736 acre tract, the northerly line of said 5.924 acre tract and the northerly line hereof, to a calculated point in the existing west right-of-way line of S.H. 317 described as a 5.824 acre tract of land in a deed to the State of Texas, recorded in Volume 451, Page 10 of the Deed Records of Bell County, Texas, for the southeast corner of said 5.736 acre tract, the northeast corner of said 5.924 acre tract and the northeast corner hereof, from which a found ½-inch iron rod bears South 84 degrees 01 minutes 50 seconds East 0.38 feet;
2. **THENCE** South 17 degrees 17 minutes 59 seconds West 315.36 feet, along the existing west right-of-way line of S.H. 317, the easterly line of said 5.924 acre tract and the easterly line hereof, to a calculated point for the northeast corner of a called 4.901 acre tract of land conveyed to Daniel H. Elrod and wife Lisa Ann Elrod, recorded in Volume 5137, Page 239 of the Official Public Records of Real Property of Bell County, Texas, the southeast corner of said 5.924 acre tract and the southeast corner hereof, from which a found ½-inch iron rod bears North 83 degrees 59 minutes 52 seconds West 0.11 feet;

Page 2 of 3  
December 22, 2008

3. **THENCE** North 83 degrees 59 minutes 52 seconds West 61.99 feet, along the northerly line of said 4.901 acre tract, the southerly line of said 5.924 acre tract and the southerly line hereof, to a set  $\frac{3}{8}$ -inch iron rod with TxDOT aluminum cap at an angle point in the proposed west right-of-way line of S.H. 317, the southwest corner hereof;
4. **THENCE** North 17 degrees 17 minutes 16 seconds East 315.31 feet, across said 5.924 acre tract, along the proposed west right-of-way line of S.H. 317 and the westerly line hereof, to the **POINT OF BEGINNING** and containing 0.440 acres or 19,180 square feet of land, more or less.

All bearings shown herein are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum, based on coordinate control provided to the Surveyor by TxDOT.

ACCESS is permitted to highway facility from the remainder of the abutting property.

A plat of even survey date herewith accompanies this description.

This survey was performed without the benefit of a title commitment. Record information shown herein is based on information provided to the Surveyor by TxDOT, and a limited search of the public records by the Surveyor, and may not include all easements or instruments pertaining to this property.

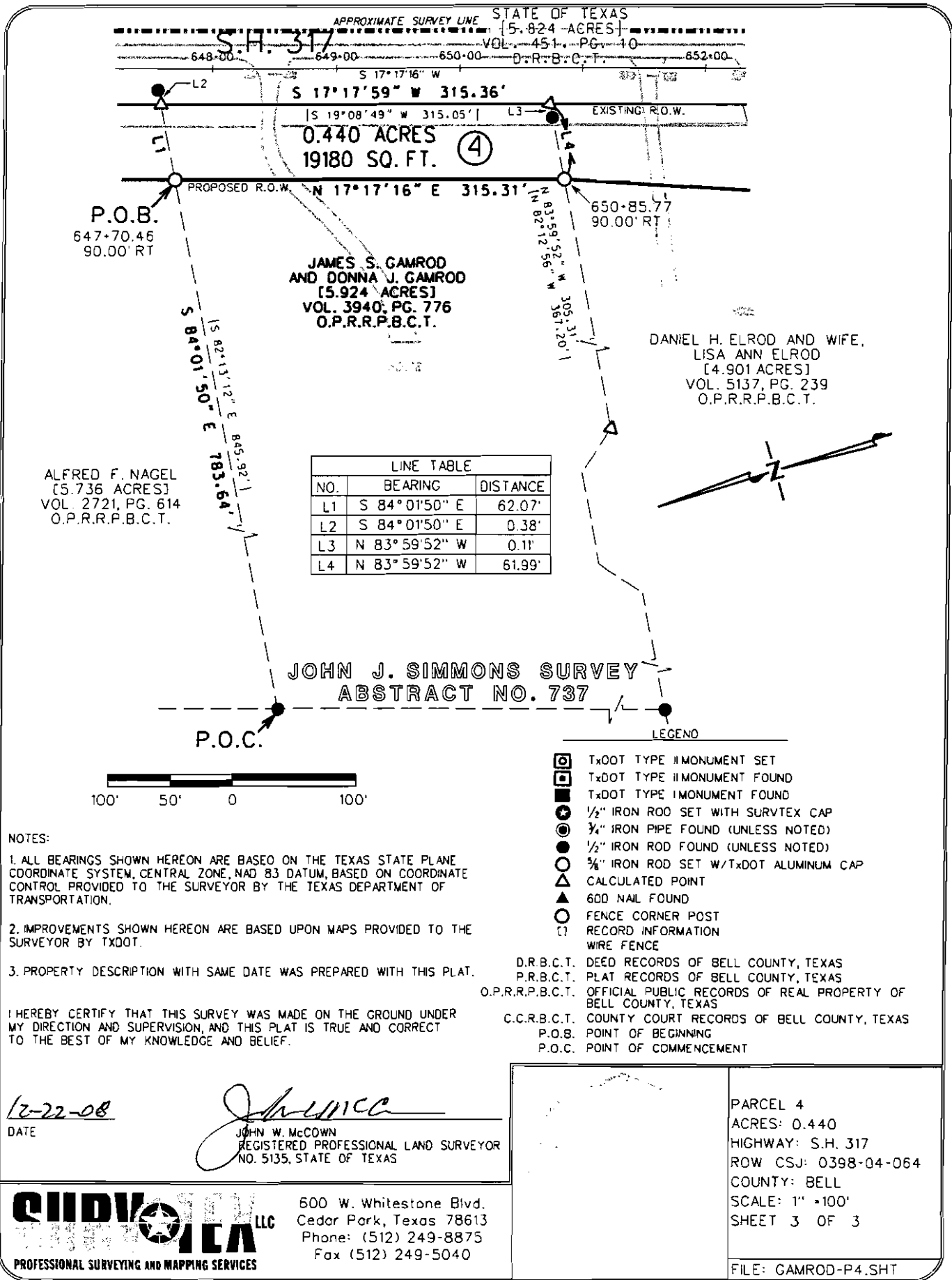
I hereby certify that this survey was made on the ground under my direction and supervision.

12-22-08  
Date

  
John W. McCown  
Registered Professional Land Surveyor  
State of Texas No. 5135

SURVTEX, LLC  
600 W. Whitestone Blvd.  
Cedar Park, TX 78613  
(512) 249-8875 Fax (512) 249-5040





Parcel 124  
S. H. No. 26  
CSJ: 0363-01-123  
7/11/2007

Page 1 of 3

Being 0.06 of an acre of land, more or less, out of the Absalom J. Lott Survey, Abstract No. 963 situated in the City of Colleyville, Tarrant County, Texas, same being a portion of a tract of land conveyed to Antionetta T. Mooney by deed recorded in Volume 13222, Page 298 of the Deed Records of Tarrant County, Texas and described in Volume 10215, Page 270 and Volume 10456, Page 901, Deed Records, Tarrant County, Texas Said 0.06 of an acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a "PK" nail set at the intersection of the proposed southeasterly right of way line of State Highway No. 26 (a variable width right of way) with the southeast line of said Mooney tract, from which a 5/8 inch square iron pin bears North 53°12'00" West, a distance of 181.45 feet for and angle point in the southeast line of said Mooney tract. Said beginning is 64.00 feet right of and at a right angle to the proposed centerline of State Highway No. 26, at station 241+71.08; \*\*

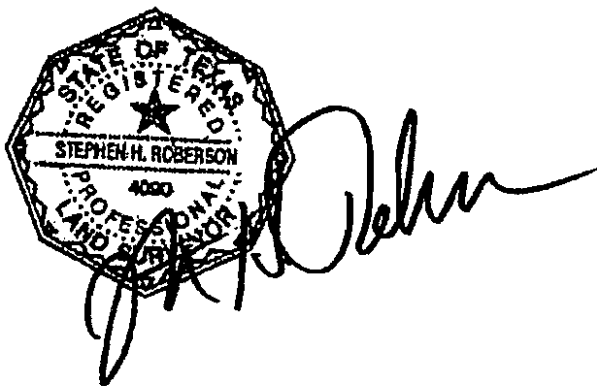
- (1) Thence South 53°12'00" West along said southeast tract line, a distance of 30.05 feet;
- (2) Thence North 28°58'56" East along the west line of said Mooney tract, 213.00 feet to the northwest corner of said Mooney tract;
- (3) Thence South 54°22'06" East along the north line of said Mooney tract, 13.08 feet to a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set on the aforesaid southeasterly right of way of proposed S.H. 26; said iron rod is 64.00 feet right of and at a right angle to said centerline at station 243+53.06;
- (4) Thence South 28°41'19" West along said right of way line, 87.18 feet to a "X" cut set at the beginning of a tangent curve to the right whose center bears North 61°18'41" West, 2928.79 feet; said iron rod is 64.00 feet right of and at a right angle to said centerline at station 242+65.87, \*\*
- (5) Thence along said curve, continuing along said right of way, in a southwesterly direction through a central angle of 01°53'45", a distance of 96.91 feet to the Point of Beginning.

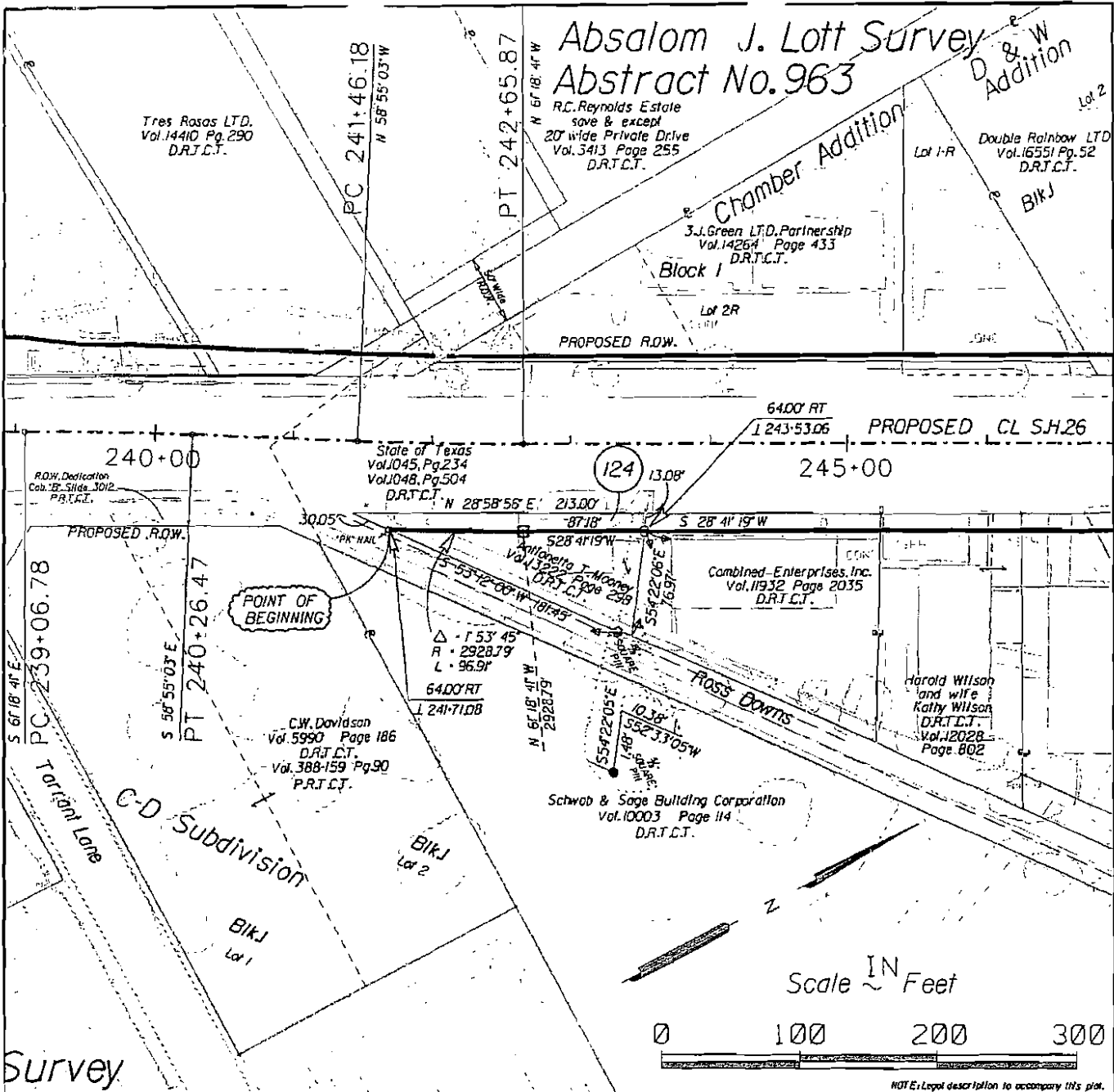
Parcel 124  
S. H. No. 26  
CSJ: 0363-01-123  
7/11/2007

Page 2 of 3

- NOTE: Survey sketch to accompany this legal description.
- NOTE: Directional control is based on the Texas State Plane Coordinate System, North central zone, NAD 83/93.
- NOTE: (\*\*) The monuments described and set in this call may be replaced with a TXDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TXDOT.

Surveyor of Record: Stephen H. Roberson  
Texas Registration Number: 4090  
Release date: 7/13/07



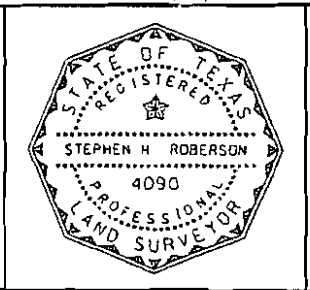


**Legend**

- - Marker found "as noted"
- - 3/8" smooth iron rod w/ aluminum cap stamped "TxDOT"
- ⊕ - Type II monument to the set of the end of construction
- - 3/8" smooth iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction

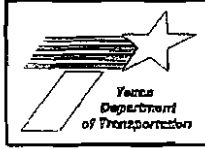
POB: Point Of Beginning  
 P: Property Line  
 S: Survey Line  
 ---: Fwy Road  
 ---: Proposed Centerline

D.R.T.C.T. - Deed Records, Tarrant County, Texas  
 P.R.T.C.T. - Plat Records, Tarrant County, Texas  
 ---: Record Information  
 ---: Control of Access



**PARCEL 124**  
**ANTIONETTA T. MOONEY**

0.06 Acre of Land



ENGLISH DISTANCES (FEET)				STATE	DIST	COUNTY	
①	⑤	⑨		TEXAS	FTW	TARRANT	
②	⑥	⑩		CONT.	SECT.	JOB	HIGHWAY NO.
③	⑦	⑪		036.3	01	123	S H 26
④	⑧	⑫					



County: Dallas  
Parcel: 13  
Highway: Spur 366 (Woodall Rodgers Freeway)  
Project Limits:  
    From: Beckley/Singleton  
    To: IH 35E  
CSJ: 0196-07-023  
ACCT: 8018-2-39

Page 1 of 4  
October 30, 2009

LEGAL DESCRIPTION FOR PARCEL 13

Being a 0.2466 acre tract of land, situated in the William P. Overton Survey, Abstract Number 444, being part of City Block 7084, City of Dallas, Dallas County, Texas, and being a portion of a tract of land as described in deed to Gifford-Hill & Company, as recorded in Volume 72135, Page 1822 of the Deed Records of Dallas County, Texas (now known as Cornerstone C & M, Inc. as per assumed name certificate filed October 27, 1995), said tract also being a part of Lot 1, Block 7084 of the Gifford-Hill Batch Plant, an addition to the City of Dallas, Texas, as recorded in Volume 72223, Page 259 of the Deed Records of Dallas County, Texas (D.R.C.D.T.) and being more particularly described as follows:

COMMENCING at an "X" cut found in concrete at the southeast corner of Amonette Street (variable width right-of-way as established by plat recorded in Volume 72223, Page 259, D.R.D.C.T.), said point being an inner-ell corner of said Lot 1, Block 7084;

THENCE North 01 degree 10 minutes 41 seconds West, along the easterly right-of-way line of said Amonette Street a distance of 291.71 feet to a 5/8 inch iron rod found with "Cummings-Pewitt" cap at the beginning of a curve to the right having a radius of 223.72 feet;

THENCE, in a northerly direction along the easterly right-of-way line of said Amonette Street, along said curve to the right through a central angle of 17 degrees 14 minutes 15 seconds, an arc distance of 67.31 feet and being subtended by a chord bearing North 07 degrees 26 minutes 26 seconds East, a distance of 67.05 feet to a 5/8 inch iron rod set with 3 1/2 inch aluminum disk stamped "TxDOT" for the POINT OF BEGINNING, having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 6,971,147.74 feet, East 2,482,778.57 feet, said paid point being the beginning of a curve to the right having a radius of 223.72 feet;\*\*

- 1) THENCE, in a northerly direction along the easterly right-of-way line of said Amonette Street, along said curve to the right through a central angle of 1 degree 16 minutes 53 seconds, an arc distance of 5.00 feet and being subtended by a chord bearing North 16 degrees 42 minutes 00 seconds East, a distance of 5.00 feet to a 5/8 inch iron rod found with 3 1/2 inch aluminum disk stamped "TxDOT" at the end of said curve, said point being the beginning a curve to the left having a radius of 230.00 feet;

County: Dallas  
Parcel: 13  
Highway: Spur 366 (Woodall Rodgers Freeway)  
Project Limits:  
    From: Beckley/Singleton  
    To: IH 35E  
CSJ: 0196-07-023  
ACCT: 8018-2-39

Page 2 of 4  
October 30, 2009

- 2) THENCE, in a northerly direction along the easterly right-of-way line of said Amonette Street, along said curve to the left through a central angle of 07 degrees 38 minutes 50 seconds, an arc distance of 30.70 feet and being subtended by a chord bearing North 13 degrees 30 minutes 30 seconds East, a distance of 30.68 feet to a 1/2 inch iron rod found on the southerly right-of-way line of Singleton Boulevard (a variable width right-of-way), said point being the northwest corner of said Lot 1, Block 7084;
- 3) THENCE North 89 degree 13 minutes 45 seconds East, along the southerly right-of-way line of said Singleton Boulevard, a distance of 307.11 feet to a concrete monument found with "Texas Utilities Electric" aluminum disk at the northwest corner of Lot 2, Block 7084 of the West Levee Substation, an addition to the City of Dallas, Texas as recorded in Volume 90106, Page 134, D.R.D.C.T., said point also being the northeast corner of aforementioned Lot 1, Block 7084;
- 4) THENCE South 01 degree 13 minutes 43 seconds East, along the easterly line of said Lot 1, Block 7084 a distance of 34.50 feet to a 5/8 inch iron rod set with 3 1/2 inch aluminum disk stamped "TxDOT" for a corner on the new northerly right-of-way line of Spur 366 (Woodall Rodgers Freeway);\*\*
- 5) THENCE South 89 degrees 13 minutes 45 seconds West, along said new right-of-way line a distance of 316.45 feet to the POINT OF BEGINNING AND CONTAINING 10,742 square feet or 0.2466 of an acre of land, more or less.


\*\* The monuments 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.

All bearings are on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.) North Central Zone 4202. All distances and coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.000136506.

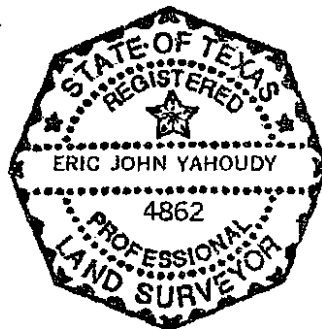
County: Dallas  
Parcel: 13  
Highway: Spur 366 (Woodall Rodgers Freeway)  
Project Limits:  
    From: Beckley/Singleton  
    To: IH 35E  
CSJ: 0196-07-023  
ACCT: 8018-2-39

Page 3 of 4  
October 30, 2009

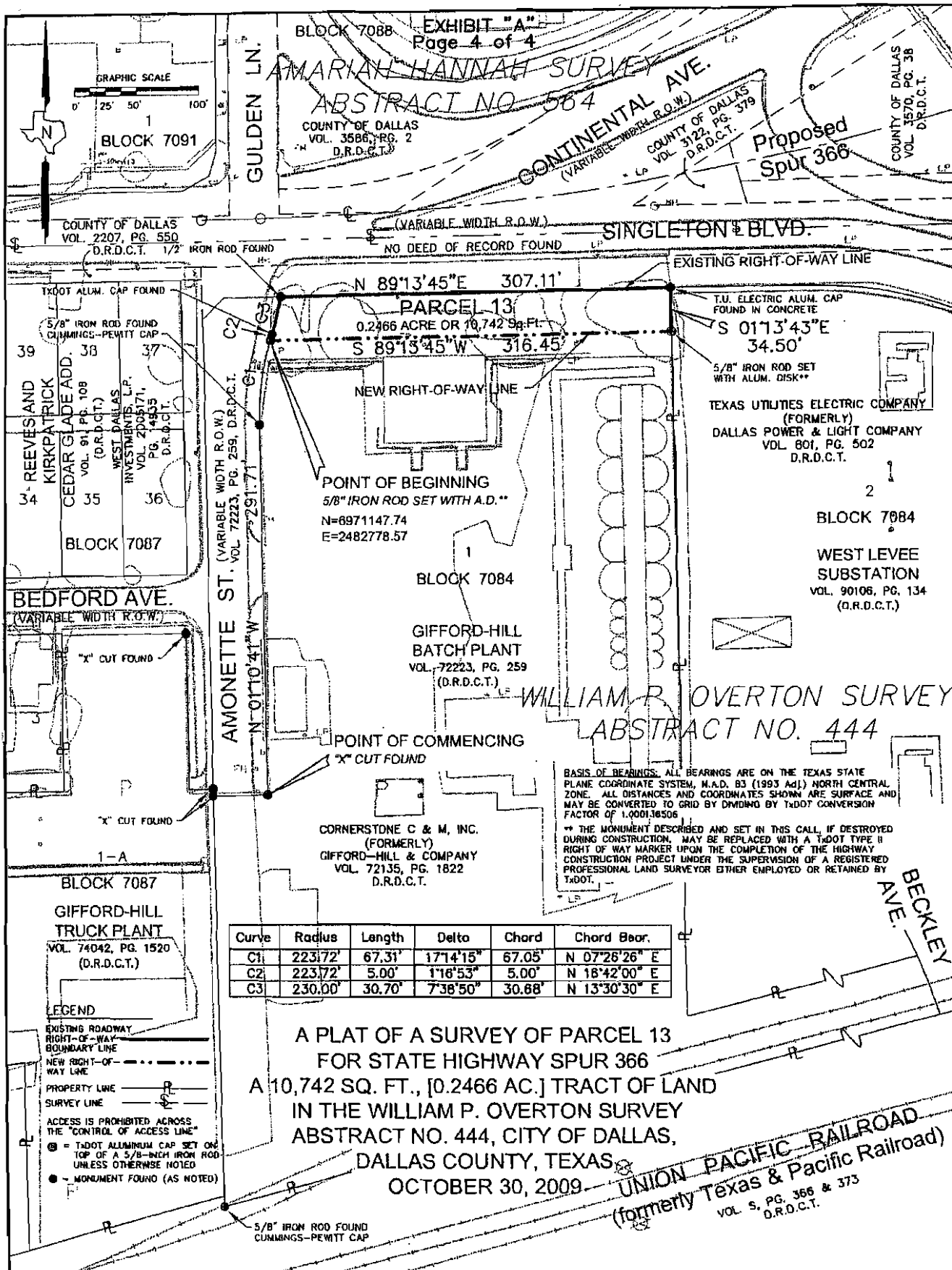
For Huitt-Zollars, Inc.

 10/30/2009

Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311



Date: October 30, 2009



County: Denton County  
Highway: S.H. 114 from 0.22 Mile west of County Line Road to 0.45 Mile west of FM 156  
CSJ: 0353-02-067  
Parcel: 26E - Cowtown Pipeline, LP

An EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon, and across the following described property with the right and privilege at all times of having ingress, egress, and regress in, along, upon and across such property for the purpose of making additions to, improvements on, and repairs to the said drainage channel or any part thereof, said property being described as follows:

County: Denton  
Parcel: 26(E)  
Highway: S.H. 114  
Project Limits: 0.22 Mile W of County Line Road  
0.45 Mile W of FM 156  
CSJ: 0353-02-067

Page 1 of 2  
July 2009

**LEGAL DESCRIPTION FOR DRAINAGE EASEMENT PARCEL 26(E)**

BEING an 8,381 square foot tract of land situated in the John F. Day Survey, Abstract No. 384, Denton County, Texas, also being part of that tract of land described in Special Warranty Deed to Cowtown Pipeline L.P., as recorded in Document No. 2009-14363 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8 inch found iron rod with cap stamped "ACLS 4365" having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,060,087.7407 feet, East=2,321,081.0213 feet for the southwest corner of said Cowtown Pipeline tract;

THENCE North 00 degrees 00 minutes 05 seconds East, along the west line of said 'Cowtown Pipeline tract, a distance of 2,404.99 feet to a point for corner on the existing southerly right-of-way line of S.H.-114 (100 foot wide right-of-way), from which a 5/8 inch found iron rod bears South 00 degrees 00 minutes 05 seconds West, a distance of 0.34 feet;

THENCE North 89 degrees 36 minutes 19 seconds East, along said existing southerly right-of-way line of S.H.-114, a distance of 239.49 feet to a 1 /2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,062,494.3801 feet, East=2,321,320.5650 feet for the POINT OF BEGINNING;

- 1) THENCE North 89 degrees 36 minutes 19 seconds East, continuing along said existing southerly right-of-way line of S.H.-114, a distance of 220.89 feet to a 1 /2 inch set iron rod with cap for corner;
- 2) THENCE South 38 degrees 31 minutes 03 seconds West, departing said existing southerly right-of-way line of S.H.-114, a distance of 52.65 feet to a 1 /2 inch set iron rod with cap for corner;
- 3) THENCE South 17 degrees 17 minutes 51 seconds West, a distance of 24.73 feet to a 1 /2 inch set iron rod with cap for corner;
- 4) THENCE South 89 degrees 10 minutes 35 seconds West, a distance of 66.02 feet to a 1 /2 inch set iron rod with cap for corner;
- 5) THENCE North 20 degrees 52 minutes 45 seconds West, a distance of 34.41 feet to a 1 /2 inch set iron rod with cap for corner;

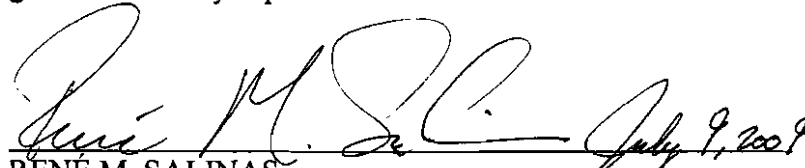
County: Denton  
Parcel: 26(E)  
Highway: S.H. 114  
Project Limits: 0.22 Mile W of County Line Road  
0.45 Mile W of FM 156  
CSJ: 0353-02-067

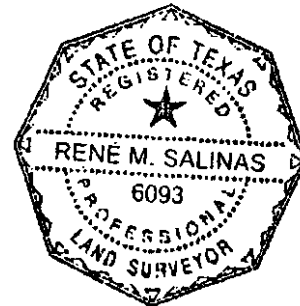
Page 2 of 2  
July 2009

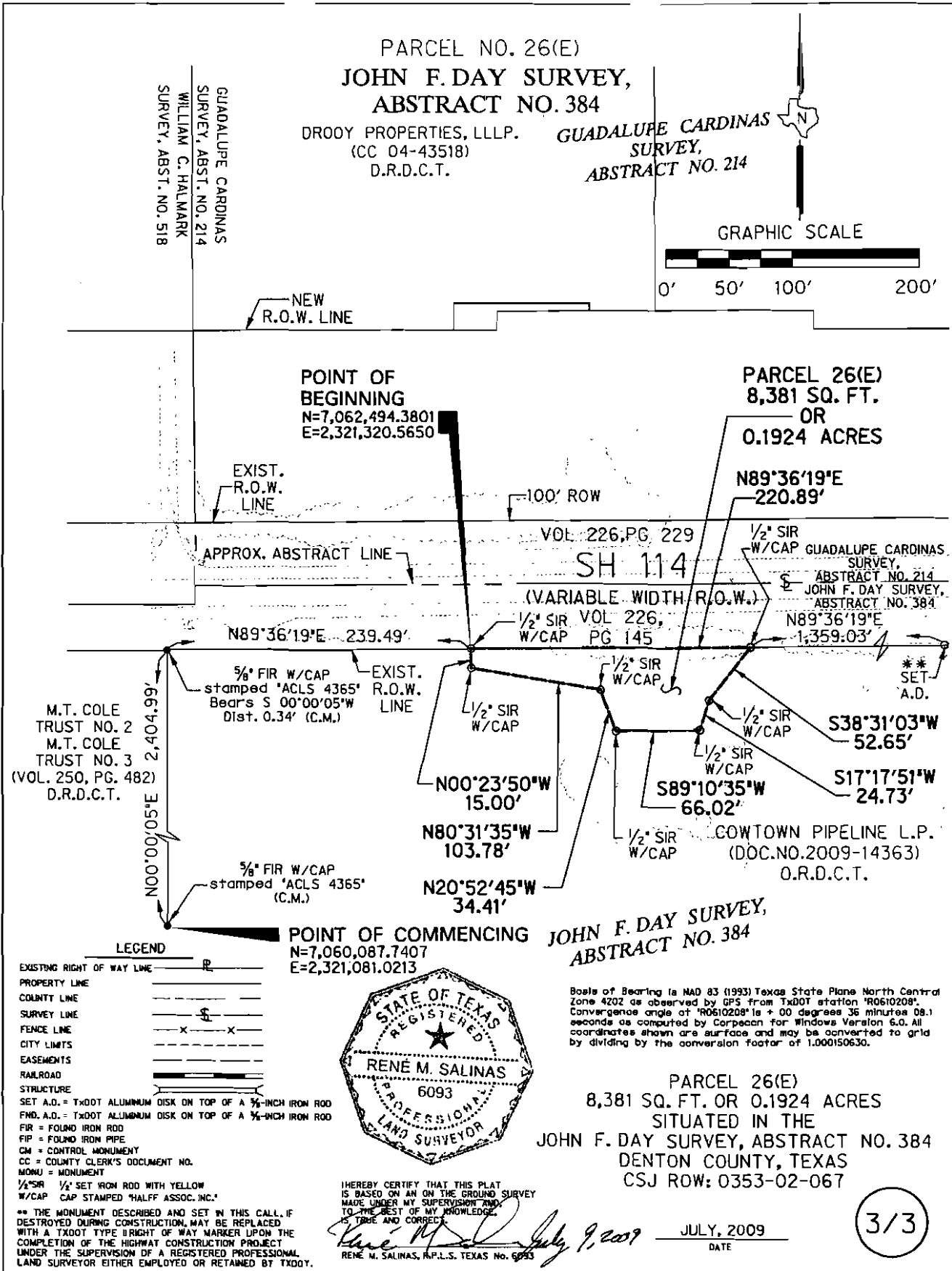
- 6) THENCE North 80 degrees 31 minutes 35 seconds West, a distance of 103.78 feet to a 1 /2 inch set iron rod with cap for corner;
- 7) THENCE North 00 degrees 23 minutes 50 seconds West, a distance of 15.00 feet to the POINT OF BEGINNING AND CONTAINING 8,381 square feet or 0.1924 acres of land, more or less.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610208". Convergence angle at "RO610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpcon for Windows Version 6.0. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

I, René M. Salinas, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

  
RENE M. SALINAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 6093







Page 1 of 4  
December 22, 2008

County: Bell  
Highway: S.H. 317  
Limits: From F.M. 2305 to F.M. 439  
ROW CSJ: 0398-04-064

Property Description  
for Parcel 28

BEING A 0.436 ACRE TRACT OF LAND, OUT OF THE MATILDA CONNELL SURVEY, ABSTRACT NO. 6, IN BELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CALLED 30.27 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GENE DONALD DOSS AND ALMA LEAVERN DOSS, TRUSTEES OF THE DOSS FAMILY REVOCABLE TRUST, RECORDED IN VOLUME 3735, PAGE 381 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**POINT OF COMMENCING** at a set ½-inch iron rod with SURVTEX cap at an angle point in the existing east right-of-way line of S.H. 317, said angle point lying at or near the center of a former county road, no record found, same being an angle point in the west line of a 6.24 acre tract described in a deed to John B. Messer, recorded in Volume 2381, Page 425 of the Official Public Records of Real Property of Bell County, Texas;

**THENCE** North 16 degrees 42 minutes 30 seconds East 468.78 feet, along the existing east right-of-way line of S.H. 317, a portion of said existing right-of-way line being the east line of a 1.390 acre tract of land, First tract, described in a deed to the State of Texas, recorded in Volume K, Page 321 of the County Court Records of Bell County, Texas, a portion of said line being the west line of said 6.24 acre tract, and a portion being the west line of said 30.27 acre tract, at a distance of 3.90 feet passing 0.58 feet left of a found Texas Department of Transportation (TxDOT) Type I monument, for the north corner of a 0.65 acre tract of land described in a deed to John B. Messer, recorded in Volume 2381, Page 425 of the Official Public Records of Real Property of Bell County, Texas, the north corner of said 6.24 acre tract and the southwest corner of said 30.27 acre tract, continuing for a distance of 464.88 feet to a set 5/8-inch iron rod with TxDOT aluminum cap at the intersection of the existing and proposed east right-of-way lines of S.H. 317 for the southwest corner and **POINT OF BEGINNING** hereof;

1. **THENCE** North 16 degrees 42 minutes 30 seconds East 581.60 feet, along the existing east right-of-way line of S.H. 317 to a set ½-inch iron rod with SURVTEX cap in the south line of the Leon River for the northwest corner of the upland tract, said 30.27 acre tract, and the northwest corner hereof;
2. **THENCE** South 36 degrees 18 minutes 13 seconds East 55.55 feet, along the common line between the Leon River and the upland tract, said 30.27 acre tract, to a

Page 2 of 4  
December 22, 2008

set 3/8-inch iron rod with TxDOT aluminum cap in the proposed east right-of-way line of S.H. 317, for the northeast corner hereof;

3. **THENCE** South 16 degrees 41 minutes 21 seconds West 273.16 feet, crossing into said 30.27 acre tract, along the proposed east right-of-way line of S.H. 317 to a set 3/8-inch iron rod with TxDOT aluminum cap, for an angle point hereof;
4. **THENCE** South 25 degrees 53 minutes 32 seconds West 278.58 feet, continuing across said 30.27 acre tract, along the proposed east right-of-way line of S.H. 317 to the **POINT OF BEGINNING** and containing 0.436 acres or 18,989 square feet of land, more or less.

All bearings shown herein are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum, based on coordinate control provided to the Surveyor by TxDOT.

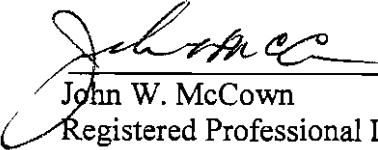
ACCESS is permitted to highway facility from the remainder of the abutting property.

A plat of even survey date herewith accompanies this description.

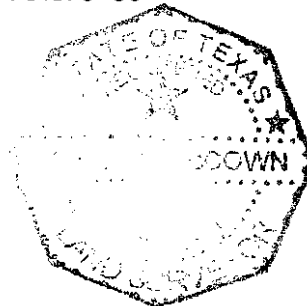
This survey was performed without the benefit of a title commitment. Record information shown herein is based on information provided to the Surveyor by TxDOT, and a limited search of the public records by the Surveyor, and may not include all easements or instruments pertaining to this property.

I hereby certify that this survey was made on the ground under my direction and supervision.

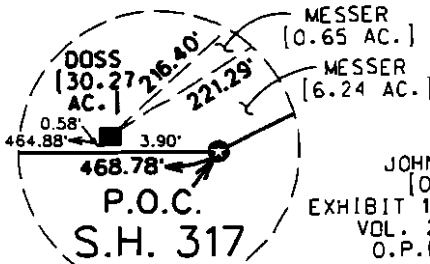
12-22-08  
Date

  
John W. McCown  
Registered Professional Land Surveyor  
State of Texas No. 5135

SURVTEX, LLC  
600 W. Whitestone Blvd.  
Cedar Park, TX 78613  
(512) 249-8875 Fax (512) 249-5040



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 25° 11' 39" E	3.95'

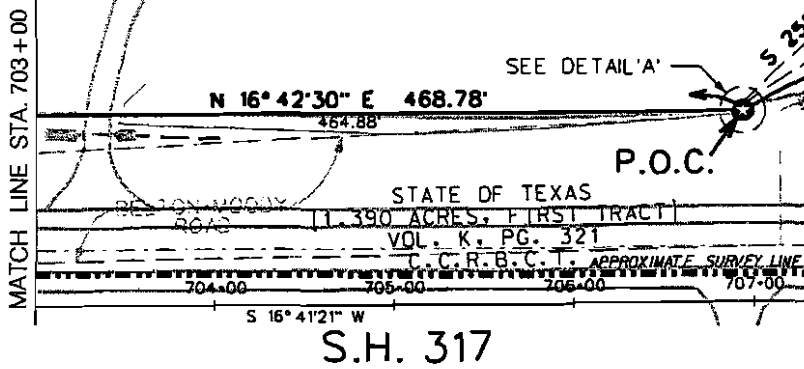


GENE DONALD DOSS AND  
ALMA LEAVERN DOSS, TRUSTEES OF  
THE DOSS FAMILY REVOCABLE TRUST  
(30.27 ACRES)  
VOL. 3735, PG. 381  
O.P.R.R.P.B.C.T.

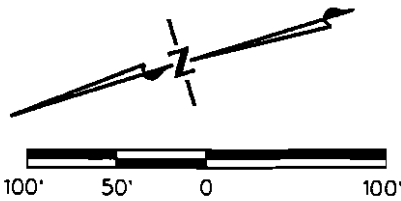
JOHN B. MESSER  
(0.65 ACRES)  
EXHIBIT 1.4, PAGE 2 OF 2  
VOL. 2381, PG. 425  
O.P.R.R.P.B.C.T.

DETAIL 'A'  
NOT TO SCALE

MATILDA CONNELL SURVEY  
ABSTRACT NO. 6



JOHN B. MESSER  
(6.24 ACRES)  
EXHIBIT 1.4, PAGE 1 OF 2  
VOL. 2381, PG. 425  
O.P.R.R.P.B.C.T.



LEGEND

- ⊙ TxDOT TYPE II MONUMENT SET
- ◻ TxDOT TYPE II MONUMENT FOUND
- TxDOT TYPE I MONUMENT FOUND
- ★ 1/2" IRON ROD SET WITH SURVTEX CAP
- 3/4" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET W/TxDOT ALUMINUM CAP
- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- FENCE CORNER POST
- RECORD INFORMATION
- WIRE FENCE
- O.R.B.C.T. DEED RECORDS OF BELL COUNTY, TEXAS
- P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
- C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

PARCEL 28  
ACRES: 0.436  
HIGHWAY: S.H. 317  
ROW CSJ: 0398-04-064  
COUNTY: BELL  
SCALE: 1" = 100'  
SHEET 3 OF 4



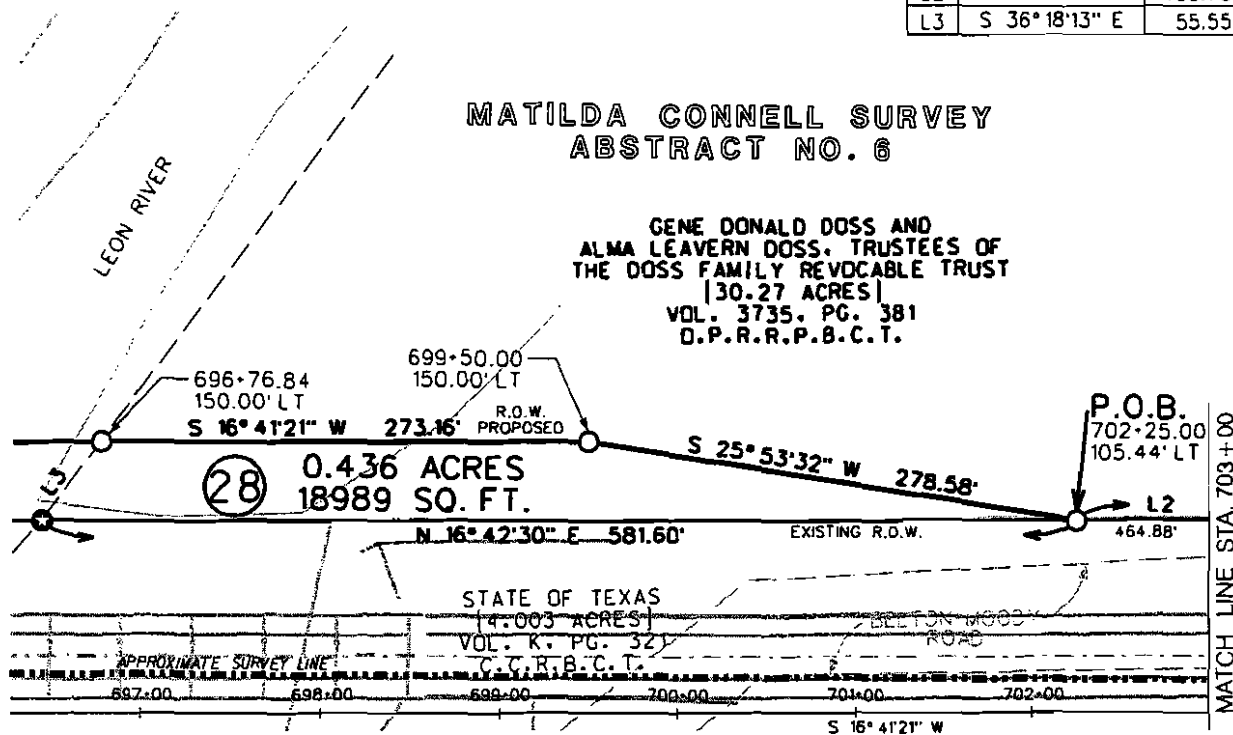
600 W. Whitestone Blvd.  
Cedar Park, Texas 78613  
Phone: (512) 249-8875  
Fax (512) 249-5040

FILE: DOSS-P28-S1.SHT

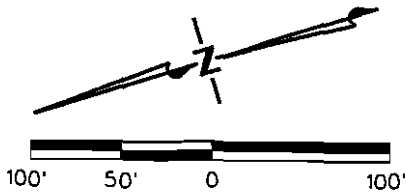
LINE TABLE		
NO.	BEARING	DISTANCE
L2	N 16° 42' 30" E	468.78'
L3	S 36° 18' 13" E	55.55'

**MATILDA CONNELL SURVEY  
ABSTRACT NO. 6**

**GENE DONALD DOSS AND  
ALMA LEAVERN DOSS, TRUSTEES OF  
THE DOSS FAMILY REVOCABLE TRUST  
[30.27 ACRES]  
VOL. 3735, PG. 381  
D.P.R.R.P.B.C.T.**



S.H. 317



- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM, BASED ON COORDINATE CONTROL PROVIDED TO THE SURVEYOR BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
  - IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TXDOT.
  - PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12-22-08  
DATE

*John W. McCown*  
JOHN W. MCCOWN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5135, STATE OF TEXAS

- LEGEND
- ⊠ TxDOT TYPE II MONUMENT SET
  - ⊡ TxDOT TYPE II MONUMENT FOUND
  - ⊞ TxDOT TYPE I MONUMENT FOUND
  - ⊙ 1/2" IRON ROD SET WITH SURVTEX CAP
  - ⊙ 3/4" IRON PIPE FOUND (UNLESS NOTED)
  - 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 5/8" IRON ROD SET W/TxDOT ALUMINUM CAP
  - △ CALCULATED POINT
  - ▲ 60D NAIL FOUND
  - FENCE CORNER POST
  - RECORD INFORMATION
  - WIRE FENCE
  - D.R.B.C.T. DEED RECORDS OF BELL COUNTY, TEXAS
  - P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS
  - O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
  - C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT



PARCEL 28  
ACRES: 0.436  
HIGHWAY: S.H. 317  
ROW CSJ: 0398-04-064  
COUNTY: BELL  
SCALE: 1" = 100'  
SHEET 4 OF 4

**CHIVON**  
**LAND SURVEYING & MAPPING SERVICES, LLC**

600 W. Whitestone Blvd.  
Cedar Park, Texas 78613  
Phone: (512) 249-8875  
Fax (512) 249-5040

FILE: DOSS-P28-S2.SHT

County: DENTON  
Highway: FM 407  
CSJ: 1785-01-031  
Parcel: 11C(TE)

**Field Notes for Parcel 11C(TE) (Temporary Easement)**  
**10' Temporary Construction Easement**

A TEMPORARY EASEMENT for the duration of 3 years from the date of possession of said easement for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits in, along, upon, and across the following described tract of land with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits, said tract of land hereinafter described as follows:

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 1 of 3  
July 22, 2009

Description for Parcel 11C(TE)  
10' Temporary Construction Easement

**BEING** 0.0299 of an acre Temporary Construction Easement situated in the A.R. Loving Survey, Abstract No. 736, Denton County, Texas, and being a portion of a tract of land described in a Special Warranty Deed with Venders Lien to Today Saddlebrook Estates, L.P., dated January 23, 1998 and recorded in Volume 4022, Page 208 of the Deed Records of Denton County, Texas, and also being out of Lot 1A, Block A, Saddlebrook Estates, Phase 1, as recorded in Cabinet R, Page 66, of the Plat Records of Denton County, Texas, said 0.0299 of an acre Temporary Construction Easement to be more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with TxDOT aluminum cap set in the common boundary line of said Lot 1A and Lot 1, from which a 1/2" Iron Rod Found for the Southwest corner of said Lot 1A bears South 44° 39' 04" West, a distance of 176.60 feet, being 55.00 feet right of and at a right angle from the proposed survey centerline of FM 407, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 228+98.06, and being located at the coordinates of 7,084,652.9842 feet North and 2,387,590.4391 feet East;

1. **THENCE** North 44° 39' 04" East, along the common boundary line of Lots 1 and 1A, a distance of 14.11 feet to a 1/2" iron rod found for the North corner of Lot 1A and the Southeast corner of Lot 1, being in the existing West right-of-way line of FM 407;
2. **THENCE** South 00° 29' 37" East, along the existing West right-of-way line of FM 407, a distance of 135.03 feet to a point for corner, being the Southeast corner of Lot 1A and in the North right-of-way line of Saddlebrook Drive ( 100' wide );
3. **THENCE** South 89° 36' 51" West, along the North right-of-way line of Saddlebrook Drive, a distance of 10.00 feet to a 5/8" iron rod with TxDOT aluminum cap set, being 55.00 feet right of Survey Centerline Station 230+23.12;
4. **THENCE** North 00° 29' 37" West, a distance of 125.06 feet, to the **PLACE OF BEGINNING** and containing 0.0299 of an acre of land.

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 2 of 3  
July 22, 2009

Description for Parcel 11C(TE)  
10' Temporary Construction Easement

Notes:

All bearings and coordinates shown are grid coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83 HARNES), North Central Zone 4202, and can be converted to surface coordinates by multiplying by a combined scale factor of 1.00015063.

All referenced property distances and areas were taken from deed records acquired from the Denton County Real Property Records.

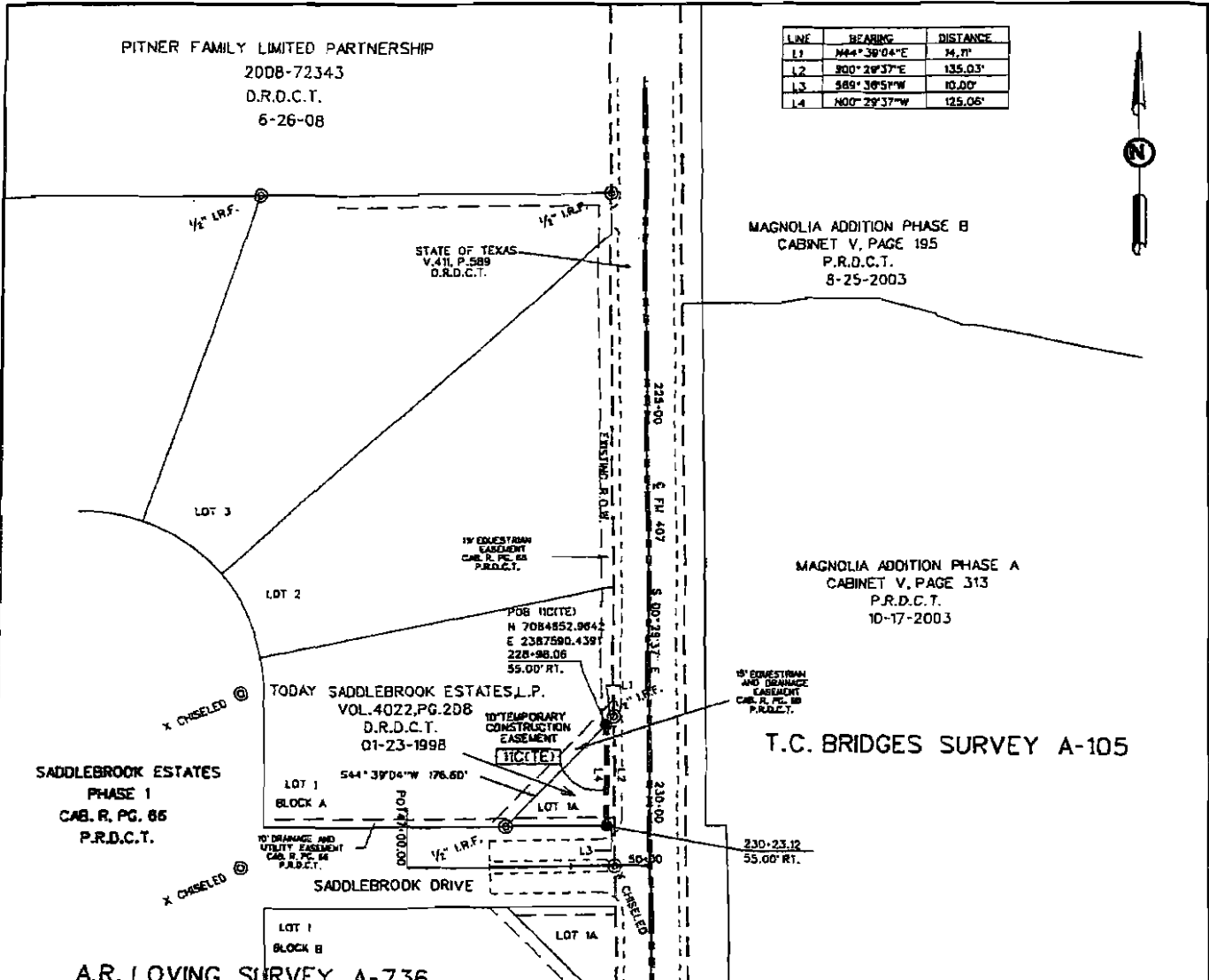
I, Frederick H. Westphall, Registered Professional Land Surveyor, do hereby certify that this boundary description and plat represents the results of a survey made on the ground under my supervision.

*F.H. Westphall* 7-22-09  
Frederick H. Westphall, R.P.L.S. Date  
Texas Registration No. 5832



BWR Corporation  
601 Shelley Dr., Suite 202  
Tyler, Texas 75701-9439  
Phone: (903) 581-0178

Texas Department of Transportation  
P.O. Box 133067  
Dallas, Texas 75313-3067  
Phone: (214) 320-6117



LINE	BEARING	DISTANCE
L1	M44° 30' 04" E	14.71'
L2	S00° 29' 37" E	135.03'
L3	S89° 30' 51" W	10.00'
L4	N00° 29' 37" W	125.05'

SADDLEBROOK ESTATES  
PHASE I  
CAB. R. PG. 85  
P.R.D.C.T.

TODAY SADDLEBROOK ESTATES, L.P.  
VOL. 4022, PG. 208  
D.R.D.C.T.  
01-23-1998

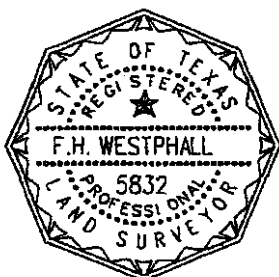
MAGNOLIA ADDITION PHASE B  
CABINET V, PAGE 195  
P.R.D.C.T.  
8-25-2003

MAGNOLIA ADDITION PHASE A  
CABINET V, PAGE 313  
P.R.D.C.T.  
10-17-2003

T.C. BRIDGES SURVEY A-105

A.R. LOVING SURVEY A-736

LEGEND	
	PROPOSED CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPERTY LINE
	EXISTING ROADWAY LIMITS
	SURVEY LINE
	TYPE I.R.O.W. MARKER FOUND
	TYPE II R.O.W. MARKER SET
	1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET
	EXISTING PROPERTY CORNER
CF#	CLERK'S FILE NUMBER
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
②	PARCEL NUMBER

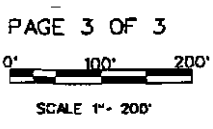


- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, AS PROVIDED BY TxDOT, AND CAN BE CONVERTED TO SURFACE COORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00015063
  - ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE ACQUIRED FROM DENTON COUNTY DEED OR OFFICIAL RECORDS.
  - REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

I, FREDERICK H. WESTPHALL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*F.H. Westphall* 7-22-09

FREDERICK H. WESTPHALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5832



TEMPORARY CONSTR. ESMT. 11C(TE)  
TODAY SADDLEBROOK  
ESTATES, L.P.

FM 407  
DENTON COUNTY, TEXAS  
CSJ NO. 1785-01-031 (ROW)

R.O.W. ACQUISITION = 0.0299 AC.  
REMAINDER RT. = 0.1797 AC. (APPROX.)



County: DENTON  
Highway: FM 407  
CSJ: 1785-01-031  
Parcel: 12A(TE)

**Field Notes for Parcel 12A(TE) (Temporary Easement)**  
**15' Temporary Construction Easement**

A TEMPORARY EASEMENT for the duration of 3 years from the date of possession of said easement for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits in, along, upon, and across the following described tract of land with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits, said tract of land hereinafter described as follows:

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 1 of 3  
July 22, 2009

Description for Parcel 12A(TE)  
15' Temporary Construction Easement

**BEING** 0.0439 of an acre Temporary Construction Easement situated in the A.R. Loving Survey, Abstract No. 736, Denton County, Texas, and being a portion of a tract of land described in a Special Warranty Deed with Venders Lien to Today Saddlebrook Estates, L.P., dated January 23, 1998 and recorded in Volume 4022, Page 208 of the Deed Records of Denton County, Texas, and also being out of Lot 1A, Block B, Saddlebrook Estates, Phase 1, an addition to the City of Bartorville, as recorded in Cabinet R, Page 66, of the Plat Records of Denton County, Texas, said 0.0439 of an acre easement to be more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with TxDOT aluminum cap set in the common boundary line of said Lot 1A and Lot1, Block B of said Saddlebrook Estates, Phase 1 for the Southwest corner of the herein described easement, from which a 1/2" iron rod found for the Northwest corner of said Lot 1A bears North 45° 25' 09" West, a distance of 170.18 feet, being 60.00 feet right of and at a right angle from the proposed survey centerline of FM 407, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 232+43.23, and being located at the coordinates of 7,084,307.7969 feet North and 2,387,588.4223 feet East;

1. **THENCE** North 00° 29' 37" West, a distance of 120.11 feet to a 5/8" iron rod with TxDOT aluminum cap set in the South right-of-way line of Saddlebrook Drive ( 100' wide ), and the North boundary line of said Lot 1A of said Saddlebrook Estates, Phase 1;
2. **THENCE** North 89° 36' 51" East, along the South right-of-way line of Saddlebrook Drive, a distance of 15.00 feet to a point for corner in the existing West right-of-way line of FM 407;
3. **THENCE** South 00° 29' 37" East, along the existing West right-of-way line of FM 407, a distance of 135.12 feet to a 1/2" iron rod found for the South corner of said Lot 1A and the Eastmost Northeast corner of Lot 1;
4. **THENCE** North 45° 25' 09" West, along said Lot 1A boundary line, a distance of 21.24 feet, to the **PLACE OF BEGINNING** and containing 0.0439 of an acre of land.

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 2 of 3  
July 22, 2009

Description for Parcel 12A(TE)  
15' Temporary Construction Easement

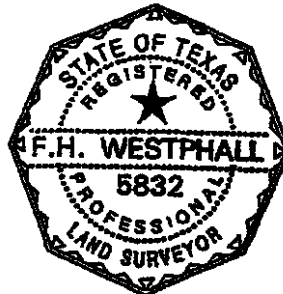
Notes:

All bearings and coordinates shown are grid coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83 HARNES), North Central Zone 4202, and can be converted to surface coordinates by multiplying by a combined scale factor of 1.00015063.

All referenced property distances and areas were taken from deed records acquired from the Denton County Real Property Records.

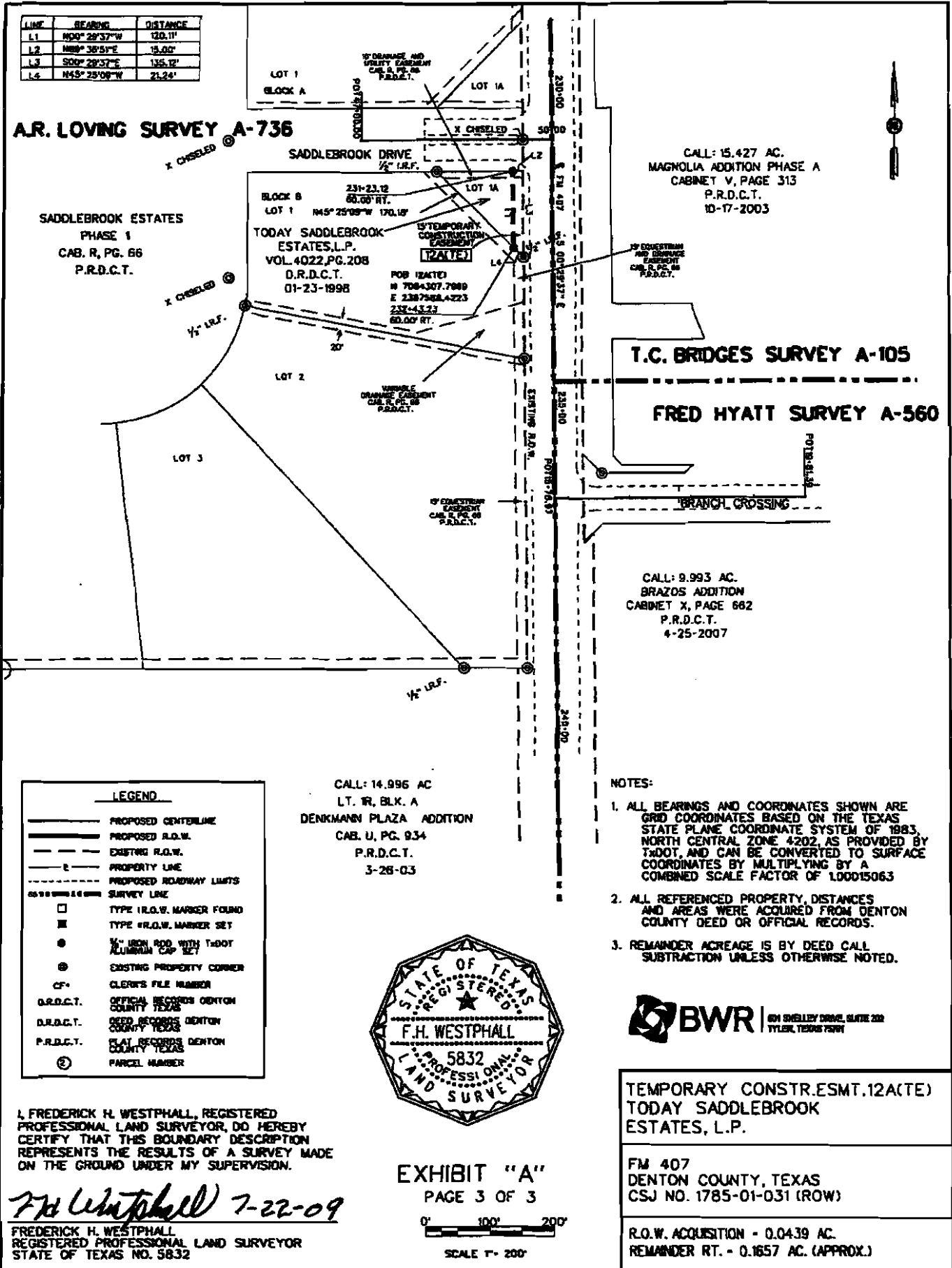
I, Frederick H. Westphall, Registered Professional Land Surveyor, do hereby certify that this boundary description and plat represents the results of a survey made on the ground under my supervision.

*F.H. Westphall* 7-22-09  
Frederick H. Westphall, R.P.L.S. Date  
Texas Registration No. 5832



BWR Corporation  
1828 ESE-Loop 323, Suite 202  
Tyler, Texas 75701  
Phone: (903) 581-7844

Texas Department of Transportation  
P.O. Box 133067  
Dallas, Texas 75313-3067  
Phone: (214) 320-6117



I, FREDERICK H. WESTPHALL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*F.H. Westphall 7-22-09*

FREDERICK H. WESTPHALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5832

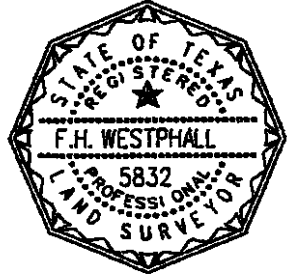


EXHIBIT "A"  
PAGE 3 OF 3

0' 100' 200'

SCALE T= 200'

CALL: 14.996 AC  
LT. 1R, BLK. A  
DENKMAN PLAZA ADDITION  
CAB. U, PG. 934  
P.R.D.C.T.  
3-26-03

CALL: 9.993 AC.  
BRAZOS ADDITION  
CABINET X, PAGE 662  
P.R.D.C.T.  
4-25-2007

CALL: 15.427 AC.  
MAGNOLIA ADDITION PHASE A  
CABINET V, PAGE 313  
P.R.D.C.T.  
10-17-2003

County: DENTON  
Highway: FM 407  
CSJ: 1785-01-031  
Parcel: 12C(TE)

**Field Notes for Parcel 12C(TE) (Temporary Easement)**  
**15' Temporary Construction Easement**

A TEMPORARY EASEMENT for the duration of 3 years from the date of possession of said easement for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits in, along, upon, and across the following described tract of land with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits, said tract of land hereinafter described as follows:

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 1 of 3  
July 22, 2009

Description for Parcel 12C(TE)  
15' Temporary Construction Easement

**BEING** 0.1689 of an acre Temporary Construction Easement situated in the A.R. Loving Survey, Abstract No. 736, Denton County, Texas, and being a portion of a tract of land described in a Special Warranty Deed with Venders Lien to Today Saddlebrook Estates, L.P., dated January 23, 1998 and recorded in Volume 4022, Page 208 of the Deed Records of Denton County, Texas, and also being out of Lot 2, Block B, Saddlebrook Estates, Phase 1, an addition to the City of Bartonville, as recorded in Cabinet R, Page 66, of the Plat Records of Denton County, Texas, said 0.1689 of an acre easement to be more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with TxDOT aluminum cap set for the Northwest corner of the herein described easement, from which a 1/2" iron rod found for the Northwest corner of said Lot 2 and the Southwest corner of Lot 1 bears North 79° 15' 07" West, a distance of 433.10 feet, and being 60.00 feet right of and at a right angle from the proposed survey centerline of FM 407, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 234+16.52, and being located at the coordinates of 7,084,134.5160 feet North and 2,387,589.9137 feet East;

1. **THENCE** South 79° 15' 07" East, along the common boundary line of said Lot 1 and Lot 2, a distance of 15.29 feet to a 1/2" iron rod found in the existing West right-of-way line of FM 407, being the Northeast corner of said Lot 2 and the Southeast corner of Lot 1;
2. **THENCE** South 00° 29' 37" East, along the existing West right-of-way line of FM 407, a distance of 489.06 feet to a 1/2" iron rod found for the Southeast corner of said Lot 2, and being the Southeast corner of said Saddlebrook Estates, Phase 1;
3. **THENCE** South 89° 36' 48" West, along the South line of said Saddlebrook Estates, Phase 1, a distance of 15.00 feet to a point for corner, (being unaccessible ), from which a 1/2" iron rod found for the Southwest corner of said Lot 2 and the Southeast corner of Lot 3 bears South 89° 36' 48" West, a distance of 84.16 feet, being 60.00 feet right of Survey Centerline Station 239+08.53;
4. **THENCE** North 00° 29' 37" West, along the West line of said easement, a distance of 492.01 feet, to the **PLACE OF BEGINNING** and containing 0.1689 of an acre of land.

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 2 of 3  
July 22, 2009

Description for Parcel 12C(TE)  
15' Temporary Construction Easement

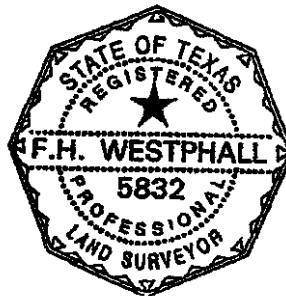
Notes:

All bearings and coordinates shown are grid coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83 HARNES), North Central Zone 4202, and can be converted to surface coordinates by multiplying by a combined scale factor of 1.00015063.

All referenced property distances and areas were taken from deed records acquired from the Denton County Real Property Records.

I, Frederick H. Westphall, Registered Professional Land Surveyor, do hereby certify that this boundary description and plat represents the results of a survey made on the ground under my supervision.

*F.H. Westphall* 7-22-09  
Frederick H. Westphall, R.P.L.S. Date  
Texas Registration No. 5832



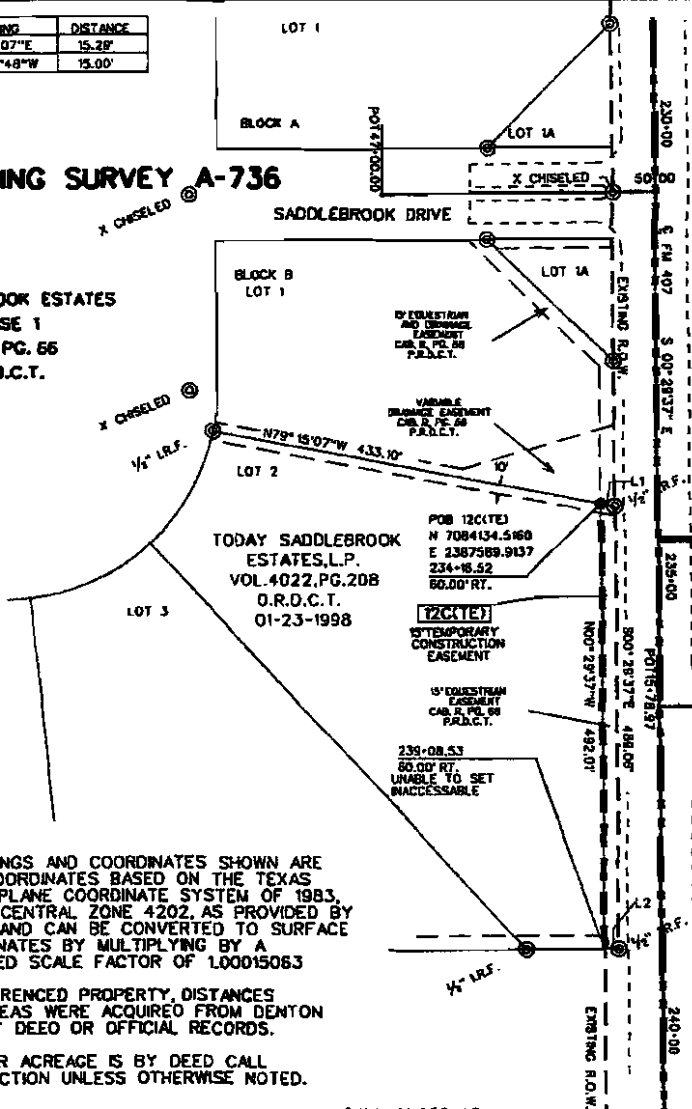
BWR Corporation  
1828 ESE Loop 323, Suite 202  
Tyler, Texas 75701  
Phone: (903) 581-7844

Texas Department of Transportation  
P.O. Box 133067  
Dallas, Texas 75313-3067  
Phone: (214) 320-6117

LINE	BEARING	DISTANCE
L1	S79° 15' 07" E	15.28'
L2	S88° 36' 48" W	15.00'

**A.R. LOVING SURVEY A-736**

**SADDLEBROOK ESTATES  
PHASE 1  
CAB. R. PG. 66  
P.R.D.C.T.**



CALL: 15.427 AC.  
MAGNOLIA ADDITION PHASE A  
CABINET V, PAGE 313  
P.R.D.C.T.  
10-17-2003

**T.C. BRIDGES SURVEY A-105**

**FRED HYATT SURVEY A-560**

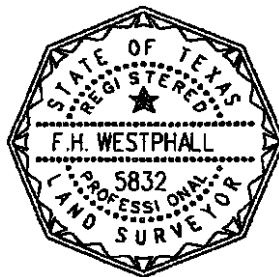
CALL: 9.993 AC.  
BRAZOS ADDITION  
CABINET X, PAGE 662  
P.R.D.C.T.  
4-25-2007

**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, AS PROVIDED BY TXDOT, AND CAN BE CONVERTED TO SURFACE COORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00015063
2. ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE ACQUIRED FROM DENTON COUNTY DEED OR OFFICIAL RECORDS.
3. REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

LEGEND	
	PROPOSED CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPERTY LINE
	PROPOSED ROADWAY LIMITS
	SURVEY LINE
	TYPE I.R.O.W. MARKER FOUND
	TYPE I.R.O.W. MARKER SET
	3/4" IRON ROD WITH THOAT ALUMINUM CAP SET
	EXISTING PROPERTY CORNER
	CLERK'S FILE NUMBER
	OFFICIAL RECORDS DENTON COUNTY TEXAS
	DEED RECORDS DENTON COUNTY TEXAS
	PLAT RECORDS DENTON COUNTY TEXAS
	PARCEL NUMBER

CALL: 14.996 AC  
LT. 1R, BLK. A  
DENKMANN PLAZA ADDITION  
CAB. U, PG. 934  
P.R.D.C.T.  
3-26-03



TEMPORARY CONSTR.ESMT.12C(TE)  
TODAY SADDLEBROOK  
ESTATES, L.P.

FM 407  
DENTON COUNTY, TEXAS  
CSJ NO. 1785-01-031 (ROW)

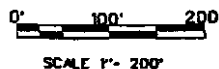
R.O.W. ACQUISITION = 0.1689 AC.  
REMAINDER RT. = 3.8774 AC. (APPROX.)

I, FREDERICK H. WESTPHALL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*F.H. Westphall* 7-22-09

FREDERICK H. WESTPHALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5832

EXHIBIT "A"  
PAGE 3 OF 3





Page 1 of 3  
December 22, 2008

County: Bell  
Highway: S.H. 317  
Limits: From F.M. 2305 to F.M. 439  
ROW CSJ: 0398-04-064

Property Description  
for Parcel 35

BEING A 0.114 ACRE TRACT OF LAND, OUT OF THE JAMES BENNETT SURVEY, ABSTRACT NO. 71, IN BELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT (CALCULATED) 0.487 ACRE TRACT OF LAND DESCRIBED AS "TRACT II" IN A DEED TO J. M. DENNY AND WIFE, DORIS DENNY, RECORDED IN VOLUME 754, PAGE 196 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, SAID 0.487 ACRE TRACT ALSO REFERRED TO IN A RECORDED DOCUMENT TO J. M. DENNY AND WIFE, DORIS DENNY, RECORDED IN VOLUME 1067, PAGE 561 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**POINT OF COMMENCING** at a found ½-inch iron rod in the southerly line of that called 5 acre tract of land described in a deed to the City of Belton, recorded in Volume 64, Page 602 of the Deed Records of Bell County, Texas, for the northwest corner of said 0.487 acre tract;

**THENCE** South 72 degrees 03 minutes 34 seconds East 160.84 feet, along the southerly line of said 5 acre tract and the northerly line of said 0.487 acre tract, to a set ⅝-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of S.H. 317, for the northwest corner and **POINT OF BEGINNING** hereof;

1. **THENCE** South 72 degrees 03 minutes 34 seconds East 47.91 feet, along the southerly line of said 5 acre tract, the northerly line of said 0.487 acre tract and the northerly line hereof, to a set ½-inch iron rod with SURVTEX cap in the existing curving west right-of-way line of S.H. 317 described as a 0.057 acre tract of land in a deed to the State of Texas, recorded in Volume 458, Page 351 of the Deed Records of Bell County, Texas, for a point in the south line of said 5 acre tract, the northeast corner of said 0.487 acre tract and the northeast corner hereof;
2. **THENCE** Southwesterly 104.51 feet along the arc of a curve to the left (delta: 00 degrees 51 minutes 48 seconds, radius: 6,935.49 feet, chord: South 15 degrees 30 minutes 46 seconds West 104.51 feet) along the existing west right-of-way line of S.H. 317, the easterly line of said 0.487 acre tract and the easterly line hereof to a calculated point for the northeast corner of that called 0.31 acre tract of land described in a deed to Chisholm Financial, L.C., recorded in Volume 5155, Page 319 of the Official Public Records of Real Property of Bell County, Texas, the

Page 2 of 3  
December 22, 2008

southeast corner of said 0.487 acre tract and the southeast corner hereof, from which a found ½-inch iron rod bears South 72 degrees 03 minutes 13 seconds East 1.59 feet;

3. **THENCE** North 72 degrees 03 minutes 13 seconds West 47.43 feet, along the northerly line of said 0.31 acre tract, the southerly line of said 0.487 acre tract, and the southerly line hereof, to a set ⅜-inch iron rod with TxDOT aluminum cap in the proposed west right-of-way line of S.H. 317, from which a found ½-inch iron rod with MIASSOC-KILLEEN cap bears North 72 degrees 03 minutes 13 seconds West 159.37 feet;
4. **THENCE** North 15 degrees 14 minutes 43 seconds East 104.53 feet, across said 0.487 acre tract, along the proposed west right-of-way line of S.H. 317 and the westerly line hereof, to the **POINT OF BEGINNING** and containing 0.114 acres or 4,964 square feet of land, more or less.

All bearings shown herein are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum, based on coordinate control provided to the Surveyor by TxDOT.

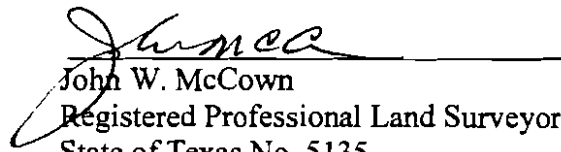
ACCESS is permitted to highway facility from the remainder of the abutting property.

A plat of even survey date herewith accompanies this description.

This survey was performed without the benefit of a title commitment. Record information shown herein is based on information provided to the Surveyor by TxDOT, and a limited search of the public records by the Surveyor, and may not include all easements or instruments pertaining to this property.

I hereby certify that this survey was made on the ground under my direction and supervision.

12-22-08  
Date

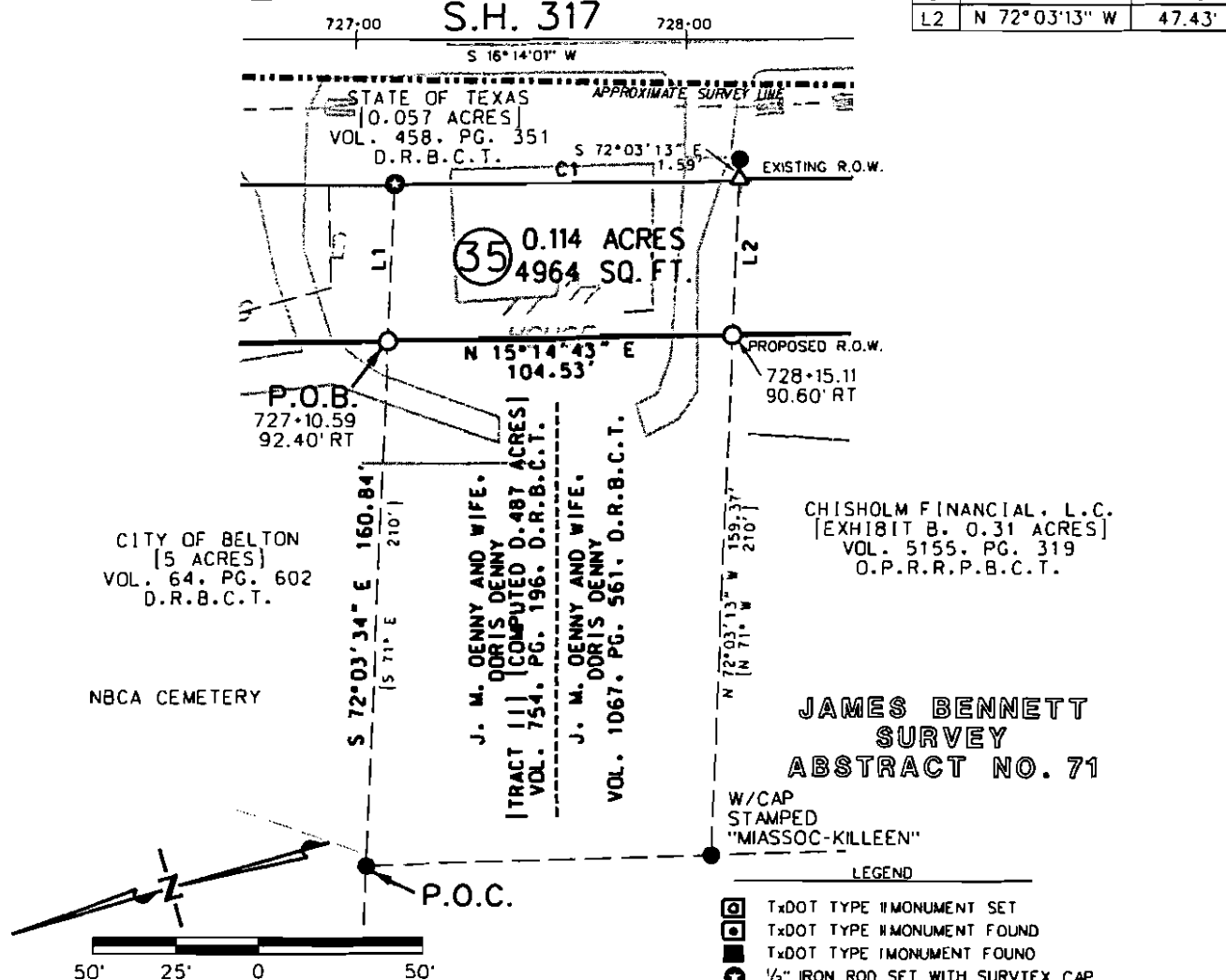
  
John W. McCown  
Registered Professional Land Surveyor  
State of Texas No. 5135

SURVTEX, LLC  
600 W. Whitestone Blvd.  
Cedar Park, TX 78613  
(512) 249-8875 Fax (512) 249-5040



CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	C.BRG.	C.DIST.
C1	6935.49'	00° 51' 48"	104.51'	S 15° 30' 46" W	104.51'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 72° 03' 34" E	47.91'
L2	N 72° 03' 13" W	47.43'



NOTES:

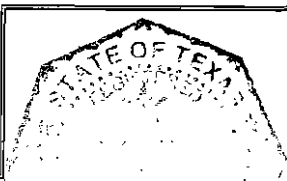
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM, BASED ON COORDINATE CONTROL PROVIDED TO THE SURVEYOR BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
2. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TXDOT.
3. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12-22-08  
DATE

*John W. McCown*  
JOHN W. McCOWN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5135, STATE OF TEXAS

- LEGEND
- TXDOT TYPE II MONUMENT SET
  - TXDOT TYPE II MONUMENT FOUND
  - TXDOT TYPE I MONUMENT FOUND
  - 1/2" IRON ROD SET WITH SURVTEX CAP
  - 3/4" IRON PIPE FOUND (UNLESS NOTED)
  - 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 3/8" IRON ROD SET W/TXDOT ALUMINUM CAP
  - CALCULATED POINT
  - 60D NAIL FOUND
  - FENCE CORNER POST
  - RECORD INFORMATION
  - WIRE FENCE
- O.R.B.C.T. DEED RECORDS OF BELL COUNTY, TEXAS  
P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS  
O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS  
C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT



PARCEL 35  
ACRES: 0.114  
HIGHWAY: S.H. 317  
ROW CSJ: 0398-04-064  
COUNTY: BELL  
SCALE: 1" = 50'  
SHEET 3 OF 3

**QUADVIEW**  
PROFESSIONAL SURVEYING AND MAPPING SERVICES

600 W. Whitestone Blvd.  
Cedar Park, Texas 78613  
Phone: (512) 249-8875  
Fax (512) 249-5040

FILE: DENNY-P35.SHT

**SPECIAL BISECTION CLAUSE: CATEGORY I BISECTION**

**AND IN ADDITION THERETO:**

Title to all of that building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed West right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

County: DENTON  
Highway: FM 407  
CSJ: 1785-01-031  
Parcel: 11B(TE)

**Field Notes for Parcel 11B(TE) (Temporary Easement)**  
**10' Temporary Construction Easement**

A TEMPORARY EASEMENT for the duration of 3 years from the date of possession of said easement for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits in, along, upon, and across the following described tract of land with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits, said tract of land hereinafter described as follows:

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 1 of 3  
July 22, 2009

Description for Parcel 11B(TE)  
10' Temporary Construction Easement

**BEING** 0.0379 of an acre Temporary Construction Easement situated in the A.R. Loving Survey, Abstract No. 736, Denton County, Texas, and being a portion of a tract of land described in a General Warranty Deed to Saddlebrook Equestrian Center, LLC, dated August 18, 2008 and recorded in Document Number 2008-92775 of the Deed Records of Denton County, Texas, and also being out of Lot 1, Block A, Saddlebrook Estates, Phase 1, as recorded in Cabinet R, Page 66, of the Plat Records of Denton County, Texas, said 0.0379 of an acre of land to be more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with TxDOT aluminum cap set for the Northwest corner of the herein described tract, being the common line between Lot 1 and Lot 2, Saddlebrook Estates, Phase 1, from which a 1/2" Iron Rod Found for the Northwest corner of said Lot 1, bears South 78° 30' 34" West, a distance of 437.05 feet, and being 55.00 feet right of and at a right angle from the proposed survey centerline of FM 407, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 227+28.99, and being located at the coordinates of 7,084,822.0547 feet North and 2,387,588.9876 feet East;

1. **THENCE** North 78° 30' 34" East, along the common boundary line of Lots 1 and 2, a distance of 10.19 feet to a 1/2" iron rod found for the Northeast corner of said Lot 1 and the Southeast corner of Lot 2, Saddlebrook Estates, Phase 1, being in the existing West right-of-way line of FM 407;
2. **THENCE** South 00° 29' 37" East, along the existing West right-of-way line of FM 407, a distance of 161.07 feet to a 1/2" iron rod found for the most Northerly Southeast corner of said Lot 1 and the Northeast corner of Lot 1A;
3. **THENCE** South 44° 39' 04" West, along the common boundary line Lots 1 and 1A, a distance of 14.11 feet to a 5/8" iron rod with TxDOT aluminum cap set, from which a 1/2" iron rod found for the most southerly Southeast corner of Lot 1 bears South 44° 39' 04" West, a distance of 176.60 feet;
4. **THENCE** North 00° 29' 37" West, a distance of 169.08 feet, to the **PLACE OF BEGINNING** and containing 0.0379 of an acre of land.

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 2 of 3  
July 22, 2009


Description for Parcel 11B(TE)  
10' Temporary Construction Easement

Notes:

All bearings and coordinates shown are grid coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83 HARNES), North Central Zone 4202, and can be converted to surface coordinates by multiplying by a combined scale factor of 1.00015063.

All referenced property distances and areas were taken from deed records acquired from the Denton County Real Property Records.

I, Frederick H. Westphall, Registered Professional Land Surveyor, do hereby certify that this boundary description and plat represents the results of a survey made on the ground under my supervision.

 7-22-09  
Frederick H. Westphall, R.P.L.S. Date  
Texas Registration No. 5832



BWR Corporation  
1828 ESE Loop 323, Suite 202  
Tyler, Texas 75701  
Phone: (903) 581-7844

Texas Department of Transportation  
P.O. Box 133067  
Dallas, Texas 75313-3067  
Phone: (214) 320-6117

LINE	BEARING	DISTANCE
L.1	N78°30'34"E	10.18'
L.2	S44°38'04"W	14.11'

PITNER FAMILY LIMITED PARTNERSHIP  
2008-72343  
D.R.D.C.T.  
6-26-08

STATE OF TEXAS  
V.411, P.589  
D.R.D.C.T.

MAGNOLIA ADDITION PHASE B  
CABINET V, PAGE 195  
P.R.D.C.T.  
8-25-2003

MAGNOLIA ADDITION PHASE A  
CABINET V, PAGE 313  
P.R.D.C.T.  
10-17-2003

T.C. BRIDGES SURVEY A-105

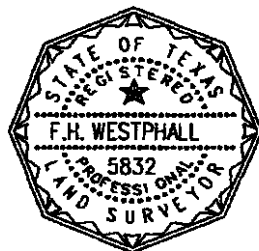
SADDLEBROOK ESTATES  
PHASE 1  
CAB. R, PG. 66  
P.R.D.C.T.

SADDLEBROOK EQUESTRIAN  
CENTER, LLC  
DOC. # 2008-92775  
D.R.D.C.T.  
08-18-2008

LOT 1  
BLOCK B

A.R. LOVING SURVEY A-736

LEGEND	
	PROPOSED CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPERTY LINE
	EXISTING ROADWAY LIMITS
	SURVEY LINE
	TYPE 1 R.O.W. MARKER FOUND
	TYPE 2 R.O.W. MARKER SET
	1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET
	EXISTING PROPERTY CORNER
	CLERK'S FILE NUMBER
	OFFICIAL RECORDS DENTON COUNTY TEXAS
	DEED RECORDS DENTON COUNTY TEXAS
	PLAT RECORDS DENTON COUNTY TEXAS
	PARCEL NUMBER

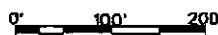


I, FREDERICK H. WESTPHALL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*F.H. Westphall* 7-22-09

FREDERICK H. WESTPHALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5832

EXHIBIT "A"  
PAGE 3 OF 3



SCALE 1" = 200'



NOTES:

- ALL BEARINGS AND COORDINATES SHOWN ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, AS PROVIDED BY TxDOT, AND CAN BE CONVERTED TO SURFACE COORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00015063
- ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE ACQUIRED FROM DENTON COUNTY DEED OR OFFICIAL RECORDS.
- REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

TEMPORARY CONSTR. ESMT. 118(TE)  
SADDLEBROOK EQUESTRIAN  
CENTER, LLC

FM 407  
DENTON COUNTY, TEXAS  
CSJ NO. 1785-01-031 (ROW)

R.O.W. ACQUISITION = 0.0379 AC.  
REMAINDER RT. = 2.2830 AC. (APPROX.)



County: DENTON  
Highway: FM 407  
CSJ: 1785-01-031  
Parcel: 12B(TE)

**Field Notes for Parcel 12B(TE) (Temporary Easement)**  
**15' Temporary Construction Easement**

A TEMPORARY EASEMENT for the duration of 3 years from the date of possession of said easement for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits in, along, upon, and across the following described tract of land with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of a temporary construction workspace across the subject property for the expansion and renovation of FM 407 from FM 1830 to Bartonville City Limits, said tract of land hereinafter described as follows:

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 1 of 3  
July 22, 2009

Description for Parcel 12B(TE)  
15' Temporary Construction Easement

**BEING** 0.0576 of an acre Temporary Construction Easement situated in the A.R. Loving Survey, Abstract No. 736, Denton County, Texas, and being a portion of a tract of land described in a Special Warranty Deed with Venders Lien to Saddlebrook Equestrian Center, LLC, dated August 18, 2008 and recorded in Document Number 2008-92775 of the Deed Records of Denton County, Texas, and also being out of Lot 1, Block B, Saddlebrook Estates, Phase 1, an addition to the City of Bartonville, as recorded in Cabinet R, Page 66, of the Plat Records of Denton County, Texas, said 0.0576 of an acre easement to be more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with TxDOT aluminum cap set in the common boundary line of said Lot 1A and Lot 1, Block B of said Saddlebrook Estates, Phase 1 for the Northwest corner of the herein described easement, from which a 1/2" iron rod found for the Northwest corner of said Lot 1 and Lot 1A bears North 45° 25' 09" West, a distance of 170.18 feet, being 60.00 feet right of and at a right angle from the proposed survey centerline of FM 407, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 232+43.23, and being located at the coordinates of 7,084,307.7969 feet North and 2,387,588.4223 feet East;

1. **THENCE** South 45° 25' 09" East, along the common boundary line of said Lot 1 and Lot 1A, a distance of 21.24 feet to a 1/2" iron rod found for the most Eastern Northeast corner of said Lot 1, being in the existing West right-of-way line of FM 407;
2. **THENCE** South 00° 29' 37" East, along the existing West right-of-way line of FM 407, a distance of 161.23 feet to a 1/2" iron rod found for the Southeast corner of Lot 1 and the Northeast corner of Lot 2;
3. **THENCE** North 79° 15' 07" West, along the common boundary line of said Lot 1 and Lot 2, a distance of 15.29 feet to a 5/8" iron rod with TxDOT aluminum cap set, from which a 1/2" iron rod found for the Southwest corner of said Lot 1 and the Northwest corner of Lot 2 bears North 79° 15' 07" West, a distance of 433.10 feet;
4. **THENCE** North 00° 29' 37" West, a distance of 173.29 feet, to the **PLACE OF BEGINNING** and containing 0.0576 of an acre of land.

COUNTY: DENTON  
HIGHWAY: FM 407  
R.O.W. CSJ: 1785-01-031

Page 2 of 3  
July 22, 2009

Description for Parcel 12B(TE)  
15' Temporary Construction Easement

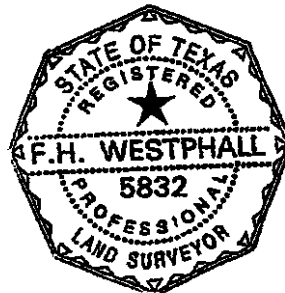
Notes:

All bearings and coordinates shown are grid coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83 HARNES), North Central Zone 4202, and can be converted to surface coordinates by multiplying by a combined scale factor of 1.00015063.

All referenced property distances and areas were taken from deed records acquired from the Denton County Real Property Records.

I, Frederick H. Westphall, Registered Professional Land Surveyor, do hereby certify that this boundary description and plat represents the results of a survey made on the ground under my supervision.

F.H. Westphall 7-22-09  
Frederick H. Westphall, R.P.L.S. Date  
Texas Registration No. 5832



BWR Corporation  
1828 ESE Loop 323, Suite 202  
Tyler, Texas 75701  
Phone: (903) 581-7844

Texas Department of Transportation  
P.O. Box 133067  
Dallas, Texas 75313-3067  
Phone: (214) 320-6117

LINE	BEARING	DISTANCE
L1	S45° 25' 09" E	21.24'
L2	S00° 29' 37" E	161.23'
L3	N78° 19' 07" W	13.29'
L4	N00° 29' 37" W	173.29'

**A.R. LOVING SURVEY A-736**

CALL: 15.427 AC.  
MAGNOLIA ADDITION PHASE A  
CABINET V, PAGE 313  
P.R.D.C.T.  
10-17-2003

**SADDLEBROOK ESTATES  
PHASE I  
CAB. R. PG. 68  
P.R.D.C.T.**

**SADDLEBROOK DRIVE  
1/2" I.R.F.**

**SADDLEBROOK EQUESTRIAN  
CENTER, LLC  
DOC. # 2008-92775  
D.R.D.C.T.  
08-18-2008**

**12B(TE)**

**15' TEMPORARY  
CONSTRUCTION  
EASEMENT**

**15' EQUESTRIAN  
AND DRAINAGE  
EASEMENT  
CAB. R. PG. 68  
P.R.D.C.T.**

**VARIABLE  
DRAINAGE EASEMENT  
CAB. R. PG. 68  
P.R.D.C.T.**

**T.C. BRIDGES SURVEY A-105**

**FRED HYATT SURVEY A-560**

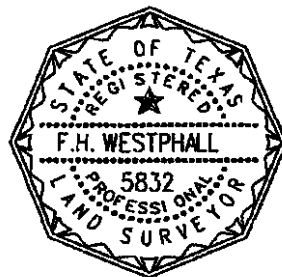
**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, AS PROVIDED BY TxDOT, AND CAN BE CONVERTED TO SURFACE COORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00015063
2. ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE ACQUIRED FROM DENTON COUNTY DEED OR OFFICIAL RECORDS.
3. REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

CALL: 14.996 AC  
LT. 1R, BLK. A  
DENKMANN PLAZA ADDITION  
CAB. U. PG. 934  
P.R.D.C.T.  
J-26-03

CALL: 9.993 AC.  
BRAZOS ADDITION  
CABINET X, PAGE 682  
P.R.D.C.T.  
4-25-2007

LEGEND	
	PROPOSED CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPERTY LINE
	PROPOSED ROADWAY LIMITS
	SURVEY LINE
	TYPE 1 R.O.W. MARKER FOUND
	TYPE 1 R.O.W. MARKER SET
	1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET
	EXISTING PROPERTY CORNER
	CLERK'S FILE NUMBER
	D.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY TEXAS
	D.R.D.C.T. DEED RECORDS DENTON COUNTY TEXAS
	P.R.D.C.T. PLAT RECORDS DENTON COUNTY TEXAS
	PARCEL NUMBER

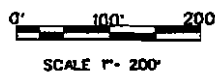


TEMPORARY CONSTR. ESMT. 12B(TE)  
SADDLEBROOK EQUESTRIAN  
CENTER, LLC

FM 407  
DENTON COUNTY, TEXAS  
CSJ NO. 1785-01-031 (ROW)

R.O.W. ACQUISITION = 0.0576 AC.  
REMAINDER RT. = 2.2684 AC. (APPROX.)

EXHIBIT "A"  
PAGE 3 OF 3



*F.H. Westphall* 7-22-09

FREDERICK H. WESTPHALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5832

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-018

Page 1 of 3  
Date: March 17, 2008

Description for Parcel 93

BEING, 4,455 square feet of land, more or less, in the B.B.B. & C. R.R. Survey, Abstract No. 153, City of Corinth, Denton County, Texas, and being a portion of Lot 1, Block 1, of Plamac Addition, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet T, Page 284 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to Academy Investors, as recorded in Document Number 2000-62575 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 4,455 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northwesterly corner of said Lot 1;

THENCE, South 00 degrees 16 minutes 18 seconds East along the west line of said Lot 1, a distance of 214.43 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098262.79, and East 2404623.56, and being the beginning of a non-tangent curve to the left having a radius of 1,085.92 feet;\*\*

- 1) THENCE, departing the west line of said Lot 1 and along the new north right-of-way line of Farm to Market Road 2181, along said curve to the left through a central angle of 26 degrees 29 minutes 39 seconds, an arc distance of 502.14 feet and being subtended by a chord bearing South 67 degrees 33 minutes 29 seconds East, a distance of 497.68 feet to 5/8 inch iron rod set with TxDOT aluminum cap on the southeasterly line of said Lot 1, said line also being the westerly right-of-way line of Post Oak Road, a variable width right-of-way line, as established by Post Oak Road, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet F, Page 221 of the Plat Records of Denton County, Texas;\*\*
- 2) THENCE, departing the new north right-of-way line of Farm to Market Road 2181, South 51 degrees 51 minutes 44 seconds West along the southeasterly line of said Lot 1 and the westerly right-of-way line of Post Oak Road, a distance of 10.51 feet to a 5/8 inch iron rod found at the most southerly corner of said Lot 1, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 424 of the Deed Records of Denton County, Texas, and being the beginning of a non-tangent curve to the right having a radius of 1,096.36 feet;

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-018

Page 2 of 3  
Date: March 17, 2008

Description for Parcel 93

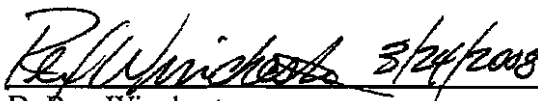
- 3) THENCE, along the southwesterly line of said Lot 1 and the existing north right-of-way line of Farm to Market Road 2181 along said curve to the right through a central angle of 25 degrees 42 minutes 00 seconds, an arc distance of 491.77 feet and being subtended by a chord bearing North 67 degrees 50 minutes 49 seconds West, a distance of 487.66 feet to a fence corner post found at the southwest corner of said Lot 1;
- 4) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 16 minutes 18 seconds West along the west line of said Lot 1, a distance of 12.59 feet to the POINT OF BEGINNING and containing 4,455 square feet (0.1023 acres) of land, more or less.

Basis of Bearing: Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202), All coordinates shown hereon are surface coordinates using a combined surface adjustment factor of 1.000157199. Calculations were made utilizing GPS observations holding NGS monuments DTO B (PID AB5965) and Arlington RRP (PID CS3400) in June of 1999.

This bearing basis differs from the current Dallas District Texas Department of Transportation RTK VRS Network by 00 degrees 00 minutes 15 seconds (counterclockwise). (Example - Project Datum - North 12 degrees 08 minutes 33 seconds West) = TXDOT RTK - North 12 degrees 08 minutes 17 seconds West.

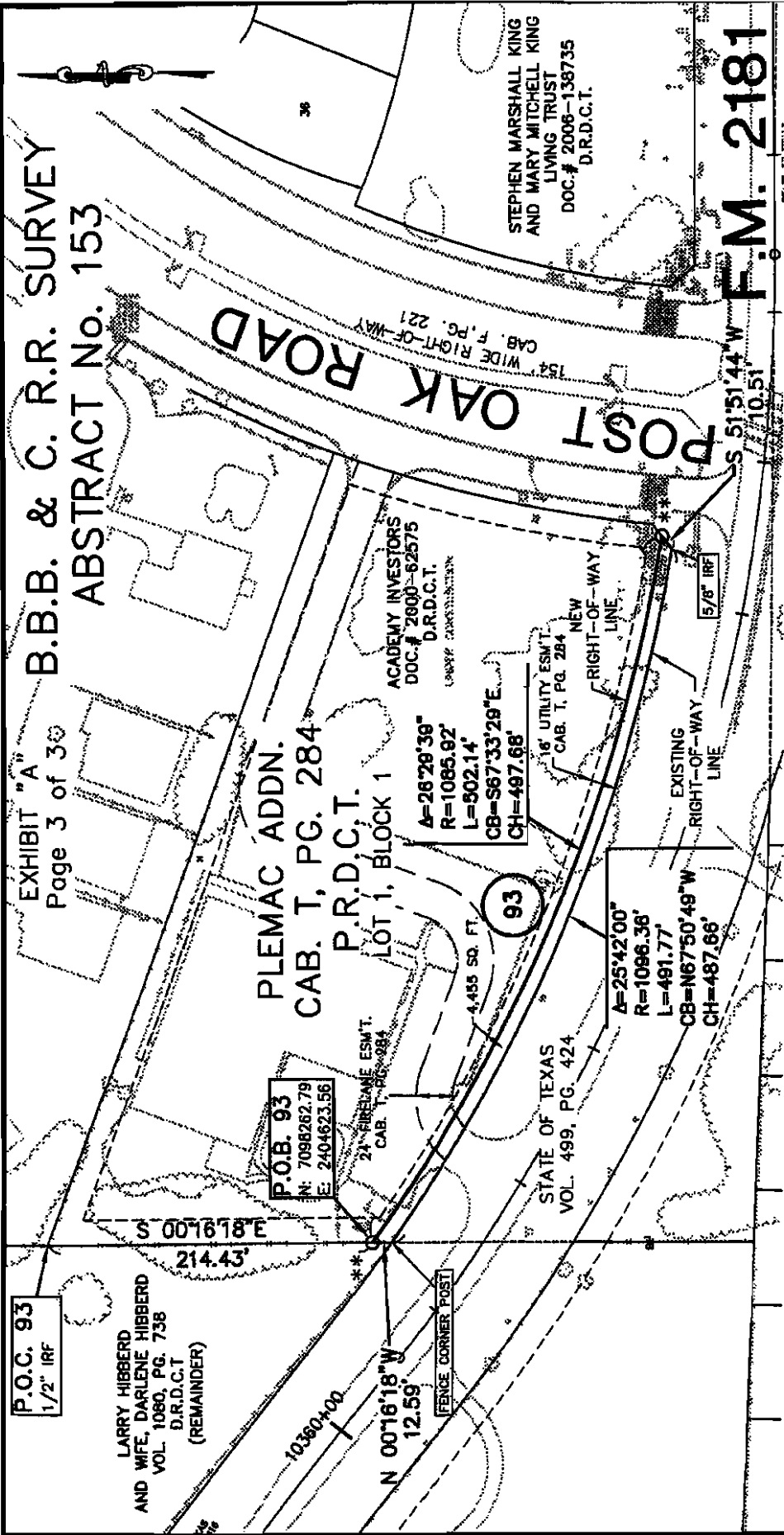
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

For: Huitt-Zollars, Inc.

  
D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191



Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311  
Date: March 17, 2007



BASE OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4302). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A CORRECTED SURFACE ADJUSTMENT FACTOR OF 1.000157180. CALCULATIONS WERE MADE USING THE UTM PROJECTION. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS. THIS SURVEY WAS PERFORMED BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACTS OF TEXAS AND THE SURVEYING BOARD OF TEXAS. THE SURVEYOR'S RECORDS OF THIS SURVEY ARE KEPT AT HIS OFFICE IN DENTON, TEXAS. (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 00 MINUTES 23 SECONDS WEST)

NOTE: THIS MAP IS AN INTERNAL TADOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE B RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.

A PLAT OF A SURVEY  
OF PARCEL 93 FOR  
FARM TO MARKET ROAD 2181  
A 4,455 SQ. FT., [0.1023 AC.]  
TRACT OF LAND IN THE  
B.B.B. & C. R.R. SURVEY  
ABSTRACT NO. 153  
CITY OF CORINTH  
DENTON COUNTY, TEXAS  
MARCH 17, 2008

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
  - RIGHT OF WAY LINE
  - PROPERTY LINE
  - SURVEY LINE
  - EXISTING EASEMENT LINE
  - P.O.C. = POINT OF COMMENCING
  - P.O.B. = POINT OF BEGINNING
  - P.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
  - P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
  - IRF = IRON ROD FINDING
  - Q = TADOT ALUMINUM CAP SET ON TOP OF A 5/8"-HIGH IRON ROD UNLESS OTHERWISE NOTED
  - BD = TADOT BRONZE DISK SET IN CONCRETE

COUNTY: DENTON  
HIGHWAY: F.M. 423  
ROW CSJ: 1567-02-030

Page 1 of 3  
Revised March 30, 2009

### Description for Parcel 60

Being a 5,296 square foot tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 173, in the City of The Colony, Denton County, Texas and being a portion of Lot 2, Block A of the Replat for South Colony Retail Center recorded in Cabinet G, Slide 369 of the Plat Records of Denton County, Texas, and conveyed to KFC U.S. Properties Inc, recorded in County Clerk's File No. 03-0005783 of the Deed Records, Denton County, Texas. Said 5,296 square foot tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the southeast corner of Lot 1 of the Murchison Addition recorded in Cabinet F, Slide 362 of the Plat Records of Denton County, Texas, and the common northeast corner of a tract of land described in deed to Dallas Convenience Stores Inc., recorded in County Clerk's File No. 05-1342 of the Deed Records of Denton County, Texas, being on west right-of-way line of Farm to Market (F.M.) No. 423 (a variable width right-of-way) as conveyed to the State of Texas, recorded in Volume 1108, Page 320 of the Deed Records of Denton County, Texas, from said point a 5/8 inch iron rod found bears South 76 Degrees 36 Minutes 42 seconds West, a distance of 0.44 feet;

**THENCE** South 57 Degrees 08 Minutes 13 Seconds East, over and across F.M. No. 423, a distance of 131.41 feet to a point for the southwest corner of Lot 1 of said Replat of South Colony Retail Center, being the common northwest corner of said Lot 2, and being on the east right-of-way line of F.M. No. 423 as conveyed to the State of Texas recorded in Volume 1108, Page 265 of the Deed Records of Denton County, Texas, said point being the **POINT OF BEGINNING**;

- (1) **THENCE** North 89 degrees 41 Minutes 41 Seconds East, along the north line of said Lot 2, and the common south line of said Lot 1, a distance of 43.56 feet to an "X" Cut set for corner;

**THENCE** departing said common line, over and across said Lot 2, the following courses and distances:

- (2) **THENCE** South 02 Degrees 43 Minutes 27 Seconds West, a distance of 132.37 feet to an "X" Cut set for corner in the south line of said Lot 2, being on the north line of a tract of land described in deed to TCBY of Texas, Inc., recorded in Volume 2717, Page 0621 of the Deed Records of Denton County, Texas;



COUNTY: DENTON  
HIGHWAY: F.M. 423  
ROW CSJ: 1567-02-030

Page 2 of 3  
Revised March 30, 2009

**Description for Parcel 60**

- (3) THENCE South 89 Degrees 41 Minutes 41 Seconds West, along the south line of said Lot 2, and the common north line of said TCBY tract, a distance of 36.56 feet to point for the southwest corner of said Lot 2, being the common northwest corner of said TCBY tract, and being on the east right-of-way line of F.M. No. 423;
- (4) THENCE North 00 Degrees 18 Minutes 19 Seconds West, along the west line of said Lot 2, and the common east right-of-way line of F.M. No. 423, a distance of 132.19 feet to the **POINT OF BEGINNING** and containing 5,296 square feet of land, more or less.

\*\* 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.

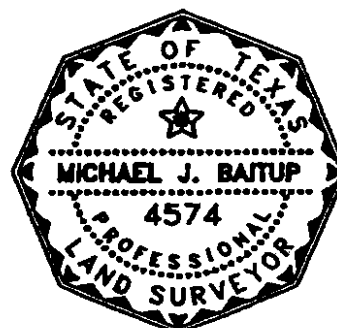
Basis of Bearings is based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.) North Central Zone, all distances and coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.000150830.

A parcel plat of even date herewith accompanies this property description.

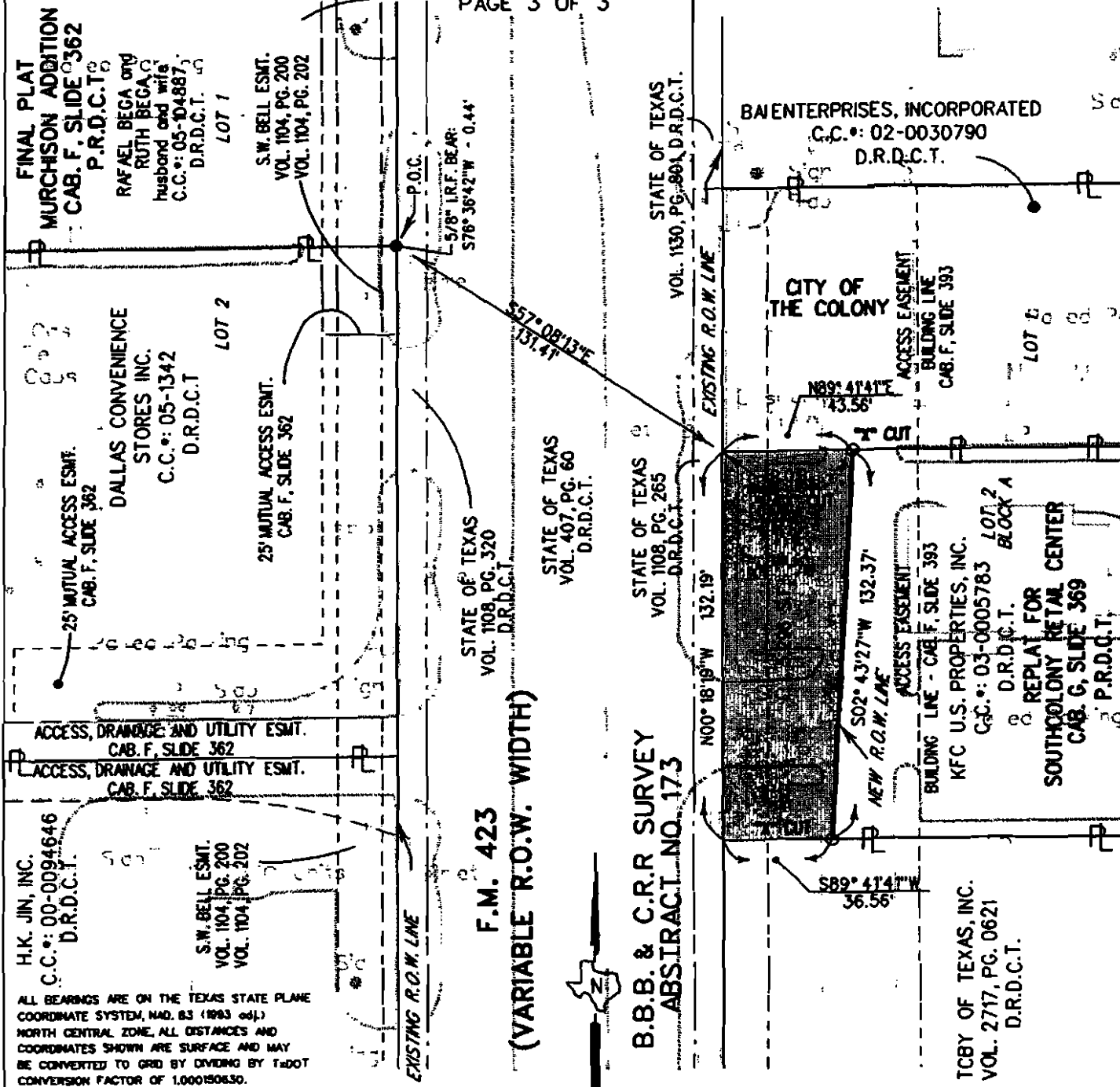


Michael J. Baitup, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 4574  
Jacobs Engineering Group, Inc.  
7950 Elmbrook Dr  
Dallas, Texas 75429  
214-638-0145

Revised March 30, 2009



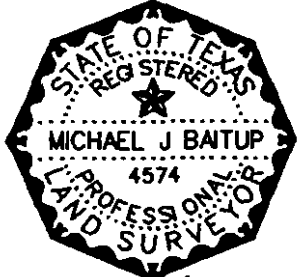
PAGE 3 OF 3



F.M. 423  
(VARIABLE R.O.W. WIDTH)



A PLAT OF A SURVEY OF 5,296 S.F. TRACT OF LAND IN THE B.B.B & C.R.R. SURVEY ABSTRACT NUMBER 173 AND BEING PART OF LOT 2 BLOCK A OF THE REPLAT OF SOUTHCOLONY RETAIL CENTER ADDITION CITY OF THE COLONY DENTON COUNTY, TEXAS REVISED MARCH 30, 2009



*Michael J. Batup 3/30/09*  
A LEGAL DESCRIPTION AT EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1983 ed.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000150630.

**LEGEND**

EXISTING RIGHT OF WAY LINE	
PROPERTY LINE	
COUNTY LINE	
CONTROL OF ACCESS LINE	
SURVEY LINE	
FENCE LINE	
CITY LIMITS	
EASEMENTS	
RAILROAD STRUCTURE	

○ TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

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

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-018

Page 1 of 3  
Date: March 17, 2008

Description for Parcel 89

BEING, 8,723 square feet of land, more or less, in the B.B.B. & C. R.R. Survey, Abstract No. 153, City of Corinth, Denton County, Texas, and being a portion of Lot 1, Block A, of the Oak Springs Branch, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet T, Page 267 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to Phillip R. Shelp and Marilyn E. Mays, as recorded in Volume 3108, Page 823 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 8,723 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of Lot 34R, Block A, of the Replat of Northwood, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet V, Page 472 of the Plat Records of Denton County, Texas, said corner being on the west line of said Lot 1;

THENCE, South 00 degrees 31 minutes 07 seconds West along the west line of said Lot 1, a distance of 118.77 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098898.43, and East 2403488.85, and being the beginning of a non-tangent curve to the right having a radius of 1,210.92 feet;\*\*

- 1) THENCE, departing the west line of said Lot 1 along the new north right-of-way line of Farm to Market Road 2181 along said curve to the right through a central angle of 19 degrees 14 minutes 54 seconds, an arc distance of 406.80 feet and being subtended by a chord bearing South 76 degrees 08 minutes 19 seconds East, a distance of 404.89 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the east line of said Lot 1;\*\*
- 2) THENCE, departing the new north right-of-way line of Farm to Market Road 2181, South 00 degrees 13 minutes 02 seconds West along the east line of said Lot 1, a distance of 21.32 feet to the southeast corner of said Lot 1, from which a 1/2 inch iron rod found bears, North 00 degrees 23 minutes 24 seconds East, a distance of 0.49 feet, said corner being on the existing northeasterly right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 416 of the Deed Records of Denton County, Texas, and being the beginning of a non-tangent curve to the left having a radius of 1,195.92 feet;

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-018

Page 2 of 3  
Date: March 17, 2008

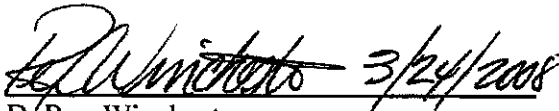
Description for Parcel 89

- 3) THENCE, along the south line of said Lot 1 and the existing north right-of-way line of Farm to Market Road 2181 along said curve to the left through a central angle of 19 degrees 28 minutes 35 seconds, an arc distance of 406.53 feet and being subtended by a chord bearing North 76 degrees 24 minutes 08 seconds West, a distance of 404.57 feet to the southwest corner of said Lot 1, from which a wooden TxDOT monument found, bears North 79 degrees 58 minutes 22 seconds East, a distance of 0.67 feet;
- 4) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 31 minutes 07 seconds East along the west line of said Lot 1, a distance of 23.20 feet to the POINT OF BEGINNING and containing 8,723 square feet (0.2002 acres) of land, more or less.

Basis of Bearing: Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202), All coordinates shown hereon are surface coordinates using a combined surface adjustment factor of 1.000157199. Calculations were made utilizing GPS observations holding NGS monuments DTO B (PID AB5965) and Arlington RRP (PID CS3400) in June of 1999. This bearing basis differs from the current Dallas District Texas Department of Transportation RTK VRS Network by 00 degrees 00 minutes 15 seconds (counterclockwise). (Example - Project Datum - North 12 degrees 08 minutes 33 seconds West) = TXDOT RTK - North 12 degrees 08 minutes 17 seconds West.

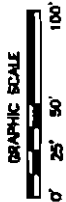
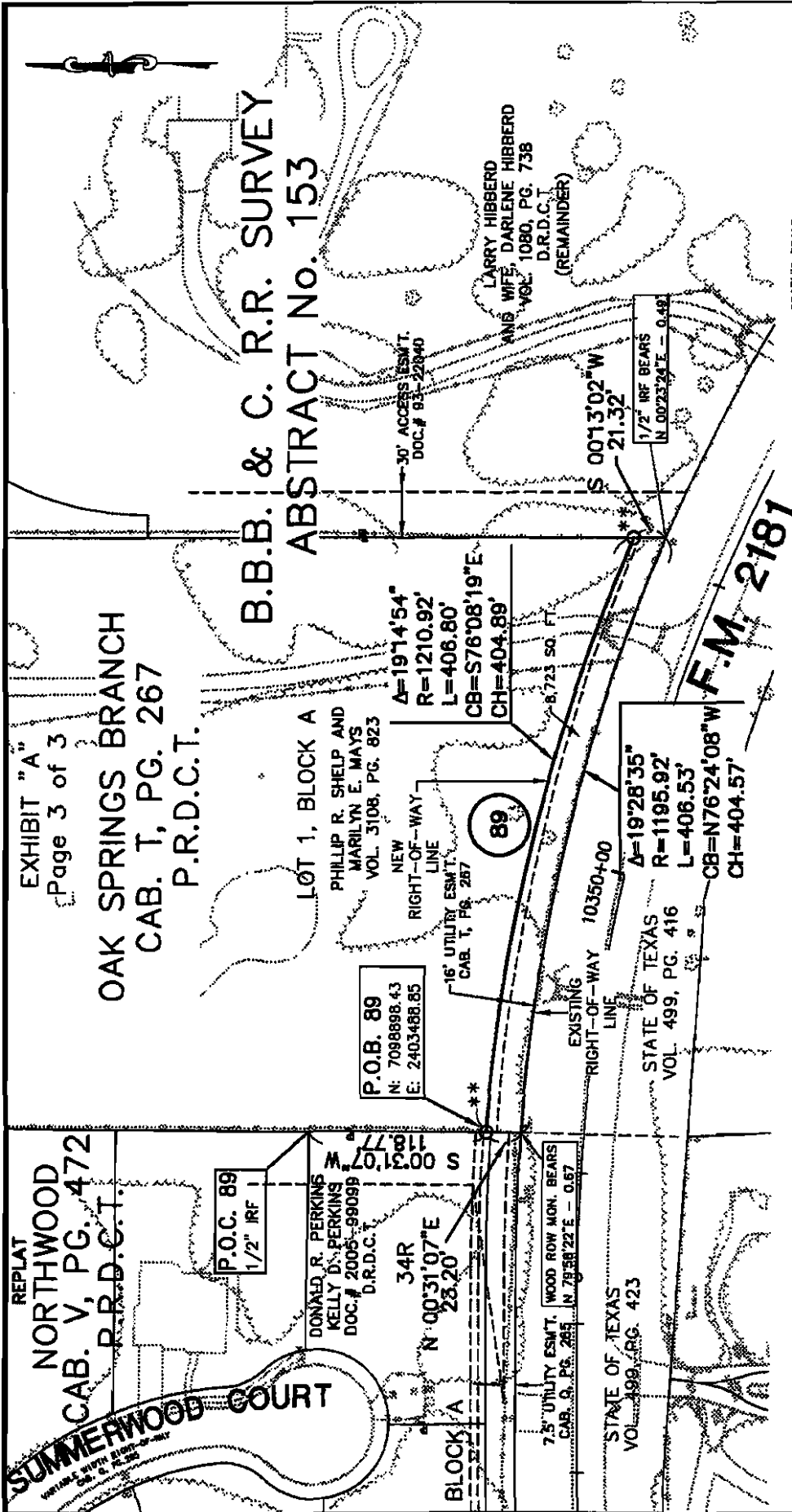
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

For: Huitt-Zollars, Inc.

  
D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191



Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311  
Date: March 17, 2007



**LEGEND**  
EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE  
RIGHT OF WAY LINE  
PROPERTY LINE  
SURVEY LINE  
EXISTING EASEMENT LINE  
P.D.C. = POINT OF BEGINNING  
P.O.B. = POINT OF BEGINNING  
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS  
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS  
IRF = IRON ROD FOUND  
O = TADOT ALUMINUM CAP SET ON TOP OF A 6/8-INCH IRON ROD UNLESS OTHERWISE NOTED  
89 = TADOT BRONZE DISK SET IN CONCRETE

**BASE OF BEARING:** TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (1202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A CORNERED SURFACE ADJUSTMENT FACTOR OF 1.00015199. CALCULATIONS WERE MADE UTILIZING CP'S OBSERVATIONS HOLDING MASS MONUMENTS 970 B (PD 85985) AND ANNUNTIUM RRP (PD C53-100) IN JUNE OF 1989. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION FTK WBS NETWORK BY 60 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 00 MINUTES 33 SECONDS WEST) - TADOT R1K - NORTH 12 DEGREES 00 MINUTES 17 SECONDS WEST.

**NOTE:** THIS MAP IS AN INTERNAL TADOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

**\*\*** THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE B BRIGHT 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 TADOT.

**A PLAT OF A SURVEY**  
**OF PARCEL 89 FOR**  
**FARM TO MARKET ROAD 2181**  
**A 8,723 SQ. FT., [0.2002 AC.]**  
**TRACT OF LAND IN THE**  
**B.B.B. & C. R.R. SURVEY**  
**ABSTRACT NO. 153**  
**CITY OF CORINTH DENTON**  
**DENTON COUNTY, TEXAS**  
**MARCH 17, 2008**

August, 2005  
Parcel 131  
Page 1 of 3

County: Montgomery  
Highway: FM 1774  
Project Limits: 0.56KM South of FM 1488 to FM 149  
RCSJ: 1400-04-027

**PROPERTY DESCRIPTION FOR PARCEL NO. 131**

Being a 0.0896 of one acre (3,901 square feet) parcel of land, located in the Edward Taylor Survey, Abstract 554, Montgomery County, Texas, and being out of and a part of that certain called 1.000 acre tract of land, conveyed from Danny L. Yelverton to Richard Deming and Gina Taylor by instrument of record dated June 29, 1999 and recorded under File Number 99054049, of the Official Public Records of Real Property of Montgomery County, Texas (M.C.O.P.R.R.P.); said 0.0896 of one acre parcel being more particularly described as follows:

COMMENCING for reference at a 1/2-inch iron rod found marking the west corner of aforementioned 1.000 acre tract, same being the south corner of a 1.000 acre remainder of that certain called 5.001 acre tract of land, conveyed from Mitchell Resorts, Inc. to Danny L. Yelverton by instrument of record dated August 11, 1998 and recorded under File Number 9861513, M.C.O.P.R.R.P.; thence as follows:

North 30° 43' 38" East, along the northwest line of aforementioned 1.000 acre and the southeast line of said 1.000 acre remainder, a distance of 303.47 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on the proposed southwest right-of-way line of FM 1774 and the POINT OF BEGINNING, having surface coordinates of X= 3,751,170.29, Y=10,065,581.63;

- 1) THENCE, NORTH 30° 43' 38" East, continuing along the common line of said 1.000 acre and said 1.000 acre remainder, a distance of 37.57 feet to a point for corner on the existing southwest right-of-way line of FM 1774(No Record Found), being the north corner of aforementioned 1.000 acre tract, same being the northeast corner of said 1.000 acre remainder, from which a 1/2-inch iron rod found bears North 30° 43' 38" East, 0.70 feet;

August, 2005  
Parcel 131  
Page 2 of 3

- 2) THENCE, SOUTH 59° 12' 04" East, along said existing southwest right-of-way line of FM 1774 and along a north line of said 1.000 acre tract, File Number 99054049, a distance of 102.20 feet to a 1/2-inch iron rod found for corner, being the northeast corner of said 1.000 acre tract, same being the north corner of that certain 1.001 acre tract of land conveyed from L.A. Hill, Jr. AKA L.A. Hill and wife, Shirley Ann Hill to Luchies Avery Hill, Jr. and Shirley Ann Hill, Revocable Living Trust by instrument of record dated February 21, 2001 and recorded under File Number 2001027501, M.C.O.P.R.P.;
- 3) THENCE, SOUTH 25° 21' 48" West, along the southeast line of said 1.000 acre tract and the northwest line of said 1.001 acres, a distance of 37.65 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on the proposed southwest right-of-way line of FM 1774;
- 4) THENCE, NORTH 59° 14' 59" West, along said proposed southwest right-of-way line of FM 1774, a distance of 105.72 feet to the POINT OF BEGINNING and containing 0.0896 of one acre (3,901 square feet) of land.

FIELD SURVEYING WAS COMPLETED IN AUGUST 2005.

ACCESS IS NOT PROHIBITED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING SOUTHWEST OF FM 1774.

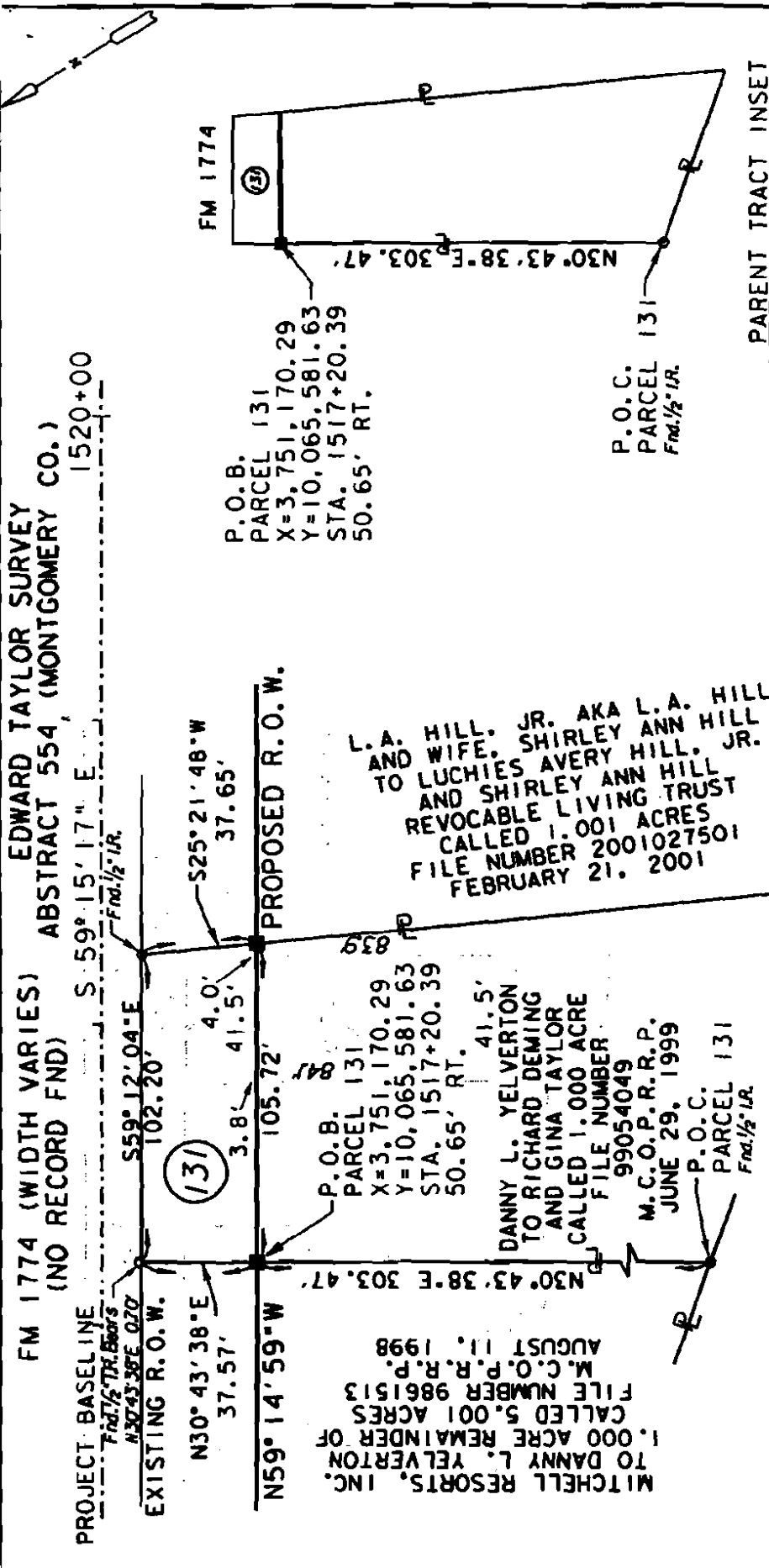
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT), WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003.

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Keith Monroe* 8/01/2005

KEITH W. MONROE, R.P.L.S.      DATE  
TEXAS REGISTRATION NO. 4797  
LJA ENGINEERING & SURVEYING INC.  
2929 BRIARPARK DRIVE - SUITE 600  
HOUSTON, TEXAS 77042-3703  
PHONE: 713-953-5200





P.O.B.  
PARCEL 131  
X=3,751,170.29  
Y=10,065,581.63  
STA. 1517+20.39  
50.65' RT.

P.O.C.  
PARCEL 131  
Fnd. 1/2" IR.

L. A. HILL, JR. AKA L.A. HILL  
AND WIFE, SHIRLEY ANN HILL  
TO LUCHIES AVERY HILL, JR.  
AND SHIRLEY ANN HILL  
REVOCABLE LIVING TRUST  
CALLED 1.001 ACRES  
FILE NUMBER 2001027501  
FEBRUARY 21, 2001

MITCHELL RESORTS, INC.  
TO DANNY L. YELVERTON  
CALLED 5.001 ACRES  
FILE NUMBER 9861513  
AUGUST 11, 1998  
M.C.O.P.R.R.P.  
DANNY L. YELVERTON  
TO RICHARD DEMING  
AND GINA TAYLOR  
CALLED 1.000 ACRE  
FILE NUMBER  
99054049  
M.C.O.P.R.R.P.  
JUNE 29, 1999  
P.O.C.  
PARCEL 131  
Fnd. 1/2" IR.

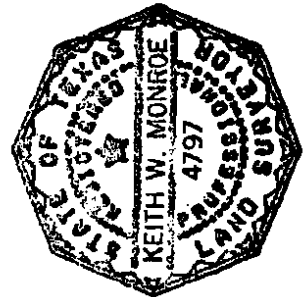
I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR,  
HEREBY CERTIFY THAT THIS PLAT AND SEPARATE LEGAL DESCRIPTION  
OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND  
UNDER MY SUPERVISION.

*Keith W. Monroe* 8/01/2005  
DATE

KEITH W. MONROE, R.P.L.S.  
TEXAS REGISTRATION NO. 4797  
LJA ENGINEERING & SURVEYING, INC.  
2829 BRIDGEPARK DRIVE - SUITE 600  
HOUSTON, TEXAS 77042-3703 PHONE: 713-953-5200

NOTE:

- \* THE MONUMENT DESCRIBED & SET MAY BE REPLACED WITH A TADPO 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 TADOT
- o FOUND 5/8" IRON ROD (unless otherwise noted)
- o SET 5/8" IRON ROD (unless otherwise noted)
- o FOUND 5/8" IRON ROD W/TADOT AL, DISC



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE NAD 83. 1993 ADJUSTMENT WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003.
2. ACCESS IS NOT PROHIBITED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING SOUTHWEST OF FM 1774.

PARCEL PLAT SHOWING

PARCEL 131

FM1774 MONTGOMERY COUNTY  
RCSJ 1400-04-027  
LJA ENGINEERING & SURVEYING, INC. AUGUST 2005  
PROJECT NO. 0950-2002-002  
SCALE: 1" = 50'

EXIST. ACRES	TOTAL TAKING AREA	REMAINDER ACRES	
		TOTAL	REMAINING
1.000	0.0896 AC. (3,901 SQ. FT.)	0.910	0.910



March, 2010  
Parcel 131

County: Montgomery  
Highway: FM 1774  
ROW CSJ: 1400-04-027  
Project Limits: 0.56 KM South of FM 1488 to FM 149

**CATEGORY II BISECTION CLAUSE  
AND ADDITION THERETO:**

Title to a portion of that, One (1) story (Metal/Stone) building located on the remainder of the herein described parcel, improvement being bisected by the proposed southerly right-of-way line, with the result that the portion of the said improvement lying between the hereinafter described cut line and the new south right-of-way line would be in such a condition that it could not be adequately reconstructed at such location, said cut line lying between a point being located on the northern exterior wall of the said improvement 3.80 feet south of the most northwest corner and 4.0 feet south of the most northeast corner of said improvement, plus the temporary right to enter upon the said remaining property for the sole purpose of making the necessary cut along said cut line and removing all of the said improvement.

March, 2010  
Parcel 200  
Page 1 of 6

County: Montgomery  
Highway: F.M. 1774  
Project Limits: From Waller County Line to 0.348 Miles South of F.M. 1488  
RCSJ: 1400-04-026

PROPERTY DESCRIPTION FOR PARCEL NO. 200

Being a 0.8833 of one acre (38,478 square feet) parcel of land situated in Montgomery County, Texas, located in the WM. T. Dunlavy Survey Abstract No. 168, and being out of that certain tract of land described as 30.137 acres conveyed from Affiliated Crown Developments, LTD. to Todd Mission Corner, L.L.C. by deed dated December 3, 2008 and recorded under Document No. 2008117803 of the Montgomery County Official Public Records of Real Property (M.C.O.P.R.R.P.), said 0.8833 of one acre parcel being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod marking the northeast corner of that certain tract of land described as 19.990 acres in that deed dated December 13, 2002 and recorded under Document No. 2004009872 of the M.C.O.P.R.R.P., said northeast corner being in the east line of said 30.137 acre tract and the west line of that certain tract of land described as 78.760 acres conveyed to the Magnolia Independent School District by deed dated December 12, 2002 and recorded under Document No. 2002131656 of the M.C.O.P.R.R.P., thence as follows:

South 03° 07' 16" East, along the east line of said 30.137 acre tract and the west line of said 78.760 acre tract, a distance of 1,515.51 feet to a set 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum disk in the proposed north right-of-way line of Farm to Market Road 1774 (130 feet wide) and marking the POINT OF BEGINNING of the herein described parcel and having surface coordinates of N=10,072,340.25 and E=3,738,048.12;

1. THENCE, South 03° 07' 16" East, continuing along the east line of said 30.137 acre tract and the west line of said 78.760 acre tract, a distance of 63.42 feet to a found 3/8 inch iron rod marking the southeast corner of said 30.137 acre tract, the southwest corner of said 78.760 acre tract, and being in the existing north right-of-way line of Farm to Market Road 1774 described as 60 feet wide (width varies – approximately 70 feet wide as occupied) in that deed dated April 18, 1939 and recorded in Volume 206, Page 480 of the Montgomery County Deed Records (M.C.D.R.);

March, 2010  
Parcel 200  
Page 2 of 6

2. THENCE, North 75° 03' 19" West, along the south line of said 30.137 acre tract and the existing north right-of-way line of said Farm to Market Road 1774, a distance of 639.13 feet to a found 5/8 inch iron rod from which a found 3/4 inch iron pipe bears North 01° 57' 08" West, a distance of 2.27 feet, said 5/8 inch iron rod marks the southwest corner of said 30.137 acre tract and the intersection of the existing north right-of-way line of said Farm to Market Road 1774 and the existing east right-of-way line of Farm to Market Road 1486 described with no called width (96.66 feet wide as occupied) in that deed dated October 21, 1940 and recorded in Volume 217, Page 68 of the M.C.D.R.;
3. THENCE, North 01° 32' 14" West, along the west line of said 30.137 acre tract and the existing east right-of-way line of said Farm to Market Road 1486, a distance of 62.86 feet to a set 5/8 inch iron rod with a TxDOT aluminum disk marking the proposed north right-of-way line of said Farm to Market Road 1774; \*\*
4. THENCE, South 75° 03' 25" East, along the proposed north right-of-way line of said Farm to Market Road 1774 and crossing said 30.137 acre tract, at a distance of 331.47 feet passing a set 5/8 inch iron rod with a TxDOT aluminum disk located 75.00 left of baseline station 1365+00.00, and continuing for a total distance of 630.22 feet to a set 5/8 inch iron rod with a TxDOT aluminum disk marking the beginning of a curve to the right; \*\*
5. THENCE, in a southeasterly direction along the proposed north right-of-way line of said Farm to Market Road 1774, crossing said 30.137 acre tract, and along said curve to the right, having a central angle of 00°08'17", a radius of 2,931.80 feet, an arc length of 7.07 feet, and a chord bearing and distance of South 74°59'17" East, 7.07 feet to the POINT OF BEGINNING and containing 0.8833 of one acre (38,478 square feet) of land.

Access will be permitted to the remainder property abutting the highway facility.

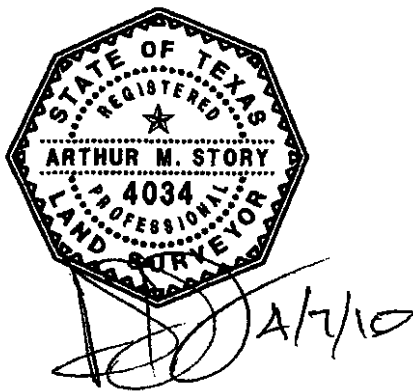
A parcel plat of even date was prepared in conjunction with this property description.

All bearings and coordinates are based on the Texas Coordinate System, Central Zone, North American 1983 Datum, 1993 adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00003.

- \*\* The monument described and set in this call 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.

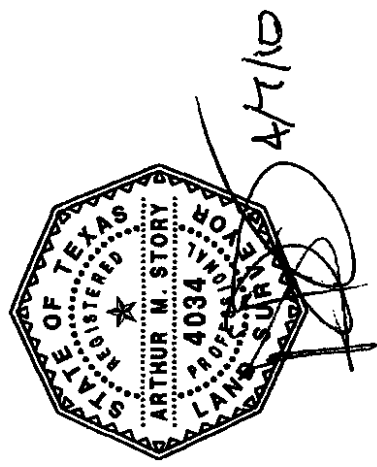
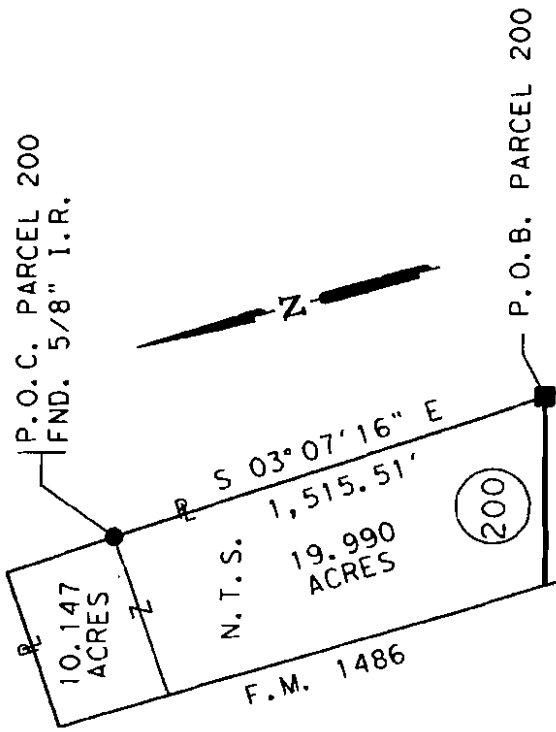
March, 2010  
Parcel 200  
Page 3 of 6

I hereby certify that this property description and accompanying parcel plat represent the results of an on the ground survey conducted under my supervision.



---

Arthur M. Story, RPLS  
Texas Registration No. 4034  
RODS Surveying, Inc.  
6810 Lee Road  
Spring, Texas 77379  
Phone (281) 257-4020



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN 1983 DATUM, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003.
2. \*\*: THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
  - : SET 5/8" IRON ROD WITH TXDOT ALUMINUM DISK.
  - : PROPERTY CORNER MARKED AS DESCRIBED.
  - : PROPERTY CORNER UNMARKED.

EXISTING	TAKING	REMAINING
30.137 AC.	0.8833 AC.	29.254 AC LT
	38,478 S.F.	

**RODS**  
Surveying, Inc.

6810 LEE ROAD 77379  
SPRINGFIELD, TEXAS 77379  
TEL (281) 237-4020  
FAX (281) 237-4021

PARCEL PLAT  
SHOWING  
PARCEL 200

F.M. 1774 MONTGOMERY COUNTY  
RCSJ 1400-04-026  
MARCH, 2010

SCALE: 1" = 50'

WM. T. DUNLAVY SURVEY, ABSTRACT 168

TODD MISSION CORNER, LLC.  
CALLED 30.137 ACRES  
DOC. NO. 2008117803  
DECEMBER 3, 2008  
M.C.O.P.R.R.P.

CALLED 19.990 ACRES  
DOC. NO. 2004009872  
DECEMBER 13, 2002  
M.C.O.P.R.R.P.

F.M. 1486  
(NO CALLED WIDTH)  
VOL. 217, PG. 68  
OCTOBER 21, 1940  
M.C.D.R.

STA. 1361+68.53  
75.00' LT

S 75°03'25" E 630.22'

PROPOSED R.O.W. 331.47'

N 01°32'14" W

162.86'

FND 3/4" I.P. BEARS

N 50°57'08" W - 2.27'

FND 5/8" I.R. EXISTING R.O.W.

N 75°03'19" W 639.13'

S 75°03'25" E

PROPOSED BASELINE

F.M. 1774

EXISTING BASELINE

EXIST. F.M. 1774

(CALL 60' - APPROX. 70' OCCUPIED)

VOL. 206, PG. 480, M.C.D.R.

APRIL 18, 1939

PROPOSED R.O.W. S 75°03'25" E

RAILROAD R.O.W.

I. & G. N. R.R. CO. INDENTURE I. & G. N. R.R. CO. TO

VOL. 26, PG. 340 MISSOURI PACIFIC RAILROAD CO.

AUGUST 29, 1901 VOL. 413, PG. 41

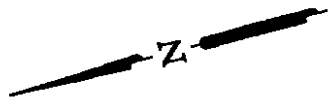
MARCH 1, 1956

M.C.D.R.

MISSOURI PACIFIC RAILROAD



SCALE 1" = 50'



MATCH LINE STA. 1364+00

**RODS**  
Surveying, Inc.

6810 LEE ROAD  
SPRING TEXAS 77379  
TEL (281) 257-0020  
FAX (281) 257-0021

PARCEL PLAT  
SHOWING

PARCEL 200

F.M. 1774 MONTGOMERY COUNTY  
RCSJ 1400-04-026  
MARCH, 2010

SCALE: 1" = 50'

SHEET  
5 OF 6

**WM. T. DUNLAVY SURVEY**  
**ABSTRACT 168**

MAGNOLIA INDEPENDENT SCHOOL DISTRICT  
CALLED 78.760 ACRES  
DOC. NO. 2002131656  
DECEMBER 12, 2002  
M.C.O.P.R.R.P.

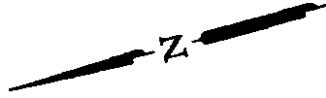
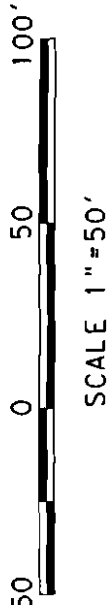
TODD MISSION CORNER, LLC.  
CALLED 30.137 ACRES  
DOC. NO. 2008117803  
DECEMBER 3, 2008  
M.C.O.P.R.R.P.

CALLED 19.990 ACRES  
DOC. NO. 2004009872  
DECEMBER 13, 2002  
M.C.O.P.R.R.P.

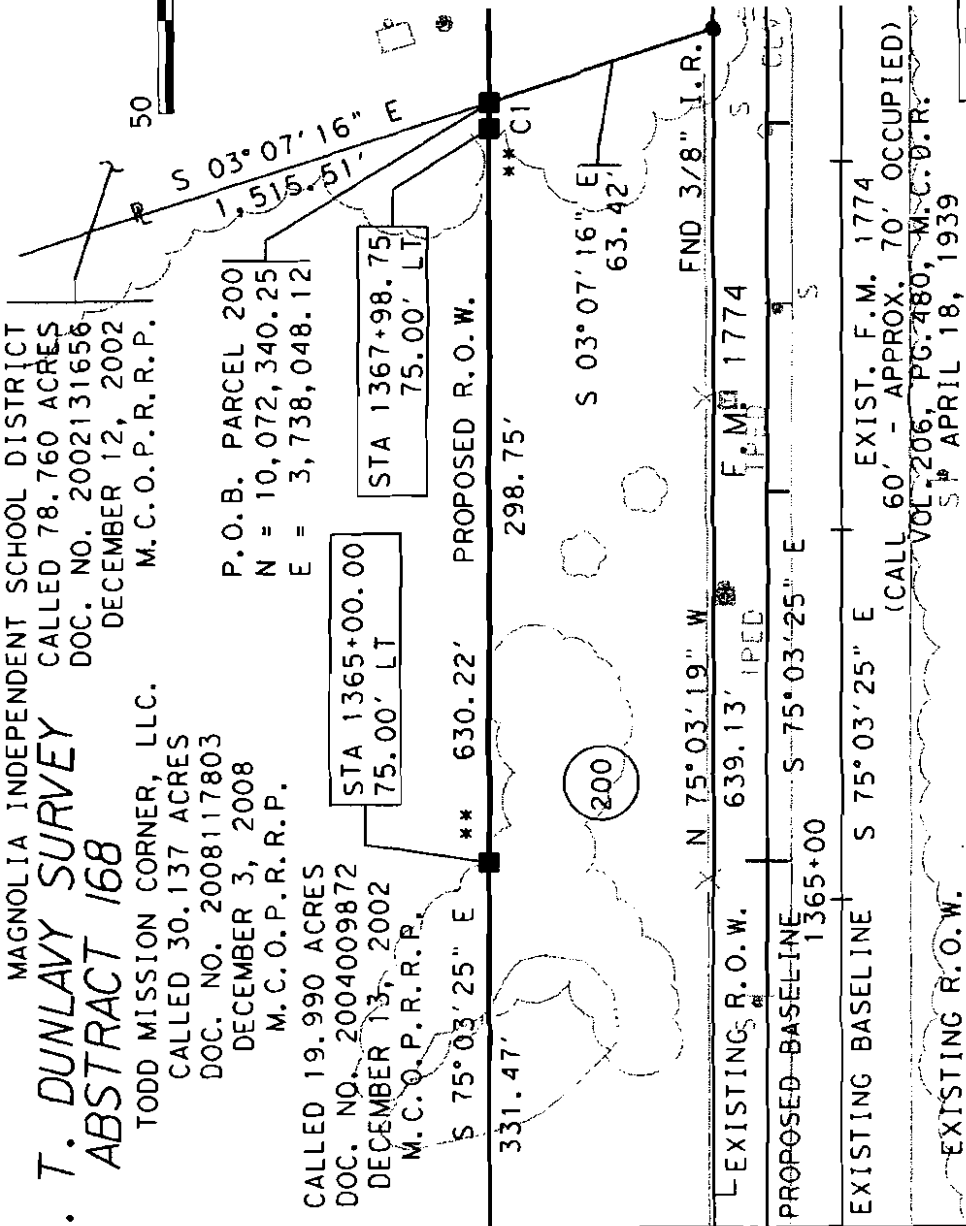
P.O.B. PARCEL 200  
N = 10,072,340.25  
E = 3,738,048.12

STA 1365+00.00  
75.00' LT

STA 1367+98.75  
75.00' LT



MATCH LINE STA. 1364+00



**RODS**  
**Surveying, Inc.**

6810 LEE ROAD  
SPRING, TEXAS 77379  
TEL (281) 257-4020  
FAX (281) 257-4021

PARCEL PLAT  
SHOWING  
PARCEL 200

F.M. 1774 MONTGOMERY COUNTY  
RCSJ 1400-04-026  
MARCH, 2010  
SCALE: 1" = 50'

S 75°03'25" E RAILROAD R.O.W.

INDENTURE I. & G. N. R.R. CO. TO  
MISSOURI PACIFIC RAILROAD CO.  
VOL. 413, PG. 41  
MARCH 1, 1956  
M.C.D.R.

MISSOURI PACIFIC RAILROAD

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG.	CH. DIST.	SHEET
C1	00°08'17"	7.07'	2,931.80'	S 74°59'17" E	7.07'	6 OF 6

Page 1 of 3  
December 22, 2008

County: Bell  
Highway: S.H. 317  
Limits: From F.M. 2305 to F.M. 439  
ROW CSJ: 0398-04-064

Property Description  
for Parcel 31

BEING A 0.127 ACRE TRACT OF LAND, OUT OF THE MATILDA CONNELL SURVEY, ABSTRACT NO. 6, IN BELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CALLED 1.659 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARY L. LOVE AND WIFE, JOYCE LOVE, RECORDED IN VOLUME 2700, PAGE 566 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**POINT OF COMMENCING** at a found ½-inch iron rod for an interior corner of that called 0.455 acre tract of land described in a deed to John M. Shepard, recorded in Volume 4196, Page 32 of the Official Public Records of Real Property of Bell County, Texas, and the southeast corner of said 1.659 acre tract;

**THENCE** North 75 degrees 50 minutes 09 seconds West 279.31 feet, along a northerly line of said 0.455 acre tract and the southerly line of said 1.659 acre tract, to a set ⅝-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap at an angle point in the proposed east right-of-way line of S.H. 317, for the southeast corner and **POINT OF BEGINNING** hereof;

1. **THENCE** North 75 degrees 50 minutes 09 seconds West 22.03 feet, along the proposed east right-of-way line of S.H. 317, a northerly line of said 0.455 acre tract, the southerly line of said 1.659 acre tract and the southerly line hereof, to a calculated point in the existing east right-of-way line of S.H. 317 described as a 0.770 acre tract of land, Third tract, in a deed to the State of Texas, recorded in Volume K, Page 321 of the County Court Records of Bell County, Texas, for the westerly northwest corner of said 0.455 acre tract, the southwest corner of said 1.659 acre tract and the southwest corner hereof, from which a found 1-inch iron pipe bears South 75 degrees 50 minutes 09 seconds East 0.40 feet;
2. **THENCE** North 16 degrees 42 minutes 30 seconds East 143.61 feet, along said existing east right-of-way line of S.H. 317, the westerly line of said 1.659 acre tract and the westerly line hereof to a calculated angle point, from which a found TxDOT Type I monument bears South 14 degrees 54 minutes 27 seconds West 4.27 feet;
3. **THENCE** North 38 degrees 30 minutes 35 seconds East 107.70 feet, along the existing east right-of-way line of S.H. 317, the westerly line of said 1.659 acre tract and the westerly line hereof to a calculated point at the intersection of the existing and



Page 2 of 3  
December 22, 2008

the proposed east right-of-way lines of S.H. 317, for the north corner hereof, from which a found TxDOT Type I monument bears North 09 degrees 38 minutes 50 seconds West 0.35 feet;

4. **THENCE** South 20 degrees 56 minutes 54 seconds West 243.30 feet, across said 1.659 acre tract, along the proposed east right-of-way line of S.H. 317 and the easterly line hereof to the **POINT OF BEGINNING** and containing 0.127 acres or 5,534 square feet of land, more or less.

All bearings shown herein are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum, based on coordinate control provided to the Surveyor by TxDOT.

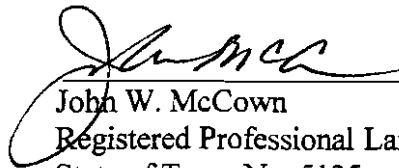
ACCESS is permitted to highway facility from the remainder of the abutting property.

A plat of even survey date herewith accompanies this description.

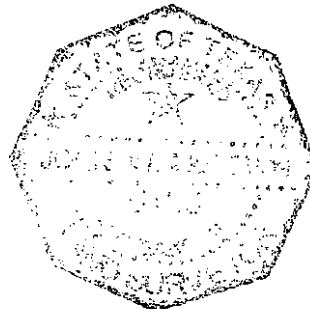
This survey was performed without the benefit of a title commitment. Record information shown herein is based on information provided to the Surveyor by TxDOT, and a limited search of the public records by the Surveyor, and may not include all easements or instruments pertaining to this property.

I hereby certify that this survey was made on the ground under my direction and supervision.

12-22-08  
Date

  
John W. McCown  
Registered Professional Land Surveyor  
State of Texas No. 5135

SURVTEX, LLC  
600 W. Whitestone Blvd.  
Cedar Park, TX 78613  
(512) 249-8875 Fax (512) 249-5040

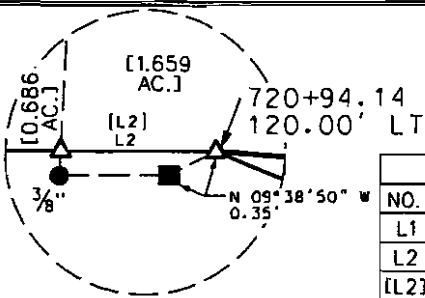


ELLEN LOUISE KNIGHT  
[0.686 ACRES]  
VOL. 5335, PG. 50  
O.P.R.R.P.B.C.T.

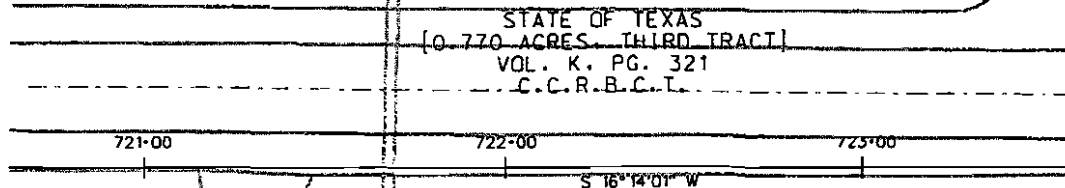
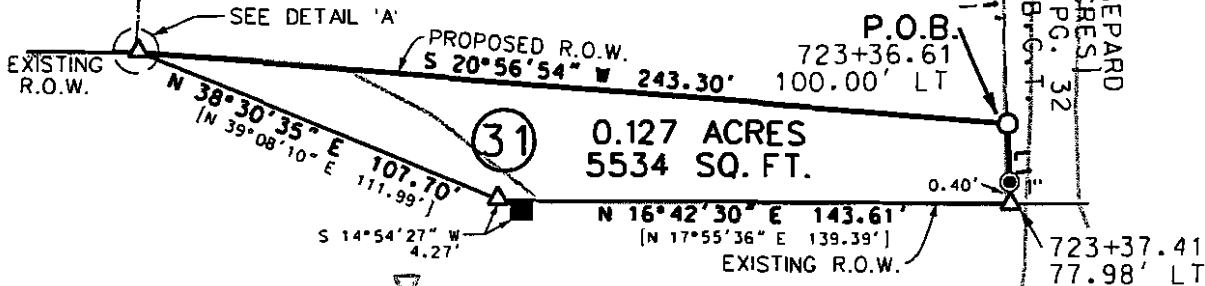
**MATILDA CONNELL  
SURVEY  
ABSTRACT NO. 6**

GARY L. LOVE AND WIFE,  
JOYCE LOVE  
(1.659 ACRES)  
VOL. 2700, PG. 566  
O.P.R.R.P.B.C.T.

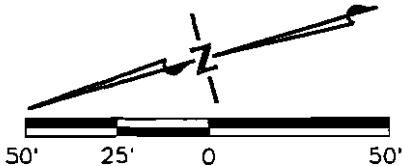
PEACOCK  
DRIVE  
JOHN M. SHEPARD  
(0.455 ACRES)  
VOL. 4196, PG. 32  
O.P.R.R.P.B.C.T.



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 75° 50' 09" W	22.03'
L2	N 16° 42' 30" E	1.05'
[L2]	[N 15° 39' 23" E]	[0.76']



S.H. 317



LEGEND

- TxDOT TYPE II MONUMENT SET
- TxDOT TYPE II MONUMENT FOUND
- TxDOT TYPE I MONUMENT FOUND
- ⊕ 1/2" IRON ROD SET WITH SURVTX CAP
- ⊙ 3/4" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET W/TxDOT ALUMINUM CAP
- △ CALCULATED POINT
- ▲ 600 NAIL FOUND
- FENCE CORNER POST
- RECORD INFORMATION
- WIRE FENCE
- D.R.B.C.T. DEED RECORDS OF BELL COUNTY, TEXAS
- P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS
- O.P.C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS BELL COUNTY, TEXAS
- C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM, BASED ON COORDINATE CONTROL PROVIDED TO THE SURVEYOR BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
2. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TxDOT.
3. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12-22-08  
DATE

*John W. McCown*  
JOHN W. MCCOWN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5135, STATE OF TEXAS



PARCEL 31  
ACRES: 0.127  
HIGHWAY: S.H. 317  
ROW CSJ: 0398-04-064  
COUNTY: BELL  
SCALE: 1" = 50'  
SHEET 3 OF 3

**SURVOTEX** LLC  
PROFESSIONAL SURVEYING AND MAPPING SERVICES

600 W. Whitestone Blvd.  
Cedar Park, Texas 78613  
Phone: (512) 249-8875  
Fax (512) 249-5040

FILE: LOVE-P31.SHT

County: Bell  
Highway: SH 317  
CSJ: 0398-04-064  
Parcel: 31E

An EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon, and across the following described property with the right and privilege at all times of having ingress, egress, and regress in, along, upon and across such property for the purpose of making additions to, improvements on, and repairs to the said drainage channel or any part thereof, said property being described as follows:

Page 1 of 3  
December 22, 2008

County: Bell  
Highway: S.H. 317  
Limits: From F.M. 2305 to F.M. 439  
ROW CSJ: 0398-04-064

Property Description  
for Parcel 31E

BEING A 0.160 ACRE TRACT OF LAND, OUT OF THE MATILDA CONNELL SURVEY, ABSTRACT NO. 6, IN BELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CALLED 1.659 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARY L. LOVE AND WIFE, JOYCE LOVE, RECORDED IN VOLUME 2700, PAGE 566 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**POINT OF COMMENCING** at a found ½-inch iron rod for the southeast corner of that called 0.686 acre tract of land described in a deed to Ellen Louise Knight, recorded in Volume 5335, Page 50 of the Official Public Records of Real Property of Bell County, Texas, and the northeast corner of said 1.659 acre tract;

**THENCE** North 71 degrees 16 minutes 34 seconds West 182.52 feet, along the southerly line of said 0.686 acre tract and the northerly line of said 1.659 acre tract to a set ⅝-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap for the northeast corner and **POINT OF BEGINNING** hereof;

1. **THENCE** South 46 degrees 51 minutes 41 seconds West 78.51 feet, crossing into said 1.659 acre tract, along the easterly line hereof, to a set ⅝-inch iron rod with TxDOT aluminum cap for the southeast corner hereof;
2. **THENCE** South 79 degrees 14 minutes 52 seconds West 77.13 feet, continuing across said 1.659 acre tract, along the southerly line hereof, to a set ⅝-inch iron rod with TxDOT aluminum cap in the proposed east right-of-way line of S.H. 317, for the southwest corner hereof;
3. **THENCE** North 20 degrees 56 minutes 54 seconds East 106.22 feet, continuing across said 1.659 acre tract, along the proposed east right-of-way line of S.H. 317 and the westerly line hereof, to a calculated point at an angle point and the intersection of the existing east right-of-way line of S.H. 317 described as a 0.770 acre tract of land, Third tract, in a deed to the State of Texas, recorded in Volume K, Page 321 of the County Court Records of Bell County, Texas, with the proposed east right-of-way line of S.H. 317, for an angle point in the westerly line hereof, from which a found TxDOT Type I monument bears North 09 degrees 38 minutes 50 seconds West 0.35 feet;

Page 2 of 3  
December 22, 2008

4. **THENCE** North 16 degrees 42 minutes 30 seconds East 1.05 feet, along the existing east right-of-way line of S.H. 317, the west line of said 1.657 acre tract, and the westerly line hereof to a calculated point for the southwest corner of said 0.686 acre tract, the northwest corner of said 1.659 acre tract and the northwest corner hereof, from which a found 3/8-inch iron rod bears North 71 degrees 16 minutes 34 seconds West 0.16 feet;
5. **THENCE** South 71 degrees 16 minutes 34 seconds East 100.09 feet along the south line of said 0.686 acre tract, the north line of said 1.659 acre tract and the north line hereof to the **POINT OF BEGINNING** and containing 0.160 acres or 6,982 square feet of land, more or less.

All bearings shown herein are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum, based on coordinate control provided to the Surveyor by TxDOT.

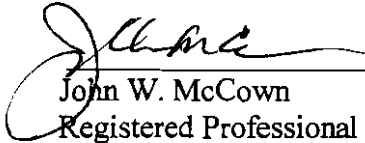
ACCESS is permitted to highway facility from the remainder of the abutting property.

A plat of even survey date herewith accompanies this description.

This survey was performed without the benefit of a title commitment. Record information shown herein is based on information provided to the Surveyor by TxDOT, and a limited search of the public records by the Surveyor, and may not include all easements or instruments pertaining to this property.

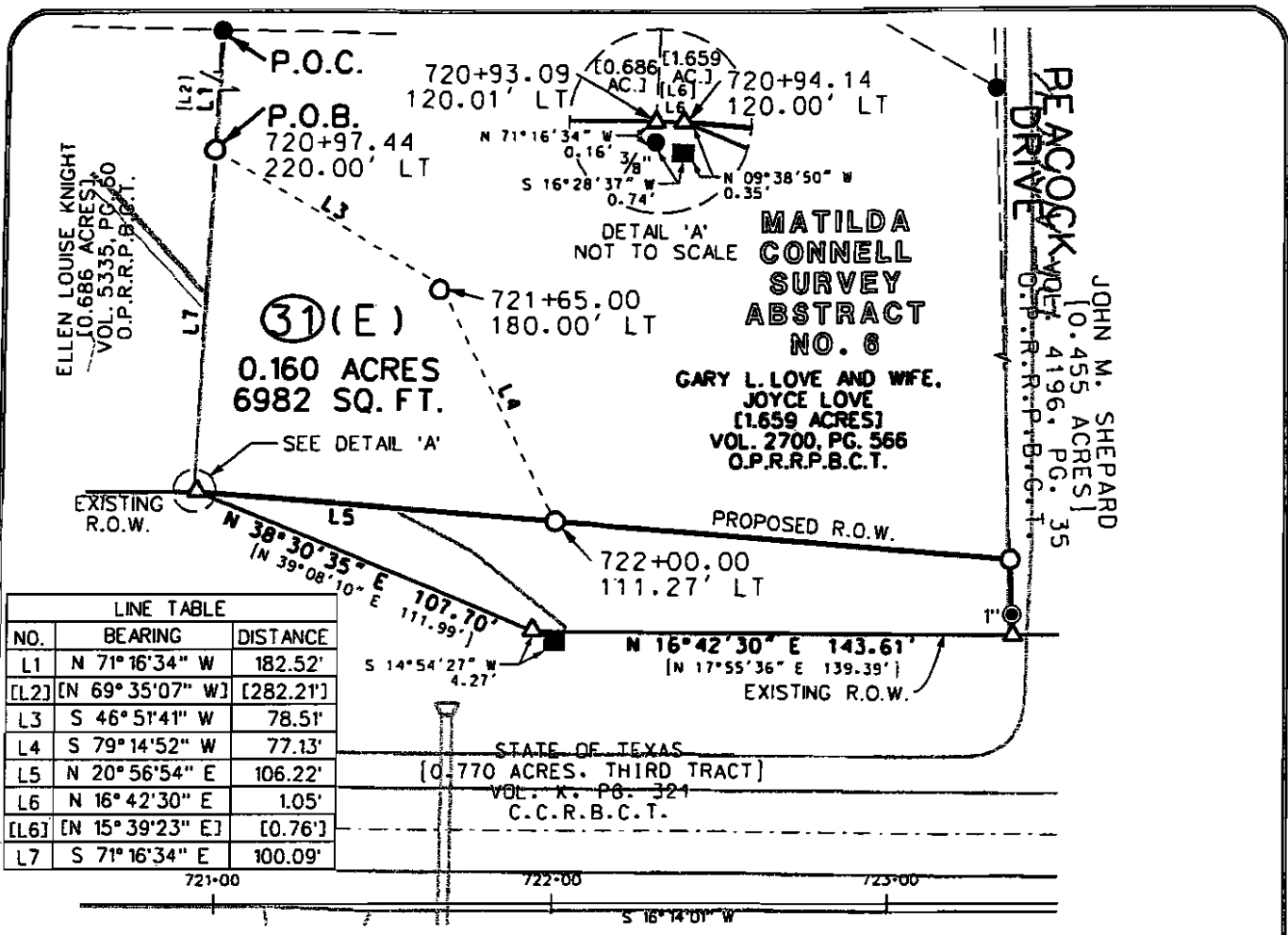
I hereby certify that this survey was made on the ground under my direction and supervision.

12-22-08  
Date

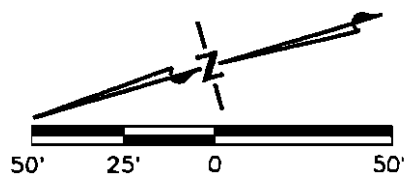
  
\_\_\_\_\_  
John W. McCown  
Registered Professional Land Surveyor  
State of Texas No. 5135

SURVTEX, LLC  
600 W. Whitestone Blvd.  
Cedar Park, TX 78613  
(512) 249-8875 Fax (512) 249-5040





LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 71° 16' 34" W	182.52'
[L2]	[N 69° 35' 07" W]	[282.21']
L3	S 46° 51' 41" W	78.51'
L4	S 79° 14' 52" W	77.13'
L5	N 20° 56' 54" E	106.22'
L6	N 16° 42' 30" E	1.05'
[L6]	[N 15° 39' 23" E]	[0.76']
L7	S 71° 16' 34" E	100.09'



S.H. 317

- LEGEND**
- ⊠ TxDOT TYPE II MONUMENT SET
  - ⊡ TxDOT TYPE II MONUMENT FOUND
  - TxDOT TYPE I MONUMENT FOUND
  - ⊕ 1/2" IRON ROD SET WITH SURVTX CAP
  - ⊙ 3/4" IRON PIPE FOUND (UNLESS NOTED)
  - 1/2" IRON ROD FOUND (UNLESS NOTED)
  - ⊖ 3/8" IRON ROD SET W/TxDOT ALUMINUM CAP
  - CALCULATED POINT
  - △ 60D NAIL FOUND
  - FENCE CORNER POST
  - ( ) RECORD INFORMATION
  - - - WIRE FENCE
  - D.R.B.C.T. DEED RECORDS OF BELL COUNTY, TEXAS
  - P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS
  - O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
  - C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

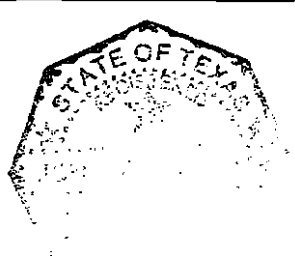
**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM, BASED ON COORDINATE CONTROL PROVIDED TO THE SURVEYOR BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
2. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TxDOT.
3. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12-22-08  
DATE

*John W. McCown*  
JOHN W. McCOWN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5135, STATE OF TEXAS



PARCEL 31(E)  
ACRES: 0.160  
HIGHWAY: S.H. 317  
ROW CSJ: 0398-04-064  
COUNTY: BELL  
SCALE: 1" = 50'  
SHEET 3 OF 3

**SURVTX** LLC  
PROFESSIONAL SURVEYING AND MAPPING SERVICES

600 W. Whitestone Blvd.  
Cedar Park, Texas 78613  
Phone: (512) 249-8875  
Fax (512) 249-5040

FILE: LOVE-P31E.SHT

Page 1 of 4  
December 22, 2008

County: Bell  
Highway: S.H. 317  
Limits: From F.M. 2305 to F.M. 439  
ROW CSJ: 0398-04-064

Property Description  
for Parcel 9

BEING A 0.451 ACRE TRACT OF LAND, OUT OF THE JOHN J. SIMMONS SURVEY, ABSTRACT NO. 737, IN BELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THREE TRACTS OF LAND REFERRED TO IN CAUSE NO. 22,945 TO THE LEDGER FAMILY TRUST, RECORDED IN PROBATE RECORDS OF BELL COUNTY, TEXAS, MORE PARTICULARLY BEING THE REMAINDER OF THAT CALLED 1.00 ACRE TRACT OF LAND AND DESCRIBED IN A DEED TO JAMES R. LEDGER AND WIFE, MURLENE LEDGER, RECORDED IN VOLUME 1046, PAGE 161, AND BEING THE REMAINDER OF THAT CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAMES R. LEDGER AND WIFE, MURLENE O. LEDGER, AS RECORDED IN VOLUME 965, PAGE 289, AND BEING THE REMAINDER OF THAT CALLED 1.62 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAMES R. LEDGER AND WIFE, MURLENE O. LEDGER, RECORDED IN VOLUME 1087, PAGE 458, ALL OF THE DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**POINT OF COMMENCING** at a found ½-inch iron rod for the northwest corner of a called 2.67 acre tract of land described as 'Tract One' in a deed to Franky L. Cagle and wife Jo Ann Cagle, recorded in Volume 1114, Page 179 of the Deed Records of Bell County, Texas, for the southwest corner of said 1.62 acre tract;

**THENCE** South 73 degrees 01 minutes 45 seconds East 483.97 feet, along the northerly line of said 2.67 acre tract and the southerly line of said 1.62 acre tract to a set ¾-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of S.H. 317, for the southwest corner and **POINT OF BEGINNING** hereof;

1. **THENCE** North 17 degrees 17 minutes 16 seconds East 328.79 feet, across said 1.62 acre tract, said 2.00 acre tract and the remainder of said 1.00 acre tract, along the proposed west right-of-way line of S.H. 317 and the westerly line hereof to a ¾-inch iron rod with TxDOT aluminum cap set at an angle point in said proposed right-of-way line and in the northerly line of the remainder of said 1.00 acre tract and a southerly line of that called 2.43 acre tract of land described in a deed to All American Pumping, Inc., a Texas Corporation, recorded in Volume 2518, Page 572 of the Official Public Records of Real Property of Bell County, Texas, for the northwest corner hereof, from which a calculated point being an angle point in a

Page 2 of 4  
December 22, 2008

southerly line of said 2.43 acre tract bears North 71 degrees 20 minutes 54 seconds West 172.07 feet, for reference;

2. **THENCE** South 71 degrees 20 minutes 54 seconds East 60.12 feet, along the southerly line of said 2.43 acre tract, the northerly line of the remainder of said 1.00 acre tract and the northerly line hereof, to a calculated point in the existing west right-of-way line of S.H. 317 described as a 1.977 acre tract of land in a deed to the State of Texas, recorded in Volume 448, Page 638 of the Deed Records of Bell County, Texas, for the easterly southeast corner of said 2.43 acre tract, the northeast corner of the remainder of said 1.00 acre tract and the northeast corner hereof, from which a found chain link fence post bears North 71 degrees 20 minutes 54 seconds West 3.03 feet;
3. **THENCE** South 17 degrees 21 minutes 20 seconds West 327.03 feet, along the existing west right-of-way line of S.H. 317, the easterly line of the remainder of said 1.00 acre remainder tract and said 2.00 acre tract, at 200.91 feet passing 0.74 left of the a found TxDOT Type I monument, and continuing along the existing west right-of-way line of S.H. 317 and the easterly line of said 1.62 acre tract 126.13 feet to a calculated point for the northeast corner of said 2.67 acre tract, the southeast corner of said 1.62 acre remainder tract and the southeast corner hereof, from which a found chain link post bears North 80 degrees 58 minutes 00 seconds West 4.49 feet, also from which a wood fence post bears South 77 degrees 04 minutes 00 seconds West 2.75 feet;



Page 3 of 4  
December 22, 2008

4. **THENCE** North 73 degrees 01 minutes 45 seconds West 59.71 feet, along the northerly line of said 2.67 acre tract, the southerly line of said 1.62 acre tract and the southerly line hereof, to the **POINT OF BEGINNING** and containing 0.451 acres or 19,645 square feet of land, more or less.

All bearings shown herein are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum, based on coordinate control provided to the Surveyor by TxDOT.

ACCESS is permitted to highway facility from the remainder of the abutting property.

A plat of even survey date herewith accompanies this description.

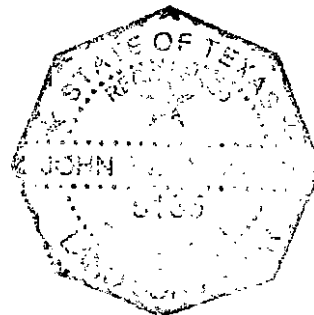
This survey was performed without the benefit of a title commitment. Record information shown herein is based on information provided to the Surveyor by TxDOT, and a limited search of the public records by the Surveyor, and may not include all easements or instruments pertaining to this property.

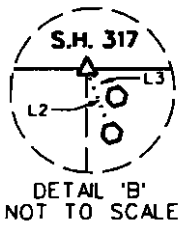
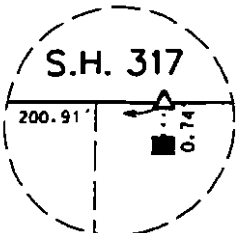
I hereby certify that this survey was made on the ground under my direction and supervision.

12-22-08  
Date

  
John W. McCown  
Registered Professional Land Surveyor  
State of Texas No. 5135

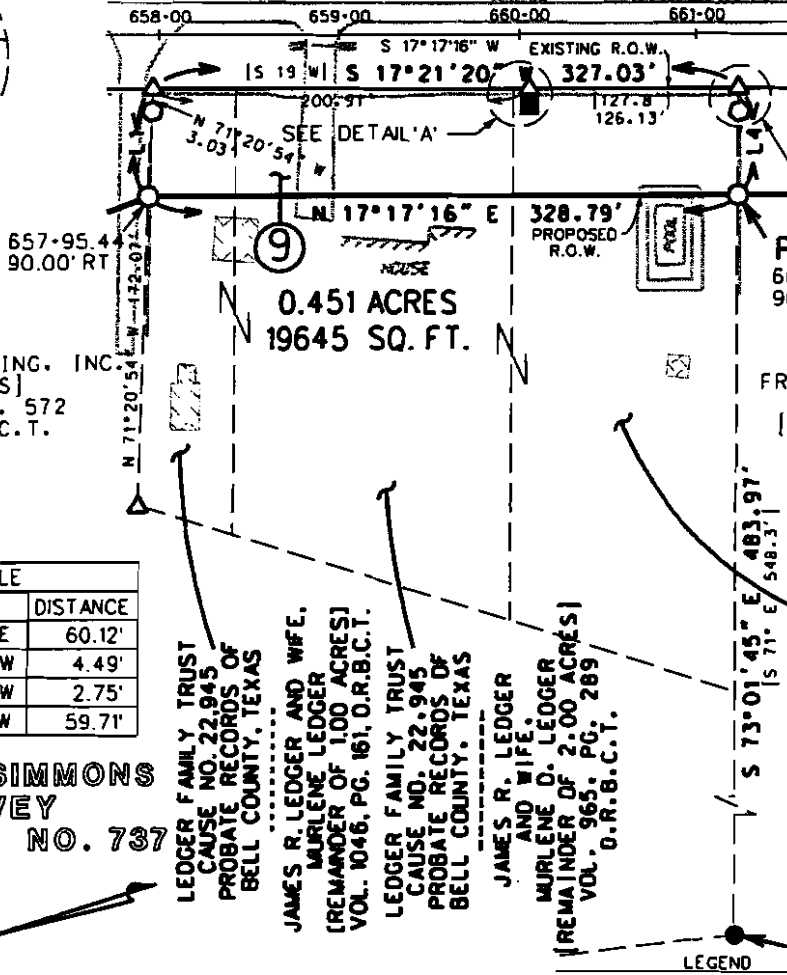
SURVTEX, LLC  
600 W. Whitestone Blvd.  
Cedar Park, TX 78613  
(512) 249-8875 Fax (512) 249-5040





S.H. 317

STATE OF TEXAS  
[1.977 ACRES]  
VOL. 448, PG. 638  
D.R.B.C.T.



ALL AMERICAN PUMPING, INC.  
[2.43 ACRES]  
VOL. 2518, PG. 572  
O.P.R.R.P.B.C.T.

P.O.B.  
661-24.23  
90.00' RT

FRANKY L. CAGLE AND WIFE,  
JO ANN CAGLE  
[TRACT ONE, 2.67 ACRES]  
VOL. 1114, PG. 179  
D.R.B.C.T.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 71° 20' 54" E	60.12'
L2	N 80° 58' 00" W	4.49'
L3	S 77° 04' 00" W	2.75'
L4	N 73° 01' 45" W	59.71'

JOHN J. SIMMONS  
SURVEY  
ABSTRACT NO. 737

LEDGER FAMILY TRUST  
CAUSE NO. 22,945  
PROBATE RECORDS OF  
BELL COUNTY, TEXAS

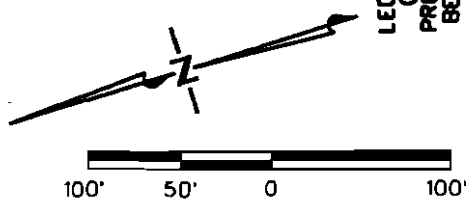
JAMES R. LEDGER AND WIFE,  
MURLENE LEDGER  
(REMAINDER OF 1.00 ACRES)  
VOL. 1046, PG. 161, O.R.B.C.T.

LEDGER FAMILY TRUST  
CAUSE NO. 22,945  
PROBATE RECORDS OF  
BELL COUNTY, TEXAS

JAMES R. LEDGER  
AND WIFE,  
MURLENE D. LEDGER  
(REMAINDER OF 2.00 ACRES)  
VOL. 965, PG. 289  
O.R.B.C.T.

LEDGER FAMILY TRUST  
CAUSE NO. 22,945  
PROBATE RECORDS OF  
BELL COUNTY, TEXAS

JAMES R. LEDGER  
AND WIFE,  
MURLENE D. LEDGER  
(REMAINDER OF 1.62 ACRES)  
VOL. 1087, PG. 458  
O.R.B.C.T.



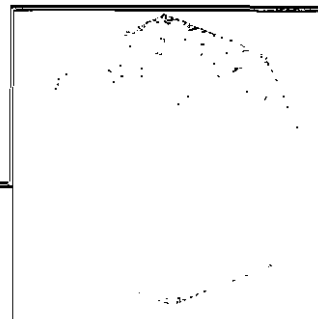
- LEGEND
- ⊠ TxDOT TYPE MONUMENT SET
  - ⊡ TxDOT TYPE MONUMENT FOUND
  - ⊞ TxDOT TYPE MONUMENT FOUND
  - ⊕ 1/2" IRON ROD SET WITH SURVTEX CAP
  - ⊙ 3/4" IRON PIPE FOUND (UNLESS NOTED)
  - ⊙ 1/2" IRON ROD FOUND (UNLESS NOTED)
  - ⊙ 5/8" IRON ROD SET W/TxDOT ALUMINUM CAP
  - CALCULATED POINT
  - ▲ 60D NAIL FOUND
  - FENCE CORNER POST
  - [ ] RECORD INFORMATION
  - WIRE FENCE

- D.R.B.C.T. DEED RECORDS OF BELL COUNTY, TEXAS
- P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
- C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

NOTES:  
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM, BASED ON COORDINATE CONTROL PROVIDED TO THE SURVEYOR BY THE TEXAS DEPARTMENT OF TRANSPORTATION.  
2. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TxDOT.  
3. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12-22-08  
DATE  
  
JOHN W. McCOWN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5135, STATE OF TEXAS



PARCEL 9  
ACRES: 0.451  
HIGHWAY: S.H. 317  
ROW CSJ: 0398-04-064  
COUNTY: BELL  
SCALE: 1" = 100'  
SHEET 4 OF 4

**QUIDVOLA** LLC  
PROFESSIONAL SURVEYING AND MAPPING SERVICES

600 W. Whitestone Blvd.  
Cedar Park, Texas 78613  
Phone: (512) 249-8875  
Fax (512) 249-5040

FILE: BRANCH-P9.SHT

**SPECIAL BISECTION CLAUSE: CATEGORY I BISECTION**

**AND IN ADDITION THERETO:**

Title to all of that swimming pool located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed West right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed as such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

Page 1 of 3  
December 22, 2008

County: Bell  
Highway: S.H. 317  
Limits: From F.M. 2305 to F.M. 439  
ROW CSJ: 0398-04-064

Property Description  
for Parcel 8

BEING A 0.041 ACRE TRACT OF LAND, OUT OF THE JOHN J. SIMMONS SURVEY, ABSTRACT NO. 737, IN BELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CALLED 2.43 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALL AMERICAN PUMPING, INC., A TEXAS CORPORATION, RECORDED IN VOLUME 2518, PAGE 572 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**POINT OF COMMENCING** at a found ½-inch iron rod for the southwest corner of a called 8.55 acre tract of land referred to in an Affidavit of Heirship to Patricia O'Connor recorded in Volume 1601, Page 45 of the Deed Records of Bell County, Texas, and described in a deed to Arthur O'Connor and Irene O'Connor, recorded in Volume 792, Page 152 of the Deed Records of Bell County, Texas, for the northwest corner of said 2.43 acre tract;

**THENCE** South 73 degrees 09 minutes 11 seconds East 516.85 feet, along the southerly line of said 8.55 acre tract and the northerly line of said 2.43 acre tract to a set Texas Department of Transportation (TxDOT) Type II monument at an angle point in the proposed west right-of-way line of S.H. 317, for the northwest corner and **POINT OF BEGINNING** hereof;

1. **THENCE** South 73 degrees 09 minutes 11 seconds East 70.14 feet, along the southerly line of said 8.55 acre tract, the northerly line of said 2.43 acre tract and the northerly line hereof, to a calculated point in the existing west right-of-way line of S.H. 317 described as a 1.977 acre tract of land in a deed to the State of Texas, recorded in Volume 448, Page 638 of the Deed Records of Bell County, Texas, for the southeast corner of said 8.55 acre tract, the northeast corner of said 2.43 acre tract and the northeast corner hereof, from which a found ½-inch iron rod bears North 73 degrees 09 minutes 11 seconds West 3.07 feet;
2. **THENCE** South 17 degrees 21 minutes 20 seconds West 28.26 feet, along the existing west right-of-way line of S.H. 317, the easterly line of said 2.43 acre tract and easterly line hereof, to a calculated point for the southeast corner of said 2.43 acre tract, the northeast corner of the remainder of a 1.00 acre tract of land referred to in Probate Cause No. 22,945 to Ledger Family Trust, recorded in the Probate Records of Bell County, Texas, and described in a deed to James R. Ledger and wife, Murlene Ledger, recorded in Volume 1046, Page 161 of the Deed Records of Bell County,

Page 2 of 3  
December 22, 2008

Texas, and for the southeast corner hereof, from which a found chain link fence post bears North 71 degrees 20 minutes 54 seconds West 3.03 feet;

3. **THENCE** North 71 degrees 20 minutes 54 seconds West 60.12 feet, along the northerly line of said 1.00 acre remainder tract, the southerly line of said 2.43 acre tract and the southerly line hereof, to a set 5/8-inch iron rod with TxDOT aluminum cap at an angle point in the proposed west right-of-way line of S.H. 317, for the southwest corner hereof, from which a calculated point being an angle point in a southerly line of said 2.43 acre tract bears North 71 degrees 20 minutes 54 seconds West 172.07 feet, for reference;
4. **THENCE** North 03 degrees 32 minutes 21 seconds West 28.13 feet, across said 2.43 acre tract, along the proposed west right-of-way line of S.H. 317 and the westerly line hereof to the **POINT OF BEGINNING** and containing 0.041 acres or 1,774 square feet of land, more or less.

All bearings shown herein are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum, based on coordinate control provided to the Surveyor by TxDOT.

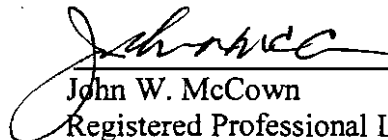
ACCESS is permitted to highway facility from the remainder of the abutting property.

A plat of even survey date herewith accompanies this description.

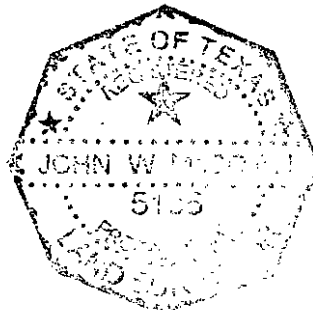
This survey was performed without the benefit of a title commitment. Record information shown herein is based on information provided to the Surveyor by TxDOT, and a limited search of the public records by the Surveyor, and may not include all easements or instruments pertaining to this property.

I hereby certify that this survey was made on the ground under my direction and supervision.

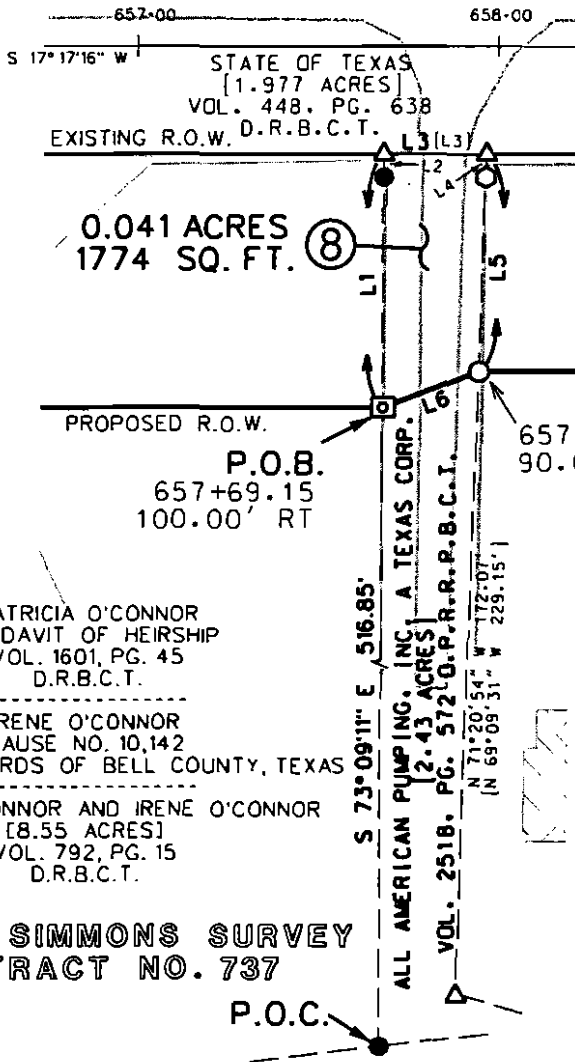
12-22-08  
Date

  
\_\_\_\_\_  
John W. McCown  
Registered Professional Land Surveyor  
State of Texas No. 5135

SURVTEX, LLC  
600 W. Whitestone Blvd.  
Cedar Park, TX 78613  
(512) 249-8875 Fax (512) 249-5040



S.H. 317



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 73° 09' 11" E	70.14'
L2	N 73° 09' 11" W	3.07'
L3	S 17° 21' 20" W	28.26'
[L3]	[S 19° 52' 52" W]	[27.59']
L4	N 71° 20' 54" W	3.03'
L5	N 71° 20' 54" W	60.12'
L6	N 03° 32' 21" W	28.13'

0.041 ACRES  
1774 SQ. FT. (8)

PROPOSED R.O.W.  
P.O.B.  
657+69.15  
100.00' RT

657+95.44  
90.00' RT

LINDA LEDGER (BRANCH)  
PROBATE CAUSE NO. 22-945  
PROBATE RECORDS OF  
BELL COUNTY, TEXAS

JAMES R. LEDGER AND WIFE,  
MURLENE LEDGER  
[REMAINDER OF 1.00 ACRES]  
VOL. 1046, PG. 161 D.R.B.C.T.

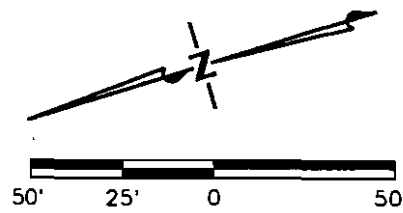
PATRICIA O'CONNOR  
AFFIDAVIT OF HEIRSHIP  
VOL. 1601, PG. 45  
D.R.B.C.T.

IRENE O'CONNOR  
CAUSE NO. 10,142  
PROBATE RECORDS OF BELL COUNTY, TEXAS

ARTHUR O'CONNOR AND IRENE O'CONNOR  
[8.55 ACRES]  
VOL. 792, PG. 15  
D.R.B.C.T.

JOHN J. SIMMONS SURVEY  
ABSTRACT NO. 737

P.O.C.



LEGEND

- TxDOT TYPE II MONUMENT SET
- TxDOT TYPE II MONUMENT FOUND
- TxDOT TYPE I MONUMENT FOUND
- 1/2" IRON ROD SET WITH SURVTEx CAP
- 3/4" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET w/TxDOT ALUMINUM CAP
- CALCULATED POINT
- 60D NAIL FOUND
- FENCE CORNER POST
- RECORD INFORMATION
- WIRE FENCE
- D.R.B.C.T. DEED RECORDS OF BELL COUNTY, TEXAS
- P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
- C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

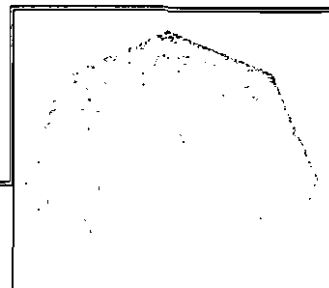
NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM, BASED ON COORDINATE CONTROL PROVIDED TO THE SURVEYOR BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
2. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TXDOT.
3. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12-22-08  
DATE

*John W. McCown*  
JOHN W. MCCOWN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5135, STATE OF TEXAS



PARCEL 8  
ACRES: 0.041  
HIGHWAY: S.H. 317  
ROW CSJ: 0398-04-064  
COUNTY: BELL  
SCALE: 1" = 50'  
SHEET 3 OF 3

**QUIDVIA** LLC  
PROFESSIONAL SURVEYING AND MAPPING SERVICES

600 W. Whitestone Blvd.  
Cedar Park, Texas 78613  
Phone: (512) 249-8875  
Fax (512) 249-5040

FILE: ALL\_AMER-P8.SHT

<b>Parcel</b>	<b>335E, Parts 1 &amp; 2</b>
<b>Account</b>	<b>8012-01-090</b>
<b>Highway</b>	<b>US 59</b>
<b>County</b>	<b>Harris</b>

**EASEMENT PREAMBLE**

**AN EASEMENT**, together with all fixed improvements located thereon, if any, for the purpose of opening, construction and maintaining a highway facility thereon, along, upon and across the following described tract of land, with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to the said highway facility or any part thereof, said tract of land being hereinafter described by the metes and bounds of the follows:

Revised: January, 2009  
December, 2008  
Parcel 335 E, Pt 1  
Page 1 of 11

County: Harris  
Highway: US 59  
Limits: From Beltway 8 to S.H. 288  
Account Number: 8012-1-90

Property Description For Parcel No. 335 E, Part 1

Being a 0.7137 of one acre (31,087 square feet) parcel of land, located in the Obedience Smith Survey, Abstract 696, Harris County, Texas and being part of and out of a calculated 1.1717 acre portion of the remainder of two tracts consisting of a called 5.587 acres, referred to as the First Tract, described in deed from Texas and New Orleans Railroad Company to Houston Lighting and Power Company, dated June 29, 1944, as recorded in Volume 1943, Page 256, of the Deed Records of Harris County, Texas, and a called 2.951 acres, described in deed from Southern Pacific Transportation Company to Houston Lighting and Power Company, dated October 4, 1974, as recorded under Harris County Clerk's File No. E294357, Film Code No. 112-04-2474, of the Official Public Records of Real Property of Harris County, Texas, said 0.7137 of one acre (31,087 square feet) parcel being more particularly described by metes and bounds as follows:

COMMENCING for reference at a called found "X" in concrete (N=707,583.6640, E=3,145,732.8580) marking the intersection of the existing easterly right-of-way of Montrose Boulevard (90 foot width) and the existing northerly right-of-way of Chelsea Boulevard (80 foot width), same being the southwest corner of a 1.9757 acre tract as conveyed to M.A.D. 88 Real Estate Limited Partnership by instrument of record filed on June 22, 1995 and recorded under Harris County Clerk's File Number R450730, Film Code Number 504-27-1042 of the Official Public Records of Real Property of Harris County, thence as follows:

North 02°24'30" West, along the existing easterly right-of-way line of Montrose Boulevard, same being the westerly line of said 1.9757 acre tract, passing at 255.27 feet the northwest corner of a said 1.9757 acre tract, same being on the most southerly line of said 5.587 acre tract from which a found brass cap stamped 1932 bears North 80°06'00" East, 1.3 feet and continuing along the existing easterly right-of-way of Montrose Boulevard for a total distance of 288.33 feet to a TxDOT aluminum cap set on concrete for the POINT OF BEGINNING of the parcel herein described, and having surface coordinates of N= 707,871.7378 E= 3,145,720.7422;



Revised: January, 2009  
December, 2008  
Parcel 335 E, Pt 1  
Page 2 of 11

- 1) THENCE, North 02°24'30" West, continuing with the said existing easterly right-of-way line of Montrose Boulevard (90 foot width), a distance of 17.11 feet to a point for corner on the existing southerly right-of-way line of U.S. 59 (width varies), same being the most northerly line of said called 5.587 acre tract;
- 2) THENCE, North 82°58'57" East, along the existing southerly right-of-way line of U.S. 59 (width varies), same being the most northerly line of said called 5.587 acre tract, a distance of 1,020.80 feet to a point for corner, same being an angle point in existing southerly right-of-way of U.S. 59;
- 3) THENCE, South 02°26'01" East, along the existing southerly right-of-way line of U.S. 59, a distance of 50.16 feet to a point for corner, being an angle point in the existing right-of-way of U.S. 59 and also being the northwest corner of a 2.2462 acre tract as conveyed to the State of Texas by instrument of record filed on March 30, 1999 and recorded under Harris County Clerk's File No. T627659, Film Code Number 524-69-0099 of the Official Public Records of Real Property of Harris County;
- 4) THENCE, South 82°58'57" West, along the existing southerly right-of-way of U.S. 59 as described in Judgment of Court in Absence of Objection to the State of Texas for a 0.2341 acre tract, recorded under Harris County Clerk's File No. U691906, Film Code No. 535-34-0473 of the Official Public Records of Real Property of Harris County, filed October 13, 2000, and as described in Agreed Judgment to the State of Texas for a 1.4371 acre tract, recorded under Harris County Clerk's File No. W279251, Film Code No. 560-25-1592, Official Public Records of Real Property of Harris County, filed December 10, 2002, same being the most southerly line of said called 5.587 acre tract, a distance of 269.51 feet to a TxDOT aluminum set on a 5/8-inch iron rod;
- 5) THENCE, North 87°43'35" West, departing said existing southerly right-of-way of U.S. 59, a distance of 29.36 feet to a TxDOT aluminum cap set on concrete;

Revised: January, 2009  
December, 2008  
Parcel 335 E, Pt 1  
Page 3 of 11

- 6) THENCE, North 88°33'43" West, a distance of 53.76 feet to a TxDOT aluminum cap set on concrete;
- 7) THENCE, North 89°20'55" West, a distance of 56.82 feet to a TxDOT aluminum cap set on concrete;
- 8) THENCE, South 89°07'54" West, a distance of 88.92 feet to a TxDOT aluminum cap set on concrete;
- 9) THENCE, South 84°40'41" West, a distance of 6.46 feet to a TxDOT aluminum cap set on concrete;
- 10) THENCE, South 74°49'15" West, a distance of 19.85 feet to a TxDOT aluminum cap set on concrete for the beginning of a tangent curve to the right;
- 11) THENCE, Southwesterly along the arc of said curve to the right, a distance of 38.53 feet, said curve having a radius of 200.00 feet with a central angle of 11°02'19" and subtended by a chord which bears South 80°20'25" West, a distance of 38.47 feet to a TxDOT aluminum cap set on concrete for a point of tangency;
- 12) THENCE, South 85°51'34" West, a distance of 89.91 feet to a TxDOT aluminum cap set on concrete;
- 13) THENCE, South 84°49'20" West, a distance of 87.18 feet to a TxDOT aluminum cap set on concrete;
- 14) THENCE, South 84°04'24" West, a distance of 28.63 feet to a TxDOT aluminum cap set on concrete;
- 15) THENCE, South 82°58'44" West, a distance of 33.48 feet to a TxDOT aluminum cap set on concrete;

Revised: January, 2009  
December, 2008  
Parcel 335 E, Pt I  
Page 4 of 11

- 16) THENCE, South 83°02'18" West, a distance of 128.74 feet to a TxDOT aluminum cap set on concrete;
- 17) THENCE, South 82°44'08" West, a distance of 89.48 feet to the POINT OF BEGINNING, containing an area of 0.7137 of one acre (31,087 square feet).


Notes:

1. All bearings are based on the Texas Coordinate System, South Central Zone, NAD27. All distances and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00013.
2. This property description is prepared in conjunction with a parcel plat of equal date.

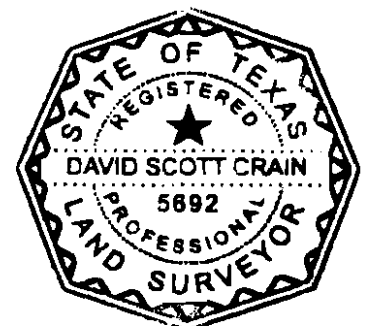
Revision(s):

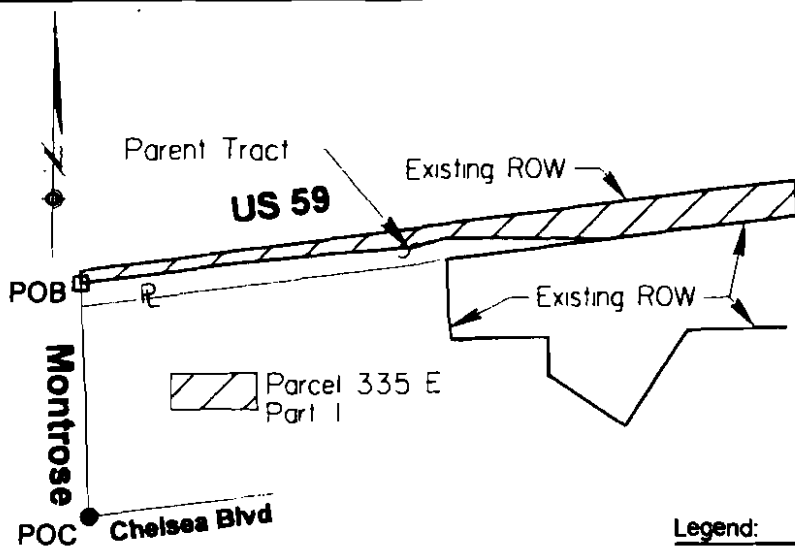
Removed Access Denial Line and updated parking lease agreement information at the request of CenterPoint.

I, David Scott Crain, Registered Professional Land Surveyor, certify that the property described hereon and the accompany plat of even date represent a survey made on the ground under my supervision.

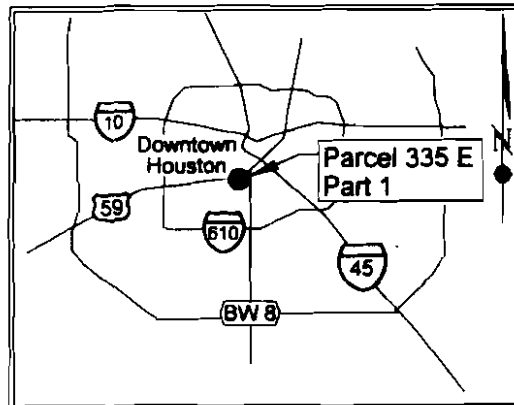
 \_\_\_\_\_, Date 30 January, 2009

David Scott Crain, R.P.L.S. No. 5692  
Texas Department of Transportation  
Houston District





Parent Tract Inset (nts)



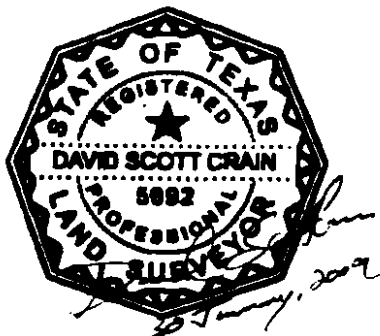
Vicinity Map (nts)

Legend:

H.C.C.F.N. Harris County Clerk's File Number  
H.C.D.R. Deed Records of Harris County  
O.P.R.R.P.H.C. Official Public Records of Real Property of Harris County

GIP Galvanized Iron Pipe  
IR Iron Rod  
PP Power Pole  
GA Guy Anchor  
FH Fire Hydrant  
WV Water Valve  
MH Manhole  
GM Gas Meter  
LP Light Pole  
R Property Line

Elec Conduit Line  
(TxDOT Rdwy Illumination)  
■ Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)  
● Found Point (Type Indicated)  
□ Set TxDOT Alum. Cap On Concrete



Notes:

1. All bearings and coordinates shown are based on the Texas Coordinate System, South Central Zone (NAD 1927). All distances shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00013.

2. A property description of even date was prepared in conjunction with this parcel plat.

3. Field work was conducted during May and June of 2008 and during November and December of 2008.

Revision(s):

REV. 01/30/09  
Removed the Access Denial Line and updated parking lease agreement information at the request of CNP. (TxDOT)

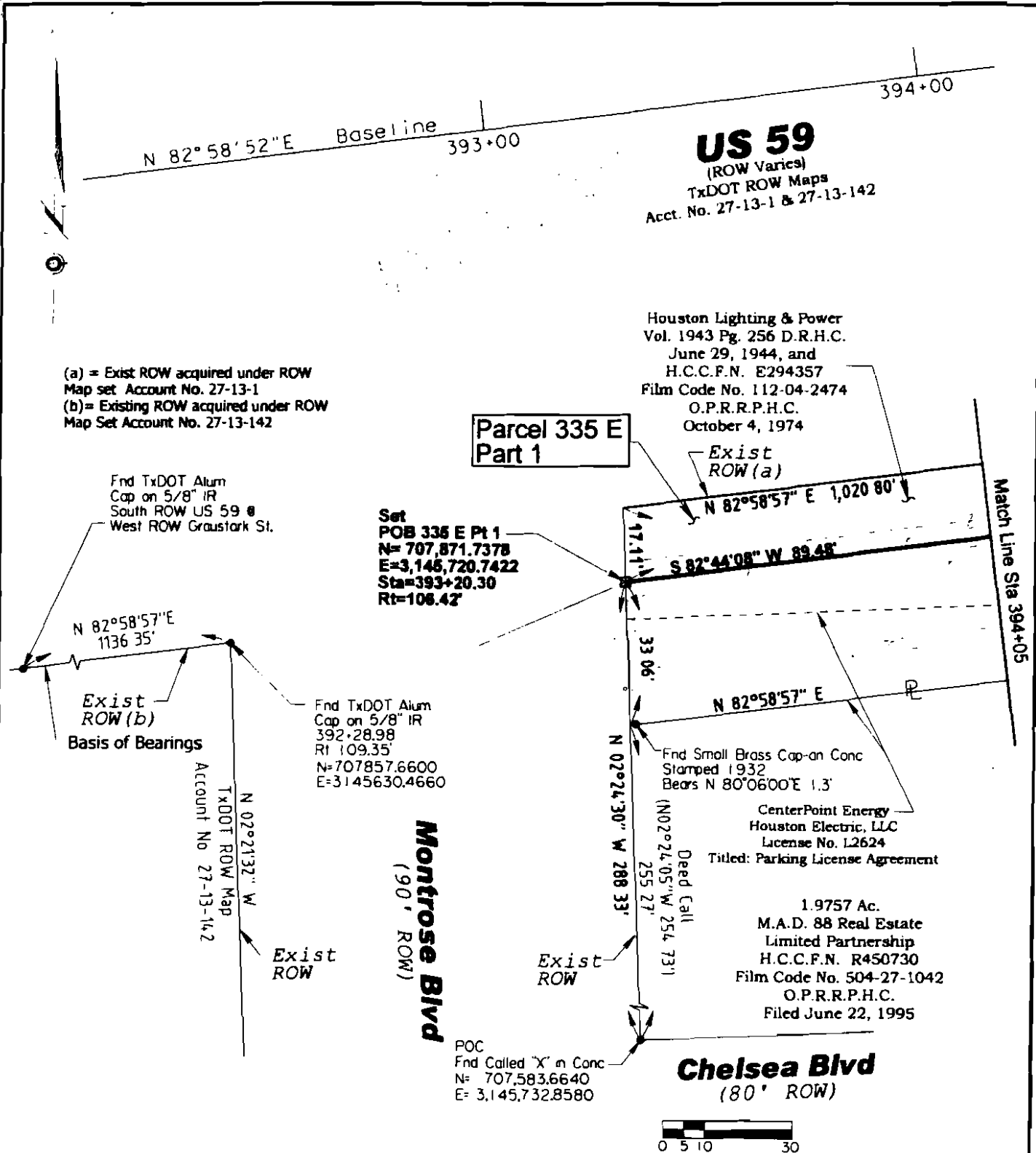
REV. 12/18/08  
At the request of CNP, Parcel 335 E split into Part 1 and Part 2. Part 1 for Roadway Easement and Part 2 for Drainage and Electrical Easement. (TxDOT)

Existing Acreage (CNP Fee Area)	Easement Area (Parcel 335E Pt1)		Remainder Acreage (CNP Fee Area)
	Acres	Sq Ft	
1.1717 Ac	0.7137	31,087	1.1717 Ac

TEXAS DEPARTMENT OF TRANSPORTATION  
© 2009 TxDOT

**Parcel Plat Showing Parcel 335 E Part 1**

01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.:	HIGHWAY
	6	TX		US 59
DISTRICT	COUNTY	CONTROL SECT	JOB	PAGE
HOUSTON	Harris	0027	13	142 5



**US 59**  
(ROW Varies)  
TxDOT ROW Maps  
Acct. No. 27-13-1 & 27-13-142

Houston Lighting & Power  
Vol. 1943 Pg. 256 D.R.H.C.  
June 29, 1944, and  
H.C.C.F.N. E294357  
Film Code No. 112-04-2474  
O.P.R.R.P.H.C.  
October 4, 1974

**Parcel 335 E  
Part 1**

Match Line Sta 394+05

(a) = Exist ROW acquired under ROW  
Map Set Account No. 27-13-1  
(b) = Existing ROW acquired under ROW  
Map Set Account No. 27-13-142

Fnd TxDOT Alum  
Cap on 5/8" IR  
South ROW US 59 @  
West ROW Graustark St.

N 82° 58' 57" E  
1136.35'  
Exist ROW (b)  
Basis of Bearings

Fnd TxDOT Alum  
Cap on 5/8" IR  
392+28.98  
Rt 109.35'  
N=707857.6600  
E=3145630.4660

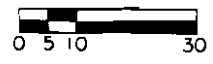
**Montrose Blvd**  
(90' ROW)

Exist ROW

CenterPoint Energy  
Houston Electric, LLC  
License No. L2624  
Titled: Parking License Agreement  
  
1.9757 Ac.  
M.A.D. 88 Real Estate  
Limited Partnership  
H.C.C.F.N. R450730  
Film Code No. 504-27-1042  
O.P.R.R.P.H.C.  
Filed June 22, 1995

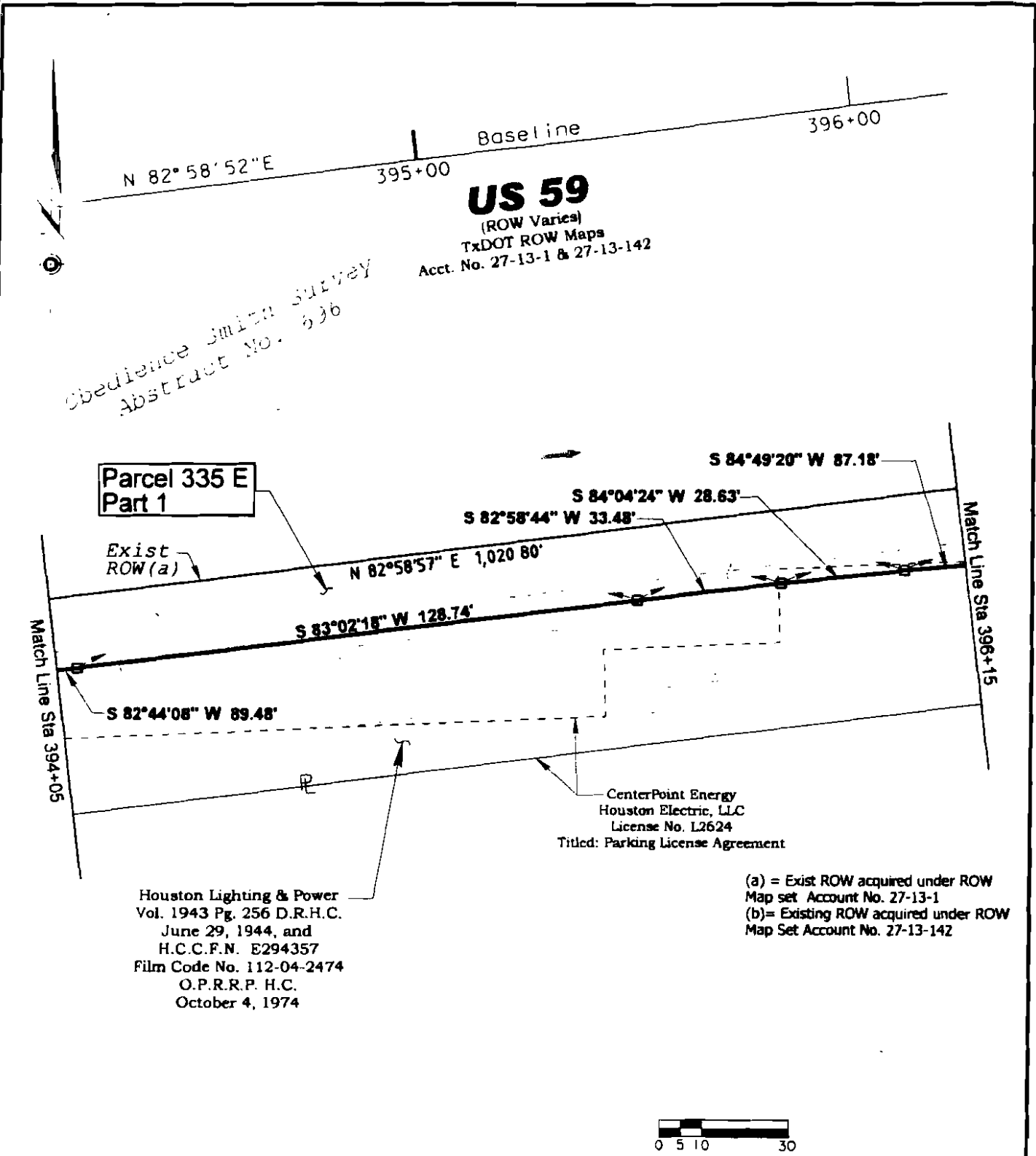
**Chelsea Blvd**  
(80' ROW)

POC  
Fnd Called "X" in Conc  
N= 707,583.6640  
E= 3,145,732.8580



Scale: 1" = 30' Page 6 of 11

TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT <b>Parcel Plat Showing Parcel 335 E Part 1</b>					
01/30/09	FED. RD. D.V. RD.	STATE	PROJECT NO. HIGHWAY		
	6	TX	US 59		
DISTRICT	COUNTY	CONTROL SECT.	JOB	Page	
HOUSTON	Harris	002713	142	6	



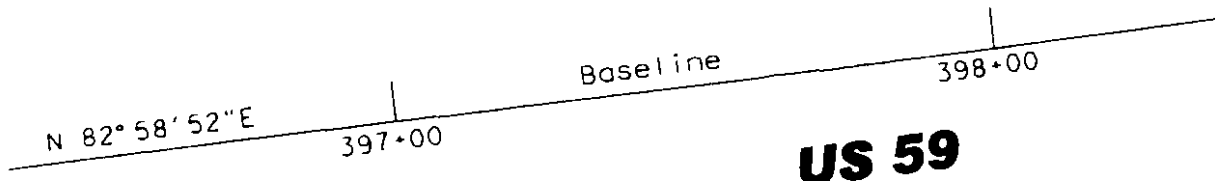
- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

Scale: 1" = 30' Page 7 of 11

TEXAS DEPARTMENT OF TRANSPORTATION  
© 2009 TxDOT

**Parcel Plat Showing  
Parcel 335 E  
Part 1**

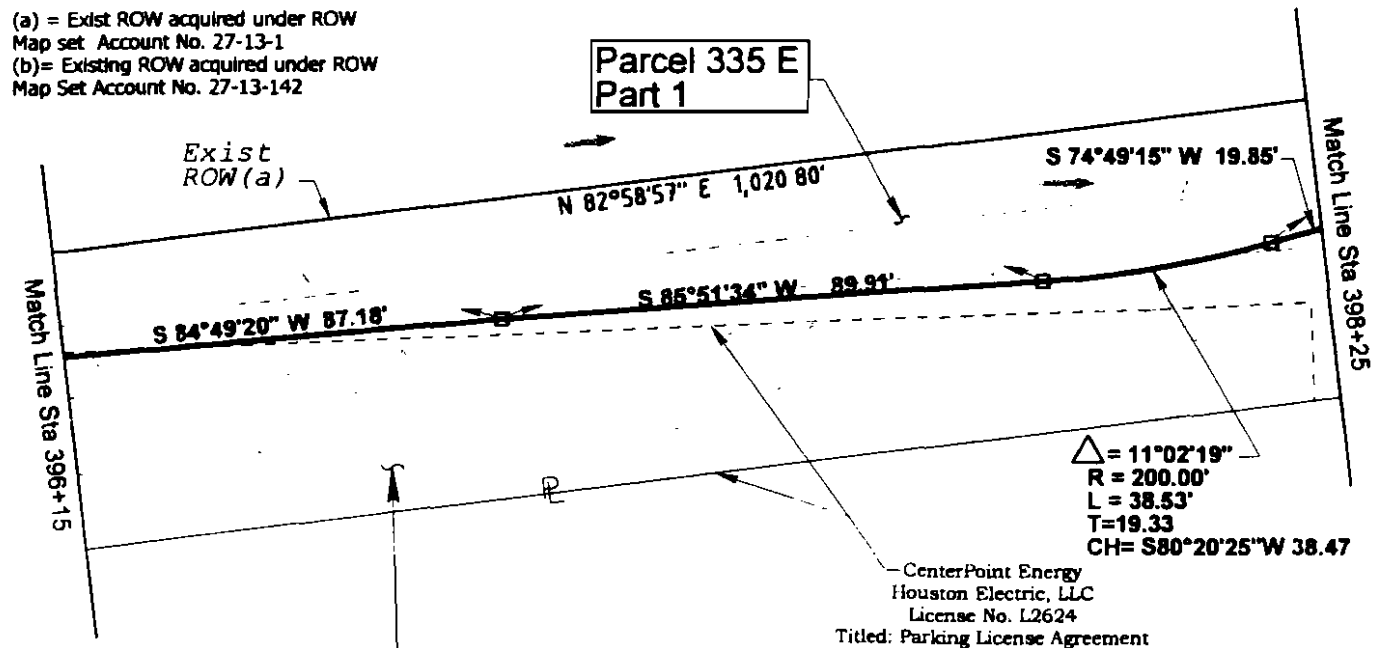
01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY
	6	TX		US 59
DISTRICT	COUNTY	CONTR.	SECT	JOB
HOUSTON	Harris	0027	13	1421
				Page 7



*Bellevue Smith Survey  
Abstract No. 690*

**US 59**  
(ROW Varies)  
TxDOT ROW Maps  
Acct. No. 27-13-1 & 27-13-142

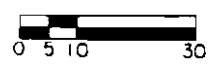
(a) = Exist ROW acquired under ROW  
Map set Account No. 27-13-1  
(b) = Existing ROW acquired under ROW  
Map Set Account No. 27-13-142



Houston Lighting & Power  
Vol. 1943 Pg. 256 D.R.H.C.  
June 29, 1944, and  
H.C.C.F.N. E294357  
Film Code No. 112-04-2474  
O.P.R.P.H.C.  
October 4, 1974

CenterPoint Energy  
Houston Electric, LLC  
License No. L2624  
Titled: Parking License Agreement

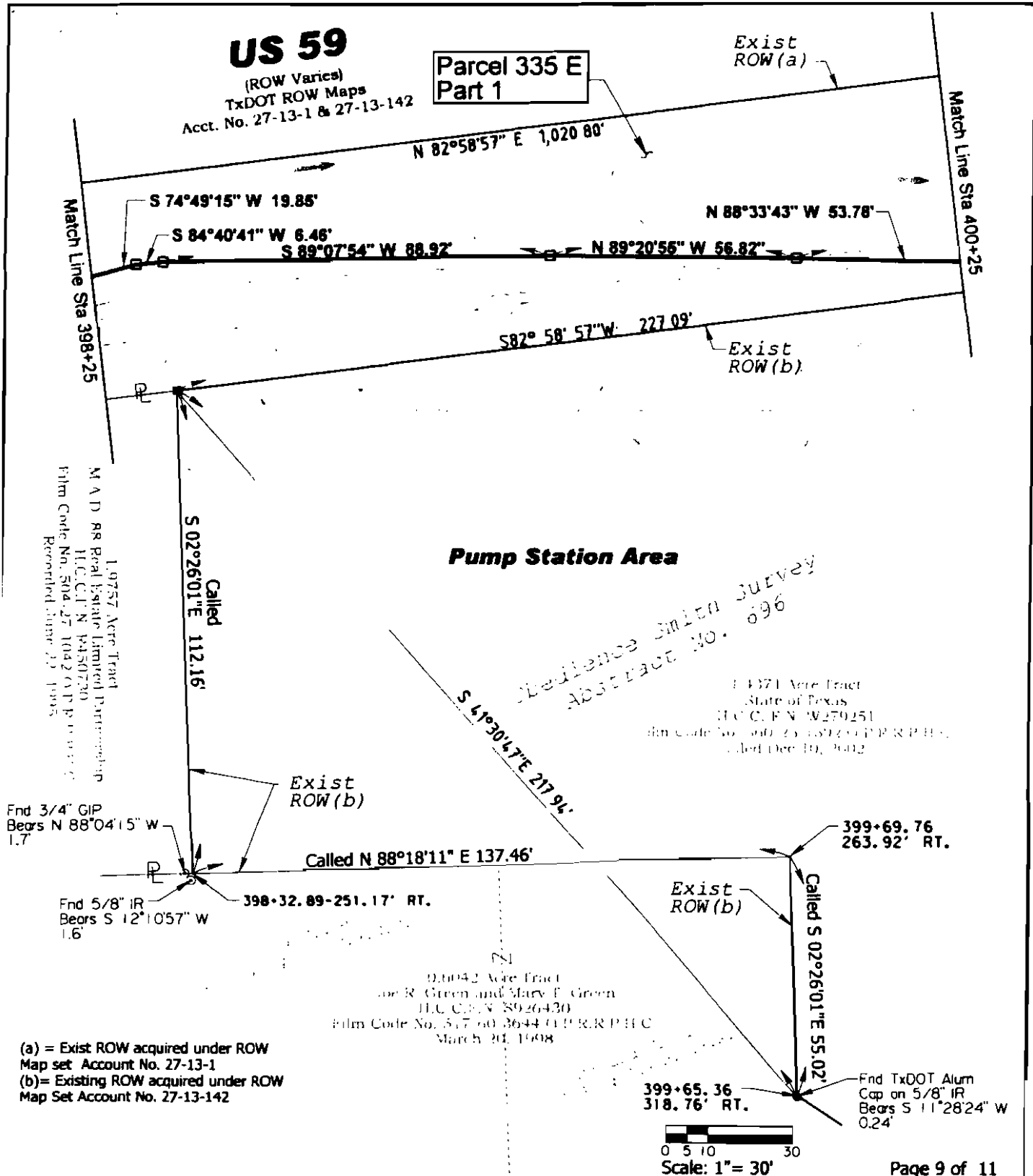
$\Delta = 11^{\circ}02'19''$   
 $R = 200.00'$   
 $L = 38.53'$   
 $T = 19.33$   
 $CH = S80^{\circ}20'25''W 38.47$



- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

Scale: 1" = 30' Page 8 of 11

TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT <b>Parcel Plat Showing Parcel 335 E Part 1</b>				
01/30/09	FED. RD. DIST. NO. 6	STATE TX	PROJECT NO.	HIGHWAY US 59
DISTRICT HOUSTON	COUNTY Harris	CONTROL 0027	SECT 13	JOB 142 Page 8



(a) = Exist ROW acquired under ROW  
Map set Account No. 27-13-1  
(b) = Existing ROW acquired under ROW  
Map Set Account No. 27-13-142

- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

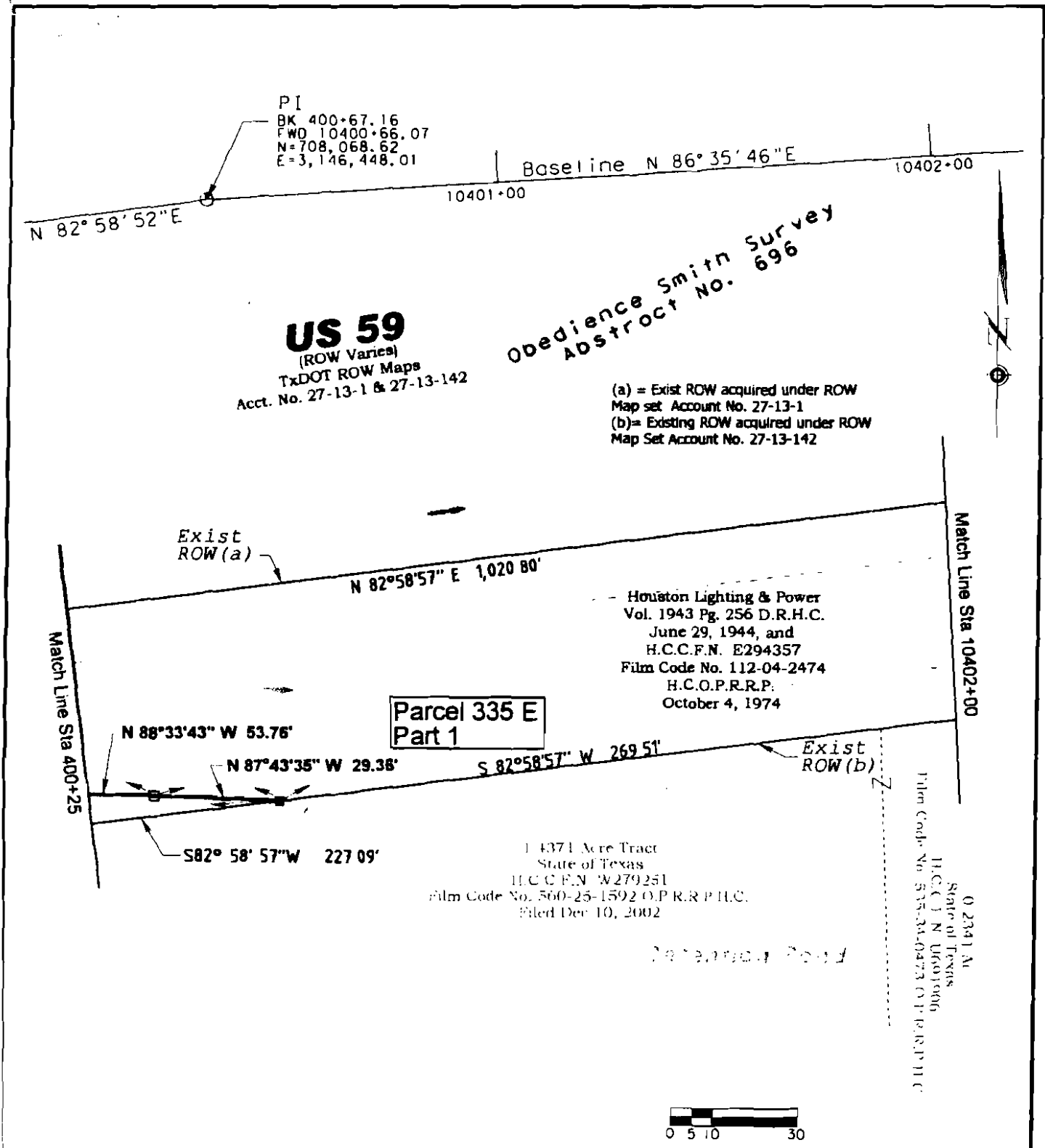
Page 9 of 11

**TEXAS DEPARTMENT OF TRANSPORTATION**  
© 2009 TxDOT

**Parcel Plat Showing  
Parcel 335 E  
Part 1**

01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY
	6	TX		US 59
DISTRICT	COUNTY	CONTROL	SECT	JOB
HOUSTON	Harris	0027	13	142
				Page
				9



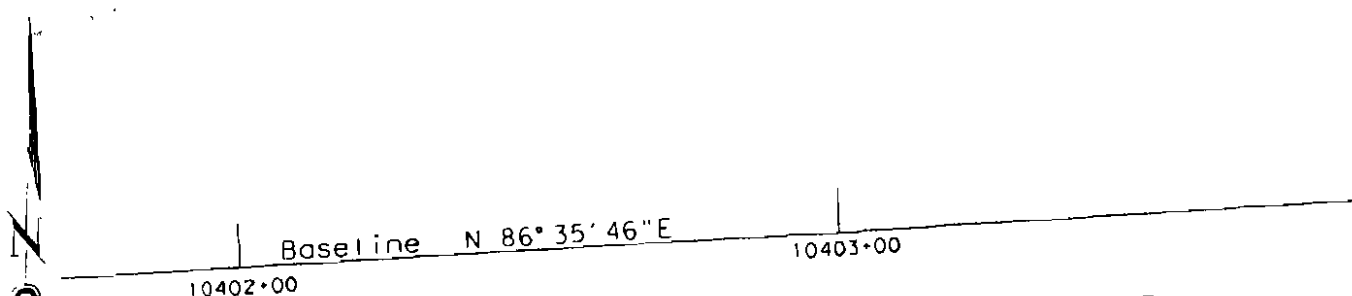


- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

Scale: 1" = 30' Page 10 of 11

TEXAS DEPARTMENT OF TRANSPORTATION  
 © 2009 TxDOT  
**Parcel Plat Showing  
Parcel 335 E  
Part 1**

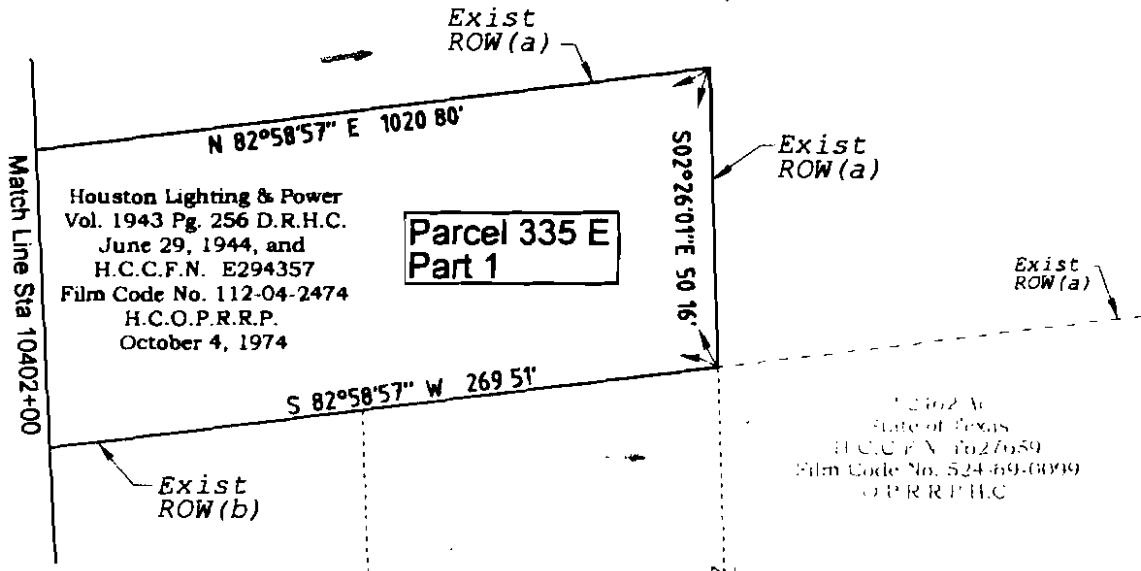
01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY
	6	TX		US 59
DISTRICT	COUNTY	CONTROL SECT	JOB	Page
HOUSTON	Harris	0027 13	142	10



**Obedience Smith Survey**  
Abstract No. 696

**US 59**  
(ROW Varies)  
TxDOT ROW Maps  
Acct. No. 27-13-1 & 27-13-142

(a) = Exist ROW acquired under ROW Map set Account No. 27-13-1  
(b) = Existing ROW acquired under ROW Map Set Account No. 27-13-142



Houston Lighting & Power  
Vol. 1943 Pg. 256 D.R.H.C.  
June 29, 1944, and  
H.C.C.F.N. E294357  
Film Code No. 112-04-2474  
H.C.O.P.R.R.P.  
October 4, 1974

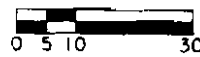
**Parcel 335 E  
Part 1**

Match Line Sta 10402+00

0.2341 Ac  
State of Texas  
H.C.C.F.N. U691906  
Film Code No. 535-34-0473  
O.P.R.R.P.H.C.


0.2162 Ac  
State of Texas  
H.C.C.F.N. U627659  
Film Code No. 524-69-0099  
O.P.R.R.P.H.C.

Greedy St.  
(Roadway Removed)  
ROW used for Location Purp



Scale: 1" = 30'

- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

 TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT <b>Parcel Plat Showing Parcel 335 E Part 1</b>				
01/30/09	FED. RD. DIV. NO. 6	STATE TX	PROJECT NO.	HIGHWAY US 59
DISTRICT HOUSTON	COLONY Harris	CONTROL SECT 002713	JOB 1421	Page 11

Revised: January, 2009  
December, 2008  
Parcel 335 E, Pt 2  
Page 1 of 11

County: Harris  
Highway: US 59  
Limits: From Beltway 8 to S.H. 288  
Account Number: 8012-1-90

Property Description For Parcel No. 335 E, Part 2

Being a 0.1965 of one acre (8,561 square feet) parcel of land, located in the Obedience Smith Survey, Abstract 696, Harris County, Texas and being part of and out of a calculated 1.1717 acre portion of the remainder of two tracts consisting of a called 5.587 acres, referred to as the First Tract, described in deed from Texas and New Orleans Railroad Company to Houston Lighting and Power Company, dated June 29, 1944, as recorded in Volume 1943, Page 256, of the Deed Records of Harris County, Texas, and a called 2.951 acres, described in deed from Southern Pacific Transportation Company to Houston Lighting and Power Company, dated October 4, 1974, as recorded under Harris County Clerk's File No. E294357, Film Code No. 112-04-2474, of the Official Public Records of Real Property of Harris County, Texas, said 0.1965 of one acre (8,561 square feet) parcel being more particularly described by metes and bounds as follows:

COMMENCING for reference at a called found "X" in concrete (N=707,583.6640, E=3,145,732.8580) marking the intersection of the existing easterly right-of-way of Montrose Boulevard (90 foot width) and the existing northerly right-of-way of Chelsea Boulevard (80 foot width), same being the southwest corner of a 1.9757 acre tract as conveyed to M.A.D. 88 Real Estate Limited Partnership by instrument of record filed on June 22, 1995 and recorded under Harris County Clerk's File Number R450730, Film Code Number 504-27-1042 of the Official Public Records of Real Property of Harris County, thence as follows:

North 02°24'30" West, along the existing easterly right-of-way line of Montrose Boulevard, same being the westerly line of said 1.9757 acre tract, passing at 255.27 feet the northwest corner of a said 1.9757 acre tract, same being on the most southerly line of said 5.587 acre tract from which a found brass cap stamped 1932 bears North 80°06'00" East, 1.3 feet and continuing along the existing easterly right-of-way of Montrose Boulevard for a total distance of 288.33 feet to a TxDOT aluminum cap set on concrete for the POINT OF BEGINNING of the parcel herein described, and having surface coordinates of N= 707,871.7378 E= 3,145,720.7422;

Revised: January, 2009  
December, 2008  
Parcel 335 E, Pt 2  
Page 2 of 11

- 1) THENCE, North 82°44'08" East, a distance of 89.48 feet to a TxDOT aluminum cap set on concrete;
- 2) THENCE, North 83°02'18" East, a distance of 128.74 feet to a TxDOT aluminum cap set on concrete;
- 3) THENCE, North 82°58'44" East, a distance of 33.48 feet to a TxDOT aluminum cap set on concrete;
- 4) THENCE, North 84°04'24" East, a distance of 28.63 feet to a TxDOT aluminum cap set on concrete;
- 5) THENCE, North 84°49'20" East, a distance of 87.18 feet to a TxDOT aluminum cap set on concrete;
- 6) THENCE, North 85°51'34" East, a distance of 89.91 feet to a TxDOT aluminum cap set on concrete for the beginning of a tangent curve to the left;
- 7) THENCE, Northeasterly along the arc of said curve to the left, a distance of 38.53 feet, said curve having a radius of 200.00 feet with a central angle of 11°02'19" and subtended by a chord which bears North 80°20'25" East, a distance of 38.47 feet to a TxDOT aluminum cap set on concrete for a point of tangency,
- 8) THENCE, North 74°49'15" East, a distance of 19.85 feet to a TxDOT aluminum cap set on concrete;
- 9) THENCE, North 84°40'41" East, a distance of 6.46 feet to a TxDOT aluminum cap set on concrete;
- 10) THENCE, North 89°07'54" East, a distance of 88.92 feet to a TxDOT aluminum cap set on concrete;
- 11) THENCE, South 89°20'55" East, a distance of 56.82 feet to a TxDOT aluminum cap set on concrete;

Revised: January, 2009  
December, 2008  
Parcel 335 E, Pt 2  
Page 3 of 11

- 12) THENCE, South 88°33'43" East, a distance of 53.76 feet to a TxDOT aluminum cap set on concrete;
- 13) THENCE, South 87°43'35" East, a distance of 29.36 feet to a TxDOT aluminum cap on a 5/8-inch iron rod set on the existing southerly right-of-way of US 59, as described in Agreed Judgment to the State of Texas for a 1.4371 acre tract, recorded under Harris County Clerk's File No. W279251, Film Code No. 560-25-1592, Official Public Records of Real Property of Harris County, filed December 10, 2002, same being the most southerly line of said called 5.587 acre tract;
- 14) THENCE, South 82°58'57" West, along the existing said southerly right-of-way of U.S. 59, same being the most southerly line of said called 5.587 acre tract, a distance of 227.09 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at an angle point in the existing right-of-way of U.S. 59 as described in said deed for a 1.4371 acre tract to the State of Texas, same being the northeast corner of said 1.9757 acre tract, from which a TxDOT aluminum cap on a 5/8-inch iron rod found for an angle point on the existing southerly right-of-way U.S. 59 bears South 41°30'47" East, 217.94 feet;
- 15) THENCE, North 02°26'01" West, departing said existing southerly right-of-way of U.S. 59, a distance of 17.58 feet to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 16) THENCE, South 82°02'26" West, a distance of 62.69 feet to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 17) THENCE, South 84°27'11" West, a distance of 243.17 feet to a set TxDOT aluminum cap on concrete;
- 18) THENCE, North 78°33'36" West, a distance of 9.61 feet to a set 5/8-inch iron rod with TxDOT aluminum cap;

Revised: January, 2009  
December, 2008  
Parcel 335 E, Pt 2  
Page 4 of 11

- 19) THENCE, South 82°58'57" West, a distance of 187.50 feet to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 20) THENCE, South 69°19'36" West, a distance of 22.22 feet to a 5/8-inch iron rod with TxDOT aluminum cap set on the existing easterly right-of-way of Montrose Boulevard;
- 21) THENCE, North 02°24'30" West, along the existing easterly right-of-way of Montrose Boulevard, for a distance of 12.46 feet to the POINT OF BEGINNING, containing an area of 0.1965 of one acre (8,561 square feet) of land.

Notes:

1. All bearings are based on the Texas Coordinate System, South Central Zone, NAD27. All distances and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00013.
2. This property description is prepared in conjunction with a parcel plat of equal date.

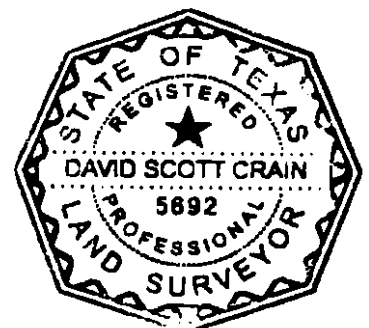
Revision(s):

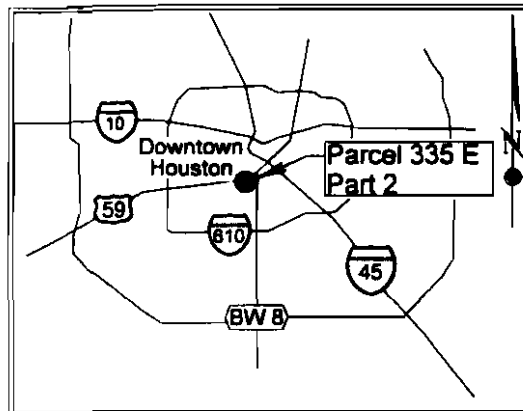
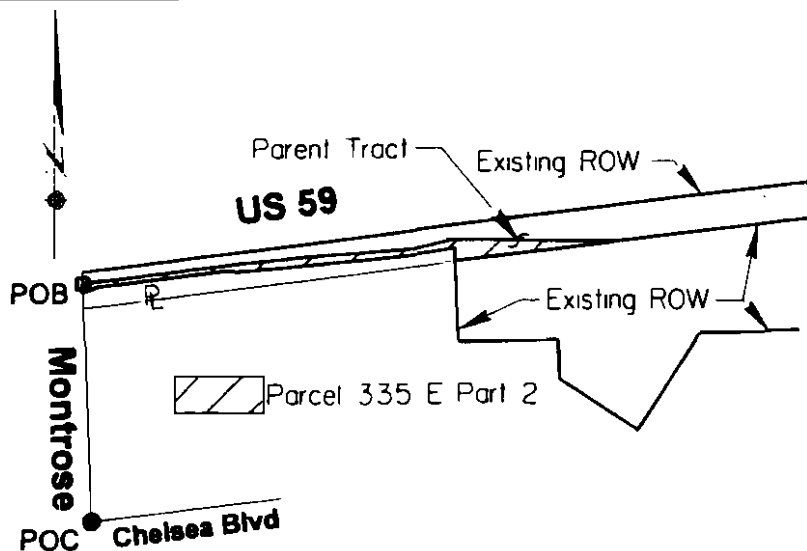
Removed Access Denial Line and updated parking lease agreement information at the request of CenterPoint.

I, David Scott Crain, Registered Professional Land Surveyor, certify that the property described hereon and the accompany plat of even date represent a survey made on the ground under my supervision.

David Scott Crain, Date 30 January, 2009

David Scott Crain, R.P.L.S. No. 5692  
Texas Department of Transportation  
Houston District



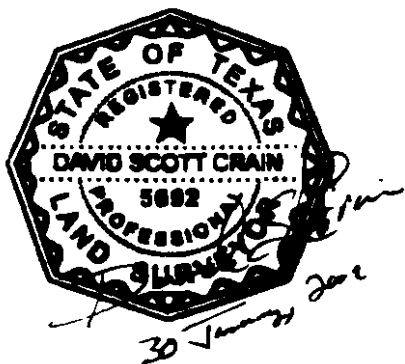


Parent Tract Inset (nts)

Legend:

H.C.C.F.N. Harris County Clerk's File Number  
H.C.D.R. Deed Records of Harris County  
O.P.R.R.P.H.C. Official Public Records of Real Property of Harris County

GIP Galvanized Iron Pipe  
IR Iron Rod  
PP Power Pole  
GA Guy Anchor  
FH Fire Hydrant  
WV Water Valve  
MH Manhole  
GM Gas Meter  
LP Light Pole  
R Property Line



--- Elec Conduit Line  
(TxDOT Rdwy Illumination)  
■ Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)  
● Found Point (Type Indicated)  
□ Set TxDOT Alum. Cap On Concrete

Notes:

- All bearings and coordinates shown are based on the Texas Coordinate System, South Central Zone (NAD 1927). All distances shown are surface and may be converted to grid by dividing by a combined scale factor of 1,00013.
- A properly description of even date was prepared in conjunction with this parcel plat.
- Field work was conducted during May and June of 2008 and during November and December of 2008.

Existing Acreage (CNP Fee Area)	Easement Area (Parcel 335E Pt2)		Remainder Acreage (CNP Fee Area)
	Acres	Sq Ft.	
1.1717 Ac	0.1965	8,561	1.1717 Ac

Revision(s):

REV. 01/30/09  
Removed the Access Denial Line and updated parking lease agreement information at the request of CNP. (TxDOT)

REV. 12/18/08  
At the request of CNP, Parcel 355 E split into Part 1 and Part 2. Part 1 for Roadway Easement and Part 2 for Drainage and Electrical Easement. (TxDOT)

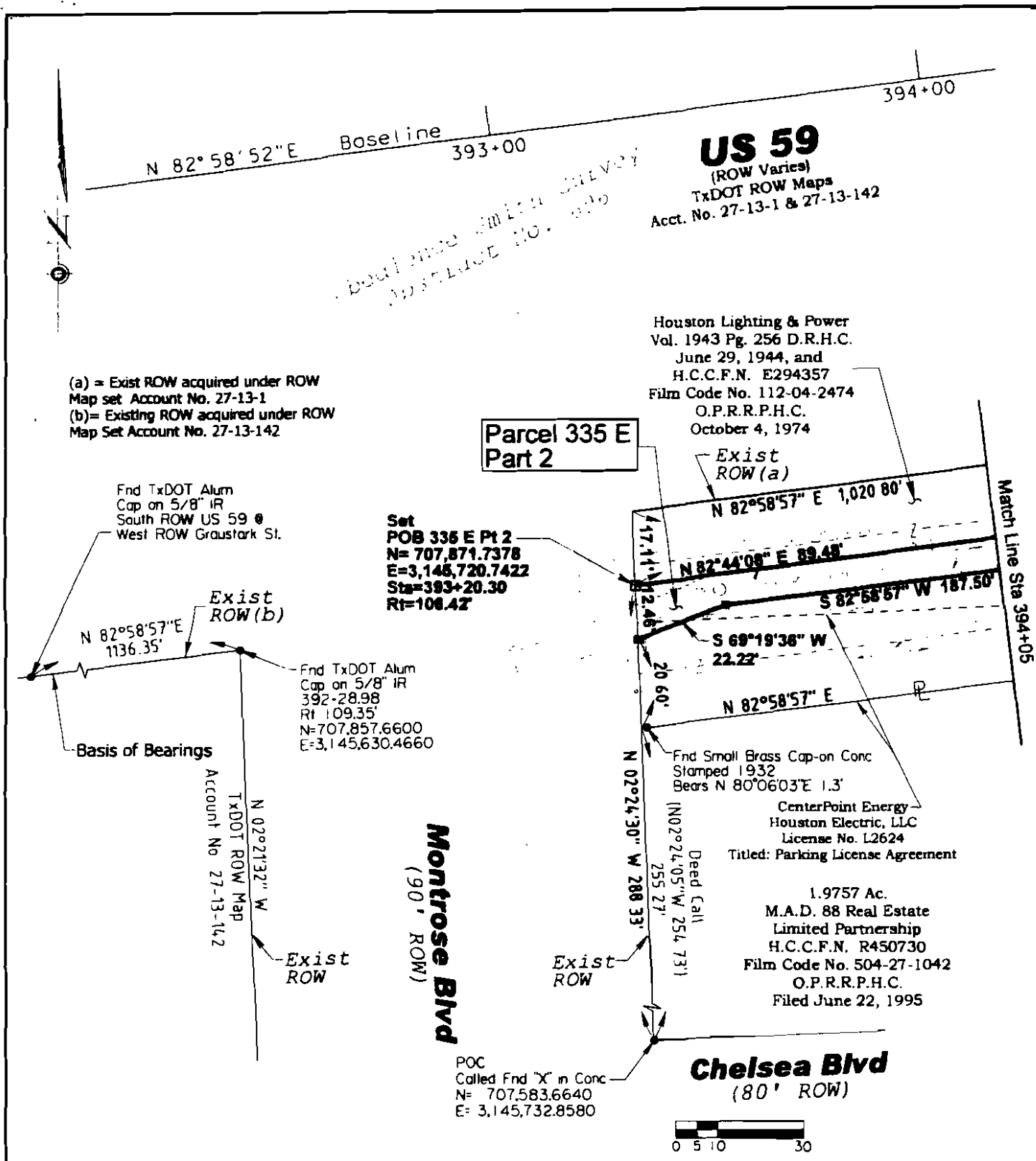
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Page 5 of 11

TEXAS DEPARTMENT OF TRANSPORTATION  
© 2009 TxDOT

**Parcel Plat Showing  
Parcel 335 E  
Part 2**

01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY
	6	TX		US 59
DISTRICT	COUNTY	CONTROL SECT	JOB	PAGE
HOUSTON	Harris	002713	142	5



(a) = Exist ROW acquired under ROW Map set Account No. 27-13-1  
(b) = Existing ROW acquired under ROW Map Set Account No. 27-13-142

**US 59**  
(ROW Varies)  
TxDOT ROW Maps  
Acct. No. 27-13-1 & 27-13-142

Houston Lighting & Power  
Vol. 1943 Pg. 256 D.R.H.C.  
June 29, 1944, and  
H.C.C.F.N. E294357  
Film Code No. 112-04-2474  
O.P.R.R.P.H.C.  
October 4, 1974

**Parcel 335 E Part 2**

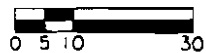
Set  
POB 335 E Pt 2  
N= 707,871.7378  
E=3,145,720.7422  
Sta=393+20.30  
Rt=106.42'

Fnd TxDOT Alum  
Cap on 5/8" IR  
392-28.98  
Rt 109.35'  
N=707,857.6600  
E=3,145,630.4660

Fnd Small Brass Cap-on Conc  
Stamped 1932  
Bears N 80°06'03"E 1.3'  
CenterPoint Energy-  
Houston Electric, LLC  
License No. L2624  
Titled: Parking License Agreement


1.9757 Ac.  
M.A.D. 88 Real Estate  
Limited Partnership  
H.C.C.F.N. R450730  
Film Code No. 504-27-1042  
O.P.R.R.P.H.C.  
Filed June 22, 1995

POC  
Called Fnd "X" in Conc  
N= 707,583.6640  
E= 3,145,732.8580

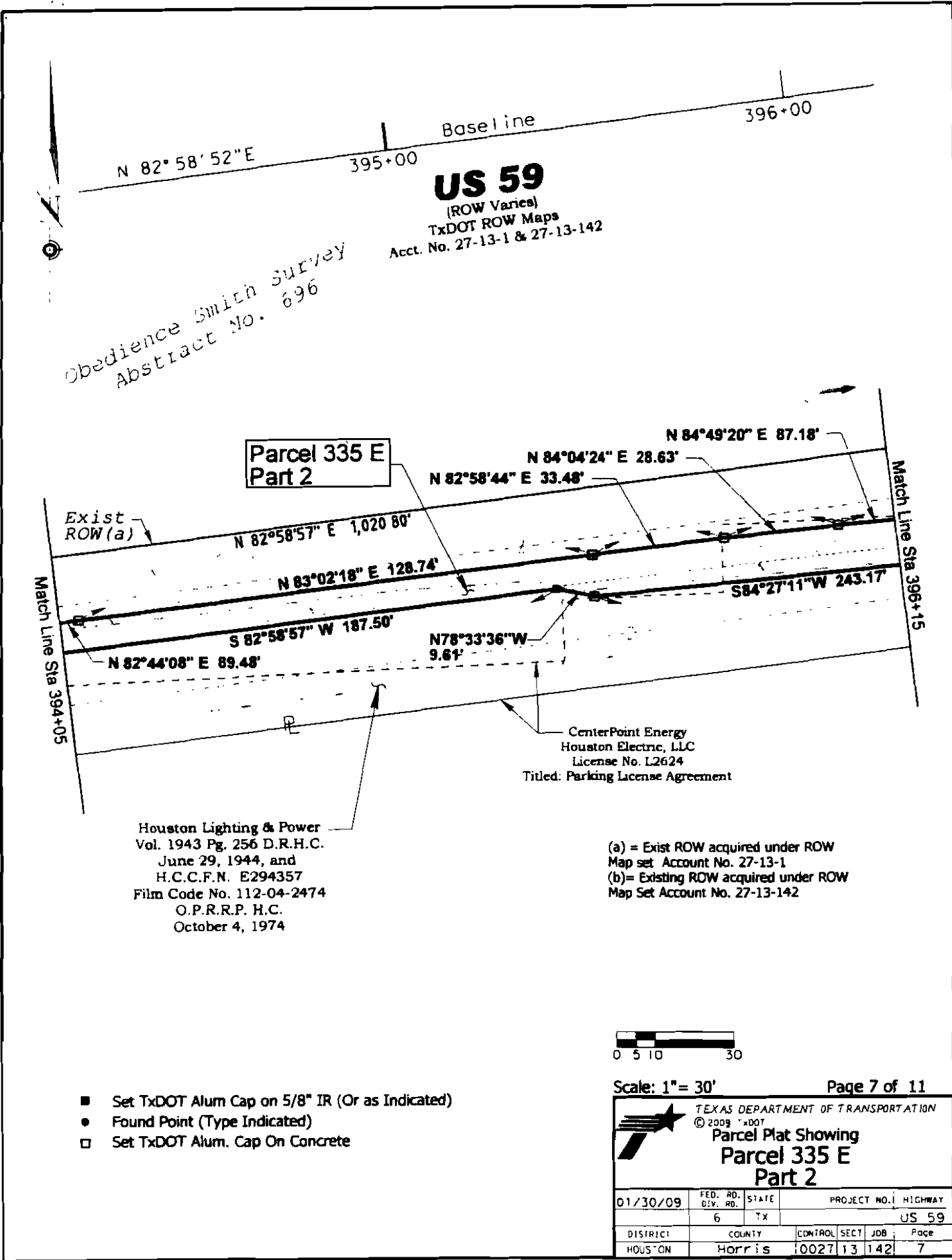


Scale: 1" = 30' Page 6 of 11

- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

 TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT <b>Parcel Plat Showing</b> <b>Parcel 335 E</b> <b>Part 2</b>					
01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY	
	6	"X"		US 59	
DISTRICT	COUNTY	CONTR. SECT.	JOB	Page	
HOUSTON	Harris	0027	13 142	6	

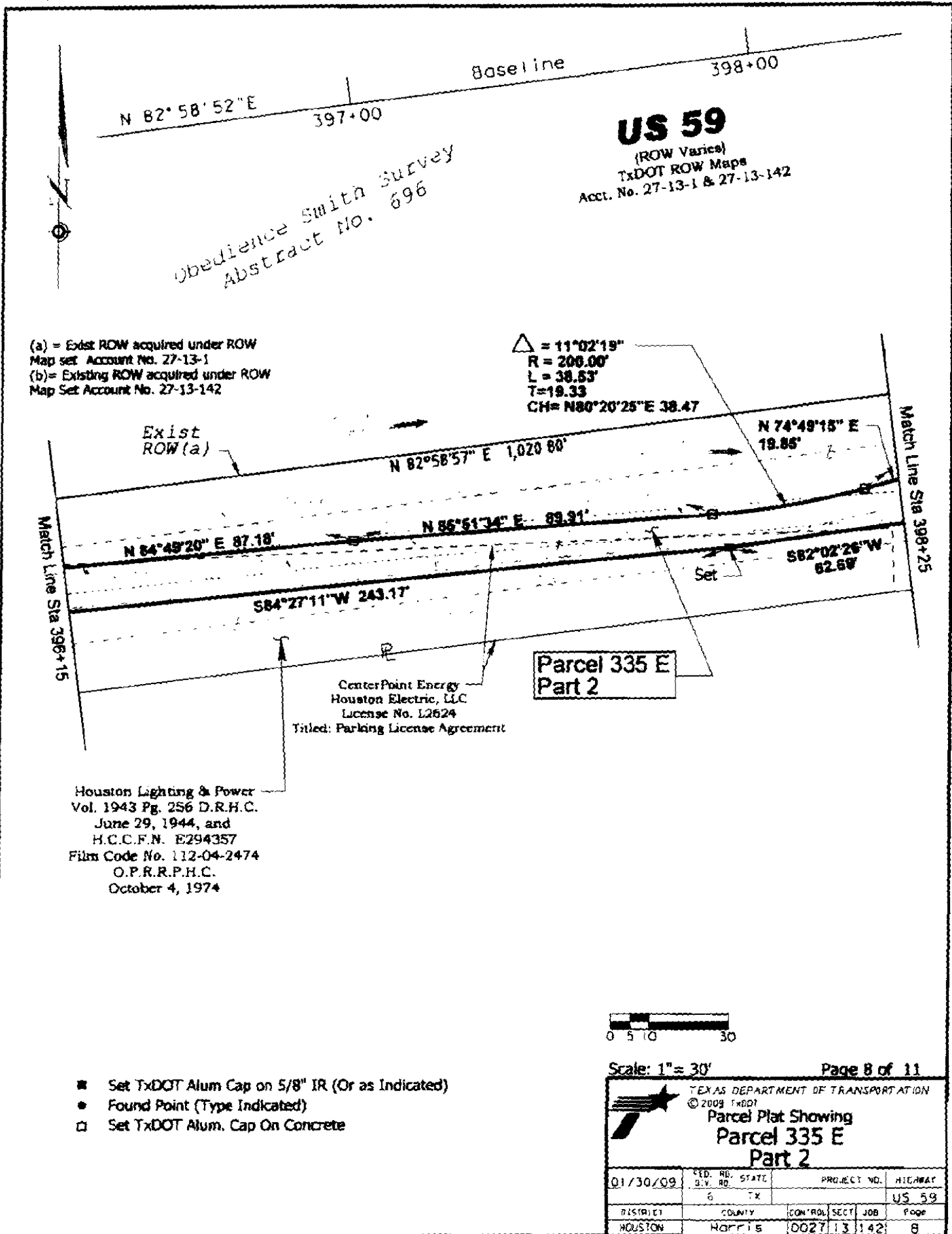




Scale: 1" = 30' Page 7 of 11

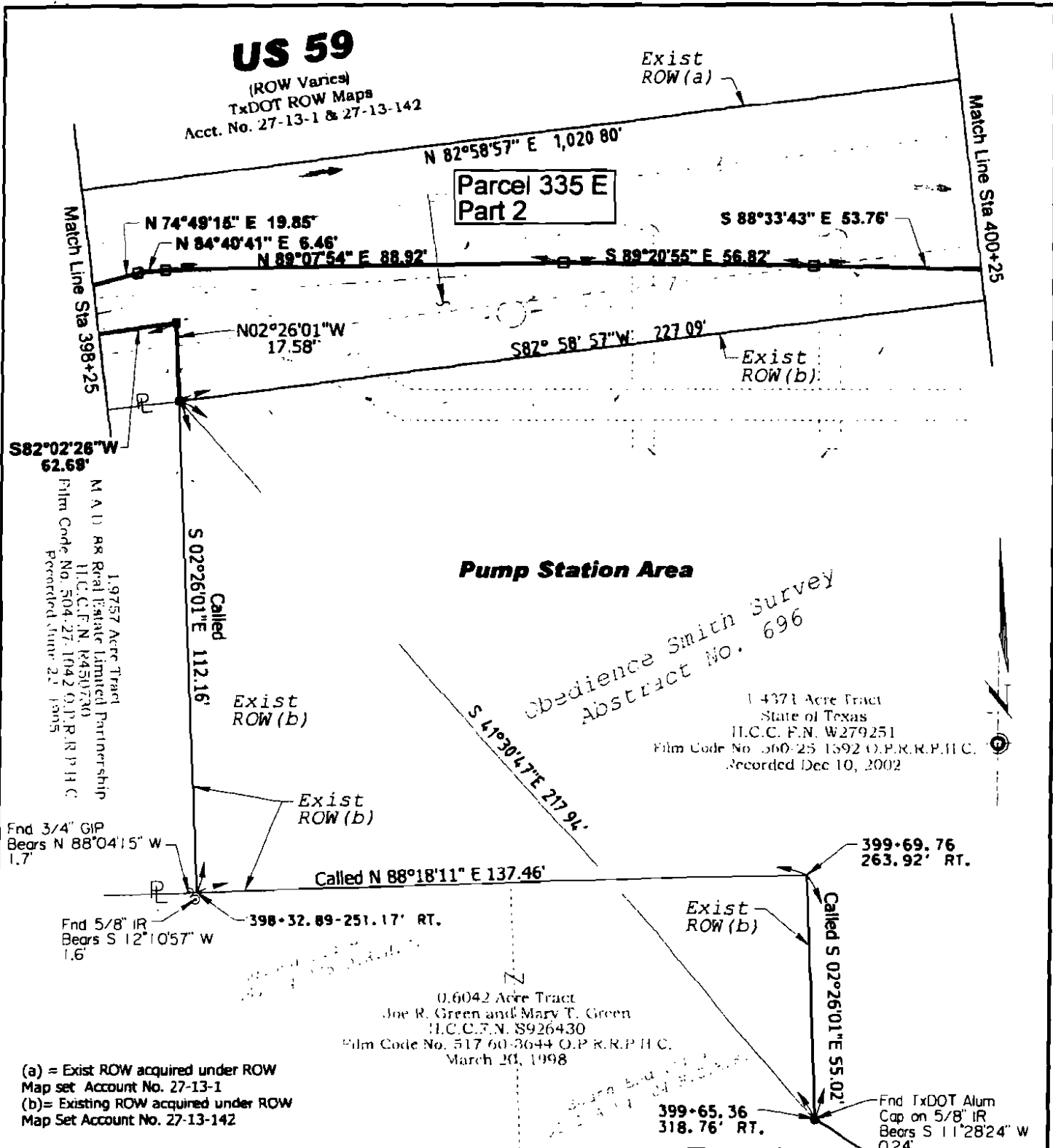
- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT <b>Parcel Plat Showing Parcel 335 E Part 2</b>					
01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.   HIGHWAY		
	6	TX	US 59		
DISTRICT	COUNTY	CONTROL SECT	JOB	Page	
HOUSTON	Harris	0027	13	142	7



# US 59

(ROW Varies)  
TxDOT ROW Maps  
Acct. No. 27-13-1 & 27-13-142



## Pump Station Area

Obedience Smith Survey  
Abstract No. 696

1.4371 Acre Tract  
State of Texas  
H.C.C.F.N. W279251  
Film Code No. 560-25 1592 O.P.R.R.P.H.C.  
Recorded Dec 10, 2002

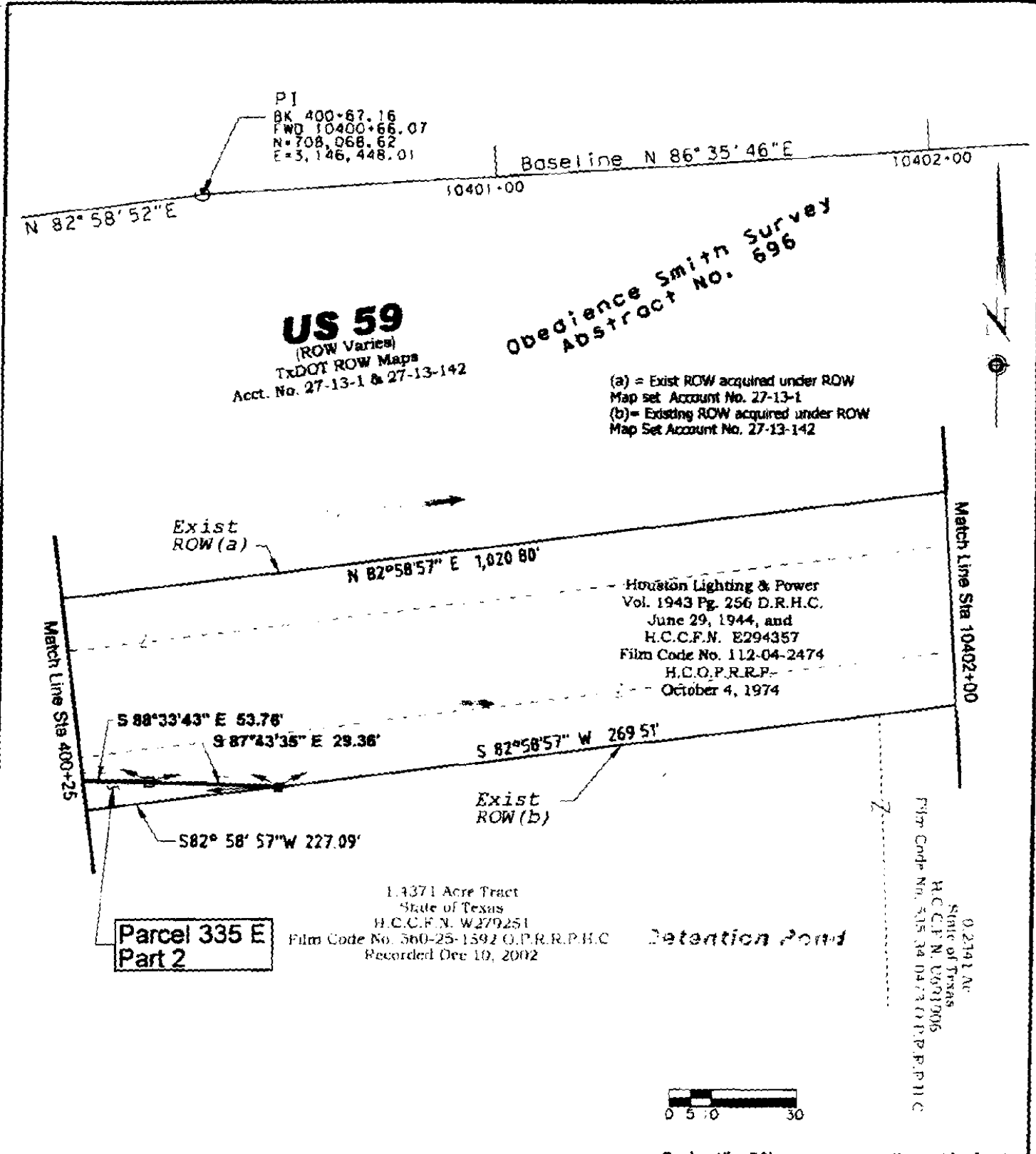
0.6042 Acre Tract  
Joe R. Green and Mary T. Green  
H.C.C.F.N. S926430  
Film Code No. 517 60-3644 O.P.R.R.P.H.C.  
March 20, 1998

(a) = Exist ROW acquired under ROW  
Map Set Account No. 27-13-1  
(b) = Existing ROW acquired under ROW  
Map Set Account No. 27-13-142

- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

Scale: 1" = 30'

TEXAS DEPARTMENT OF TRANSPORTATION					
© 2009 TxDOT					
Parcel Plat Showing					
Parcel 335 E					
Part 2					
01/30/09	FED. RD. DIV.	RD.	STATE	PROJECT NO.	HIGHWAY
	6		TX		US 59
DISTRICT	COUNTY	CONTROL	SECT	JOB	Page
HOUSTON	Harris	0027	13	142	9



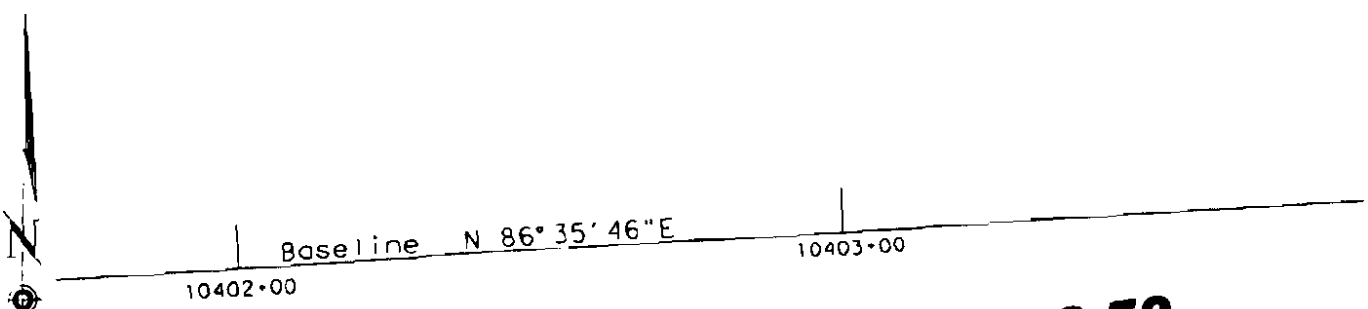
- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

Scale: 1" = 30' Page 10 of 11

TEXAS DEPARTMENT OF TRANSPORTATION  
© 2009 TxDOT

**Parcel Plat Showing  
Parcel 335 E  
Part 2**

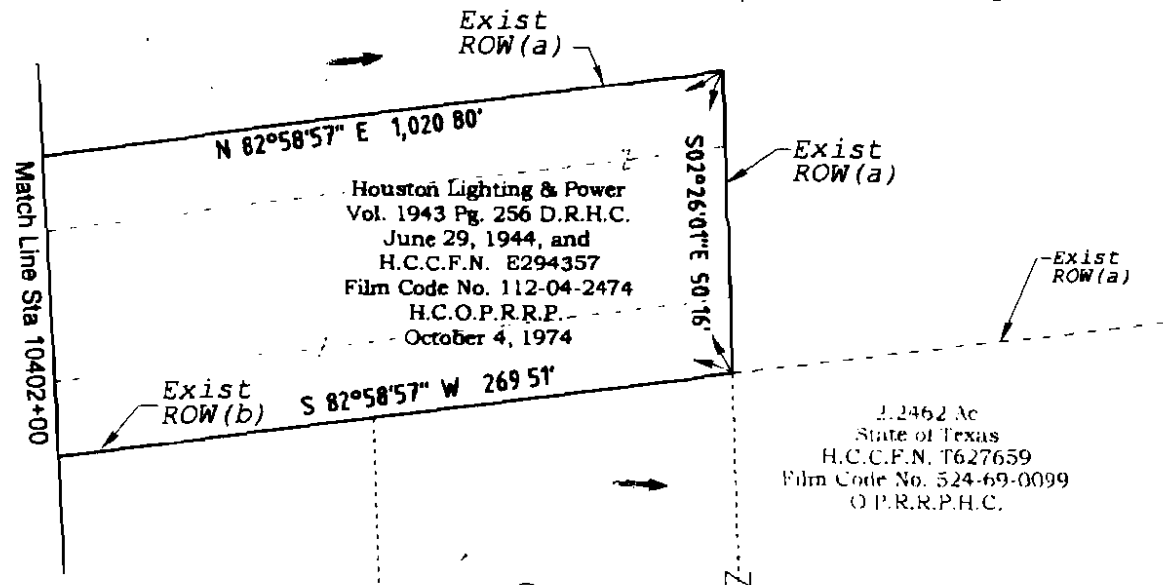
01/30/09	FED. RD. DIV. NO.	STATE	PROJECT NO.	HIGHWAY
	6	TX		US 59
DISTRICT	COUNTY	CONTROL SEC.	JOB	Page
HOUSTON	Harris	002713	11421	



**Obedience Smith Survey**  
Abstract No. 696

**US 59**  
(ROW Varies)  
TxDOT ROW Maps  
Acct. No. 27-13-1 & 27-13-142

(a) = Exist ROW acquired under ROW  
Map set Account No. 27-13-1  
(b) = Existing ROW acquired under ROW  
Map Set Account No. 27-13-142



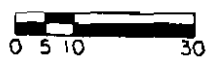
Houston Lighting & Power  
Vol. 1943 Pg. 256 D.R.H.C.  
June 29, 1944, and  
H.C.C.F.N. E294357  
Film Code No. 112-04-2474  
H.C.O.P.R.R.P.  
October 4, 1974

2.2462 Ac  
State of Texas  
H.C.C.F.N. T627659  
Film Code No. 524-69-0099  
O.P.R.R.P.H.C.

0.2341 Ac  
State of Texas  
H.C.C.F.N. U691906  
Film Code No. 535-34-0473  
O.P.R.R.P.H.C.

Greely St.  
(Roadway Removed)  
(ROW used for Detention Pond)

**Detention Pond**



Scale: 1" = 30' Page 11 of 11

- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

TEXAS DEPARTMENT OF TRANSPORTATION  
© 2009 TxDOT

**Parcel Plat Showing  
Parcel 335 E  
Part 2**

01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY
	6	TX		US 59
DISTRICT	COUNTY	CONTROL	SECT	JOB
HOUSTON	Harris	0027	13	142
				Page
				11

August, 2005  
Parcel 112  
Page 1 of 3

County: Montgomery  
Highway: FM 1774  
Project Limits: 0.56KM South of FM 1488 to FM 149  
RCSJ: 1400-04-027

PROPERTY DESCRIPTION FOR PARCEL NO. 112

Being a 0.0928 of one acre (4,041 square feet) parcel of land, located in the Benson Sones Survey, Abstract 541, Montgomery County, Texas, and being out of and a part of that certain 0.5000 of one acre tract of land (called one-half (1/2) acre, conveyed from Mrs. F.J. Heflin to Magnolia Independent School District by instrument of record dated August 15, 1966 and recorded in Volume 623, Page 83, Deed Records of Montgomery County, Texas, (M.C.D.R.); said 0.0928 of one acre parcel being more particularly described as follows:

COMMENCING for reference at a 1/2-inch iron pipe found marking the southwest corner of aforementioned 0.5000 of one acre tract, same being an interior corner of the residue of that certain called 99.3713 acre tract conveyed from Gallant Floyd, Trustee to William B. Ingram, Trustee by instrument of record dated June 25, 1973 and recorded in Volume 821, Page 646, M.C.D.R., and an interior corner of Reserve "A", (2.3344 acres) as recorded in Magnolia Crossing Replat, a subdivision of record in Cabinet C, Sheet 81A, Map Records of Montgomery County, Texas (M.C.M.R.); thence as follows:

North 19° 10' 08" East, along the west line of aforementioned 0.5000 of one acre tract, and an interior line of said Reserve "A", a distance of 109.11 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on the proposed southwest right-of-way line of FM 1774 and the POINT OF BEGINNING, having surface coordinates of X=3,746,554.49, Y=10,068,327.77;

- 1) THENCE, NORTH 19° 10' 08" East, continuing along the common line of aforementioned 0.5000 of one acre tract and said Reserve "A", a distance of 23.78 feet to a 1/2-inch iron rod found for corner on the existing southwest right-of-way line of FM 1774 (No Record Found), being the north corner of aforementioned 0.5000 of one acre tract, same being a northeast corner of said Reserve "A";
- 2) THENCE, SOUTH 59° 07' 21" East, along said existing southwest right-of-way line of FM 1774 and along a north line of said 0.5000 of one acre tract, a distance of 175.00 feet to a point for corner, being the northeast corner of aforementioned 0.5000 of one acre tract, same being a north corner of said 99.3713 acre tract, same being the north corner of Reserve "B", (2.9488 acres) as recorded in said Magnolia Crossing Replat, M.C.M.R.;

August, 2005  
Parcel 112  
Page 2 of 3

- 3) THENCE, SOUTH 19° 11' 39" West, along the east line of aforementioned 0.5000 of one acre tract and the northwest line of said Reserve "B", a distance of 23.38 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on the proposed southwest right-of-way line of FM 1774;
- 4) THENCE, NORTH 59° 14' 59" West, along said proposed southwest right-of-way line of FM 1774, a distance of 174.91 feet to the POINT OF BEGINNING and containing 0.0928 of one acre (4,041 square feet) of land.

FIELD SURVEYING WAS COMPLETED IN AUGUST 2005.

ACCESS IS NOT PROHIBITED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING SOUTHWEST OF FM 1774.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT), WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003.

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Keith W. Monroe 8/01/2005*

KEITH W. MONROE, R.P.L.S.      DATE  
TEXAS REGISTRATION NO. 4797  
LJA ENGINEERING & SURVEYING INC.  
2929 BRIARPARK DRIVE – SUITE 600  
HOUSTON, TEXAS 77042-3703  
PHONE: 713-953-5200



**BENSON SONES SURVEY  
ABSTRACT 541 (MONTGOMERY CO.)**

FM 1774 (WIDTH VARIES)  
(NO RECORD FND)

24' - 32' STRIP  
TO MONTGOMERY CO.  
VOL. 186, PG. 286 M.C.D.R.

PROJECT BASELINE

15.0' ESMT. TO CITY OF MAGNOLIA  
FILE NUMBER 9544539

EXISTING R.O.W. *Fnd. 1/2 I.R.*

N19° 10' 08" E  
23.78'

175.00'

S59° 07' 21" E

S59° 11' 00" E

23.38'

N59° 14' 59" W

PROPOSED R.O.W.

P.O.B.  
PARCEL 112

X=3,746,554.49  
Y=10,068,327.77  
STA. 1463+49.46  
50.19' RT.

MRS. F. J. HEELIN TO  
MAGNOLIA INDEPENDENT  
SCHOOL DISTRICT  
CALLED 0.5000 ACRE  
VOLUME 623, PAGE 83  
M.C.D.R.  
AUGUST 15, 1966

GALLANT FLOYD, TRUSTEE TO  
WILLIAM B. INGRAM, TRUSTEE  
RESIDUE OF  
CALLED 99.3713 ACRES  
VOLUME 821, PAGE 646  
M.C.D.R.  
JUNE 25, 1973

M.C.D.R.  
AUGUST 15, 1966

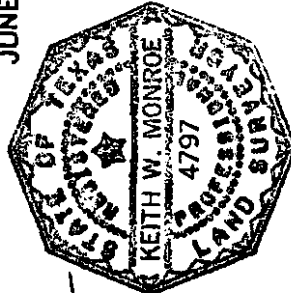
RESERVE B  
2.9488 ACRES  
MAGNOLIA CROSSING  
(REPLAT)  
CABINET C,  
SHEET 81A M.C.M.R.

P.O.C.  
PARCEL 112  
*Fnd. 1/2 I.P.*

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

GALLANT FLOYD, TRUSTEE TO  
WILLIAM B. INGRAM, TRUSTEE  
RESIDUE OF  
CALLED 99.3713 ACRES  
VOLUME 821, PAGE 646  
M.C.D.R.  
JUNE 25, 1973

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR,  
HEREBY CERTIFY THAT THIS PLAT AND SEPARATE LEGAL DESCRIPTION  
OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND  
UNDER MY SUPERVISION.



*Keith W. Monroe* 8/31/2005  
DATE

KEITH W. MONROE, R.P.L.S.  
TEXAS REGISTRATION NO. 4797  
LJA ENGINEERING & SURVEYING, INC.  
2929 BRIARPARK DRIVE - SUITE 600  
HOUSTON, TEXAS 77042-3703 PHONE: 713-953-5200

NOTE:

- \* \* THE MONUMENT DESCRIBED & SET MAY BE REPLACED WITH A TADPOO TYPE 11 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 TADPOO
- o FOUND 5/8" IRON ROD (Unless otherwise noted)
- o SET 5/8" IRON ROD (Unless otherwise noted)
- o FOUND 5/8" IRON ROD W/TADPOO AL. DISC
- SET 5/8" IRON ROD W/TADPOO AL. DISC

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE NAD 83, 1993 ADJUSTMENT WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE ADVERTISED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003.

2. ACCESS IS NOT PROHIBITED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING SOUTHWEST OF FM 1774.

PARCEL PLAT  
SHOWING

PARCEL 112

FM1774 MONTGOMERY COUNTY  
RCSJ 1400-04-021  
LJA ENGINEERING & SURVEYING, INC. AUGUST 2005  
PROJECT NO. 0950-2002-002  
SCALE: 1" = 50'

EXIST. ACRES	TOTAL TAKING AREA	REMAINDER	
		ACRES	FEET
0.5000	0.0928 AC. (4,041 SQ. FT.)		0.4072

Sheet 3 of 3



May 2009  
Parcel No. 2AAQ  
Page 1 of 5

County: Harris  
Highway: SH 99  
Project Limits: From SH 249 to IH 45  
RCSJ: 3510-06-006

PROPERTY DESCRIPTION FOR PARCEL NO. 2AAQ

Being a 0.7617 of one acre (33,178 square foot) parcel of land situated in Harris County, Texas, located in the James Cooper Survey, Abstract No. 189, and being all of Tract 40 of Hydies Crossing (unrecorded subdivision), said Tract 40 being that same land described as 0.7626 of one acre in that deed from Merisa D. Smith to Beatrice L. Zand, executed December 18, 2007 and recorded in Clerk's File No. 20080482320 of the Harris County Real Property Records; said 0.7617 of one acre parcel being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod with cap which marks the south corner of Tract 32 of said Hydies Crossing, said Tract 32 being that same land described as 0.5010 of one acre in that deed from Marcel Najjar to Merisa Smith and Patricia Reyes-Hernandez, executed March 31, 2006 and recorded in Clerk's File No. Z221774 of the Harris County Real Property Records, said 5/8 inch iron rod with cap also marks the southeast corner of Tract 31 of said Hydies Crossing, said Tract 31 being that same land described as 0.5000 of one acre in that deed from Emerson Manufactured Homes, Ltd. to Carmen C. Almazan, executed October 7, 2002 and recorded in Clerk's File No. W133056 of the Harris County Real Property Records, said 5/8 inch iron rod with cap also marks the west line of a tract of land described as 4.00 acres in that deed from Kenneth D. Wunsche to Walter D. Turner and Helen L. Turner, executed September 16, 1994 and recorded in Clerk's File No. R070304 of the Harris County Real Property Records; thence as follows:

North 44° 54' 41" West, along the southwest line of said Tract 32 and the northeast line of said Tract 31, passing at a distance of 114.09 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap which marks the proposed south right of way line of State Highway 99, continuing along the southwest line of said Tract 32 and the northeast line of said Tract 31, passing at a total distance of 233.94 feet a found 5/8 inch iron rod which marks the existing southeasterly right of way line at the intersection of Kathy Lane (60 feet wide) and Jimbo Lane (60 feet wide), continuing along the southwest line of said Tract 32 and the northeast line of said Tract 31, a total distance of 295.67 feet to the east line of said Tract 40, the north corner of said Tract 31, the northwest corner of said Tract 32, and the southwest corner Tract 33 of said Hydies Crossing, said Tract 33 being that same land described as 0.5012 of one acre in that deed from Emerson Manufactured Homes, Ltd. to Didier A Rico and wife, Nicole Rico, executed June 19, 2002 and recorded in Clerk's File No. V883271 of the Harris County Real Property Records, said point also being the POINT OF BEGINNING of the herein described parcel having surface coordinates of N=13,963,780.27 and E=3,075,187.18;

May 2009  
Parcel No. 2AAQ  
Page 2 of 5

1. THENCE, South 02° 11' 28" East, along the east line of said Tract 40, the west line of said Tract 31, and the centerline of said Kathy Lane, a distance of 18.20 feet to the southeast corner of said Tract 40 and the northeast corner of Tract 30 of said Hydies Crossing, said Tract 30 being that same land described as 0.5000 of one acre in that deed from Jerald Wilson to Jorge Luis Casas, executed October 7, 2006 and recorded in Clerk's File No. 2006018514 of the Harris County Real Property Records;
2. THENCE, South 87° 48' 32" West, along the centerline of said Jimbo Lane, the south line of said Tract 40, the north line of said Tract 30, and the north line of Tract 29 of said Hydies Crossing, said Tract 29 being that same land described in that deed from Emerson Manufactured Homes, Ltd. to Everardo Veliz, executed March 12, 2002 and recorded in Clerk's File No. V660380 of the Harris County Real Property Records, a distance of 200.01 feet to the southwest corner of said Tract 40 and the southeast corner of Tract 41 of said Hydies Crossing, said Tract 41 being that same land described as 0.50 of one acre in that deed from Russel Todd Bryant and Krystin Lynn Bryant to Benjamin Lee Story, executed August 1, 2008 and recorded in Clerk's File No. 20080411433 of the Harris County Real Property Records;
3. THENCE, North 02° 06' 54" West, along the west line of said Tract 40 and the east line of said Tract 41, passing at a distance of 30.00 feet a found 5/8 inch iron rod with cap which marks the existing north right-of-way line of said Jimbo Lane, and continuing along the west line of said Tract 40 and the east line of said Tract 41, a total distance of 165.34 feet to a set 5/8 inch iron rod with "RODS" cap which marks the northwest corner of said Tract 40 and the southwest corner of Tract 39 of said Hydies Crossing, said Tract 39 being that same land described as 0.5000 of one acre in that deed from Samuel Neal McCraw to Michael A. Lewis and wife, Olivia Lewis, executed November 10, 2005 and recorded in Clerk's File No. Z040619 of the Harris County Real Property Records;
4. THENCE, North 87° 26' 51" East, along the north line of said Tract 40 and the south line of said Tract 39, passing at a distance of 169.80 feet a found 1/2 inch iron rod which marks the existing west right-of-way line of said Kathy Lane, and continuing along the north line of said Tract 40 and the south line of said Tract 39, a total distance of 199.80 feet to the centerline of said Kathy Lane, the northeast corner of said Tract 40, the southeast corner of said Tract 39, and the west line of Tract 34 of said Hydies Crossing, said Tract 34 being that same land described in that deed from Emerson Manufactured Homes, Ltd. to Julia Silva, executed May 17, 2002 and recorded in Clerk's File No. V889361 of the Harris County Real Property Records;

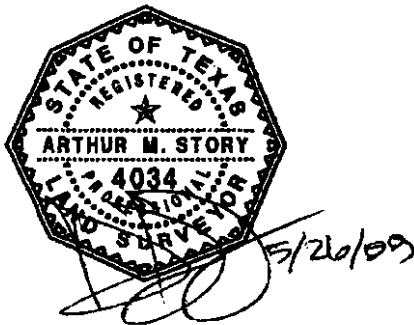
May 2009  
Parcel No. 2AAQ  
Page 3 of 5

5. THENCE, South 02° 11' 28" East, along the centerline of said Kathy Lane, east line of said Tract 40, and the west line of said Tract 34, passing at a distance of 39.54 feet the southwest corner of said Tract 34 and the northwest corner of said Tract 33 and continuing along the centerline of said Kathy Lane, the east line of said Tract 40, and the west line of said Tract 33, a total distance of 148.40 feet to the POINT OF BEGINNING and containing 0.7617 of one acre (33,178 square feet) of land.

All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 adjustment. All distances and coordinates are expressed in U.S. Survey feet. All distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

I hereby certify that this property description and accompanying parcel plat represent the results of an on the ground survey conducted under my supervision.

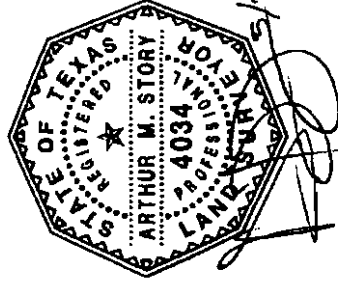


Arthur M. Story, RPLS  
Texas Registration No. 4034

RODS Surveying Inc.  
6810 Lee Road  
Spring, Texas 77379  
Phone (281)-257-4020



A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



EXISTING	TAKING	REMAINING
0.7617 AC	0.7617 AC	0 AC
	33,178 SF	

**RODS SURVEYING, INC.**  
6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021

PARCEL PLAT SHOWING  
**PARCEL 2AAQ**

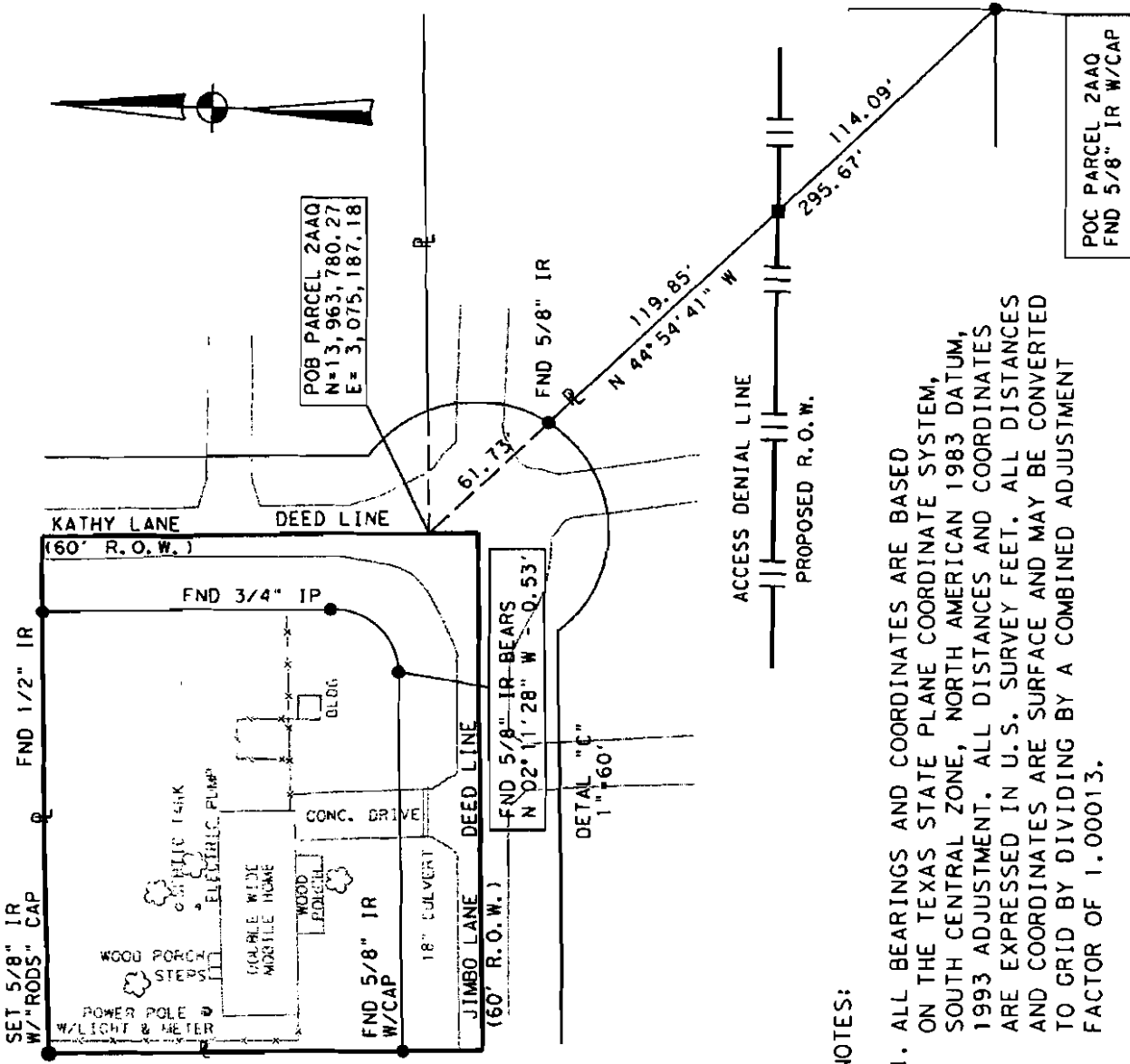
SH99 HARRIS COUNTY  
RCSJ 3510-06-006  
MAY 2009

SCALE: 1" = 60'



POB PARCEL 2AAQ  
N=13,963.780.27  
E= 3,075,187.18

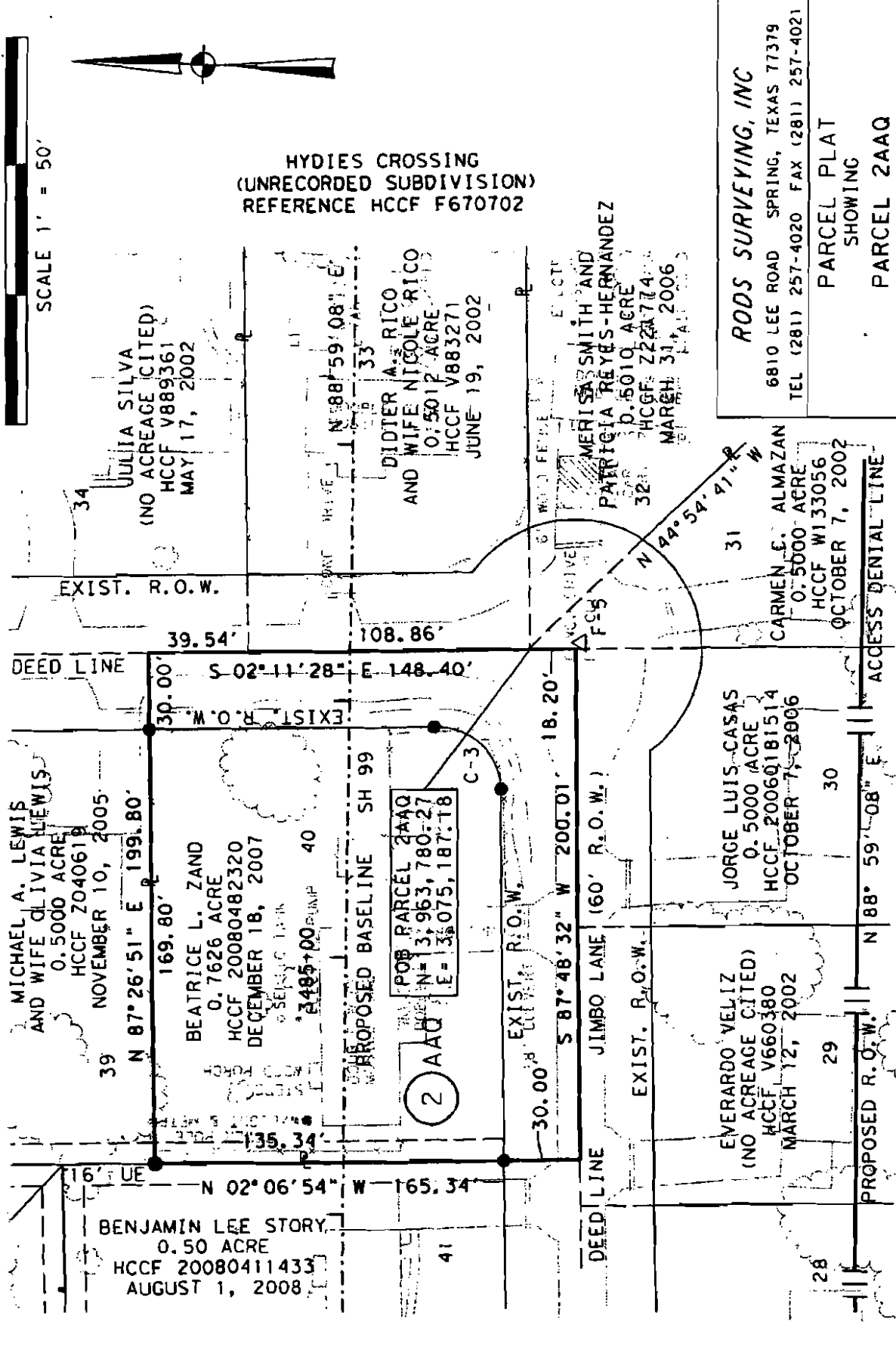
POC PARCEL 2AAQ  
FND 5/8" IR W/CAP



NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN 1983 DATUM, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES ARE EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
- ALL UTILITY EASEMENTS REFERENCE HCCF V755769.
- = SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP

**JAMES COOPER SURVEY (A-189)**



CURVE TABLE		ARC	CHD BRG	CHD DIST
NO.	DELTA	RADIUS	ARC	CHD BRG
C-3	91°03'00"	25.00	39.73' N 41°55'46" E	35.68'

**RODS SURVEYING, INC**  
6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021

PARCEL PLAT SHOWING  
PARCEL 2AAQ

SH99 HARRIS COUNTY  
RCSJ 3510-06-006  
MAY 2009

SCALE: 1" = 50'

SHEET 5 OF 5

**Survey:** 07-056

**Sheet 1 of 3 Sheets**

**County :** Lamar

**CSJ:** 0045-09-089

**Highway:** US Highway 82

**Parcel:** 12

**Grantor:** Doug Boss and Richard Yarbrough d/b/a Reno Auto

**Legal Land Description for Parcel 12**

**Being:** 0.246 acres situated in the County of Lamar, State of Texas, being a part of the S. Skidmore Survey Abstract No. 894, also being a part of a 1.066 acre tract described in a Warranty Deed with Vendor's Lien from Deloras Jean Yarbrough to Doug Boss and Richard Yarbrough d/b/a Reno Auto by deed recorded in Volume 1599 Page 284, dated April 14, 2005, of Official Records of said County and State, also and being described by metes and bounds as follows:

**Commencing** at a found 2" iron pipe for an inside Southwest corner of the referenced Reno Auto tract and at the Southeast corner of a 35.757 acre tract described in a Warranty Deed with Vendor's Lien conveyed by John W. Howard and wife, Shelia Steele Howard to Jonathan R. Back, being described in a recorded in Volume 503 Page 24, dated January 27, 1995, of Real Property Records of said County and State; **Go** North  $01^{\circ}04'09''$  West (called North) a distance of 160.34 feet, to a 5/8" iron rod with an aluminum cap stamped "Texas Department of Transportation Right of Way Monument" set in the Proposed Right-of-Way, Proposed US Highway 82 Station 321+53.76, Offset 90.00 feet right, said point being the Southwest corner of this Proposed Right-of-Way taking;

**Thence** North  $01^{\circ}04'09''$  West (called North) 48.41 feet to a point from which a found 3/8" iron rod bears North  $01^{\circ}04'09''$  West a distance of 0.54 feet in the Existing Right-of-Way, Proposed US Highway 82 Station 321+53.92, Offset 41.59 feet right, said point being in the Northwest corner of this Proposed Right-of-Way taking and the beginning of a curve to the right;

**Thence** North  $88^{\circ}54'29''$  East (called East),  $R=49,050.67$ ,  $D=00^{\circ}07'01''$ ,  $\Delta=00^{\circ}15'30''$ ,  $C=221.25$ ,  $L=221.25$ ,  $T=110.63$ , to a point from which a metal pipe fence corner post bears North  $01^{\circ}15'59''$  West a distance of 1.36 feet in the Existing Right-of-Way, Proposed US Highway 82 Station 323+75.36, Offset 41.73 feet right, said point also being the Northwest corner of a 0.934 acre tract described in a Warranty Deed with Vendor's Lien from David A. Wims and wife, Marguerite Wims to David A. Wims, Jr., being described in a recorded in Volume 698 Page 773, dated July 18, 1986, of Deed

---

Sheet 2 of 3 Sheets

Records of said County and State, said point being in the Northeast corner of this Proposed Right-of-Way taking;

**Thence** South  $01^{\circ}15'59''$  East (called South) 48.27 feet to a 5/8" iron rod with an aluminum cap stamped "Texas Department of Transportation Right of Way Monument" set in the Proposed Right-of-Way of US Highway 82, said point being Proposed US Highway 82 Station 323+75.59, Offset 90.00 feet right, said point being the Southeast corner of this Proposed Right-of-Way taking and the beginning of a curve to the left;

**Thence** with said curve,  $R=49020.00$ ,  $D=00^{\circ}07'01''$ , and the South line of this Proposed Right-of-Way line and an Access Denial Line, South  $85^{\circ}54'41''$  West,  $\Delta=00^{\circ}10'54''$ ,  $C=155.42$ ,  $L=155.42$  and  $T=77.71$  to a 5/8" iron rod with an aluminum cap stamped "Texas Department of Transportation Control of Access Point" set at the end of said Access Denial Line at Proposed US Highway 82 Station 322+19.88, Offset 90.00 feet right, continuing with said curve and the South line of this Proposed Right-of-Way line, South  $88^{\circ}47'28''$  West,  $\Delta=00^{\circ}03'30''$ ,  $C=50.00$ ,  $L=50.00$  and  $T=25.00$  to a 5/8" iron rod with an aluminum cap stamped "Texas Department of Transportation Control of Access Point" set at the beginning of said Access Denial Line at Proposed US Highway 82 Station 321+69.79, Offset 90.00 feet right, continuing with said curve and the South line of this Proposed Right-of-Way line and said Access Denial Line, South  $88^{\circ}45'09''$  West,  $\Delta=00^{\circ}01'07''$ ,  $C=16.00$ ,  $L=16.00$  and  $T=8.00$ , a total curve of South  $88^{\circ}52'22''$  West,  $R=49020.00$ ,  $D=00^{\circ}07'01''$ ,  $\Delta=00^{\circ}15'32''$ ,  $C=221.42$ ,  $L=221.42$ ,  $T=110.71$ , to the POINT-OF-BEGINNING and containing 0.246 acres of land.

**Note:** Access is prohibited across the "Access Denial Line" to the Transportation Facility from the adjacent property.

\*\* "This monument may be replaced with TXDOT Type II Right of Way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, whether employed or retained by TXDOT".

A Plat of even date herewith accompanies this legal description.

**SURVEYED ON THE GROUND January 30, 2007**



**MARK L. SANDERSON R.P.L.S. #4911**

PARCEL 12

SHEET 3 OF 3 SHEETS

LEGEND

- - FOUND IRON ROD
- - FOUND IRON ROD
- ◆ - CONCRETE MONUMENT
- ⊙ - FOUND IRON PIPE
- ⊕ - FENCE CORNER POST
- ⊗ - CAPPED IRON ROD STAMPED (TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MONUMENT)
- ◇ - CAPPED IRON ROD STAMPED (TEXAS DEPARTMENT OF TRANSPORTATION CONTROL OF ACCESS POINT RIGHT-OF-WAY MARKER)

CURVE	RADIUS	DEGREE OF CURVE	CHORD LENGTH	ARC LENGTH	TANGENT	CHORD BEARING
C1	49050.00'	00°07'01"	221.25'	221.25'	110°63'	N 88°54'29" E
C2	49020.00'	00°07'01"	155.42'	155.42'	77°71'	S 85°54'41" W
C3	49020.00'	00°07'01"	221.42'	221.42'	110°71'	S 88°52'22" W
C4	49020.00'	00°07'01"	50.00'	50.00'	25.00'	S 88°47'28" W
C5	49020.00'	00°07'01"	16.00'	16.00'	8.00'	S 88°45'09" W

323+75.36 41.75

S 01°15'59" E 48.27'

8" FOUND IRON ROD

BEARS N01°04'09"W 0.54'

EXISTING R-O-W

321+55.92 41.59

N 01°04'09" W 48.41'

PROPOSED CENTER LINE

320+00

EXISTING R-O-W

11 PART 1

POINT OF BEGINNING  
PARCEL 11 PART 1 &  
PARCEL 12  
321+53.76 90.00  
8" IRON ROD CAPED

11

JONATHAN R. BACK  
VOLUME PAGE  
PART 1 - 1.420 ACRES  
PART 2 - 0.122 ACRES  
APPROXIMATE REMAINDER -  
34.233 ACRES

POINT OF COMMENCEMENT  
PARCEL 11 PART 1 &  
PARCEL 12, 2" IRON PIPE  
INSIDE NORTHEAST  
CORNER VOLUME 503,  
PAGE 24

METAL FENCE CORNER POST  
BEARS: N01°15'59"W 1.36'

325+00

13

11 PART 2

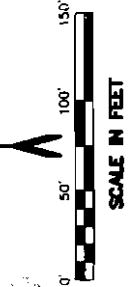
DAVID A. WIMS JR.  
VOLUME PAGE  
0.217 ACRES  
APPROXIMATE REMAINDER -  
0.717 ACRES

12

DOUG BOSS AND RICHARD  
YARBROUGH D/B/A RENO AUTO  
VOLUME PAGE  
0.246 ACRES  
APPROXIMATE REMAINDER -  
0.820 ACRES

NOTE: Access is prohibited across the "Access Denial Line" to the Transportation Facility from the adjacent property.

NOTE: \*\* This monument 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, whether employed or retained by TxDOT.



RIGHT-OF-WAY MAP  
U.S. HIGHWAY 52

STA. 290+00.00 TO 408+00.00

FED. RD. DIV. NO.	STATE	FEDERAL PROJECT NO.	SHEET NO.
	TEXAS		3
STATE DIST. NO.	COUNTY	CONT. SECT.	JOB
PAR	LAMAR	0045 08	089
			U.S. 52

MARK L. SANDERSON RPLS #4911

S. S. SIDMORE & SONS SURVEYORS

THOMAS SURVEYS



Parcel 66  
State Highway 121  
CSJ 0364-01-134  
3-17-09

Page 1 of 4

BEING 1.458 acres of land, more or less, lying in the R. Suggs Survey, Abstract 1415, Tarrant County, Texas, same being a portion of a 7.415 acre tract of land described in an instrument to TGT Golf Ventures, LTD, recorded in Document No. 204377522 of the Official Records of Tarrant County, Texas, same also being a portion of Lot 2, Block 1 of the Genesis Addition, an Addition to the City of Grapevine and recorded in Cabinet A, Slide 9999 of the Plat Records of Tarrant County, Texas; the herein described 1.458 acre parcel, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8" smooth iron rod with aluminum cap stamped "TXDOT" at the intersection of the proposed East right-of-way line of State Highway 121 (variable width right-of-way) and the South line of the aforementioned 7.415 acre tract, also being the South line of aforementioned Lot 2, also being the North line of Lot 6R, Block 1 of the Bethel Center Addition, recorded in Cabinet A, Slide 5385 of the Plat Records of Tarrant County, Texas for the Southeast corner of the herein described 1.458 acre parcel, same lying 332.05 feet right of and at right angle to State Highway 121 proposed centerline station 1909+90.00, from which the Southeast corner of the said Lot 2 bears North 89°27'02" East a distance of 153.95 feet (Record - South 89°59'20" East);

- (1) THENCE South 89°27'02" West, along the South line of the aforementioned 7.415 acre tract, the South line of the aforementioned Lot 2 and the North line of the aforementioned Lot 6R, a distance of 173.82 feet (Record - North 89°59'20" West) to a 1/2" iron rod found in the existing East right-of-way line of State Highway 121 for the Southwest corner of the said 7.415 acre tract, the Southwest corner of the said Lot 2, the Northwest corner of the said Lot 6R and the Southwest corner of the herein described 1.458 acre parcel, for the point of curvature of a curve to the right which has a center that bears North 83°45'26" East a distance of 917.28 feet;

Parcel 66  
State Highway 121  
CSJ 0364-01-134  
3-17-09

Page 2 of 4

- (2) **THENCE** Northerly, along the existing East right-of-way line of State Highway 121, the most Westerly West line of the aforementioned 7.415 acre tract and the West line of the aforementioned Lot 2, with a curve to the right having a central angle of 20°23'55", an arc distance of 326.57 feet to the most Westerly Northwest corner of the said 7.415 acre tract, the Northwest corner of the said Lot 2 and the Southwest corner of Lot 1, Block 1 of the Genesis Addition, recorded in Cabinet A, Slide 2858 of the Plat Records of Tarrant County, Texas, for the Northwest corner of the herein described 1.458 acre parcel, from which a 1/2" iron rod found bears South 58°08'46" East a distance of 0.35 feet;
  
- (3) **THENCE** North 89°31'33" East, along the most Westerly North line of the aforementioned 7.415 acre tract, the North line of the aforementioned Lot 2 and the South line of the aforementioned Lot 1, a distance of 212.33 feet (Record - South 89°57'15" East) to a set 5/8" smooth iron rod with aluminum cap stamped "TXDOT", same lying 315.71 feet right of and at right angle to State Highway 121 proposed centerline station 1913+39.23, and also being at the beginning of the proposed "Access Denial Line" (See Note 1), for the Northeast corner of the herein described 1.458 acre parcel, for the point of curvature of a curve to the left which has a center that bears South 72°38'29" East a distance of 1410.39 feet, from which the Northeast corner of the said Lot 2 bears North 89°31'33" East a distance of 90.12 feet (Record - South 89°57'15" East);

Parcel 66  
State Highway 121  
CSJ 0364-01-134  
3-17-09

Page 3 of 4

- (4) **THENCE** Southerly, along the proposed East right-of-way line of State Highway 121 and the proposed "Access Denial Line" (See Note 1), with a curve to the left having a central angle of 13°25'48" at an arc distance of 165.04 feet passing a 1/2" iron rod set with orange plastic cap stamped "TXDOT ADL" for the termination of the proposed "Access Denial Line" (See Note 1), at an arc distance 202.55 feet passing a concrete nail set for the beginning of the proposed "Access Denial Line" (See Note 1), a total arc distance of 330.60 feet to the **POINT OF BEGINNING** containing 1.458 acres, more or less.

(Note 1) Access Denial Line - Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

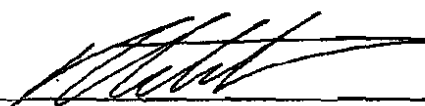
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, North Central Zone, NAD83(93).

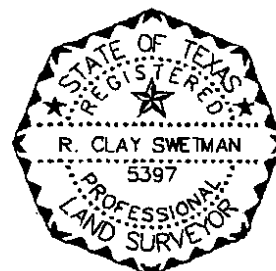
A plat of even survey date herein accompanies and is made a part of this description.

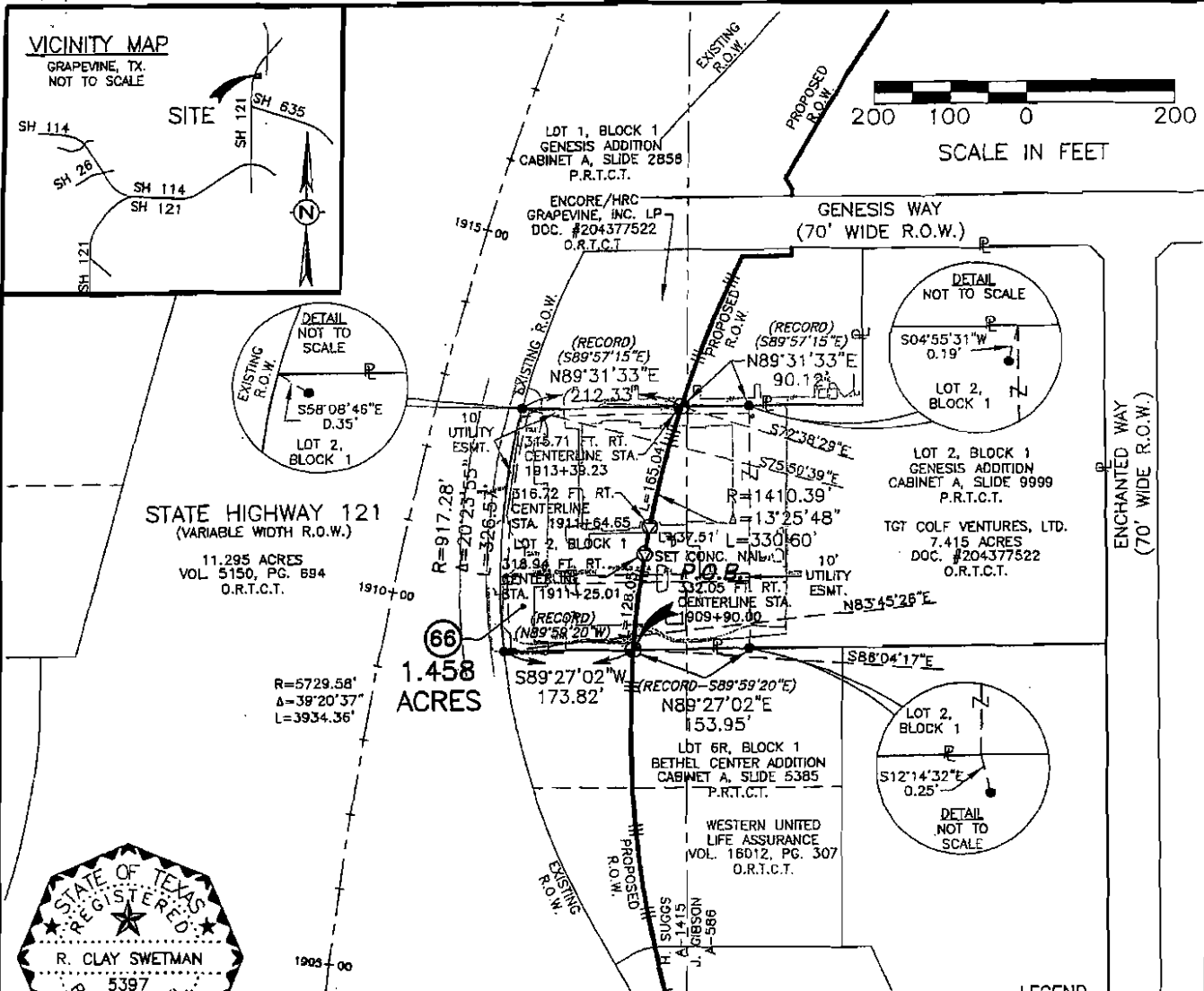
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 17<sup>th</sup> day of March, 2009, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





H. SUGGS SURVEY A-1415  
J. GIBSON SURVEY A-586

ACCESS DENIAL LINE: ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-66.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(93).

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*[Signature]* 3/17/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

**TEXAS DEPARTMENT OF TRANSPORTATION**  
STATE HIGHWAY 121  
**PARCEL NO. 66**  
RCSJ: 0384-01-134  
TARRANT COUNTY, TEXAS

ROW ACQUISITION - 1.458 ACRES	REMAINDER - 5.957 ACRES
FORT WORTH DISTRICT	DATE: MARCH 17, 2009
	PAGE 4 OF 4

**ROW CSJ 0364-01-134**  
**Tarrant County**  
**SH 121**  
**Parcel 66**

**AND IN ADDITION THERETO:**

Title to all of that **brick building** located partially on the remainder of the herein described parcel, said improvements being bisected by the proposed right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvement.

County: Denton  
Parcel: 12  
Highway: S.H. 114  
Project Limits: 0.45 Mile W of FM 156  
0.22 Mile E of FH 35W  
CSJ: 0353-02-066

Page 1 of 3  
September 2006

**LEGAL DESCRIPTION FOR PARCEL 12**

BEING a 25,006 square foot tract of land situated in the R. Matany Survey, Abstract No. 878, Denton County, Texas, also being part of that tract of land described in deed to ANDV 97, Inc., a Texas corporation, as recorded in Volume 5396, Page 0324 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,059,739.8269 feet, East=2,333,796.9014 feet for the southwest corner of said ANDV 97 tract, said corner also being in the southeasterly right-of-way line of Burlington Northern & Santa Fe Railroad (variable width right-of-way);

THENCE North 12 degrees 58 minutes 44 seconds East, along said southeasterly right-of-way line of Burlington Northern & Santa Fe Railroad and along said westerly line of said ANDV 97 tract, a distance of 500.88 feet to a 5/8 inch set iron rod with Aluminum Disk (hereinafter referred to as "set A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,060,227.9085 feet, East=2,333,909.3940 feet for the POINT OF BEGINNING, said point being at the intersection of said southeasterly right-of-way line of Burlington Northern & Santa Fe Railroad with the new southwesterly right-of-way line of State Highway 114 (S.H.-114) (350 foot wide right-of-way);\*\*

- 1) THENCE North 12 degrees 58 minutes 44 seconds East, departing said new southwesterly right-of-way line of S.H.-114 and along said southeasterly right-of-way line of Burlington Northern & Santa Fe Railroad, a distance of 127.01 feet to a 1/2 inch found iron rod with plastic cap stamped "LANDES" for the intersection of said southeasterly right-of-way line of Burlington Northern & Santa Fe Railroad with the existing southwesterly right-of-way line of S.H.-114 (100 foot wide right-of-way);
- 2) THENCE South 66 degrees 55 minutes 38 seconds East, departing said southeasterly right-of-way line of Burlington Northern & Santa Fe Railroad and along said existing southwesterly right-of-way line of S.H.-114, a distance of 200.00 feet to a 1/2 inch found iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." for the north common corner of said ANDV 97 tract and that tract of land described in deed to Fossilwood Investments, L.P., as recorded in County Clerk's Document Number 2005-121135, D.R.D.C.T.;

County: Denton  
Parcel: 12  
Highway: S.H. 114  
Project Limits: 0.45 Mile W of FM 156  
                  0.22 Mile E of IH 35W  
CSJ: 0353-02-066

Page 2 of 3  
September 2006

- 3) THENCE South 12 degrees 58 minutes 37 seconds West, departing said existing southwesterly right-of-way line of S.H.-114 and along the common line of said ANDV 97 tract and said Fossilwood Investments tract, a distance of 126.98 feet to a set A.D. for corner, said point being in said new southwesterly right-of-way line of S.H.-114, said point also being the beginning of a Denial of Access Line;\*\*
- 4) THENCE North 66 degrees 56 minutes 03 seconds West, departing said common line of said ANDV 97 tract and said Fossilwood tract, along said new southwesterly right-of-way line of S.H.-114 and along said Denial of Access Line, a distance of 200.00 feet to the end of this Denial of Access Line and to the POINT OF BEGINNING AND CONTAINING 25,006 square feet or 0.5741 acres of land, more or less;

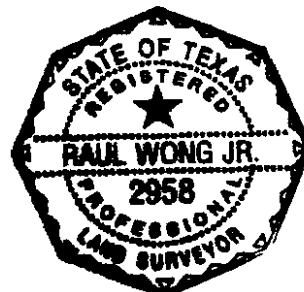
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610208". Convergence angle at "RO610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpscon for Windows Version 6.0. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

Access is prohibited across the "Access Denial Line" to the highway facility from the adjacent property.

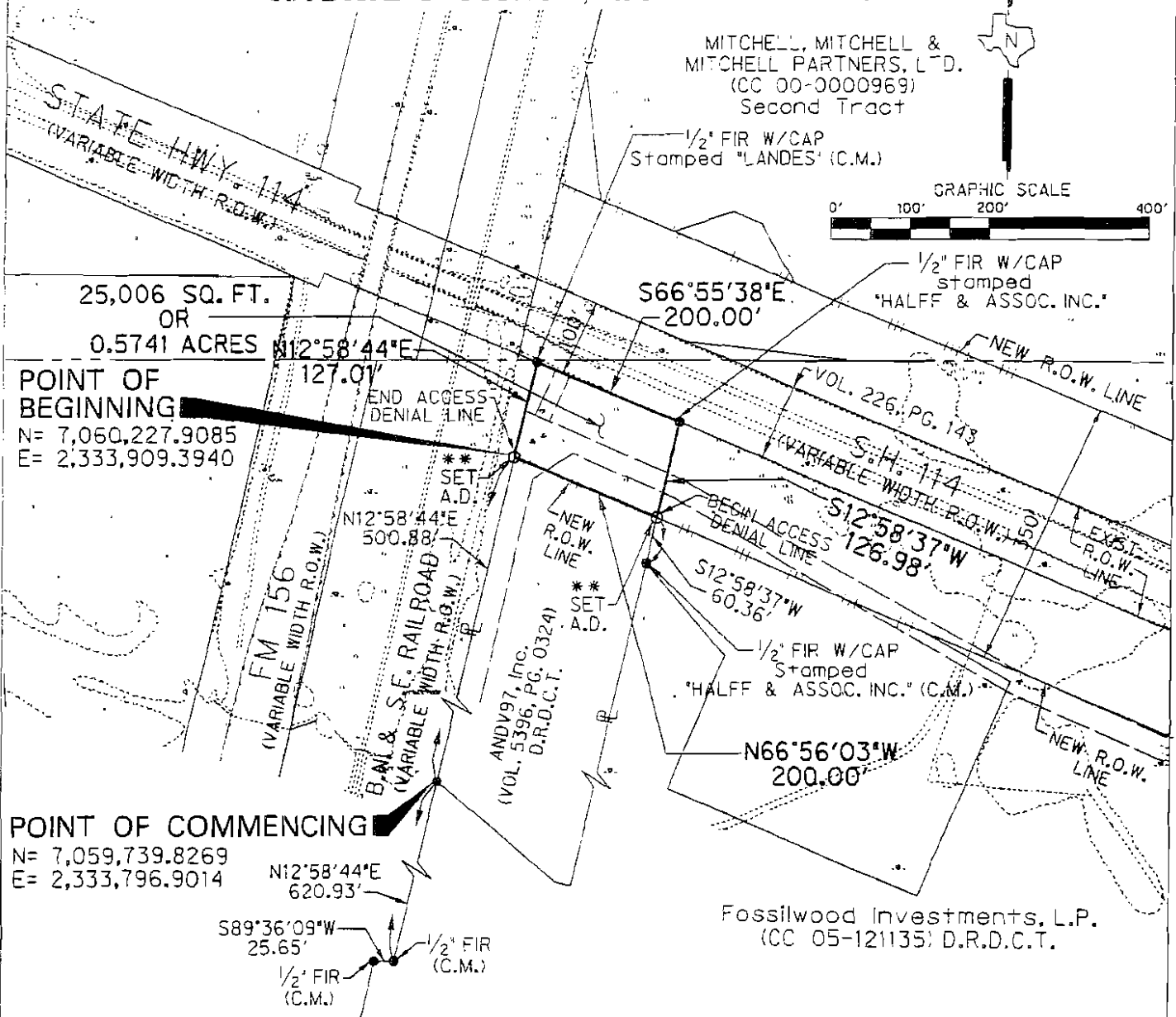
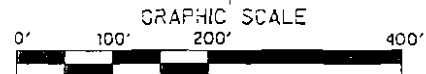
I, Raul Wong Jr., a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

*Raul Wong Jr. Oct 13, 2006*  
\_\_\_\_\_  
RAUL WONG JR.,  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 2958



PARCEL 12  
R. MATANY SURVEY, ABSTRACT NO. 878

MITCHELL, MITCHELL &  
MITCHELL PARTNERS, L.T.D.  
(CC 00-0000969)  
Second Tract



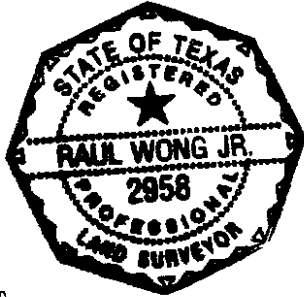
POINT OF BEGINNING  
N = 7,060,227.9085  
E = 2,333,909.3940

POINT OF COMMENCING  
N = 7,059,739.8269  
E = 2,333,796.9014

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- DEMOL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE DEMOL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

SET A.D. = TXDOT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD  
FND A.D. = TXDOT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD  
FND = FOUND  
CM = CONTROL MONUMENT  
CC = COUNTY CLERK'S DOCUMENT NO.



Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station 'R0610208'. Convergence angle at 'R0610208' is + 00 degrees 36 minutes 08.1 seconds as computed by Corpscon for Windows Version 6.0 All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

A PLAT OF A SURVEY OF  
A 25,006 SQ. FT. TRACT OF LAND  
IN THE R. MATANY  
SURVEY ABSTRACT No. 878  
AND BEING IN THE CITY OF FORT WORTH  
DENTON 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.  
*Raul Wong Jr.* Oct 13, 2006  
RAUL WONG JR., R.P.L.S., TEXAS No. 2958

SEPTEMBER, 2006  
DATE

3/3



County: Denton  
Parcel: 20  
Highway: S.H. 114  
Project Limits: 0.45 Mile W of FM 156  
0.22 Mile E of IH 35W  
CSJ: 0353-02-066

Page 1 of 3  
October 2006

### LEGAL DESCRIPTION FOR PARCEL 20

BEING a 15,331 square foot tract of land situated in the George W. Shamblin Survey, Abstract No. 1191, Denton County, Texas, also being part of that tract of land described in deed to ANDV 97, Inc., a Texas corporation, as recorded in Volume 5396, Page 0324 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a found concrete monument having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,059,433.5190 feet, East=2,344,270.5170 feet for the most easterly corner of said ANDV 97 tract, said corner also being the southerly corner of a corner clip for the intersection of the northwesterly right-of-way line of Interstate Highway No. 35W (variable width right-of-way) with the existing southerly right-of-way line of State Highway 114 (S.H.-114) (variable width right-of-way);

THENCE North 22 degrees 54 minutes 16 seconds West, departing said existing northwesterly right-of-way line of Interstate Highway No. 35W and along said corner clip, a distance of 64.18 feet to a 5/8 inch found iron rod with Aluminum Disk (hereinafter referred to as "set A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,059,492.6414 feet, East=2,334,245.5374 feet for the POINT OF BEGINNING, said point being in the new southerly right-of-way line of S.H.-114( variable width right-of-way), said point also being the new northerly corner of said corner clip, said point also being the beginning of a Denial of Access Line;\*\*

- 1) THENCE South 88 degrees 17 minutes 11 seconds West, departing said corner clip, along said new southerly right-of-way line of S.H.-114 and along said Denial of Access Line, a distance of 540.27 feet to a set A.D. for corner in the common line of said ANDV 97 tract and that tract of land described in deed to Fossilwood Investments, L.P., as recorded in County Clerk's Document Number 2005-121135, D.R.D.C.T., said corner also being the end of this Denial of Access Line;\*\*
- 2) THENCE North 02 degrees 03 minutes 40 seconds West, departing said new southerly right-of-way line of S.H.-114 and along said common line of said ANDV 97 tract and said Fossilwood Investments tract, a distance of 35.80 feet to a point for the northwest corner of said ANDV 97 tract, said point also being in said existing southerly right-of-way line of S.H.-114;

County: Denton  
Parcel: 20  
Highway: S.H. 114  
Project Limits: 0.45 Mile W of FM 156  
0.22 Mile E of IH 35W  
CSJ: 0353-02-066

Page 2 of 3  
October 2006

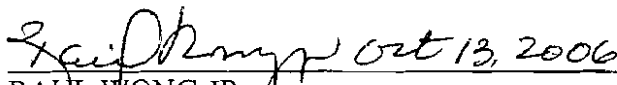
- 3) THENCE North 89 degrees 49 minutes 31 seconds East, departing said common line of said ANDV 97 tract and said Fossilwood Investments tract and along said existing southerly right-of-way line of S.H.-114, a distance of 532.34 feet to a point for corner from which a 5 /8 inch found iron rod bears South 23 degrees 05 minutes 42 seconds West, a distance of 0.66 feet, said point also being the existing northerly corner of said corner clip;
- 4) THENCE South 22 degrees 54 minutes 16 seconds East, departing said existing southerly right-of-way line of S.H.-114 and along said corner clip, a distance of 23.06 feet to the POINT OF BEGINNING AND CONTAINING 15,331 square feet or 0.3519 acres of land, more or less;

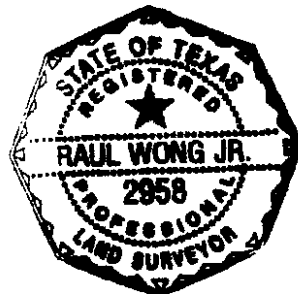
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610208". Convergence angle at "RO610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpscon for Windows Version 6.0. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

Access is prohibited across the "Access Denial Line" to the highway facility from the adjacent property.

I, Raul Wong Jr., a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

  
RAUL WONG JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 2958



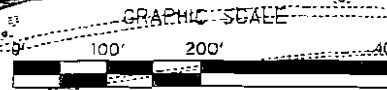
PARCEL 20  
GEORGE W. SHAMBLIN SURVEY, ABSTRACT NO. 1191

F.W. Sports Authority, Inc.  
(CC 96-088963)  
D.R.D.C.T.  
Texas Motor Speedway  
(CAB. G, PG. 493)  
P.R.D.C.T.

2<sup>nd</sup> FND.  
A.D. STAMPED  
"GORRONDONA & ASSOC."  
(C.M.)



EXIST. R.O.W. LINE



STATE OF TEXAS  
(CC 96-R0073344)  
D.R.D.C.T.

15,331 SQ. FT.  
OR  
0.3519 ACRES

5/8" FIR  
Bears S23°05'42"W  
Dist. 0.66' (C.M.)

S22°54'16"E  
23.06'

STATE HWY. 114  
(VARIABLE WIDTH R.O.W.)

VOL. 226, PG. 138

VOL. 226, PG. 137

EXIST. R.G.W. LINE  
N02°03'40"W  
35.80'

N89°49'31"E  
532.34'

POINT OF BEGINNING

N = 7,058,492.6414  
E = 2,334,245.5374

BEGIN ACCESS DENIAL LINE

FND A.D. (C.M.)

END ACCESS DENIAL LINE  
\*\* SET A.D.

NEW R.O.W. LINE

S88°17'11"W  
540.27'

N22°54'16"W  
64.18'

FND CONC. MONU. (C.M.)

VOL. 530, PG. 113

ANDV97, Inc.  
(VOL. 5396, PG. 0324)  
D.R.D.C.T.

POINT OF COMMENCING

N = 7,059,433.5190  
E = 2,344,270.5170

Fossilwood Investments, L.P.  
(CC 05-121135) D.R.D.C.T.

N02°03'40"W

FND CONC. MONU. (C.M.)

N52°43'16"W  
122.59'

INTERSTATE HWY. 35  
(VARIABLE WIDTH R.O.W.)

VOL. 536, PG. 113

LEGEND

- EXISTING RIGHT OF WAY LINE ———— R ————
- PROPERTY LINE ———— R ————
- COUNTY LINE ———— III ————
- DENIAL OF ACCESS LINE ———— III ————
- ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE
- SURVEY LINE ———— S ————
- FENCE LINE ———— x ———— x ————
- CITY LIMITS ———— - - - - -
- EASEMENTS ———— - - - - -
- RAILROAD ———— [Symbol] ————
- STRUCTURE ———— [Symbol] ————

SET A.D. = TXDOT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD  
FND A.D. = TXDOT ALUMINUM DISK ON TOP OF A 3/8-INCH IRON ROD  
FND = FOUND  
CM = CONTROL MONUMENT  
CC = COUNTY CLERK'S DOCUMENT NO.  
MONU = MONUMENT

\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE 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.



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.

*Raul Wong Jr.* Oct 13, 2006  
RAUL WONG JR., R.P.L.S., TEXAS No. 2958

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station 'R0610208'. Convergence angle at 'R0610208' is + 00 degrees 36 minutes 08.1 seconds as computed by Corpcor for Windows Version 6.0 All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

A PLAT OF A SURVEY OF  
A 15,331 SQ. FT. TRACT OF LAND  
IN THE GEORGE W. SHAMBLIN  
SURVEY ABSTRACT No. 1191  
AND BEING IN THE CITY OF FORT WORTH  
DENTON COUNTY, TEXAS

OCTOBER, 2006  
DATE

County: ROCKWALL  
Highway: I.H. 30  
ROW CSJ: 0009-12-076

Page 1 of 3  
Aug. 24, 2009

Legal Land Description for Parcel 3

BEING a 1,574 square feet tract of land situated in the N.M. Ballard Survey, Abstract No. 24, and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, and being a portion of a tract conveyed to Rockwall Credit Services, L.C., as recorded in Volume 4314, Page 34 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Rockwall Credit Services, L.C., tract and being the southwest corner of a tract conveyed to Marty K. Salley as recorded in Volume 3953, Page 217 of said Deed Records, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,022,179.97, East 2,601,498.90;

THENCE, North 00°45'00" West, along the common line of said Rockwall Credit Services, L.C. tract and said Marty K. Salley tract, a distance of 628.15 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new southern right of way line of Interstate Highway 30 and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,022,808.07, East 2,601,490.67;

1. THENCE, South 72°46'00" West, along said new southern right of way line, a distance of 157.44 feet to a 5/8" iron rod with TxDOT aluminum cap set on the common line of said Rockwall Credit Services, L.C. tract and a tract conveyed to Rockwall Credit Services, L.C. as recorded in Volume 1119, Page 124 of said Deed Records, said tract also being Lot 1, Block A, Lane Business Park, an addition to the City of Rockwall as recorded in Cabinet B, Slide 388 of the Plat Records of Rockwall County, Texas;
2. THENCE, North 00°29'57" West, along said common line, a distance of 10.44 feet to the northwest corner of said Rockwall Credit Services, L.C. tract and the northeast corner of said Lot 1, Block A, and being on the existing southern right of way line of Interstate Highway 30, from which a 1/2" iron rod found bears North 04°54'46" West, a distance of 1.24 feet;
3. THENCE, North 72°46'00" East, along said existing southern right of way line, a distance of 157.39 feet to the northeast corner of said Rockwall Credit Services, L.C. tract and the northwest corner of said Marty K. Salley tract;

County: ROCKWALL  
Highway: I.H. 30  
ROW CSJ: 0009-12-076

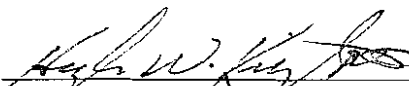
Page 2 of 3  
Aug. 24, 2009

Legal Land Description for Parcel 3

4. THENCE, South 00°45'00" East, along the common line of said Rockwall credit Services, L.C. tract and said Marty K. Salley tract, a distance of 10.43 feet to the POINT OF BEGINNING and containing 1,574 square feet (0.0361 acres) of land, more or less.

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

All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000146135.

  
\_\_\_\_\_  
Hugh Wilson Knight  
Texas Registration No. 4872

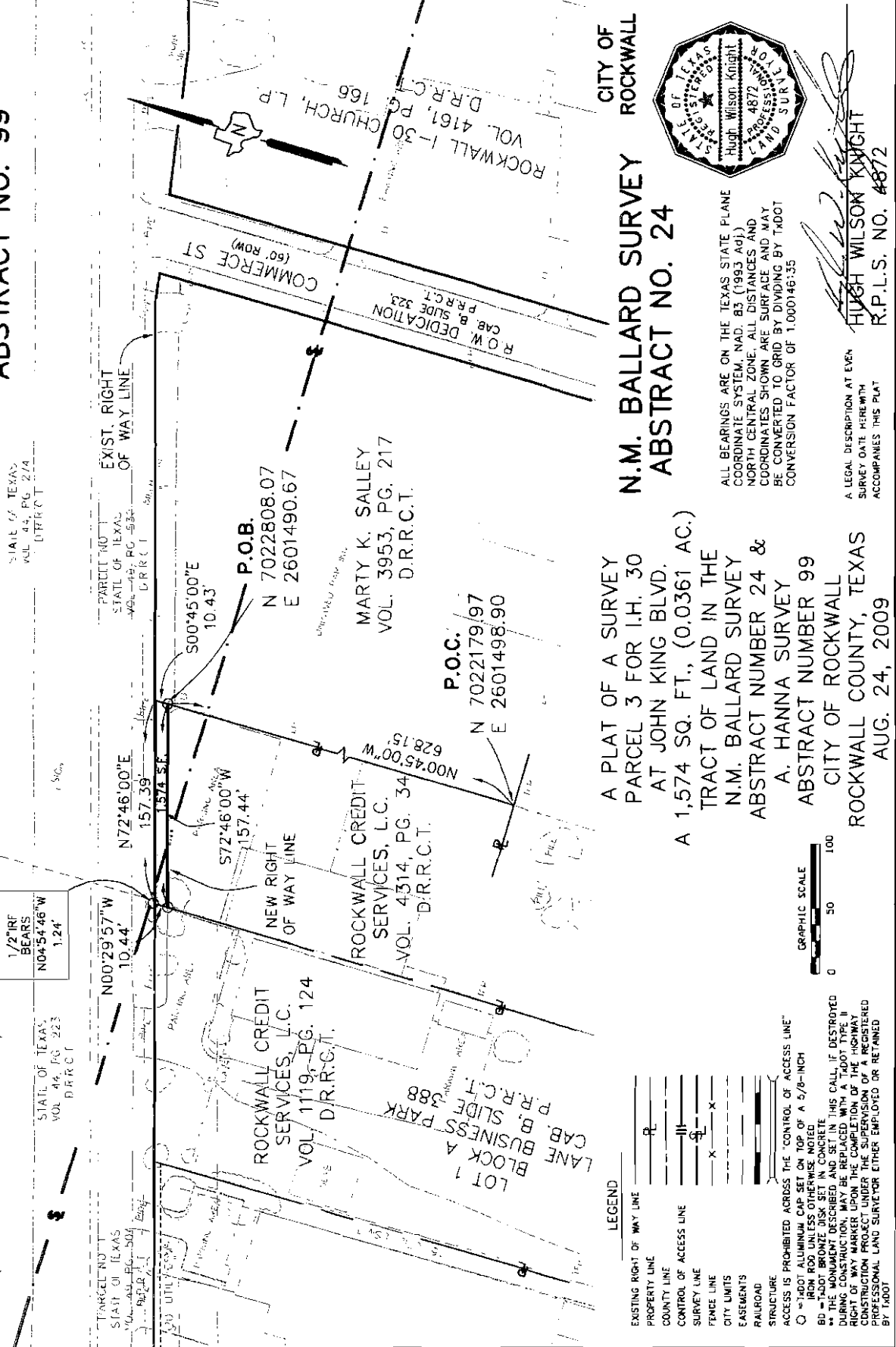
Douphrate & Assoc., Inc.  
2235 Ridge Road Suite 200  
Rockwall, Texas 75087  
Ph. 972-771-9004



**A. HANNA SURVEY  
ABSTRACT NO. 99**

**EXHIBIT "A"  
PAGE 3 OF 3**

**I.H. 30  
(VARIABLE WIDTH R.O.W.)**



1/2" IRF BEARS  
NO 45446"W  
1.24'

STATE OF TEXAS  
VOL. 44, PG. 223  
DIRECT

STATE OF TEXAS  
VOL. 45, PG. 274  
DIRECT

PART NO. 1  
STATE OF TEXAS  
VOL. 49, PG. 583  
DIRECT

N72°46'00"E  
157.39'

N00°29'57"W  
10.44'

S00°45'00"E  
10.43'

P.O.B.  
N 7022808.07  
E 2601490.67

ROCKWALL CREDIT SERVICES, L.C.  
VOL. 1119, PG. 124  
D.R.C.T.

ROCKWALL CREDIT SERVICES, L.C.  
VOL. 4314, PG. 34  
D.R.C.T.

MARTY K. SALLEY  
VOL. 3953, PG. 217  
D.R.C.T.

P.O.C.  
N 7022179.97  
E 2601498.90

LOT 1  
BLOCK A  
LANE BUSINESS PARK  
CAB. B. SLIDE 288  
P.R.C.T.

COMMERC ST  
(60' ROW)

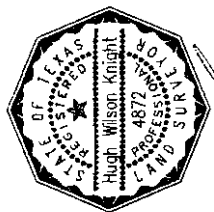
ROW DEDICATION  
CAB. B. SLIDE 323  
P.R.C.T.

ROCKWALL I-30 CHURCH, L.P.  
VOL. 4161, PG. 166  
D.R.C.T.

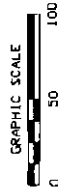
A PLAT OF A SURVEY  
PARCEL 3 FOR I.H. 30  
AT JOHN KING BLVD.  
A 1,574 SQ. FT., (0.0361 AC.)  
TRACT OF LAND IN THE  
N.M. BALLARD SURVEY  
ABSTRACT NUMBER 24 &  
A. HANNA SURVEY  
ABSTRACT NUMBER 99  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
AUG. 24, 2009

**N.M. BALLARD SURVEY  
ABSTRACT NO. 24**

CITY OF  
ROCKWALL



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADOT CONVERSION FACTOR OF 1.000146:35



- LEGEND**
- EXISTING RIGHT OF WAY LINE
  - PROPERTY LINE
  - COUNTY LINE
  - CONTROL OF ACCESS LINE
  - SURVEY LINE
  - FENCE LINE
  - CITY LIMITS
  - EASEMENTS
  - RAILROAD
  - STRUCTURE

ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"  
Q TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED.  
BRONZE DISKS SET IN CONCRETE  
DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT 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 TADOT

A LEGAL DESCRIPTION AT EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT

HUGH WILSON KNIGHT  
R.P.L.S. NO. 4872

ROW CSJ: 0009-12-076

Parcel 3  
Account No. N/A  
CSJ 0009-12-076  
Rockwall County

SPECIAL CLAUSE EXHIBIT

**ACCESS CONTROL CLAUSE**

Access will be permitted to the south remainder abutting the highway facility along Call 1 of the foregoing property description.

PREAMBLE TO LEGAL DESCRIPTION FOR PARCEL 3TE

County: Rockwall  
Highway: IH 30  
CSJ: 0009-12-076  
Parcel: 3TE

A TEMPORARY EASEMENT for the duration of thirty six months from the date of possession of said easement for the purpose of restoring a driveway approach, in, along, upon, and across the premises described in the foregoing property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of restoring a driveway approach.



County: ROCKWALL  
Highway: I.H. 30  
ROW CSJ: 0009-12-076

Page 1 of 3  
Aug. 24, 2009

Legal Land Description for Parcel 3TE

BEING a 1,315 square feet tract of land situated in the N.M. Ballard Survey, Abstract No. 24, and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, and being a portion of a tract conveyed to Rockwall Credit Services, L.C., as recorded in Volume 4314, Page 34 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Rockwall Credit Services, L.C., tract and being the southwest corner of a tract conveyed to Marty K. Salley as recorded in Volume 3953, Page 217 of said Deed Records, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,022,179.97, East 2,601,498.90;

THENCE, North 00°45'00" West, along the common line of said Rockwall Credit Services, L.C. tract and said Marty K. Salley tract, a distance of 607.29 feet to wood stake set at the southeast corner of said 1,315 square feet tract and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,022,787.21, East 2,601,490.95;

1. THENCE, South 72°46'00" West, along the southern line of said 1,315 square feet tract, a distance of 62.81 feet to a wood stake set at the southwest corner of said 1,315 square feet tract;
2. THENCE, North 17°14'00" West, along the western line of said 1,315 square feet tract, a distance of 20.00 feet to a wood stake set at the northwest corner of said 1,315 square feet tract, and being on the new southern right of way line of Interstate Highway 30;
3. THENCE, North 72°46'00" East, along said new southern right of way line, a distance of 68.73 feet to a 5/8" iron rod with TxDOT aluminum cap set at the northeast corner of said 1,315 square feet tract;
4. THENCE, South 00°45'00" East, along said common line, a distance of 20.86 feet to the POINT OF BEGINNING and containing 1,315 square feet (0.0301 acres) of land, more or less.

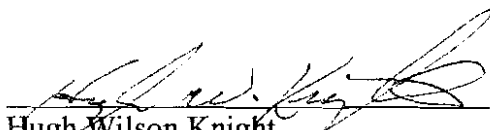
County: ROCKWALL  
Highway: I.H. 30  
ROW CSJ: 0009-12-076

Page 2 of 3  
Aug. 24, 2009

Legal Land Description for Parcel 3TE

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

All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000146135.

  
Hugh Wilson Knight  
Texas Registration No. 4872



Douphrate & Assoc., Inc.  
2235 Ridge Road Suite 200  
Rockwall, Texas 75087  
Ph. 972-771-9004

**A. HANNA SURVEY  
ABSTRACT NO. 99**

**EXHIBIT "A"  
PAGE 3 OF 3**

**I.H. 30  
(VARIABLE WIDTH R.O.W.)**

STATE OF TEXAS  
VOL. 44, PG. 223  
D.R.R.C.T.

1/2" IRF  
BEARS  
N04°54'46"W  
1.24'

STATE OF TEXAS  
VOL. 44, PG. 223  
D.R.R.C.T.

STATE OF TEXAS  
VOL. 44, PG. 223  
D.R.R.C.T.

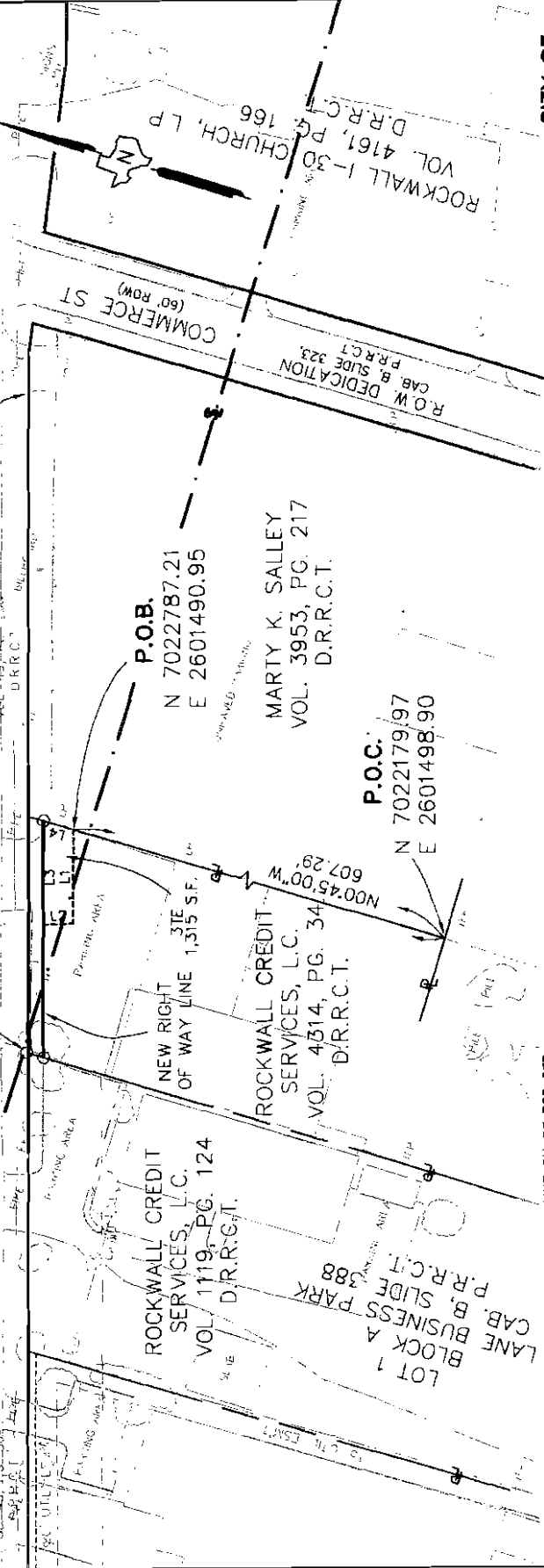
STATE OF TEXAS  
VOL. 48, PG. 134  
D.R.R.C.T.

STATE OF TEXAS  
VOL. 48, PG. 134  
D.R.R.C.T.

STATE OF TEXAS  
VOL. 48, PG. 134  
D.R.R.C.T.

STATE OF TEXAS  
VOL. 48, PG. 134  
D.R.R.C.T.

STATE OF TEXAS  
VOL. 48, PG. 134  
D.R.R.C.T.

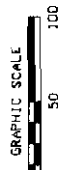


LINE CHART FOR 31E

L1	S72°46'00"W	62.81'
L2	N17°14'00"W	20.00'
L3	N72°46'00"E	68.73'
L4	S00°45'00"E	20.86'

- LEGEND
- EXISTING RIGHT OF WAY LINE
  - PROPERTY LINE
  - CONTROL OF ACCESS LINE
  - SURVEY LINE
  - FENCE LINE
  - CITY LIMITS
  - EASEMENTS
  - RAILROAD
  - STRUCTURE

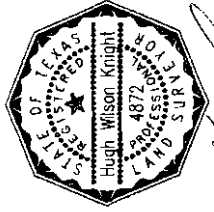
ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"  
 ○ = 1" O.D. ALUMINUM CAP SET ON TOP OF A 5/8-INCH  
 IRON ROD UNLESS OTHERWISE NOTED  
 BO = 1" O.D. BROWN DISK SET IN CONCRETE  
 THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED  
 OR MOVED, SHALL BE REPLACED WITHIN 90 DAYS OF THE  
 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



A PLAT OF A SURVEY  
 PARCEL 3TE FOR I.H. 30  
 AT JOHN KING BLVD.  
 A 1,315 SQ. FT., (0.0301 AC.)  
 TRACT OF LAND IN THE  
 N.M. BALLARD SURVEY  
 ABSTRACT NUMBER 24 &  
 A. HANNA SURVEY  
 ABSTRACT NUMBER 99  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 AUG. 24, 2009

**N.M. BALLARD SURVEY  
ABSTRACT NO. 24**

**CITY OF  
ROCKWALL**



ALL BEARINGS ARE ON THE TEXAS STATE PLANE  
 COORDINATE SYSTEM, NAD 83 (1993 AD7).  
 NORTH CENTRAL ZONE, ALL DISTANCES AND  
 COORDINATES SHOWN ARE SURFACE AND MAY  
 BE CONVERTED TO GRID BY DIVIDING BY TxDOT  
 CONVERSION FACTOR OF 1.000146135

A LEGAL DESCRIPTION AT EVEN  
 SURVEY DATE HEREWITH  
 ACCOMPANIES THIS PLAT.

**HUGH WILSON KNIGHT**  
 R.P.L.S. NO. 4872

ROW CSJ: 0009-12-076

**Project: IH 35**  
**ROW CSJ: 0015-06-082**  
**County: Bell**  
**Limits: From Amity Road to US 190**  
**Parcel: 43**

**AND IN ADDITION THERETO:**

Notwithstanding the prohibition of access across the "Denial of Access Line" to the highway facility, as described in the foregoing field notes, the property described above relates to a "whole" property acquisition, so that there is no remainder or remaining property owned by the Defendants(s) that was originally out of or a part of the property described above. Therefore, there are no access rights either prohibited or remaining in Defendant(s), their successors and assigns, out of or relating to the property described above.

COUNTY: Bell  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: Amity Road  
To: U.S. Highway 190  
RCSJ: 0015-06-082

May 29, 2009

PROPERTY DESCRIPTION FOR PARCEL 43

**BEING** a 3.009 acre (131,053 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being all of a 3.0 acre tract of land described in an instrument to Raymond L. Renfro, recorded in Volume 2105, Page 69, of the Deed Records of Bell County, Texas, same also recorded in Volume 2459, Page 267, and Volume 3840, Page 752, of the Official Public Records of Bell County, Texas, the aforementioned 3.009 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" iron rod found, lying in the South line of a 10.491 acre tract of land described in an instrument to Westwood Associates, L.L.C., and Mark A. Moss and Lisa Braver Moss, Trustees of the Mark Alan Moss and Lisa Braver Moss Revocable Trust, said 10.491 acre tract being situated in Block 2, Southloop Industrial Park, as recorded in Cabinet A, Slide 118-A, of the Plat Records of Bell County, Texas, for the Northeast corner of the aforementioned 3.0 acre tract and for a Northwest corner of a 55 acre tract of land described in an instrument to Bell County Joint Venture, recorded in Volume 2002, Page 819, of the Deed Records of Bell County, Texas, and for the Northeast corner of the herein described 3.009 acre parcel;

- (1) **THENCE** SOUTH 23°41'14" West, along the Southeast line of the aforementioned 3.0 acre tract and a Northwest line of the aforementioned 55 acre tract, passing at a distance of 411.36 feet a 5/8" iron rod with aluminum cap stamped "Control of Access Point", lying 233.05 feet right of and radial to Interstate Highway 35 proposed centerline station 1719+42.66, also lying in the proposed Southeast right-of-way line of Interstate Highway 35 and for the beginning of a proposed "Denial of Access Line" (See Note 1), and continuing for a total distance of 626.67 feet to a 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 239.46 right of and radial to Interstate Highway 35 proposed centerline station 1717+30.57, for the Southeast corner of the said 3.0 acre tract, an interior corner of the said 55 acre tract, and the Southeast corner of the herein described 3.009 acre parcel;

- (2) **THENCE** NORTH 66°26'00" West, along the Southwest line of the aforementioned 3.0 acre tract, a Northeast line of the aforementioned 55 acre tract, the proposed Southeast right-of-way line of Interstate Highway 35 and the proposed "Denial of Access Line" (See Note 1), passing at a distance of 49.05 feet a set 5/8" iron rod with aluminum cap stamped "Control of Access Point", lying 190.45 feet right of and radial to Interstate Highway 35 proposed centerline station 1717+28.70, for the end of the proposed "Denial of Access Line" (See Note 1), and continuing for a total distance of 209.18 feet to the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 5.903 acre tract of land and recorded in Volume 615, Page 568, of the Deed Records of Bell County, Texas, for the Southwest corner of the said 3.0 acre tract, a Northwest corner of the said 55 acre tract and the Southwest corner of the herein described 3.009 acre parcel, from which a found 5/8" iron rod bears South 66°26'00" East a distance of 0.43;
- (3) **THENCE** NORTH 23°38'31" East, along the Northwest line of the aforementioned 3.0 acre tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, a distance of 624.87 feet (Record - N26°04'00"E) to the Northwest corner of the said 3.0 acre tract, the Southwest corner of the aforementioned 10.491 acre tract, also being a Southwest corner of the aforementioned Block 2 of the Southloop Industrial Park Subdivision, and the Northwest corner of the herein described 3.009 acre parcel, from which a found 1/2" iron rod bears North 57°50'15" West a distance of 0.91 feet;

(4) **THENCE** SOUTH 66°55'32" East, leaving the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, along the Northeast line of the aforementioned 3.0 acre tract, the Southwest line of the aforementioned 10.491 acre tract and the Southwest line of the aforementioned Southloop Industrial Park, a distance of 209.68 feet (Record - S64°00'00"E 208.75') to the **POINT OF BEGINNING** and containing 3.009 acres of land (131,053 square feet), more or less. The total length of the proposed "Denial of Access Line" (See Note 1) is 264.36 feet.

(Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

(Note 2) "The monument described as set in this call may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT."

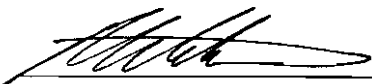
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

A plat of even survey date herein accompanies and is made a part of this description.

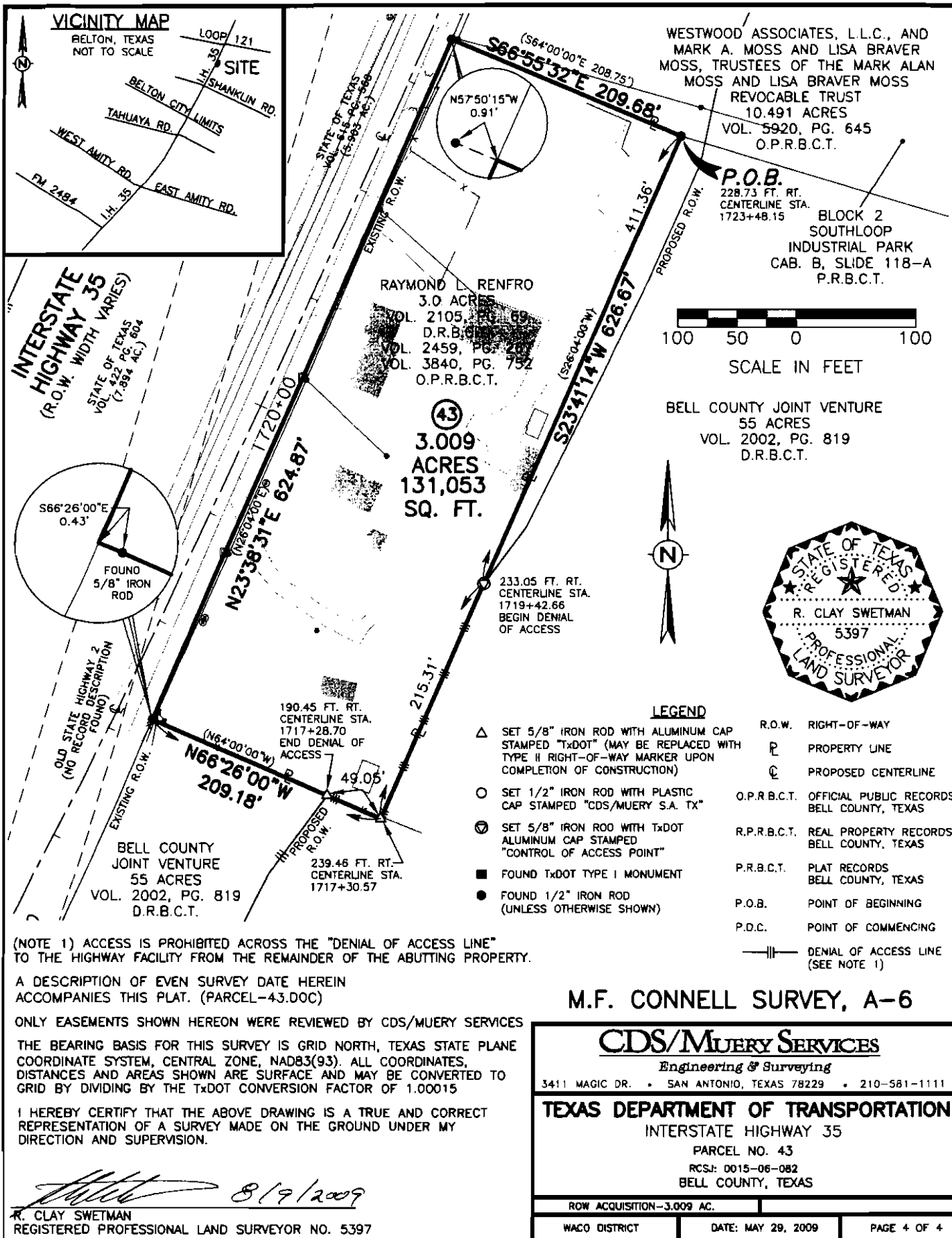
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9<sup>th</sup> day of August, 2009, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas







May 29, 2009

COUNTY: Bell

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road  
To: U.S. Highway 190

RCSJ: 0015-06-082

**PROPERTY DESCRIPTION FOR PARCEL 22**

**BEING** a 6.916 acre (301,278 square feet) parcel of land situated in the G.F. Lankford Survey, Abstract 510, Bell County, Texas, and being a part of a tract of land described in Volume 455, Page 230, of the Deed Records of Bell County, Texas, and referenced in a document to Alma Doss et al, recorded in Volume 4273, Page 683, of the Official Public Records of Bell County, Texas, the aforementioned 6.916 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2" iron rod for the Northeast corner of a 20.000 acre tract of land described in a document to Fred Michael Henninger and wife, Nancy Henninger, recorded in Volume 3152, Page 78, of the Official Public Records of Bell County, Texas, and the Southeast corner of a 23.925 acre tract of land described in a document to River Farm, LTD., recorded in Volume 2755, Page 271, of the Official Public Records of Bell County, Texas;

**THENCE** NORTH 64°30'36" West, along the North line of the aforementioned 20.000 acre tract and the South line of the aforementioned 23.925 acre tract, a distance of 886.63 feet to a point lying in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 2.710 acre tract of land and recorded in Volume 615, Page 566 of the Deed Records of Bell County, Texas, for the Southwest corner of the said 23.925 acre tract and the Northwest corner of the said 20.000 acre tract, from which a found 1/2" iron rod bears South 64°30'36" East a distance of 1.90 feet;

**THENCE** SOUTH 28°36'23" West, along a West line of the aforementioned 20.000 acre tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, a distance of 52.20 feet to a set 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the North corner of the aforementioned Alma Doss, et al tract and the North corner of the herein described 6.916 acre parcel and the **POINT OF BEGINNING**;

- (1) **THENCE** SOUTH 16°27'48" West, along the East line of the aforementioned Alma Doss, et al tract and a West line of the aforementioned 20.000 acre tract, a distance of 832.36 feet to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 1) in the proposed Southeast right-of-way line of Interstate Highway 35, lying 200.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1635+31.88, for an angle corner of the herein described 6.916 acre parcel, from which a found 1/2" iron rod for the Southwest corner of the said 20.000 acre tract and the Northwest corner of a remaining portion of a 30.00 acre tract of land described in a document to Bobby W. Stone, Janet M. Stone, Kenneth W. Stone, and Shelly E. Stone, recorded in Document #2009-000002656 of the Real Property Records of Bell County, Texas, bears South 16°27'48" West a distance of 160.36 feet;

- (2) **THENCE** SOUTH 28°32'49" West, leaving an East line of the aforementioned Alma Doss, et al tract and a West line of the aforementioned 20.000 acre tract, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 271.00 feet to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 1), lying 200.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1632+60.88, for an angle point of the herein described 6.916 acre parcel;
- (3) **THENCE** SOUTH 23°50'58" West, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 934.71 feet to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 1), lying 276.55 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1623+29.30, for an angle point of the herein described 6.916 acre parcel;
- (4) **THENCE** SOUTH 20°11'03" West, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 299.04 feet to a point in the South line of the aforementioned Alma Doss, et al tract, the North line of a 1.988 acre tract of land described in a document to Julia Diane Dorian, Trustee, recorded in Volume 5915, Page 81, of the Real Property Records of Bell County, Texas, also being in the centerline of the Lampasas River, for the Southeast corner of the herein described 6.916 acre parcel;
- (5) **THENCE** NORTH 41°13'23" West, along a South line of the aforementioned Alma Doss, et al tract, a North line of the aforementioned 1.988 acre tract and along the centerline of the Lampasas River, a distance of 59.83 feet to an angle point of the herein described 6.916 acre parcel;
- (6) **THENCE** NORTH 24°39'21" West, along a South line of the aforementioned Alma Doss, et al tract, a North line of the aforementioned 1.988 acre tract and along the centerline of the Lampasas River, a distance of 107.38 feet to an angle point of the herein described 6.916 acre parcel;
- (7) **THENCE** NORTH 37°01'38" West, along a South line of the aforementioned Alma Doss, et al tract, a North line of the aforementioned 1.988 acre tract and along the centerline of the Lampasas River, a distance of 41.97 feet to a point in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), for the Southwest corner of the said Alma Doss, et al tract, the Northwest corner of the said 1.988 acre tract and the Southwest corner of the herein described 6.916 acre parcel;
- (8) **THENCE** NORTH 28°36'23" East, leaving the centerline of the Lampasas River, along a West line of the aforementioned Alma Doss, et al tract and the existing Southeast right-of-way line of the Interstate Highway 35, as described in a document of a 1.705 acre tract of land and recorded in Volume 786, Page 491 of the Deed Records of Bell County, Texas, a distance of 317.90 feet to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" for an angle point of the said Alma Doss, et al tract and an angle point of the herein described 6.916 acre parcel;

- (9) **THENCE** NORTH 19°10'30" East, along a West line of the aforementioned Alma Doss, et al tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, a distance of 709.37 feet to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" for an angle point of the said Alma Doss, et al tract and an angle point of the herein described 6.916 acre parcel;
- (10) **THENCE** NORTH 28°36'23" East, along a West line of the aforementioned Alma Doss, et al tract and the existing Southeast right-of-way line of Interstate Highway 35, as described in a document of a 8.741 acre tract of land and recorded in Volume 606, Page 220 of the Deed Records of Bell County, Texas, a distance of 1192.18 feet to the **POINT OF BEGINNING**, and containing 6.916 acres (301,278 square feet) of land, more or less.

Access is allowed to the highway facility from the remainder of the abutting property.

(Note 1) "The monument described as set in this call may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT."

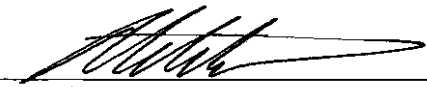
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

A plat of even survey date herein accompanies and is made a part of this description.

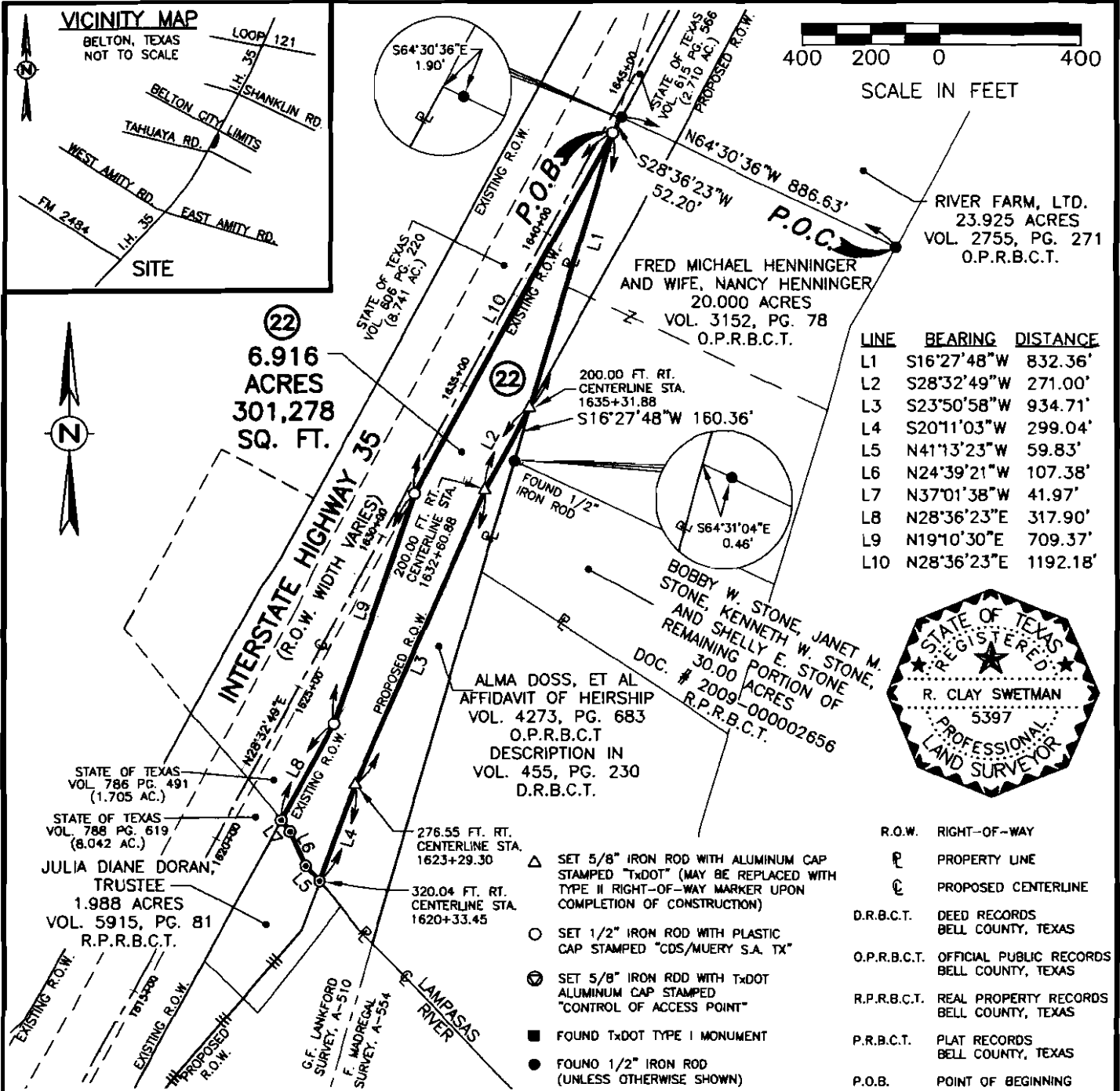
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9th day of August, 2009, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





- R.O.W. RIGHT-OF-WAY
- P PROPERTY LINE
- C PROPOSED CENTERLINE
- D.R.B.C.T. DEED RECORDS BELL COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.P.R.B.C.T. REAL PROPERTY RECORDS BELL COUNTY, TEXAS
- P.R.B.C.T. PLAT RECORDS BELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ||| DENIAL OF ACCESS LINE

- △ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "XDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
- SET 5/8" IRON ROD WITH XDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- FOUND XDOT TYPE I MONUMENT
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
- UNMONUMENTED

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

**G.F. LANKFORD SURVEY, A-510**

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-22.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES  
THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE XDOT CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*R. Clay Swetman* 8/9/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 22  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION--6.916 AC.

WACO DISTRICT DATE: MAY 29, 2009 PAGE 4 OF 4

**Project:** IH 35  
**ROW CSJ:** 0015-06-082  
**Limits:** From Amity Road  
To US 190  
**County:** Bell  
**Parcel:** 22

**AND IN ADDITION THERETO:**

Title to all of that shop building and blue wood well house located partially on the remainder of the herein described parcel, said improvements being bisected by the proposed east right of way line, with the result that the portion of the said improvements lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

**Survey:** 07-056

**Sheet 1 of 3 Sheets**

**County :** Lamar

**CSJ:** 0045-09-089

**Highway:** US Highway 82

**Parcel:** 13

**Grantor:** David A. Wims, Jr.

### **Legal Land Description for Parcel 13**

**Being:** 0.217 acres situated in the County of Lamar, State of Texas, being a part of the S. Skidmore Survey Abstract No. 894, also being a part of a 0.934 acre tract described in a Warranty Deed with Vendor's Lien from David A. Wims and wife, Marguerite Wims to David A. Wims, Jr., being described in a recorded in Volume 698 Page 773, dated July 18, 1986, of Deed Records of said County and State, also and being described by metes and bounds as follows:

**Commencing** at a found 1" iron pipe for the Southeast corner of the referenced Wims tract and an inside Northwest corner of a 35.757 acre tract described in a Warranty Deed with Vendor's Lien from John W. Howard and wife, Shelia Steele Howard to Jonathan R. Back, being described in a recorded in Volume 503 Page 24, dated January 27, 1995, of Real Property Records of said County and State, said point being in the East line of the S. Skidmore Survey Abstract No. 894 and the West line of the Thomas Skidmore Survey Abstract No. 896, **Go** North 01°01'19" West (called North) a distance of 160.54 feet, to a 5/8" iron rod with an aluminum cap stamped "Texas Department of Transportation Right of Way Monument" set in the Proposed Right-of-Way, Proposed US Highway 82 Station 325+71.53, Offset 90.00 feet right, said point being the Southeast corner of this Proposed Right-of-Way taking and the beginning of a curve to the left;

**Thence** with said curve and the South line of this Proposed Right-of-Way line South 89°06'59" West, R=49020.00, D=00°07'01", Delta=00°13'43", C=195.58, L=195.58, T=97.79, to a 5/8" iron rod with an aluminum cap stamped "Texas Department of Transportation Right of Way Monument" set in the Proposed Right-of-Way, Proposed US Highway 82 Station 323+75.59, Offset 90.00 feet right, said point being the Northeast corner of a 1.066 acre tract described in a Warranty Deed with Vendor's Lien from Deloras Jean Yarbrough to Doug Boss and Richard Yarbrough d/b/a Reno Auto by deed recorded in Volume 1599 Page 284, dated April 14, 2005, of Official Records of said County and State, said point being in the Southwest corner of this Proposed Right-of-Way taking;

Sheet 2 of 3 Sheets

**Thence** North  $01^{\circ}15'59''$  West (called North) 48.27 feet to a point from which a metal fence corner post bears North  $01^{\circ}15'59''$  West a distance of 1.36 feet in the Existing Right-of-Way, Proposed US Highway 82 Station 323+75.36, Offset 41.73 feet right, said point being in the Northwest corner of this Proposed Right-of-Way taking and the beginning of a curve to the right;

**Thence** North  $89^{\circ}09'06''$  East (called East),  $R=49,050.67$ ,  $D=00^{\circ}07'01''$ ,  $\Delta=00^{\circ}13'43''$ ,  $C=195.78$ ,  $L=195.78$ ,  $T=97.89$ , to a point from which a found 1" iron pipe bears South  $01^{\circ}01'19''$  East a distance of 0.51 feet, said point being in the Existing Right-of-Way, Proposed US Highway 82 Station 325+71.31, Offset 41.85 feet right, said point being in the Northeast corner of this Proposed Right-of-Way taking;

**Thence** South  $01^{\circ}01'19''$  East (called South) passing a found 1" iron pipe at 0.51 feet and continuing a total distance of 48.15 feet to the POINT-OF-BEGINNING and containing 0.217 acres of land.

\*\* "This monument may be replaced with TXDOT Type II Right of Way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, whether employed or retained by TXDOT".

A Plat of even date herewith accompanies this legal description.

**SURVEYED ON THE GROUND January 30, 2007**

  
MARK L. SANDERSON R.P.L.S. #4911



SHEET 3 OF 3 SHEETS

PARCEL 13

CURVE	RADIUS	DEGREE OF CURVE	DELTA ANGLE	CHORD LENGTH	ARC LENGTH	TANGENT	CHORD BEARING
C1	49050.00'	00°07'01"	00°13'43"	195.78'	195.78'	97.89'	N 89°09'06" E
C2	49020.00'	00°07'01"	00°07'12"	102.58'	102.58'	51.29'	S 89°10'15" W
C3	49020.00'	00°07'01"	00°13'43"	195.58'	195.58'	97.79'	S 89°06'59" W
C4	49020.00'	00°07'01"	00°03'30"	50.00'	50.00'	25.00'	S 89°04'54" W
C5	49020.00'	00°07'01"	00°03'01"	43.00'	43.00'	21.50'	S 89°01'39" W

LEGEND

- - FOUND IRON ROD
- ⊙ - FOUND IRON ROD
- ◆ - CONCRETE MONUMENT
- ⊕ - FOUND IRON PIPE
- ⊗ - FENCE CORNER POST
- ⊙ - CAPPED IRON ROD STAMPED (TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MONUMENT)
- ⊙ - CAPPED IRON ROD STAMPED (TEXAS DEPARTMENT OF TRANSPORTATION CONTROL OF ACCESS POINT)
- \*\* - MONUMENT MAY BE REPLACED WITH TxDOT TYPE II RIGHT-OF-WAY MARKER

METAL FENCE CORNER POST  
BEARS N01°15'59"W 1.36'

J. H. BARNES SURVEY A-1307

EXISTING R-O-W

323+75.36 41.73

320+00

PROPOSED CENTER LINE

EXISTING R-O-W

PROPOSED R-O-W

12

11 PART 2

320+00

325+00

326+92.77

DOUG BOSS AND RICHARD YARBROUGH D/B/A RENO AUTO VOLUME PAGE APPROXIMATE REMAINDER = 0.248 ACRES 0.820 ACRES

End Access Denial 324+68.76 90.00  
Begin Access Denial 324+18.67 90.00

N 01°01'19" W 160.54'

PT = 326+92.77

323+75.59 90.00  
8" IRON ROD CAPED

S 01°01'19" E 48.15'

POINT OF BEGINNING

PARCEL 13  
326+71.53 90.00  
8" IRON ROD CAPED

POINT OF COMMENCEMENT  
PARCEL 13, 1" FOUND IRON PIPE @ SOUTHEAST CORNER VOLUME 698, PAGE 773

DAVID A. WIMS JR.  
VOLUME PAGE  
0.217 ACRES  
APPROXIMATE REMAINDER = 0.717 ACRES

MARK L. SANDERS RPLS #4911

STATE	FEDERAL PROJECT NO.	SHEET NO.
TEXAS		3

STATE	COUNTY	CONT. SECT.	AGE	HWY. NO.
PAR	LANAMR	0045	08	08

RIGHT-OF-WAY MAP  
U.S. HIGHWAY 82  
STA. 260+00.00 TO 408+00.00

NOTE: Access is prohibited across the "Access Denial Line" to the Transportation Facility from the adjacent property.

NOTE: \*\* This monument 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, whether employed or retained by TxDOT.



SCALE IN FEET

JONATHAN R. BACK  
VOLUME PAGE  
PART 1 = 1.420 ACRES  
PART 2 = 0.122 ACRES  
APPROXIMATE REMAINDER = 34.233 ACRES



COUNTY: Bell  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: Amity Road  
To: U.S. Highway 190  
RCSJ: 0015-06-082

May 29, 2009

PROPERTY DESCRIPTION FOR PARCEL 5

**BEING** a 3.679 acre (160,241 square feet) parcel of land situated in the G.F. Lankford Survey, Abstract 510, Bell County, Texas, and being a part of 16.26 acre tract of land described in an instrument to Gregory Long recorded in a Document Number 2007-00046718 of the Real Property Records of Bell County, Texas, the aforementioned 3.679 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2" iron rod at the Southeast corner of the aforementioned 16.26 acre tract and the Northeast corner of 66.01 acres of land described in an instrument to Ronald Dean Mikeska recorded in Volume 1844, Page 409 of the Deed Records of Bell County, Texas;

**THENCE** NORTH 73°23'11" West, along the Southwest line of the aforementioned 16.26 acre tract and the Northeast line of the aforementioned 66.01 acre tract, a distance of 815.96 feet (Record - N71°06'00"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 210.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1551+04.33, for the **POINT OF BEGINNING** and for the Southeast corner of the herein described 3.679 acre parcel;

- (1) **THENCE** NORTH 73°23'11" West, along the Southwest line of the aforementioned 16.26 acre tract and the Northeast line of the aforementioned 66.01 acre tract, a distance of 185.62 feet (Record - N71°06'00"W) to the Southwest corner of the said 16.26 acre tract, the Northwest corner of the said 66.01 acre tract and Southwest corner of the herein described 3.679 acre parcel and being in the existing Southeast right-of-way line of Interstate Highway 35, from which a found 1/2" iron rod bears South 73°23'11" East a distance of 0.83 feet;

- (2) **THENCE** NORTHEASTERLY, along the aforementioned existing Southeast right-of-way line of Interstate Highway 35, as described in a document of a 5.688 acre tract of land and recorded in Volume 602, Page 370, of the Deed Records of Bell County, Texas, and as described in a document of a 4.244 acre tract of land and recorded in Volume 602, Page 371, of the Deed Records of Bell County, Texas, and the Northwest line of the aforementioned 16.26 acre tract, an arc distance of 925.65 feet, with a curve to the left having a radius of 24,720.09 feet, a delta angle of  $02^{\circ}08'44''$ , and a chord which bears North  $35^{\circ}42'51''$  East a distance of 925.61 feet to the Northwest corner of the aforementioned 16.26 acre tract, the Southwest corner of a 3.706 acre "Tract Two" of land described in an instrument to Raymond Brubaker and Wanda Brubaker, Trustees for the Brubaker Family Revocable Trust, recorded in Volume 3972, Page 4 of the Official Public Records of Bell County, Texas, from which a found  $3/8''$  iron rod bears South  $66^{\circ}04'19''$  East a distance of 4.77 feet;
- (3) **THENCE** SOUTH  $66^{\circ}04'19''$  East, leaving the aforementioned existing Southeast right-of-way line of Interstate Highway 35, along the Northeast line of the aforementioned 16.26 acre tract and the Southwest line of the aforementioned 3.706 acre tract, a distance of 179.87 feet to a set  $5/8''$  iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 210.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1559+98.62, for the Northeast corner of the herein described 3.679 acre parcel;

(4) **THENCE** SOUTHWESTERLY along the proposed Southeast right-of-way line of Interstate Highway 35, passing a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" at a arc distance of 263.00 feet, lying 210 feet right of and radial to Interstate Highway 35 proposed centerline station 1557+37.76, for the beginning of the proposed "Denial of Access Line" (See Note 1), a total arc distance of 901.66 feet, with a curve to the right having a radius of 25,710.00 feet, a delta angle of 02°00'34", and a chord which bears South 35°45'27" West a distance of 901.61 feet, to the end of the proposed "Denial of Access Line" (See Note 1), and the **POINT OF BEGINNING** containing 3.679 acres (160,241 square feet) of land, more or less. The total length of this description of the proposed "Denial of Access Line" (See Note 1) is 638.66 feet.

(Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

(Note 2) "The monument described as set in this call may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT."

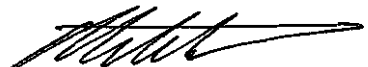
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

A plat of even survey date herein accompanies and is made a part of this description.

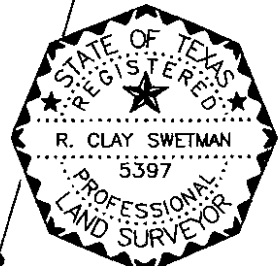
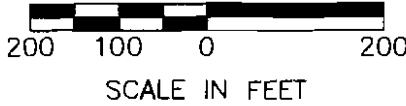
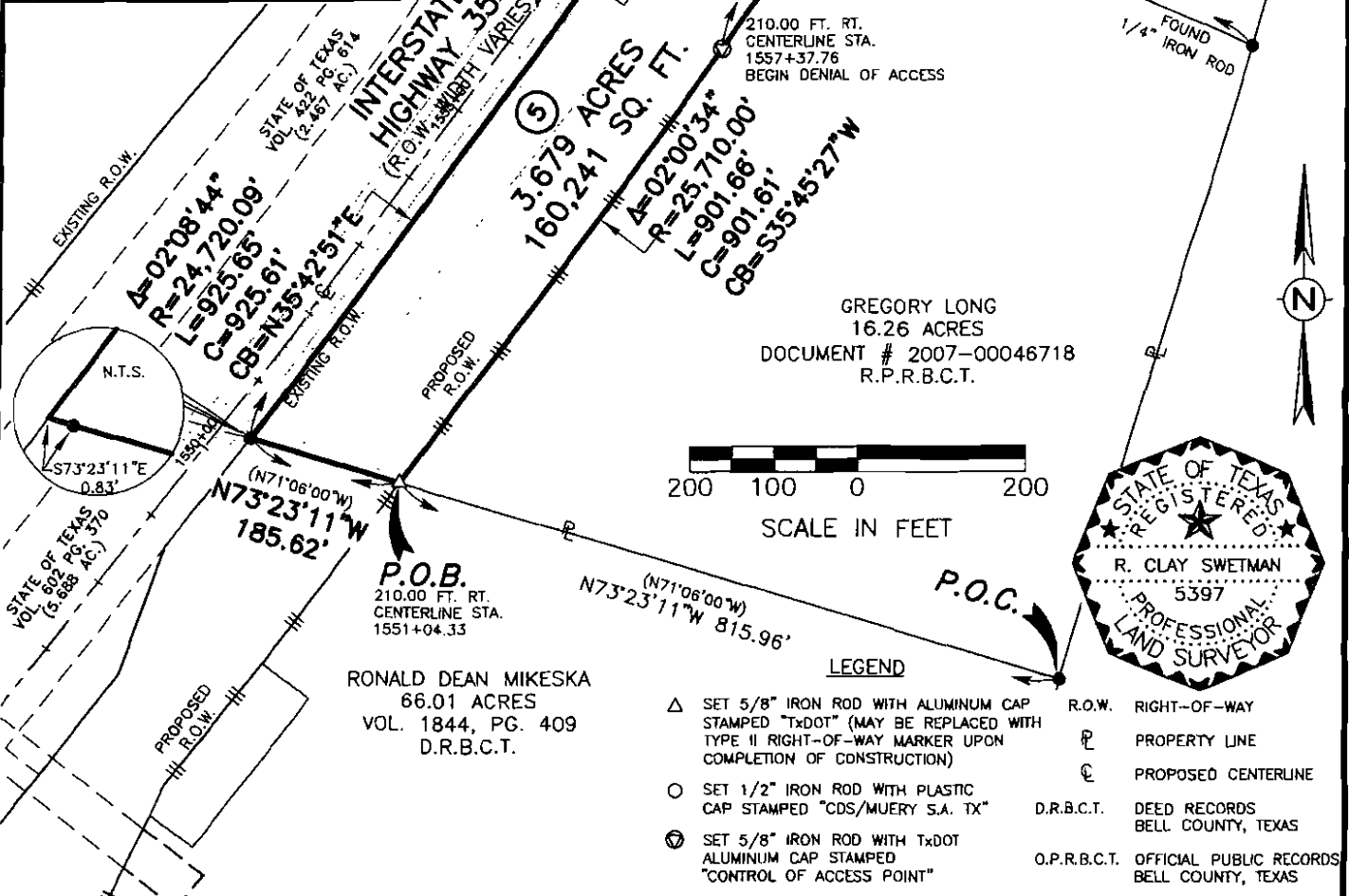
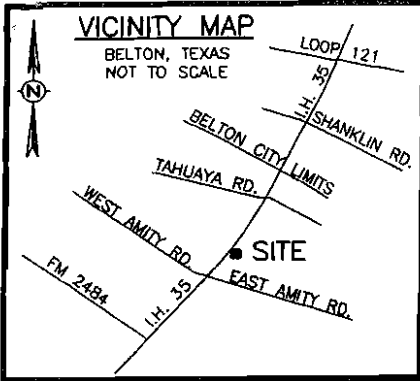
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9<sup>th</sup> day of August, 2009, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





**G.F. LANKFORD SURVEY, A-510**

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-5.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*R. Clay Swetman*  
8/19/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

- LEGEND**
- △ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
  - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
  - ⊙ SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
  - FOUND TxDOT TYPE I MONUMENT
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
  - R.O.W. RIGHT-OF-WAY
  - ℙ PROPERTY LINE
  - Ⓢ PROPOSED CENTERLINE
  - D.R.B.C.T. DEED RECORDS BELL COUNTY, TEXAS
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
  - R.P.R.B.C.T. REAL PROPERTY RECORDS BELL COUNTY, TEXAS
  - P.R.B.C.T. PLAT RECORDS BELL COUNTY, TEXAS
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ||— DENIAL OF ACCESS LINE (SEE NOTE 1)

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 5  
RCSJ: D015-08-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-3.679 AC.	
WACO DISTRICT	DATE: MAY 29, 2009
	PAGE 4 OF 4

May 29, 2009

COUNTY: Bell

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road  
To: U.S. Highway 190

RCSJ: 0015-06-082

PROPERTY DESCRIPTION FOR PARCEL 17

BEING a 2.923 acre (127,316 square feet) parcel of land situated in the G.F. Lankford Survey, Abstract 510, Bell County, Texas and being a part of 7.62 acres of land described in an instrument to James Boston and Terry Boston recorded in Volume 5744, Page 204 of the Official Public Records of Bell County, the aforementioned 2.923 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found Texas Department of Transportation Type I concrete monument at the Northeast corner of the aforementioned 7.62 acre tract in the existing South right-of-way line of Elmer King Road (public maintained, no record description found);

THENCE NORTH 76°09'29" West, along the existing South right-of-way line of the aforementioned Elmer King Road, a distance of 241.67 feet (Record - N74°00'40"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2) at the intersection of the said existing South right-of-way line of Elmer King Road and the proposed Southeast right-of-way line of Interstate Highway 35, lying 445.51 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1603+33.09, for the POINT OF BEGINNING also being at the beginning of the proposed "Denial of Access Line" (See Note 1), for the Northeast corner of the herein described 2.923 acre parcel;

- (1) THENCE SOUTH 69°04'06" West, leaving the existing South right-of-way line of the aforementioned Elmer King Road, along the proposed Southeast right-of-way line of Interstate Highway 35 and along the proposed "Denial of Access Line" (See Note 1), a distance of 204.45 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 312.68 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1601+77.68 for an interior angle corner of the herein described 2.923 acre parcel;
- (2) THENCE SOUTH 40°37'38" West, continuing along the proposed Southeast right-of-way line of Interstate Highway 35 and along the proposed "Denial of Access Line" (See Note 1), a distance of 156.13 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 280.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1600+25.00, for an angle corner of the herein described 2.923 acre parcel;
- (3) THENCE SOUTH 34°27'11" West, continuing along the proposed Southeast right-of-way line of Interstate Highway 35, and along the proposed "Denial of Access Line" (See Note 1), passing a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" at 142.50 feet, lying 265.34 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1598+83.27, for the end of the proposed

Page 2 OF 4

"Denial of Access Line" (See Note 1), a total distance of 444.84 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), in the Southwest line of the aforementioned 7.62 acre tract and the Northeast line of a 1.81 acre "Tract 1" of land described in an instrument to Fred T. Green and wife, Nova L. Green, recorded in Volume 760, Page 310 of the Deed Records of Bell County, Texas, lying 234.23 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1595+82.53, for the Southeast corner of the herein described 2.923 acre parcel from which a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" bears South 63°38'34" East a distance of 99.24 feet (Record - S61°31'21"E);

- (4) **THENCE** NORTH 63°38'34" West, along the Southwest line of the aforementioned 7.62 acre tract and the Northeast line of the aforementioned 1.81 acre tract, a distance of 213.59 feet (Record - N61°31'21"W) to a set nail, in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), for the Southwest corner of the said 7.62 acre tract, the Northwest corner of the said 1.81 acre tract and the Southwest corner of the herein described 2.923 acre parcel;
- (5) **THENCE** NORTH 28°36'23" East, along a Northwest line of the aforementioned 7.62 acre tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, as described in a document of a 4.505 acre tract of land and recorded in Volume 615, Page 513 of the Deed Records of Bell County, Texas, a distance of 142.20 feet (Record - N31°28'09"E 141.29') to an angle point of the herein described 2.923 acre parcel, from which a found Texas Department of Transportation Type I concrete monument bears South 61°23'37" East a distance of 0.95 feet;
- (6) **THENCE** NORTH 40°32'34" East, along a Northwest line of the aforementioned 7.62 acre tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, as described in a document of a 1.142 acre tract of land and recorded in Volume 788, Page 487 of the Deed Records of Bell County, Texas, a distance of 150.26 feet (Record - N42°31'24"E 150.17') to a found Texas Department of Transportation Type I concrete monument, for an angle corner of the said 7.62 acre tract and the herein described 2.923 acre parcel;
- (7) **THENCE** NORTH 55°03'33" East, along a Northwest line of the aforementioned 7.62 acre tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, as described in a document of a 1.142 acre tract of land and recorded in Volume 788, Page 487 of the Deed Records of Bell County, Texas, a distance of 471.03 feet (Record - N57°21'45"E 470.58') to the intersection of the existing Southeast right-of-way line of the said Interstate Highway 35 and the existing South right-of-way of the aforementioned Elmer King Road, for the Northwest corner of the said 7.62 acre tract and the Northwest corner of the herein described 2.923 acre parcel, from which a found Texas Department of Transportation Type I concrete monument bears South 40°01'04" East a distance of 1.83 feet;

Page 3 OF 4

- (8) **THENCE** SOUTH 76°09'29" East, along a North line of the aforementioned 7.62 acre tract and the existing South right-of-way line of the aforementioned Elmer King Road, a distance of 189.28 feet (Record - S47°00'40"E) to the **POINT OF BEGINNING** and containing 2.923 acres (127,316 square feet) of land, more or less. The total length of this description of the proposed "Denial of Access Line" (See Note 1) is 503.08 feet.

(Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

(Note 2) "The monument described as set in this call may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT."

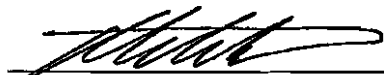
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

A plat of even survey date herein accompanies and is made a part of this description.

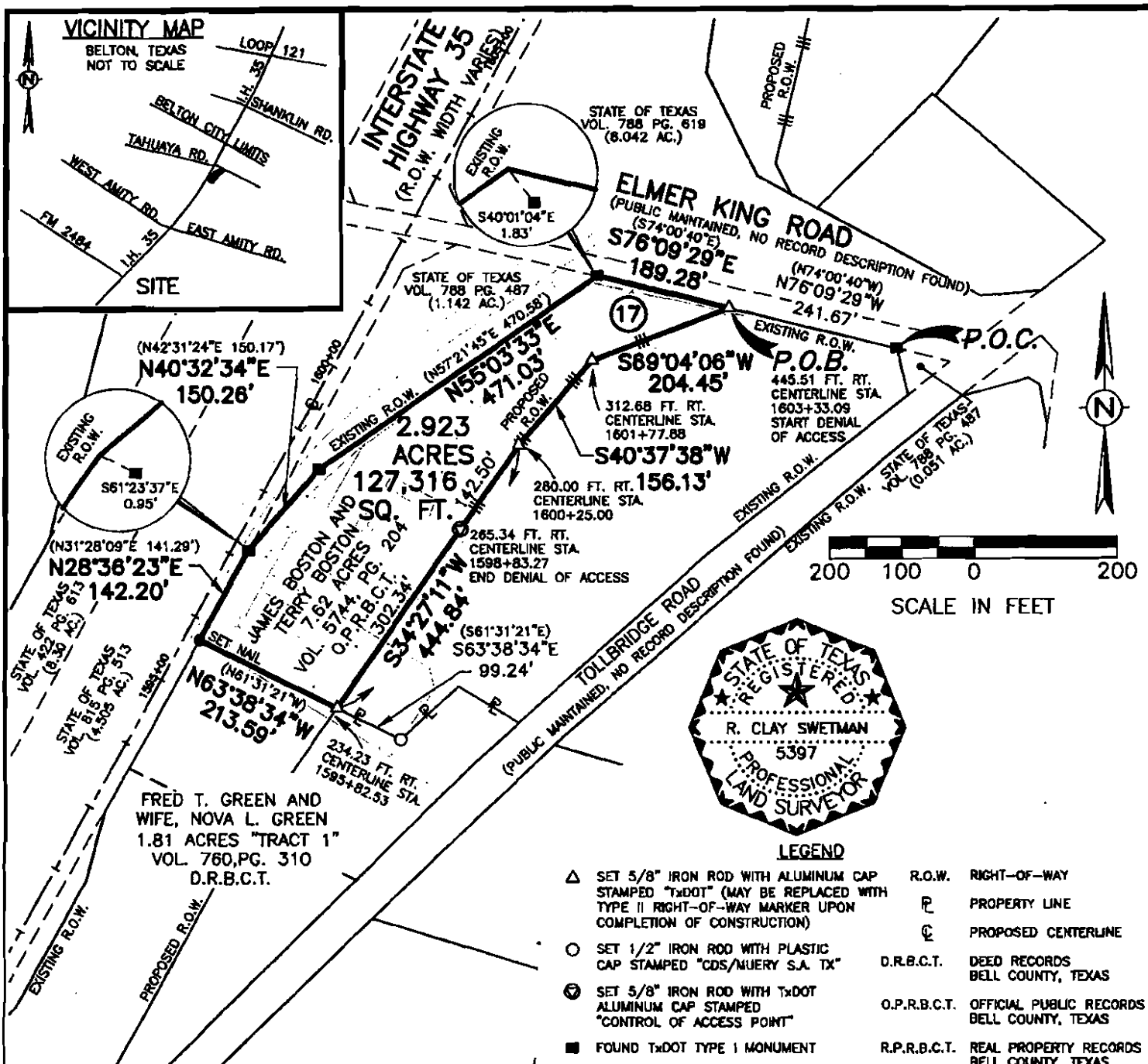
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9<sup>th</sup> day of August, 2009, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





**G.F. LANKFORD SURVEY, A-510**

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-17.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE x-dot CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*R. Clay Swetman* 8/19/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 17  
RCS# 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-2.923 AC.	
WACO DISTRICT	DATE: MAY 29, 2009
	PAGE 4 OF 4



CSJ: 0015-06-082

Highway: IH 35

Limits: From: Amity Rd  
To: US 190

Parcel 17

**AND IN ADDITION THERETO:**

Title to all of those two Metal Storage Units and a Chain Link Gate located partially on the remainder of the herein described parcel, said improvements being bisected by the proposed east right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole propose of removing all of the said improvements.

COUNTY: Bell  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: Amity Road  
To: U.S. Highway 190  
RCSJ: 0015-06-082

May 29, 2009

PROPERTY DESCRIPTION FOR PARCEL 9

**BEING** a 1.397 acre (60,853 square feet) parcel of land situated in the G.F. Lankford Survey, Abstract 510, Bell County, Texas and being a part of 5.00 acre tract of land described in an instrument to David A. Goode and Tammy Goode recorded in Volume 5318, Page 415 of the Official Public Records of Bell County, Texas, the aforementioned 1.397 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 5/8" iron rod at the Southeast corner of the aforementioned 5.00 acre tract and the Northeast corner of a tract of land described in an instrument to Eugene C. Tucker and Brenda Tucker recorded in Volume 3876, Page 560 of the Official Public Records of Bell County, Texas;

**THENCE** NORTH 74°31'05" West, along the Southwest line of the aforementioned 5.00 acre tract and the Northeast line of the aforementioned Eugene C. Tucker and Brenda Tucker tract, a distance of 411.52 feet (Record - N72°03'30"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying 210.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1563+60.03, for the **POINT OF BEGINNING** and the Southeast corner of the herein described 1.397 acre parcel;

- (1) **THENCE** NORTH 74°31'05" West, continuing along the Southwest line of the aforementioned 5.00 acre tract and the Northeast line of the aforementioned Eugene C. Tucker and Brenda Tucker tract, a distance of 182.12 feet (Record - N72°03'30"W) to a set 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." lying in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 4.893 acre tract of land and recorded in Volume 615, Page 571 of the Deed Records of Bell County, Texas, for the Southwest corner of the said 5.00 acre tract and the Northwest corner of the said Eugene C. Tucker and Brenda Tucker tract, and for the Southwest corner of the herein described 1.397 acre parcel;

- (2) **THENCE** NORTH 42°39'41" East, along the aforementioned existing Southeast right-of-way line of Interstate Highway 35, a distance of 282.82 feet (Record - N44°54'09"E) to a point of curvature of the herein described 1.397 acre parcel, from which a found Texas Department of Transportation Type I concrete monument bears South 47°16'57" East a distance of 0.62 feet;
- (3) **THENCE** NORTHEASTERLY, along the aforementioned existing Southeast right-of-way line of Interstate Highway 35, an arc distance of 163.78 feet, with a curve to the left having a radius of 24,770.09 feet, a delta angle of 00°22'44", and a chord which bears North 33°01'19" East a distance of 163.78 feet (Record - N34°56'44"E) to a point for the Northwest corner of the aforementioned 5.00 acre tract and a Southwest corner of a remaining portion of a 118.7 acre tract of land described in an instrument to Salado S&S Investments, L.P. recorded in Volume 4907, Page 422 of the Official Public Records of Bell County, Texas for the Northwest corner of the herein described 1.397 acre parcel, from which a found 1/2" iron rod bears S75°15'39"E a distance of 0.32 feet;
- (4) **THENCE** SOUTH 72°19'37" East, leaving the aforementioned existing Southeast right-of-way line of Interstate Highway 35, along the Northeast line of the aforementioned 5.00 acre tract and a Southwest line of the aforementioned remaining portion of a 118.7 acre tract, a distance of 134.39 feet (Record - S70°12'05"E) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying 210.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1567+79.89, for the northeast corner of the herein described 1.397 acre parcel, from which a 1/2" iron rod found for the Northeast corner of the said 5.00 acre tract and an interior corner of the said remaining portion of a 118.7 acre tract bears South 72°19'37" East a distance of 289.44 feet (Record - S70°12'05"E);

- (5) **THENCE** SOUTHWESTERLY, along the proposed Southeast right-of-way line of Interstate Highway 35, an arc distance of 423.31 feet, with a curve to the right having a radius of 25,710.00 feet, a delta angle of 00°56'36", and a chord which bears South 33°28'08" West a distance of 423.31 feet to the **POINT OF BEGINNING** and containing 1.397 acres (60,853 square feet) of land, more or less.

Access is allowed to the highway facility from the remainder of the abutting property.

(Note 1) "The monument described as set in this call may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT."

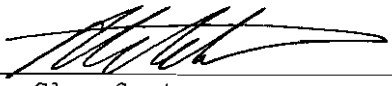
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

A plat of even survey date herein accompanies and is made a part of this description.

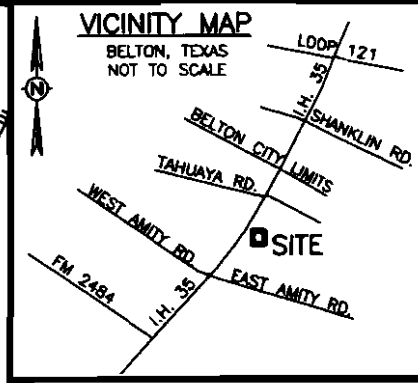
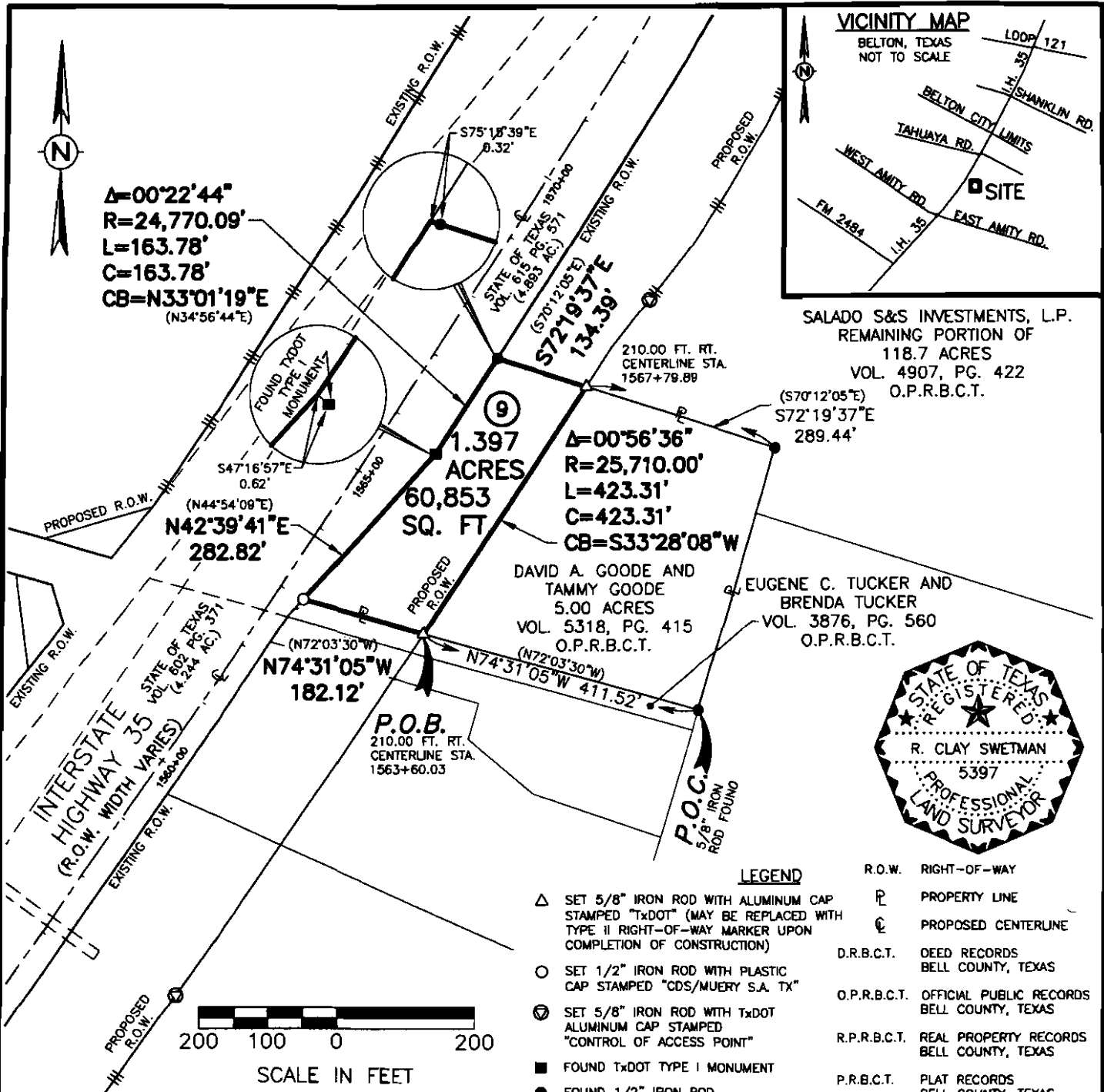
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9<sup>th</sup> day of August, 2009, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





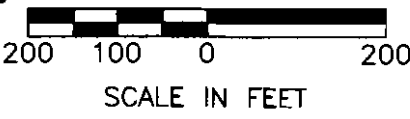
SALADO S&S INVESTMENTS, L.P.  
REMAINING PORTION OF  
118.7 ACRES  
VOL. 4907, PG. 422  
O.P.R.B.C.T.

DAVID A. GOODE AND  
TAMMY GOODE  
5.00 ACRES  
VOL. 5318, PG. 415  
O.P.R.B.C.T.

EUGENE C. TUCKER AND  
BRENDA TUCKER  
VOL. 3876, PG. 560  
O.P.R.B.C.T.



- LEGEND**
- △ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
  - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
  - ⊙ SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
  - FOUND TxDOT TYPE I MONUMENT
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
  - ||— DENIAL OF ACCESS LINE
  - R.O.W. RIGHT-OF-WAY
  - P PROPERTY LINE
  - ⊕ PROPOSED CENTERLINE
  - D.R.B.C.T. DEED RECORDS BELL COUNTY, TEXAS
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
  - R.P.R.B.C.T. REAL PROPERTY RECORDS BELL COUNTY, TEXAS
  - P.R.B.C.T. PLAT RECORDS BELL COUNTY, TEXAS
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING



**G.F. LANKFORD SURVEY, A-510**

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-9.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES  
THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*R. Clay Swetman* 8/19/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 9  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-1.397 AC.	WACO DISTRICT	DATE: MAY 29, 2009	PAGE 4 OF 4
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May 29, 2009

COUNTY: Bell

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road

To: U.S. Highway 190

RCSJ: 0015-06-082

**PROPERTY DESCRIPTION FOR PARCEL 28**

**BEING** a 0.825 of an acre (35,919 square feet) parcel of land situated in the F. Madregal Survey, Abstract 554, Bell County, Texas and being all of the remaining portion of a tract of land described in an instrument to Kevin Edwards, recorded in Volume 4519, Page 401 of the Official Public Records of Bell County, Texas, the aforementioned 0.825 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at the Southeast corner of a 42,000 square foot tract described in an instrument to Michelle L. Edwards, recorded in Volume 4519, Page 391 of the Official Public Records of Bell County, Texas, and the Southwest corner of a nine acre tract described in an instrument to Cynthia Dianne Weeks, recorded in Document # 2007-00051201 of the Real Property Records of Bell County, Texas, from which a found 5/8" iron rod bears North 28°39'33" East a distance of 1.93 feet;

**THENCE** NORTH 28°39'33" East, along the Southeast line of the aforementioned 42,000 square foot tract, the Southeast line of the remaining portion of a 2.89 acre tract of land described in a document to Barbara J. Edwards, recorded in Volume 4519, Page 411, of the Official Public Records of Bell County, Texas, and a Northwest line of the aforementioned nine acre tract, a distance of 440.43 feet to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX", for the Southeast corner of the aforementioned Kevin Edwards tract and the Northeast corner of the said remaining portion of a 2.89 acre tract, being 234.90 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1659+95.95, for the **POINT OF BEGINNING**, and being the Southeast corner of the herein described 0.825 of an acre parcel;

- (1) **THENCE** NORTH 73°41'15" West, leaving a Northwest line of the aforementioned nine acre tract, along the Southwest line the aforementioned Kevin Edwards tract and the Northeast line of the aforementioned remaining portion of a 2.89 acre tract, a distance of 212.30 feet (Record - N71°07'W 210'), to a point in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 0.112 of an acre tract of land and recorded in Volume 789, Page 135 of the Deed Records of Bell County, Texas, for the Southwest corner of the said Kevin Edwards tract, the Northwest corner of the said remaining portion of a 2.89 acre tract, and the Southwest corner of the herein described 0.825 of an acre parcel, from which a found 1-1/4" iron rod bears South 73°41'15" East a distance of 1.41 feet;

- (2) **THENCE** NORTH 42°38'33" East, along a Northwest line of the aforementioned Kevin Edwards tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, a distance of 103.08 feet (Record - N44°50'E 103') to a point for an angle corner of the said Kevin Edwards tract, an angle corner in the existing Southeast right-of-way line of the said Interstate Highway 35 and an angle corner of the herein described 0.825 of an acre tract, from which a found 1/2" iron rod bears South 54°54'58" East a distance of 1.17 feet;
- (3) **THENCE** NORTH 28°36'23" East, along a Northwest line of the aforementioned Kevin Edwards tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, a distance of 95.91 feet (Record - N30°56'E 97') to the Northwest corner of the said Kevin Edwards tract, a Southwest corner of the aforementioned nine acre tract and the Northwest corner of the herein described 0.825 of an acre parcel, from which a found 1/2" iron rod bears South 73°36'05" East a distance of 1.44 feet;
- (4) **THENCE** SOUTH 73°36'05" East, leaving the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, along the Northeast line of the aforementioned Kevin Edwards tract and a Southwest line of the aforementioned nine acre tract, a distance of 186.83 feet (Record - S71°07'E 184.7') to a found 1/2" iron rod for the Northeast corner of the said Kevin Edwards tract and an interior corner of the said nine acre tract, for the Northeast corner of the herein described 0.825 of an acre parcel;
- (5) **THENCE** SOUTH 28°39'33" West, along the Southeast line of the aforementioned Kevin Edwards tract and a Northwest line of the aforementioned nine acre tract, a distance of 190.22 feet (Record - S30°56'W 192') to the **POINT OF BEGINNING** and containing 0.825 of an acre of land (35,919 square feet), more or less.

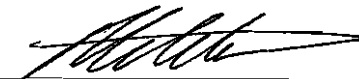
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

A plat of even survey date herein accompanies and is made a part of this description.

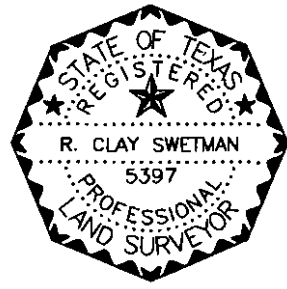
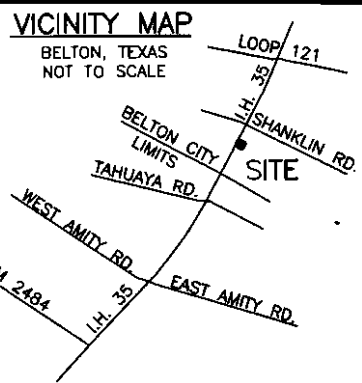
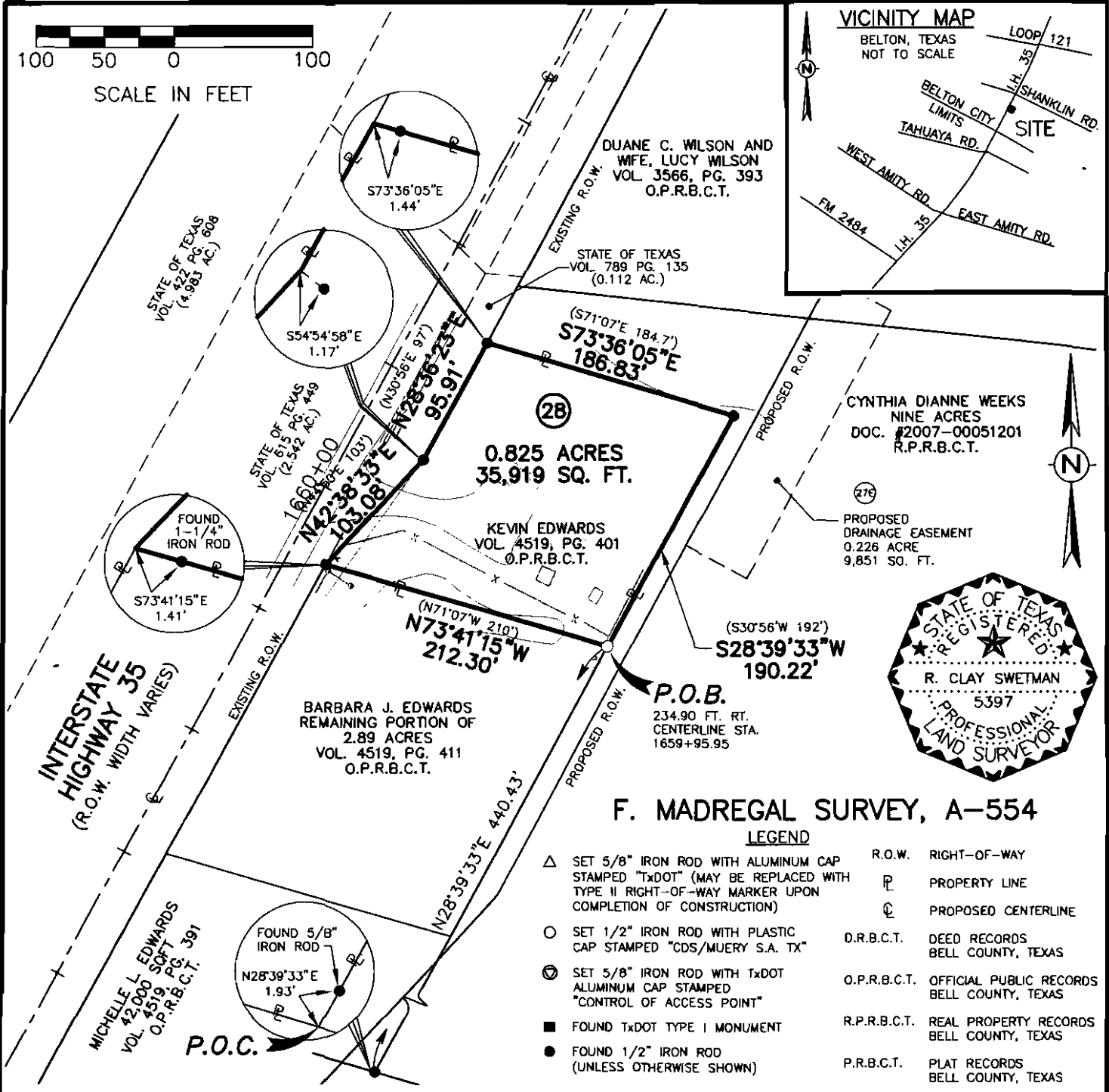
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9<sup>th</sup> day of August, 2009, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





**F. MADREGAL SURVEY, A-554**

**LEGEND**

- △ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "xDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
  - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
  - ⊙ SET 5/8" IRON ROD WITH xDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
  - FOUND xDOT TYPE I MONUMENT
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
- R.O.W. RIGHT-OF-WAY
  - ℙ PROPERTY LINE
  - ⊕ PROPOSED CENTERLINE
  - D.R.B.C.T. DEED RECORDS BELL COUNTY, TEXAS
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
  - R.P.R.B.C.T. REAL PROPERTY RECORDS BELL COUNTY, TEXAS
  - P.R.B.C.T. PLAT RECORDS BELL COUNTY, TEXAS
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ||— DENIAL OF ACCESS LINE (SEE NOTE 1)

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-28.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE xDOT CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*R. Clay Swetman* 8/19/2009  
**R. CLAY SWETMAN**  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

**CDS/MUERY SERVICES**  
 Engineering & Surveying  
 3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
 INTERSTATE HIGHWAY 35  
 PARCEL NO. 28  
 RCSJ: 0015-06-082  
 BELL COUNTY, TEXAS

ROW ACQUISITION-0.825 AC.  
 WACO DISTRICT      DATE: MAY 29, 2009      PAGE 3 OF 3



COUNTY: Bell  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: Amity Road  
                  To: U.S. Highway 190  
RCSJ: 0015-06-082

May 29, 2009

**PROPERTY DESCRIPTION FOR PARCEL 33AC**

**BEING** a description of a "Denial of Access Line" (See Note 1) situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas and being a part of a remaining portion of a 25.15 acre tract of land described in an instrument to Cecil E. Smith and Joe C. Smith recorded in Volume 5506, Page 755 of the Official Public Records of Bell County, Texas, the aforementioned "Denial of Access Line" (See Note 1), more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 2), at the intersection of the existing Northeast right-of-way of Shanklin Road (public maintained, no record found) and the existing Northwest right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 1.950 acre tract of land and recorded in Volume 788, Page 445, of the Deed Records of Bell County, Texas, for an angle point of the aforementioned 25.15 acre tract;

**THENCE** NORTH 67°59'06" East, along a Southeast line of the aforementioned 25.15 acre tract and the existing Northwest right-of-way line of the aforementioned Interstate Highway 35, a distance of 137.32 feet to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "Control of Access Point", lying 482.82 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1680+23.05, for the **POINT OF BEGINNING** of the proposed "Denial of Access Line" (See Note 1);

- (1) **THENCE** NORTH 67°59'06" East, continuing along a Southeast line of the aforementioned 25.15 acre tract and the existing Northwest right-of-way line of the aforementioned Interstate Highway 35, a distance of 114.78 feet to a found Texas Department of Transportation Type I concrete monument, lying 409.90 feet left of an at right angle to Interstate Highway 35 proposed centerline station 1681+11.70, for an angle point of the said 25.15 acre tract;

(2) **THENCE** NORTH 49°39'44" East, along a Southeast line of the aforementioned 25.15 acre tract and the existing Northwest right-of-way line of the aforementioned Interstate Highway 35, a distance of 276.36 feet to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "Control of Access Point", lying 310.35 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1683+69.50, for the end of the proposed "Denial of Access Line" (See Note 1), from which a point at the East corner of the said 25.15 acre tract and the Southeast corner of a 1.07 acre tract of land described in an instrument to Cecil E. Smith and wife, Peggy Procter Smith, recorded in Volume 2219, Page 791 of the Deed Records of Bell County, Texas, bears North 49°39'44" East a distance of 251.29 feet. The total length of this description of the proposed "Denial of Access Line" (See Note 1) is 391.14 feet.

(Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

(Note 2) "The monument described as set in this call may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT."

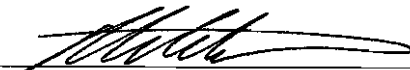
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

A plat of even survey date herein accompanies and is made a part of this description.

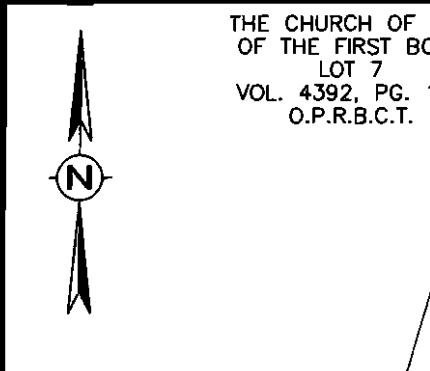
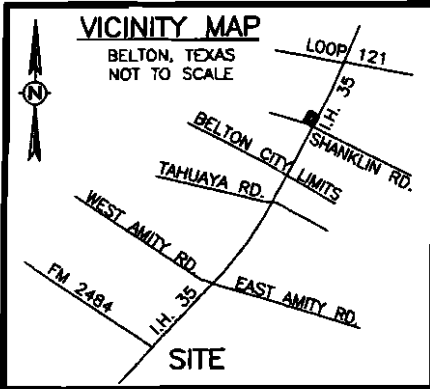
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9<sup>th</sup> day of August, 2009, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





THE CHURCH OF GOD OF THE FIRST BORN  
LOT 7  
VOL. 4392, PG. 167  
O.P.R.B.C.T.

CECIL E. SMITH AND WIFE,  
PEGGY PROCTER SMITH  
1.07 ACRES  
VOL. 2219, PG. 791  
D.R.B.C.T.

REST HAVEN CEMETERY ASSOCIATION  
10.35 ACRES  
VOL. 688, PG. 289  
D.R.B.C.T.

CECIL E. SMITH AND  
JOE C. SMITH  
REMAINING PORTION OF  
25.15 ACRES  
AFFIDAVIT OF HEIRSHIP  
VOL. 5506, PG. 755  
O.P.R.B.C.T.

N67°59'06"E  
114.78'

N67°59'06"E  
137.32'

33AC

408.90 FT. LT. CENTERLINE STA. 1681+11.70

P.O.B.  
482.82 FT. LT. CENTERLINE STA. 1680+23.05  
BEGIN DENIAL OF ACCESS

STATE OF TEXAS  
VOL. 788 PG. 445  
(1.950 AC.)

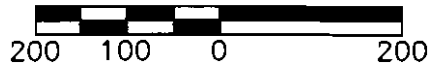
SHANKLIN ROAD  
(PUBLIC MAINTAINED,  
NO RECORD FOUND)

G.F. LANKFORD SURVEY, A-510  
F. MADREGAL SURVEY, A-554

P.O.C.

M.F. CONNELL SURVEY, A-6  
F. MADREGAL SURVEY, A-554

INTERSTATE HIGHWAY 35  
(R.O.W. WIDTH VARIES)



SCALE IN FEET

**M.F. CONNELL SURVEY, A-6**

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-33AC.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*R. Clay Swetman* 8/9/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

LEGEND	
△	SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
○	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
⊙	SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
■	FOUND TxDOT TYPE I MONUMENT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
R.O.W.	RIGHT-OF-WAY
ℙ	PROPERTY LINE
⊕	PROPOSED CENTERLINE
D.R.B.C.T.	DEED RECORDS BELL COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
R.P.R.B.C.T.	REAL PROPERTY RECORDS BELL COUNTY, TEXAS
P.R.B.C.T.	PLAT RECORDS BELL COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
—  —	DENIAL OF ACCESS LINE (SEE NOTE 1)

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 33AC  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-ACCESS DENIAL LINE	WACO DISTRICT	DATE: MAY 29, 2009	PAGE 3 OF 3
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County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0014-09-096  
Limits: North Business 77 in Lacy Lakeview to Hilltop Road

Property Description  
Parcel 10B

Being 0.453 of an acre of land situated in the SAMUEL BURTON SURVEY, Abstract No. 77, McLennan County, Texas. Being part of that certain called 2.076 acre tract of land conveyed to Waco Infinity Properties, Ltd, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2009017922 of the Official Public Records of McLennan County Texas (O.P.R.M.C.T.), same being Lot 1, Block 1 of Connally Dollar General Addition, a subdivision of record under M.C.C.F. No. 2009017138 of said Official Public Records; said 0.453 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 1/2-inch iron rod with cap in the northerly line of said 2.076 acre tract, same being the northerly line of said Lot 1, also being the southerly corner of that certain called 1.50 acre tract of land conveyed to First State Bank of Mount Calm by deed and recorded under Volume 1679, Page 118 of the Deed Records of McLennan County (D.R.M.C.T.);

Thence, North 58°58'00" East, 17.97 feet along the southerly line of said 1.50 acre tract, being the northerly line of said 2.076 acre tract and said Lot 1 to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 58°58'00" East, 92.03 feet** continuing along the southerly line of said 1.50 acre tract, being the northerly line of said 2.076 acre tract and said Lot 1 to a point in the existing westerly right of way line of Interstate Highway 35 (width varies), being the southeasterly corner of said 1.50 acre tract, same being the northeasterly corner of said 2.076 acre tract and said Lot 1, from which a found 1/2-inch iron rod bears South 38°56' West, 0.23 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 835, Page 282 of said Deed Records;
- 2) **THENCE, South 00°03'32" West, 84.64 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 2.076 acre tract and said Lot 1 to a found broken concrete monument;
- 3) **THENCE, South 03°42'16" West, 159.88 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 2.076 acre tract and said Lot 1, to the southeasterly corner of said 2.076 acre tract and said Lot 1, same being the northeasterly corner of that certain residue of a called 15.744 acre tract of land conveyed to Carolyn Farrar by deed and recorded under M.C.C.F. No. 2009002593 of said Official Public Records, from which a found 1/2-inch iron rod with cap bears North 55°02' East, 0.63 feet;
- 4) **THENCE, South 87°55'09" West, 92.81 feet** along the southerly line of said 2.076 acre tract and said Lot 1, same being along the northerly line of said residue of 15.744 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 and for the point of curvature of a curve to the left;

Page 2 of 3  
July, 2009

- 5) **THENCE**, continuing along the proposed westerly right of way line of Interstate Highway 35 and along said curve to the left, **having a central angle of 01°15'14"**, a radius of 5,935.00 feet, an arc length of 129.88 feet and a chord bearing and distance of North 03°42'38" East, 129.87 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;
- 6) **THENCE**, North 12°42'33" East, 72.28 feet continuing along the proposed westerly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 0.453 acres, more or less.

Horizontal control is based on RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone. Coordinates are surface using a surface adjustment factor of 1.00004.

"ACCESS is permitted to the highway facility from the remainder of the abutting property"

A survey was performed on the ground under my supervision in July, 2009.

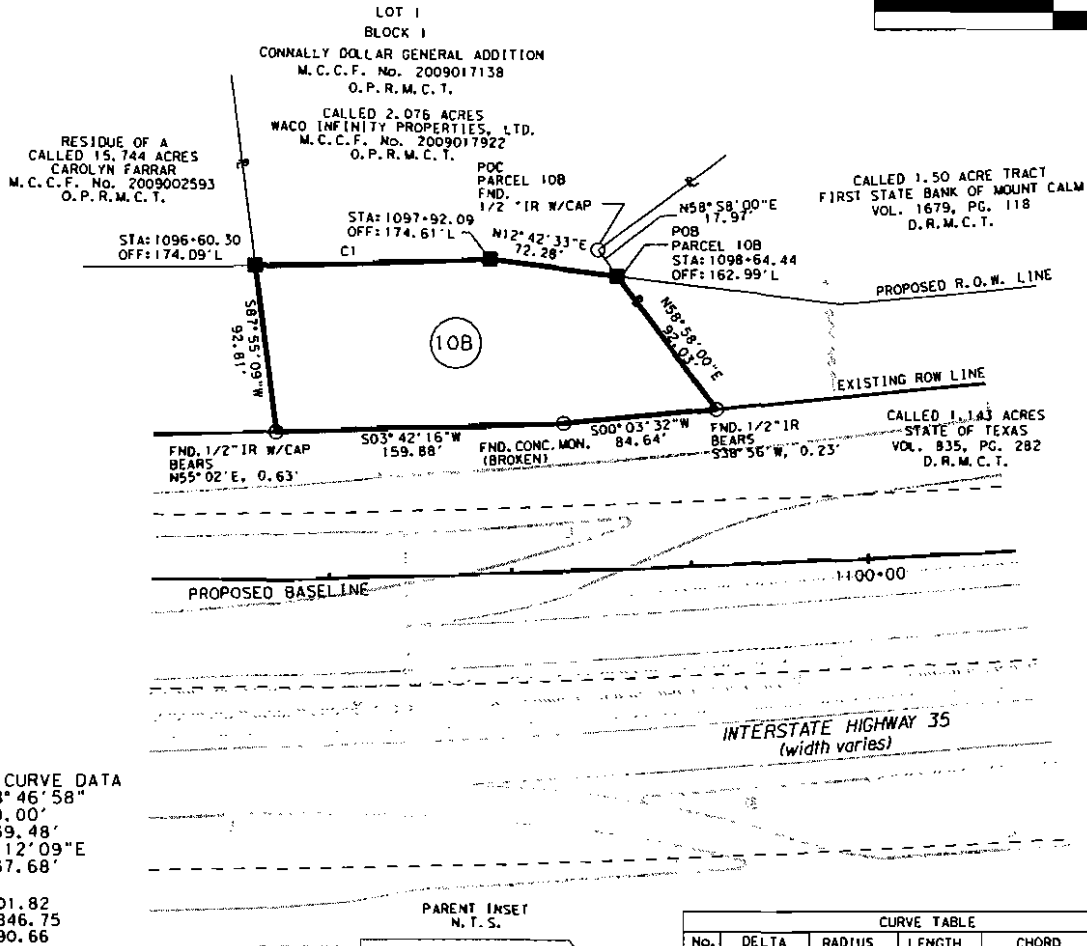
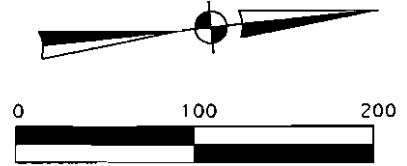
See attached 8 ½" x 11" plat that accompanies.

**PREPARED BY:**

GeoSolutions, Ltd.  
1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380



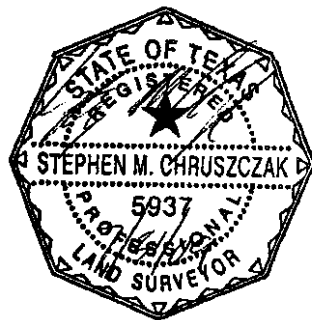
# SAMUEL BURTON SURVEY A-77



- LEGEND**
- SET TXDOT TYPE II CONCRETE MONUMENT
  - SET 5/8" IR W/TXDOT ALUM. CAP
  - SET 5/8" IR W/TXDOT ALUM. CAP
  - COA Stamped "CONTROL OF ACCESS POINT" (COA)
  - FND 5/8" IR W/TXDOT ALUM. CAP
  - SET 5/8" IR W/GS CAP (UNLESS NOTED)
  - FND. (TYPE INDICATED AT LOCATION)
  - Property Line
  - Landhook
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - Survey Line
  - ⊕ PARCEL NUMBER
  - D.R.M.C.T. DEED RECORDS McLENNAN COUNTY TEXAS
  - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
  - P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS

- ACCESS DENIAL LINE
- PROPOSED R.O.W. LINE
- DEED LINE WITHIN IH 35 R.O.W.
- PIPELINE MARKER
- POWER POLE
- GUY
- FIRE HYDRANT
- WATER VALVE
- ⊕ SIGN
- ⊕ TELE. PEDESTAL
- ⊕ FIBER OPTIC SIGN
- ⊕ TELE. MH
- FIBER OPTIC LINE
- SAN. MH

- NOTES:**
- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915A21, 1359914, AND 9914A21. ALL COORDINATES ARE RELATED TO TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (1993) CENTRAL ZONE. COORDINATES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00004.
  - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  - ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.



**PARCEL 10B**  
0.453 Ac.  
19,754 sq. ft.

PAGE 3 OF 3

**WACO INFINITY PROPERTIES, LTD.**  
1H-35  
C.S.J. 0014-09-096  
McLENNAN COUNTY JULY, 2009  
prepared by:

**Solutions, Ltd.**  
Tel. (281) 681-9766 Fax (281) 681-9779

Page 1 of 3  
April, 2009

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0014-09-096  
Limits: North Business 77 in Lacy Lakeview to Hilltop Road

Property Description  
Parcel 35

Being 0.568 of an acre of land situated in the ED W. HOLMES SURVEY, Abstract No. 454, McLennan County, Texas. Being part of that certain called 0.83 acre tract of land conveyed to Leon Marek and wife, Katherine F. Marek by deed and recorded under Volume 1674, Page 765 of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said 0.586 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found concrete monument for an easterly corner of that certain called 5.91 acre tract (designated as Tract 2) of land conveyed to Greg Baker and Glen West (d/b/a Westaker Land and Cattle Company) by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9819268 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), being the southwesterly corner of said 0.83 acre tract;

Thence, North 56°48'35" East, 37.42 feet along a north line of said 5.91 acre tract, being the southerly line of said 0.83 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies), for the Beginning of an Access Denial Line and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 03°11'25" West, 164.38 feet** along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the southerly line of Leo Street (40' R.O.W.) (no recording information found) (a county maintained road), being the northerly line of said 0.83 acre tract and for the End of the Access Denial Line;
- 2) **THENCE, North 57°07'07" East, 190.48 feet** along the southerly line of Leo Street, being the northerly line of said 0.83 acre tract to the intersection of the southerly line of Leo Street with the existing westerly right of way line of Interstate Highway 35 (width varies), being the northeasterly corner of said 0.83 acre tract, from which a found angle iron bears South 80°19' East, 0.67 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 836, Page 606 and Volume 836, Page 398 of said Deed Records;
- 3) **THENCE, South 03°10'11" East, 150.78 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 0.83 acre tract to a found concrete monument at the northeasterly corner of that certain residue of a called 0.264 acre tract of land conveyed to Todd Lamb and Kay Lamb Shannon by deed and recorded under M.C.C.F. No. 2003030814 of said Official Public Records, being the southeasterly corner of said 0.83 acre tract, from which a found 1/2-inch iron rod bears South 57°57' West, 0.53 feet;

- 4) **THENCE, South 57°56'56" West, 183.69 feet** along the southerly line of said 0.83 acre tract, being the northerly line of said residue of 0.264 acre tract to a found 3/8-inch iron rod at the northwesterly corner of said residue of 0.264 acre tract;
- 5) **THENCE, South 01°45'48" East, 16.91 feet** continuing along the southerly line of said 0.83 acre tract, being the westerly line of said residue of 0.264 acre tract to a found concrete monument (broken) at an angle point in the easterly line of said 5.91 acre tract;
- 6) **THENCE, South 56°48'35" West, 4.76 feet** continuing along the southerly line of said 0.83 acre tract, being the easterly line of said 5.91 acre tract to the **POINT OF BEGINNING** and containing 0.568 of an acre, more or less.

Horizontal control is based on RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone. Coordinates are surface using a surface adjustment factor of 1.00004.

"ACCESS is prohibited across the Access Denial Line to the highway facility from the remainder of the abutting property"

A survey was performed on the ground under my supervision in March, 2009.

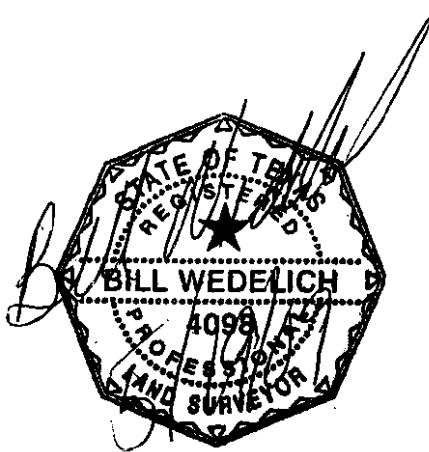
See attached 8 ½" x 11" plat that accompanies.

**PREPARED BY:**

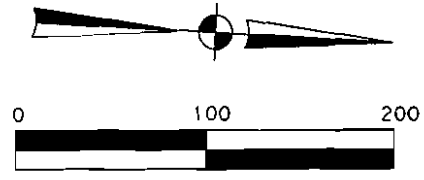
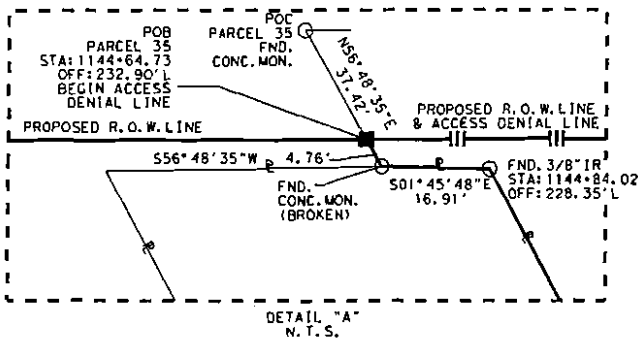
GeoSolutions, Ltd.

1440 Lake Front Circle, Suite 110

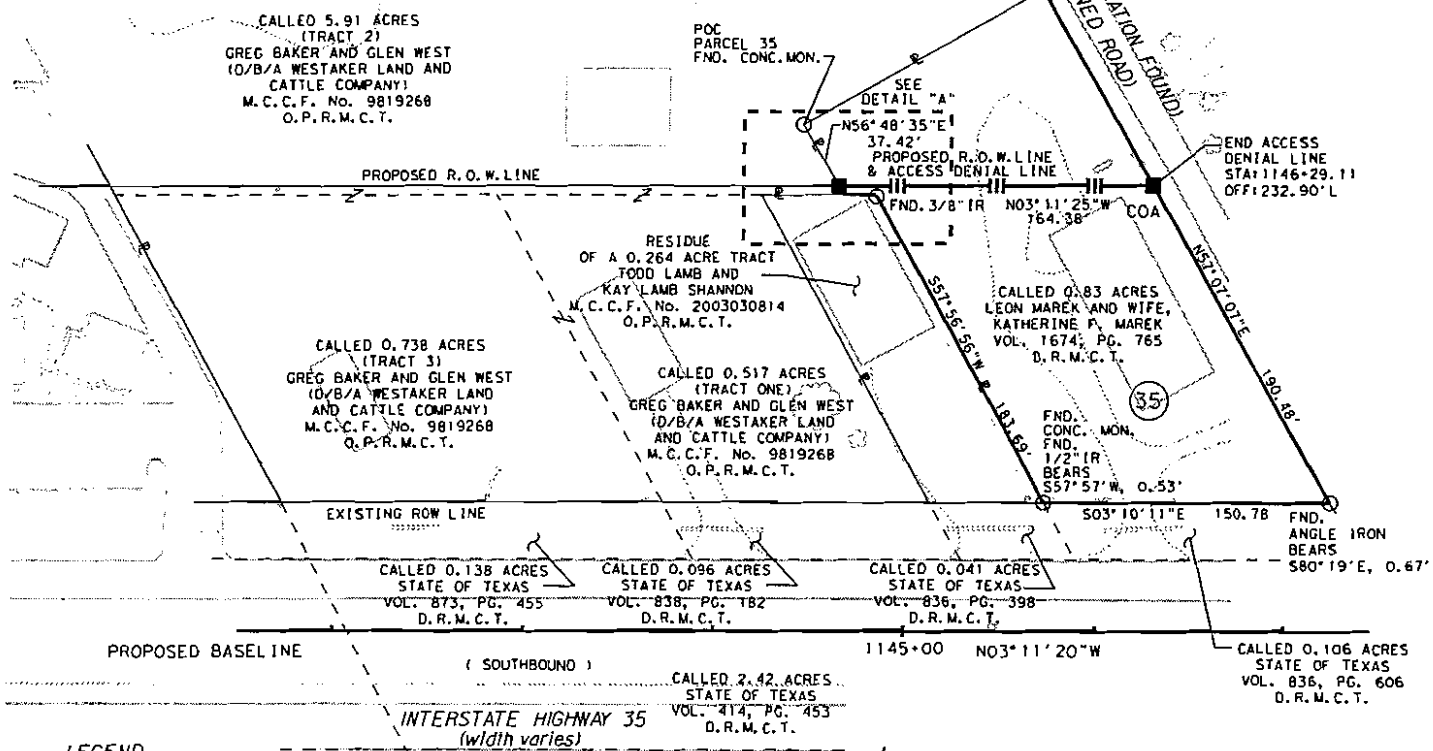
The Woodlands, Texas 77380



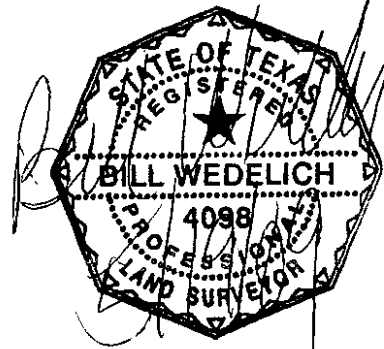




# ED W. HOLMES SURVEY A-454



- LEGEND**
- SET TxDOT TYPE II CONCRETE MONUMENT
  - SET 5/8" IR W/TXDOT ALUM. CAP
  - SET 5/8" IR W/TXDOT ALUM. CAP
  - COA Stamped "CONTROL OF ACCESS POINT" (COA)
  - FND 5/8" IR W/TXDOT ALUM. CAP
  - SET 5/8" IR W/GS CAP (UNLESS NOTED)
  - FND. (TYPE INDICATED AT LOCATION)
  - P Property Line
  - L Landhook
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ⊥ Survey Line
  - ⊕ PARCEL NUMBER
  - D.R.M.C.T. DEED RECORDS McLENNAN COUNTY TEXAS
  - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
  - P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
  - ACCESS DENIAL LINE
  - PROPOSED R.O.W. LINE
  - - - DEED LINE WITHIN 1H 35 R.O.W.
  - PIPELINE MARKER
  - ⊙ TELE. PEDESTAL
  - POWER POLE
  - ⊥ FIBER OPTIC SIGN
  - GUY
  - ⊙ TELE. MH
  - ⊙ FIRE HYDRANT
  - FIBER OPTIC LINE
  - ⊙ WATER VALVE
  - SAN. MH
  - ⊙ SIGN



PARCEL 35  
0.568 Ac.  
24,752 sq. ft.

PAGE 3 OF 3

- NOTES:**
- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915A21, 1359814, AND 9914A21. ALL COORDINATES ARE RELATED TO TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (1993) CENTRAL ZONE. COORDINATES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00004.
  - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  - ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

LEON MAREK AND WIFE,  
KATHERINE F. MAREK

I.H. 35  
C. S. J. 0D14-09-096  
McLENNAN COUNTY APRIL, 2009  
prepared by:

Tel. (281) 681-9766 Fax (281) 681-9779

Page 1 of 3  
April, 2009  
Revised June, 2009

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0014-09-096  
Limits: North Business 77 in Lacy Lakeview to Hilltop Road

Property Description  
Parcel 17

Being 0.018 of an acre of land situated in the SAMUEL BURTON SURVEY, Abstract No. 77, McLennan County, Texas. Being part of that certain called 0.703 acre tract of land shown as Lot 6, Block 4, E.M. Long Addition Part Two to the City of Waco, McLennan County, Texas, a subdivision of record under McLennan County Clerk's File (M.C.C.F.) No. 9943011 of said Official Public Records, said tract of land conveyed to Tiger Mart #25 by deed and recorded under M.C.C.F. No. 2003012551 of said Official Public Records; said 0.018 of an acre being more particularly described by metes and bounds as follows:

Commencing at the intersection of the existing easterly right of way line of Interstate Highway 35 (width varies), with the existing northerly right of way line of Bryant Avenue (width varies) of records under Volume 254, Page 484 of the Deed Records of McLennan County, Texas, and recorded under M.C.C.F. No. 9943011 of said Official Public Records, same being the southwesterly corner of said 0.703 acre tract and for the point of curvature of a curve to the left, from which a found 5/8-inch iron rod bears South 60°00' West, 0.64 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 607, Page 432, Volume 609, Page 540, and Volume 877, Page 181 all of said Deed Records;

Thence, along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 0.703 acre tract and along said curve to the left, having a central angle of 00°57'04", a radius of 11,579.16 feet, an arc length of 192.23 feet and a chord bearing and distance of North 02°39'32" West, 192.23 feet to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" at a proposed cutback corner of the existing easterly right of way line of Interstate Highway 35 with the existing southerly right of way line of Farm-to-Market Road 308 (F.M. 308) (Elm Mott Lane) (60' R.O.W.) (no recording information found) and for the **POINT OF BEGINNING**;

- 1) **THENCE**, continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 0.703 acre tract and along said curve to the left, having a **central angle of 00°02'56"**, a **radius of 11,579.16 feet**, an **arc length of 9.89 feet** and a **chord bearing and distance of North 03°09'32" West, 9.89 feet** to a set 5/8-inch iron rod with "GS" cap at the end of said curve;
- 2) **THENCE, North 03°11'00" West, 9.38 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 0.703 acre tract to an existing cutback corner of said existing easterly right of way line of Interstate Highway 35 with the existing southerly right of way line of F.M. 308, being the westernmost northwesterly corner of said 0.703 acre tract, from which a found 3/8-inch iron rod leaning bears North 32°49' East, 1.65 feet;

- 3) **THENCE, North 40°12'29" East, 38.78 feet** along the said existing cutback line, being the northerly line of said 0.703 acre tract to a set 5/8-inch iron rod with "GS" cap at the end of said cutback, being the northernmost northwesterly corner of said 0.703 acre tract;
- 4) **THENCE, North 86°52'18" East, 22.37 feet** along the existing southerly right of way line of F.M. 308, being the northerly line of said 0.703 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for a proposed cutback corner of the existing southerly right of way line of F.M. 308 with the proposed easterly right of way line of Interstate Highway 35 and for the Beginning of an Access Denial Line;
- 5) **THENCE, South 42°45'32" West, 68.20 feet** along the proposed cutback line and the Access Denial Line to the End of the Access Denial Line and the **POINT OF BEGINNING** and containing 0.018 of an acre, more or less.

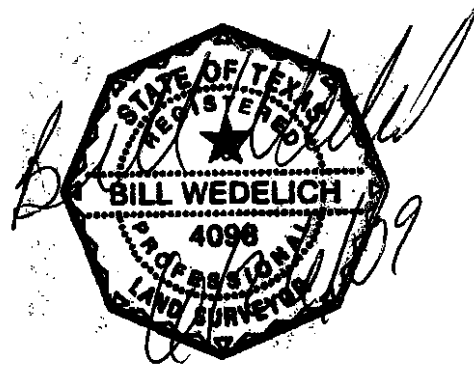
Horizontal control is based on RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone. Coordinates are surface using a surface adjustment factor of 1.00004.

"ACCESS is prohibited across the Access Denial Line to the highway facility from the remainder of the abutting property"

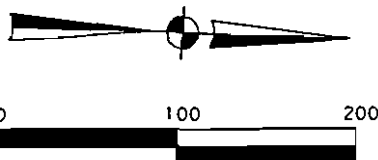
A survey was performed on the ground under my supervision in March, 2009 and revised in June, 2009.

See attached 8 ½" x 11" plat that accompanies.

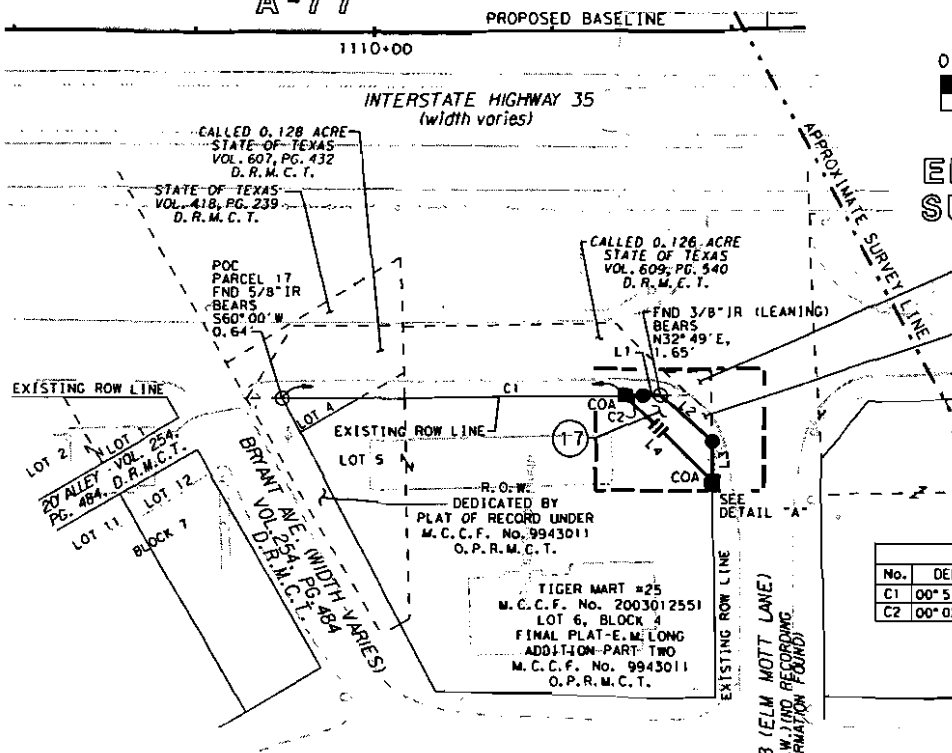
**PREPARED BY:**  
GeoSolutions, Ltd.  
1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380



# SAMUEL BURTON SURVEY A-77



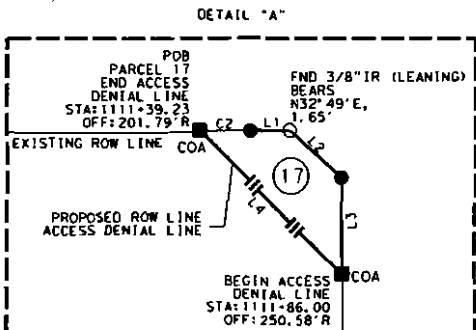
# ED W. HOLMES SURVEY A-454



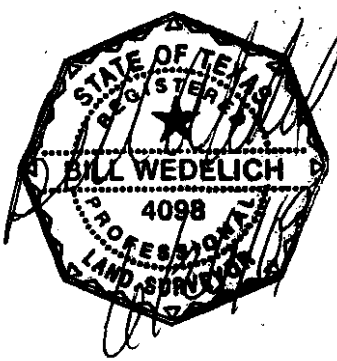
LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N03°11'00"W	9.38'
L2	N40°12'29"E	38.78'
L3	N86°52'18"E	22.37'
L4	S42°45'32"W	68.20'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	00°57'04"	11,579.16'	192.23'	N02°39'32"W	192.23'
C2	00°02'56"	11,579.16'	9.89'	N03°09'32"W	9.89'

**BASELINE CURVE DATA**  
 DELTA = 08°46'58"  
 R = 12,000.00'  
 ARC = 1,839.48'  
 CHB = N01°12'09"E  
 CHL = 1,837.68'  
 PI  
 STA: 1103+01.82  
 N = 10,585,846.75  
 E = 3,302,690.66



- LEGEND**
- SET TXDOT TYPE II CONCRETE MONUMENT
  - SET 5/8" IR W/TXDOT ALUM. CAP
  - SET 5/8" IR W/TXDOT ALUM. CAP
  - COA Stamped "CONTROL OF ACCESS POINT" (COA)
  - FND 5/8" IR W/TXDOT ALUM. CAP
  - SET 5/8" IR W/GS CAP (UNLESS NOTED)
  - FND. (TYPE INDICATED AT LOCATION)
  - Property Line
  - Landhook
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - Survey Line
  - ⊕ PARCEL NUMBER
  - O.R.M.C.T. DEED RECORDS McLENNAN COUNTY TEXAS
  - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
  - P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS



- NOTES:**
- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 135991S, 991S4Z1, 1359914, AND 9914A21. ALL COORDINATES ARE RELATED TO TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (1993). CENTRAL ZONE COORDINATES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00004.
  - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  - ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PARCEL 17  
0.018 Ac.  
788 sq. ft.

PAGE 3 OF 3

TIGER MART \*25

IH-35  
C.S.J. 0014-09-096  
McLENNAN COUNTY prepared by: APRIL, 2009



Tel. (281) 681-9766 Fax (281) 681-9779

REVISION:  
06/08-DELETED PARCEL 17AC & REVISED  
PARCEL 17 COMMENCING CALL.

COUNTY: Bell

May 29, 2009

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road

To: U.S. Highway 190

RCSJ: 0015-06-082

**PROPERTY DESCRIPTION FOR PARCEL 13**

**BEING** a 1.705 acre (74,269 square feet) parcel of land situated in the G.F. Lankford Survey, Abstract 510, Bell County, Texas, and being a part of a 2.70 acre tract of land described in an instrument to Renfro Utilities, Inc., recorded in Volume 5004, Page 91, of the Official Public Records of Bell County, Texas and a 5.00 acre tract of land described in an instrument to Renfro Utilities, Inc., recorded in Volume 3710, Page 462, of the Official Public Records of Bell County, Texas, the aforementioned 1.705 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" iron rod found at the Southeast corner of the aforementioned 5.00 acre tract and the Northeast corner of a 5.00 acre tract of land described in an instrument to the Fern Louise Vickers Revocable Living Trust, recorded in Volume 5147, Page 569, of the Official Public Records of Bell County, Texas;

**THENCE** NORTH 71°32'10" West, along the Southwest line of the aforementioned 5.00 acre Renfro tract and the Northeast line of the aforementioned 5.00 acre Fern Louise Vickers Revocable Living Trust tract, a distance of 598.71 feet (Record - N69°06'55"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) lying in the proposed Southeast right-of-way line of Interstate Highway 35, being 225.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1578+56.60, for the **POINT OF BEGINNING** and the Southeast corner of the herein described 1.705 acre parcel;

- (1) **THENCE** NORTH 71°32'10" West, continuing along the Southwest line of the aforementioned 5.00 acre Renfro tract and the Northeast line of the aforementioned 5.00 acre Fern Louise Vickers Revocable Living Trust tract, a distance of 153.40 feet (Record - N69°06'55"W) to a point in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), for the Southwest corner of the said 5.00 acre Renfro tract, the Northwest corner of the said 5.00 acre Fern Louise Vickers Revocable Living Trust tract and the Southwest corner of the herein described 1.705 acre parcel, from which a found 1/2" iron rod bears North 71°32'10" West a distance of 1.40 feet;

- (2) **THENCE** NORTHEASTERLY, along the Northwest line of the aforementioned 5.00 acre Renfro tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, as described in a document of a 4.893 acre tract and recorded in Volume 615, Page 571, of the Deed Records of Bell County, Texas, an arc distance of 236.55 feet with a curve to the left having a radius of 24,770.09 feet, a delta angle of 00°32'50", and a chord which bears North 30°03'11" East a distance of 236.55 feet to a point at the intersection of the said existing Southeast right-of-way line of Interstate Highway 35 and the existing Southeast right-of-way line of Tollbridge Road (public maintained, no record description found) for an angle point of the herein described 1.705 acre parcel, from which a found Texas Department of Transportation Type II monument bears North 51°41'35" West a distance of 0.93 feet;
- (3) **THENCE** NORTH 37°50'05" East, continuing along the Northwest line of the aforementioned 5.00 acre Renfro tract and along the existing Southeast right-of-way line of the aforementioned Tollbridge Road, a distance of 56.59 feet to a found 1/2" iron rod for an angle point of the herein described 1.705 acre parcel;
- (4) **THENCE** NORTH 42°04'18" East, along the Northwest line of the aforementioned 2.70 acre tract and the existing Southeast right-of-way line of the aforementioned Tollbridge Road, a distance of 245.27 feet to a set 1/2" iron rod with a plastic cap stamped "CDS/Muery S.A. TX" for an angle point of the herein described 1.705 acre parcel;
- (5) **THENCE** NORTH 43°32'57" East, continuing along the Northwest line of the aforementioned 2.70 acre tract and the existing Southeast right-of-way line of Tollbridge Road, a distance of 109.27 feet to a found 1/2" iron rod for the Northwest corner of the said 2.70 acre tract, a Southwest corner of a 14.00 acre tract of land described in an instrument to Ray Lynn Renfro and wife, Betty Ann Renfro, recorded in Volume 3482, Page 47, of the Official Public Records of Bell County, Texas, for the Northwest corner of the herein described 1.705 acre parcel;
- (6) **THENCE** SOUTH 73°26'38" East, leaving the existing Southeast right-of-way line of the aforementioned Tollbridge Road, along the Northeast line of the aforementioned 2.70 acre tract and a Southwest line of the aforementioned 14.00 acre tract, a distance of 44.78 feet (Record - S71°15'23"E) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) lying in the proposed Southeast right-of-way line of Interstate Highway 35 for the Northeast corner of the herein described 1.705 acre parcel, lying 204.28 feet right of and radial to Interstate Highway proposed centerline station 1584+69.91, from which a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" bears South 73°26'38" East a distance of 321.95 feet (Record - S71°15'23"E);
- (7) **THENCE** SOUTH 29°15'39" West, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 221.67 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying 205.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1582+50.00, for an angle point of the herein described 1.705 acre parcel;

- (8) **THENCE** SOUTH 22°03'34" West, continuing along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 218.92 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying 235.00 feet right of and radial to Interstate Highway proposed centerline station 1582+50.00, for an angle point of the herein described 1.705 acre parcel;
- (9) **THENCE** SOUTH 30°17'22" West, continuing along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 100.92 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying 235.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1579+35.00, for an angle point of the herein described 1.705 acre parcel;
- (10) **THENCE** SOUTH 37°41'26" West, continuing along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 79.74 feet to the **POINT OF BEGINNING** and containing 1.705 acres of land (74,269 square feet), more or less.

Access is allowed to the highway facility from the remainder of the abutting property.

(Note 1) "The monument described and set in this call 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 Surveyor, either employed or retained by TxDOT."

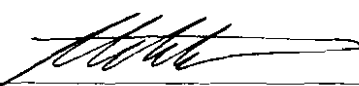
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

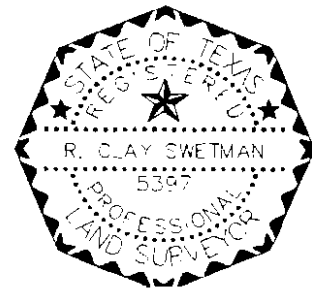
A plat of even survey date herein accompanies and is made a part of this description.

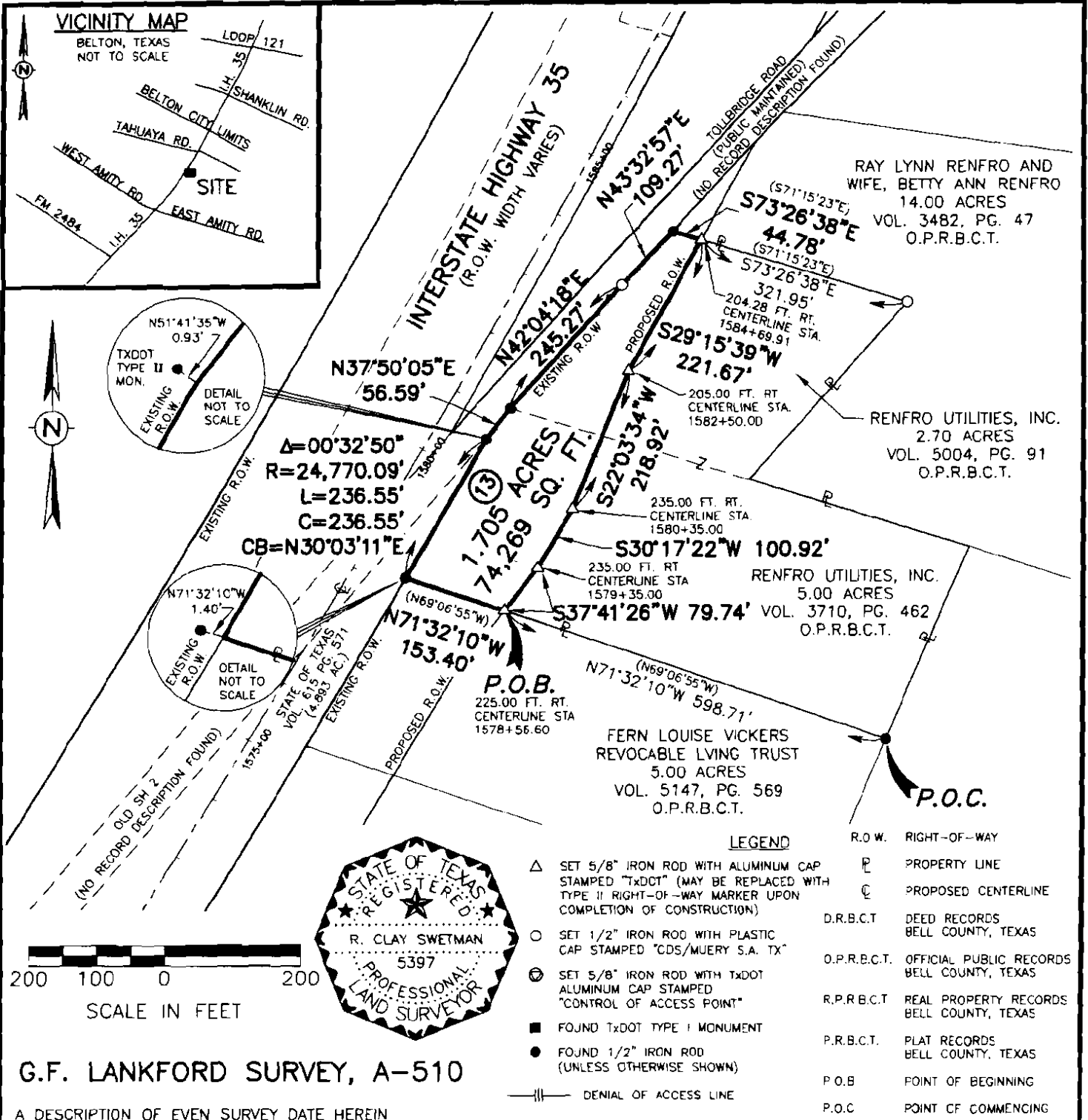
THE STATE OF TEXAS   X  
   X   KNOWN TO ALL MEN BY THESE PRESENTS:  
 COUNTY OF BEXAR       X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9<sup>th</sup> day of August, 2009, A.D.

  
 \_\_\_\_\_  
 R. Clay Swetman  
 Registered Professional Land Surveyor  
 No. 5397 - State of Texas





**G.F. LANKFORD SURVEY, A-510**

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-13.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*R. Clay Swetman*  
8/9/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 13  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-1.705 AC.		
WACO DISTRICT	DATE: MAY 29, 2009	PAGE 4 OF 4



**COUNTY: Bell**  
**HIGHWAY: Interstate Highway 35**  
**PROJECT LIMITS: From: Amity Road**  
**To: U.S. Highway 190**  
**RCSJ: 0015-06-082**

**May 29, 2009**

**PROPERTY DESCRIPTION FOR PARCEL 15**

**BEING** a 1.888 acre (82,224 square feet) parcel of land situated in the G.F. Lankford Survey, Abstract 510, Bell County, Texas and being all of a called 1.86 acre tract of land described in an instrument to Renfro Utilities, Inc. recorded in Volume 5054, Page 585 of the Official Public Records of Bell County, Texas, the aforementioned 1.888 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2" iron rod in the existing Northwest right-of-way line of Tollbridge Road (public maintained, no record description found) for the Northeast corner of a 1.81 acre "Tract 1" of land, as described in a document to Fred T. Green and wife, Nova L. Green, recorded in Volume 760, Page 310, of the Deed Records of Bell County, Texas;

**THENCE** SOUTH 45°04'31" West, along the aforementioned existing Northwest right-of-way line of Tollbridge Road, the West line of the aforementioned 1.81 acre tract and the West line of a 3.16 acre "Tract 2" of land, as described in an document to Fred T. Green and wife, Nova L. Green, recorded in Volume 760, Page 310, of the Deed Records of Bell County, Texas, a distance of 721.61 feet to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 1), lying 228.71 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1588+98.38, for the Northeast corner of the aforementioned 1.86 acre tract, the Southeast corner of the said 3.16 acre tract and the **POINT OF BEGINNING** and Northeast corner of the herein described 1.888 acre parcel;

(1) **THENCE** SOUTH 42°58'46" West, along the Southeast line of the aforementioned 1.86 acre tract and the existing Northwest right-of-way line of the aforementioned Tollbridge Road, a distance of 541.16 feet (Record - S45°24'23"W 540.80') to a set 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for an angle point of the herein described 1.888 acre parcel;

- (2) **THENCE** SOUTH  $42^{\circ}02'40''$  West, continuing along the Southeast line of the aforementioned 1.86 acre tract and the existing Northwest right-of-way line of the aforementioned Tollbridge Road, a distance of 343.67 feet (Record -  $S44^{\circ}38'09''W$  343.68') to a found  $1/2''$  iron rod at the intersection of the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 3.336 acre tract of land and recorded in Volume 615, Page 444, and as described in a document of a 0.394 of an acre tract of land and recorded in Volume 615, Page 462, of the Deed Records of Bell County, Texas, and the existing Northwest right-of-way line of the aforementioned Tollbridge Road, for the South corner of the said 1.86 acre tract and the South corner of the herein described 1.888 acre parcel;
- (3) **THENCE** NORTHEASTERLY, along the Northwest line of the aforementioned 1.86 acre tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, an arc distance of 525.52 feet, with a curve to the left having a radius of 24,720.09 feet, a delta angle of  $01^{\circ}13'05''$ , and a chord which bears North  $29^{\circ}12'56''$  East a distance of 525.51 feet (Record -  $N32^{\circ}03'11''E$ ) to a set  $1/2''$  iron rod with plastic cap stamped "CDS/MUERY S.A. TX." for a point of tangency of the herein described 1.888 acre parcel;
- (4) **THENCE** NORTH  $28^{\circ}36'23''$  East, continuing along the Northwest line of the aforementioned 1.86 acre tract and the existing Southeast right-of-way line of aforementioned Interstate Highway 35, a distance of 290.96 feet (Record -  $N30^{\circ}56'35''E$ ) to a point for the Northwest corner of the said 1.86 acre tract, the Southwest corner of the aforementioned 3.16 acre tract and the Northwest corner of the herein described 1.888 acre parcel, from which a found 1" iron pipe bears South  $72^{\circ}47'18''$  East a distance of 0.30 feet;

(5) **THENCE** SOUTH 72°47'18" East, leaving the aforementioned existing Southeast right-of-way line of the Interstate Highway 35, along the North line of the aforementioned 1.86 acre tract and the South line of the aforementioned 3.16 acre tract, a distance of 212.81 feet (Record - S70°35'44"E 211.23') to the **POINT OF BEGINNING** and containing 1.888 acres of land (82,224 square feet), more or less.

(Note 1) "The monument described and set in this call 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."

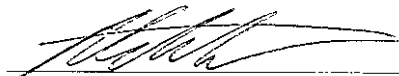
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

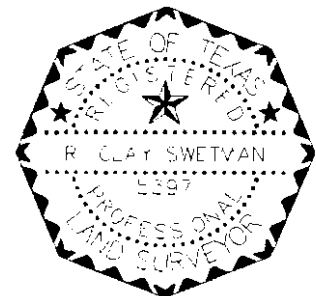
A plat of even survey date herein accompanies and is made a part of this description.

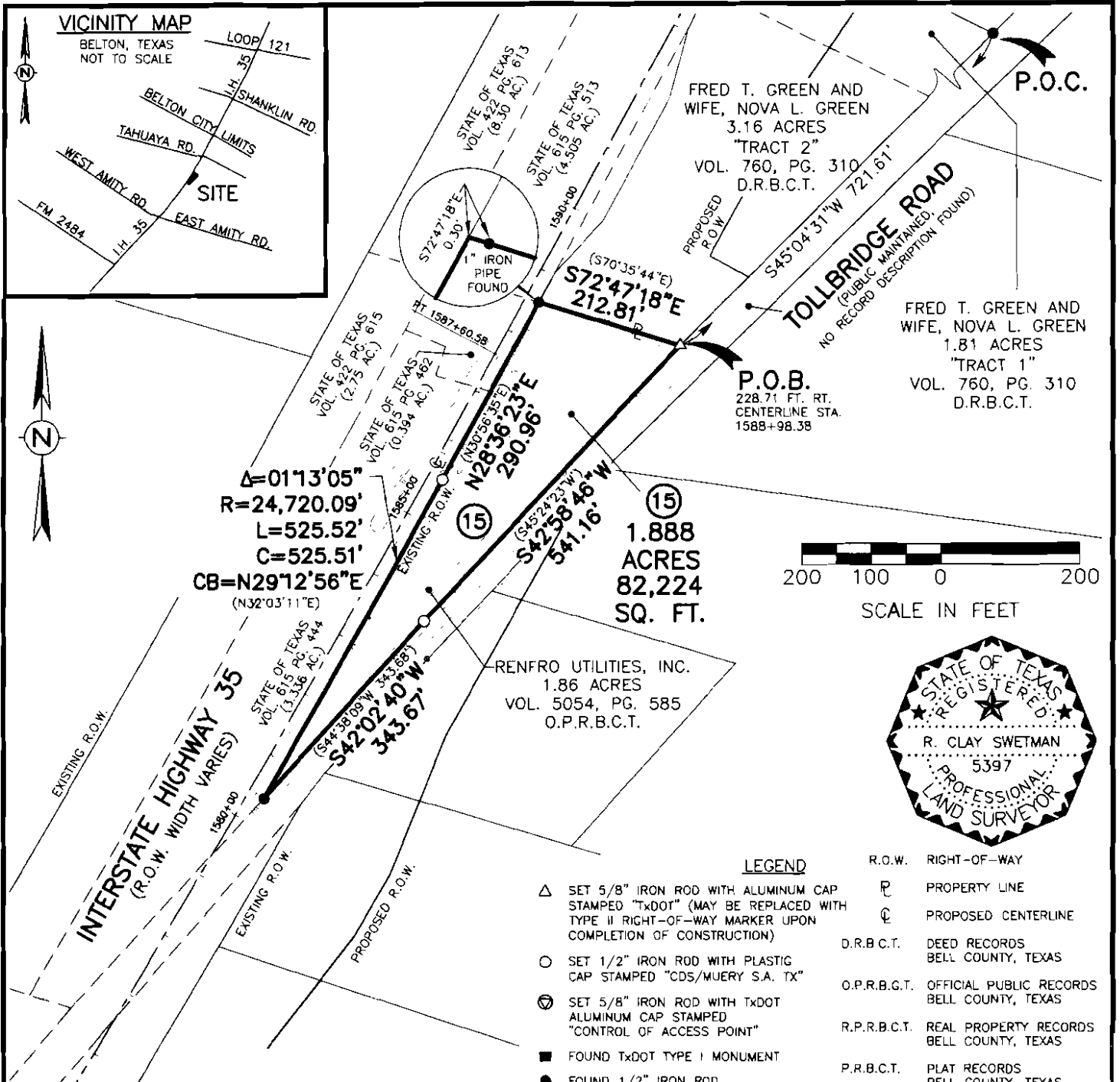
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9<sup>th</sup> day of August, 2009, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





**G.F. LANKFORD SURVEY, A-510**

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-15.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*R. Clay Swetman* 8/19/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 15  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-1.888 AC.	WACO DISTRICT	DATE: MAY 29, 2009	PAGE 4 OF 4
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COUNTY: Bell  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: Amity Road  
To: U.S. Highway 190  
RCSJ: 0015-06-082

May 29, 2009  
Revised December 09, 2009

PROPERTY DESCRIPTION FOR PARCEL 31

**BEING** a 0.549 of an acre (23,907 square feet) parcel of land situated in the F. Madregal Survey, Abstract 554, Bell County, Texas, and being a part of a 2.094 acre tract of land identified as Lot 1, Block 1, Rocky Creek Estates, in a instrument to David Goode recorded in Volume 4989, Page 245, of the Official Public Records of Bell County, Texas, and described by plat as recorded in Cabinet C, Slide 86-C, Plat Records of Bell County, Texas, the aforementioned 0.549 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at the Southeast corner of the aforementioned Lot 1, lying in the existing West right-of-way line of Tollbridge Road (public maintained, no record description found) being the Northeast corner of Lot 2, Block 1, Rocky Creek Estates, described by plat as recorded in Cabinet C, Slide 86-C, Plat Records of Bell County, Texas, from which a found 5/8" iron rod bears South 78°07'14" East a distance of 0.16 feet;

**THENCE** NORTH 78°07'14" West, leaving the aforementioned existing West right-of-way line of Tollbridge Road along the South line of the aforementioned Lot 1 and the North line of the aforementioned Lot 2, a distance of 266.54 feet (Record - N75°40'15"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying in the proposed Southeast right-of-way line of Interstate Highway 35, being 266.09 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1673+97.68, for the **POINT OF BEGINNING** and the Southeast corner of the herein described 0.549 of an acre parcel;

(1) **THENCE** NORTH 78°07'14" West, continuing along the South line of the aforementioned Lot 1 and the North line of the aforementioned Lot 2, a distance of 80.53 feet (Record - N75°40'15"W) to the Southwest corner of the said Lot 1, the Northwest corner of the said Lot 2 and the Southwest corner of the herein described 0.549 of an acre parcel, lying in the existing Southeast right-of-way line of Interstate Highway 35 (right-of way width varies), as described in a document of a 2.470 acre tract of land and recorded in Volume 793, Page 33 of the Deed Records of Bell County, Texas, from which a found 1/2" iron rod bears North 78°07'14" West a distance of 0.35 feet;

(2) **THENCE** NORTH 41°05'23" East, along the Northwest line of the aforementioned Lot 1 and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, a distance of 351.64 feet (Record - N43°25'00"E 439.75') to an angle corner of the said Lot 1 and an angle corner of the herein described 0.549 of an acre parcel, from which a found 1/2" iron rod bears North 41°25'02" East a distance of 0.81 feet;

- (3) **THENCE** NORTH 45°32'16" East, continuing along the Northwest line of the aforementioned Lot 1 and the existing Southeast right-of-way line of Interstate Highway 35, as described in a document of a 0.012 of an acre tract of land and recorded in Volume 783, Page 685, of the Deed Records of Bell County, Texas, a distance of 52.98 feet (Record - N48°57'20"E 53.12') to a found Texas Department of Transportation Type I concrete monument at the intersection of the aforementioned existing Southeast right-of-way line of Interstate Highway 35 and the existing South right-of-way line of Shanklin Road (public maintained, no record description found) for the Northwest corner of the herein described 0.549 of an acre parcel;
- (4) **THENCE** SOUTH 77°28'09" East, along the North line of the aforementioned Lot 1, the existing Southeast right-of-way line of Interstate Highway 35, as described in a document of a 1.734 acre tract of land and recorded in Volume 788, Page 504, of the Deed Records of Bell County, Texas, and as described in a document of a 0.555 of an acre tract of land and recorded in Volume 787, Page 595, of the Deed Records of Bell County, Texas, and the existing South right-of-way line of the aforementioned Shanklin Road, a distance of 51.32 feet (Record - S74°47'00"E) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2) lying in the proposed Southeast right-of-way line of Interstate Highway 35, for the beginning of a proposed "Denial of Access Line" (see Note 1) and Northeast corner of the herein described 0.549 of an acre parcel, lying 330.08 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1677+82.64, from which a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 2) for the Northeast corner of the said Lot 1, bears South 77°28'09" East a distance of 75.67 feet (Record - S74°47'00"E);

(5) **THENCE** SOUTH 37°59'00" West, leaving the North line of the aforementioned Lot 1 and the existing South right-of-way line of the aforementioned Shanklin Road, along the proposed Southeast right-of-way line of Interstate Highway 35 and the proposed "Denial of Access Line" (see Note 1), a distance of 390.24 feet to the end of the proposed "Denial of Access Line" (see Note 1) and the **POINT OF BEGINNING** and containing 0.549 of an acre of land (23,907 square feet), more or less. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 390.24 feet.

(Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

(Note 2) "The monument described and set in this call 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."


The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

A plat of even survey date herein accompanies and is made a part of this description.

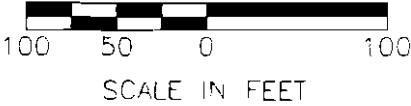
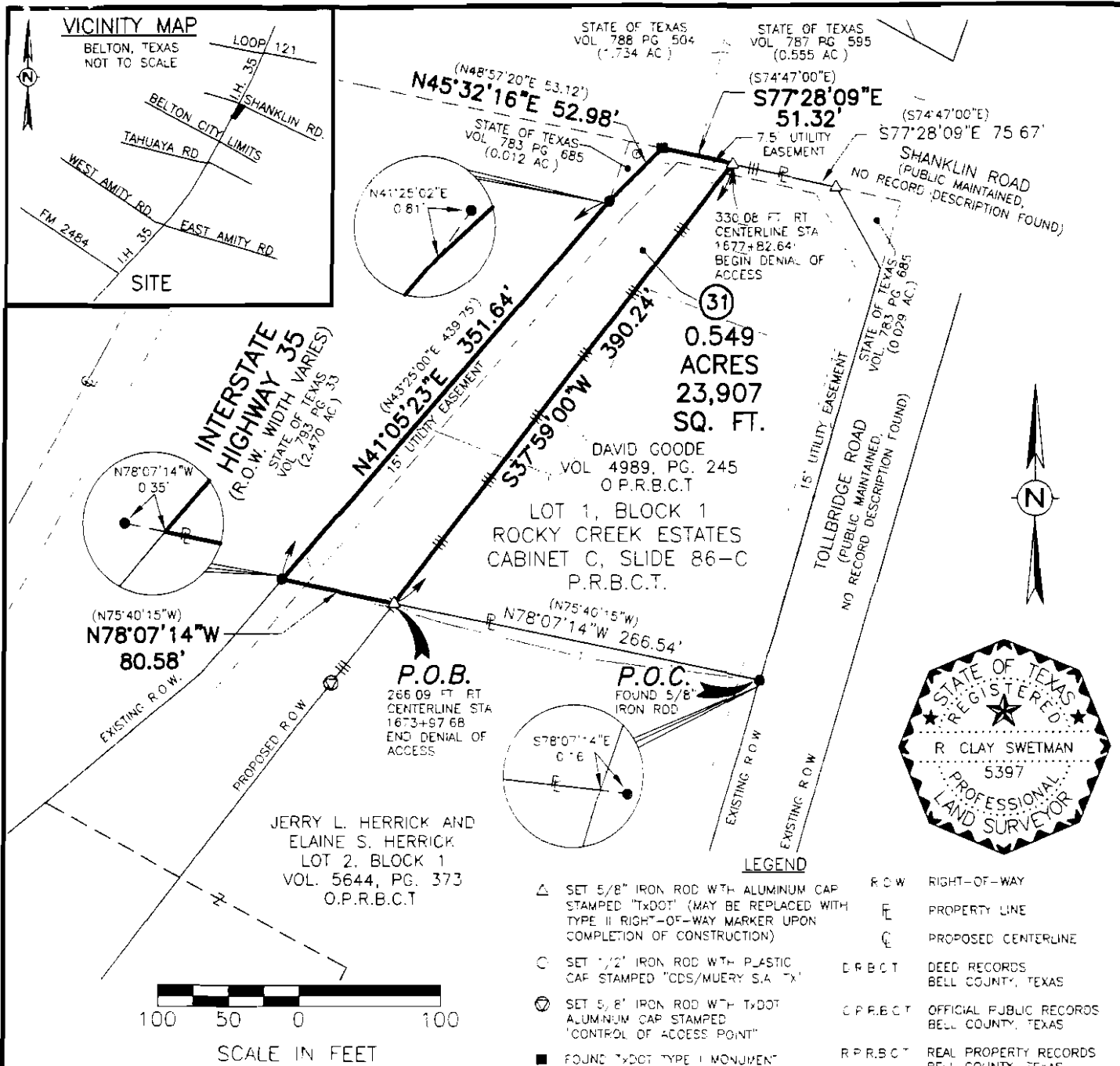
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 12-21 day of December, 2009, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





**F. MADREGAL SURVEY, A-554**

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-31.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93); ALL COORDINATES DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION

R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

**LEGEND**

△	SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)	ROW	RIGHT-OF-WAY
—	PROPERTY LINE	E	PROPERTY LINE
—	PROPOSED CENTERLINE	⊕	PROPOSED CENTERLINE
⊕	DEED RECORDS BELL COUNTY, TEXAS	D.R.B.C.T.	DEED RECORDS BELL COUNTY, TEXAS
⊕	OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS	O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
⊕	REAL PROPERTY RECORDS BELL COUNTY, TEXAS	R.P.R.B.C.T.	REAL PROPERTY RECORDS BELL COUNTY, TEXAS
⊕	PLAT RECORDS BELL COUNTY, TEXAS	P.R.B.C.T.	PLAT RECORDS BELL COUNTY, TEXAS
⊕	POINT OF BEGINNING	P.O.B.	POINT OF BEGINNING
⊕	POINT OF COMMENCING	P.O.C.	POINT OF COMMENCING
—	DENIAL OF ACCESS LINE (SEE NOTE 1)	—	DENIAL OF ACCESS LINE (SEE NOTE 1)

REVISED DECEMBER 09, 2009

**CDS/MUERY SERVICES**  
Engineering & Surveying

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**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO 31  
RCSJ 0015-06-082  
BELL COUNTY, TEXAS

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ROW ACQUISITION-C 549 AC	WACO DISTRICT	DATE MAY 29, 2009	PAGE 4 OF 4
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COUNTY: Bell

May 29, 2009

HIGHWAY: Interstate Highway 35

Revised December 09, 2009

PROJECT LIMITS: From: Amity Road

To: U.S. Highway 190

RCSJ: 0015-06-082

PROPERTY DESCRIPTION FOR PARCEL 31AC

BEING a description of a "Denial of Access Line" See Note 1, situated in the E. Madregal Survey, Abstract 554, Bell County, Texas, and being a part of a 2.094 acre tract of land identified as Lot 1, Block 1, Rocky Creek Estates, in a instrument to David Goode recorded in Volume 4989, Page 245, of the Official Public Records of Bell County, Texas, the aforementioned "Denial of Access Line" (See Note 1) being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the aforementioned Lot 1, lying in the existing West right-of-way line of Tollbridge Road (public maintained, no record description found) being the Northeast corner of Lot 2, Block 1, Rocky Creek Estates, described by plat as recorded in Cabinet C, Slide 36-C, Plat Records of Bell County, Texas, from which a found 5/8" iron rod bears South 78°07'14" East a distance of 0.16 feet;

THENCE NORTH 78°07'14" West, leaving the aforementioned existing West right-of-way line of Tollbridge Road along the South line of the aforementioned Lot 1 and the North line of the aforementioned Lot 2, a distance of 266.54 feet (Record - N75°40'15"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying in the proposed Southeast right-of-way line of Interstate Highway 35, being 266.09 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1673+97.68;

THENCE NORTH 37°59'00" East, leaving the South line of the aforementioned Lot 1 and the North line of the aforementioned Lot 2 along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 390.24 feet to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 2), lying in the existing South right-of-way line of Interstate Highway 35, as described in a document of a 0.555 of an acre tract of land recorded in Volume 787, Page 595, of the Deed Records of Bell County, Texas, being 330.08 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1677+82.64, for an the POINT OF BEGINNING the herein described "Denial of Access Line" (See Note 1);

1. THENCE SOUTH 71°28'09" East, along the North line of the aforementioned Lot 1 and the aforementioned existing South right-of-way line of Interstate Highway 35 and the proposed "Denial of Access Line" (See Note 1) and the South right-of-way line of Shanklin Road (public maintained, no record description found), a distance of 75.67 feet to a set 5/8" Iron rod with Texas Department of Transportation aluminum cap stamped "TXDOT" (See Note 2, for the end of the herein described "Denial of Access Line" (See Note 1, lying 402.80 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1678+03.52, from which a found Texas Department of Transportation Type I concrete monument bears South 28°56'44" East a distance of 66.57 feet. The total length of the herein described proposed "Denial of Access Line" (See Note 1) is 75.67 feet.

Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the adjoining property.

(Note 2) "The monument described and set in this call 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."

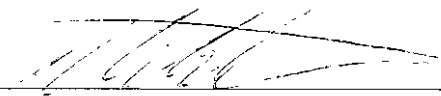
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83/93. All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00016.

A plat of even survey data herein accompanies and is made a part of this description.

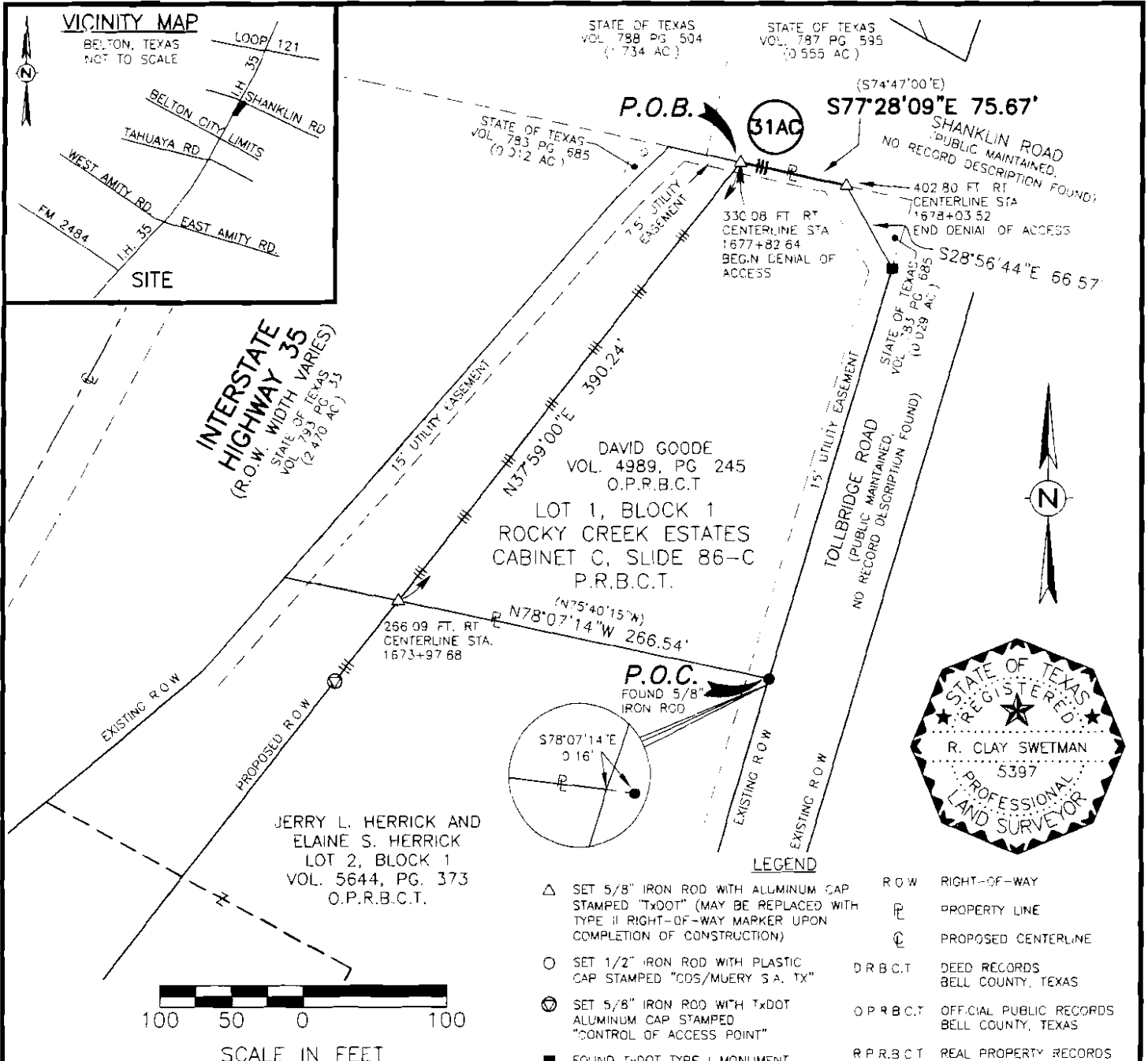
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 17<sup>th</sup> day of December, 2008, A.D.

  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





- |   |  |              |  |
|---|--|--------------|--|
| △ | SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION) | R.O.W.       | RIGHT-OF-WAY                               |
| ○ | SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"   | P            | PROPERTY LINE                              |
| ⊙ | SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"  | ⊙            | PROPOSED CENTERLINE                        |
| ■ | FOUND TXDOT TYPE I MONUMENT  | DR.B.C.T.    | DEED RECORDS BELL COUNTY, TEXAS            |
| ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)   | OP.R.B.C.T.  | OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS |
|   |  | R.P.R.B.C.T. | REAL PROPERTY RECORDS BELL COUNTY, TEXAS   |
|   |  | P.R.B.C.T.   | PLAT RECORDS BELL COUNTY, TEXAS            |
|   |  | P.O.B.       | POINT OF BEGINNING                         |
|   |  | P.O.C.       | POINT OF COMMENCING                        |
|   |  | —  —         | DENIAL OF ACCESS LINE (SEE NOTE 1)         |

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT (PARCEL-31AC.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*R. Clay Swetman*  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

REVISED: DECEMBER 09, 2009

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGUIR DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO 31AC  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-ACCESS DENIAL LINE	
WACO DISTRICT	DATE: MAY 29, 2009
	PAGE 3 OF 3

HIGHWAY: IH 10 at Loop 375  
LIMITS: From FM 659 (Zaragoza Blvd ) to Eastlake Blvd.  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2121-04-078  
OWNER: U.S. Pecan Trading Co., Ltd.

Property Description for Parcel 3

Being 35,572 square feet or 0.8166 acre of land out of the O. A. Danielson Survey, Number 314, City of El Paso, El Paso County, Texas, being out of Atkinson's Pecan Acres, a subdivision recorded in Volume 67, Page 53 of the Plat Records of El Paso County (P.R.E.C.) and as described in deed to U.S. Pecan Trading Co., Ltd. recorded in Volume 4145, Page 495 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.); said 35,572 square feet or 0.8166 acre of land being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap found for the common westerly corner of said Atkinson's Pecan Acres and Ivey's Interstate Subdivision No. 2, a subdivision recorded in Volume 68, Page 6 of said P.R.E.C. and being on the common survey line of said O. A. Danielson Survey, Number 314 and the Ysleta Grant, Block 56, El Paso County, Texas;

THENCE North 51 degrees 36 minutes 26 seconds East, along the line common to said Atkinson's Pecan Acres and said Ivey's Interstate Subdivision No. 2, a distance of 42.30 feet to a 5/8-inch iron rod with plastic cap set on the proposed southwesterly right-of-way line of Interstate Highway 10 (IH 10), at 212.21 feet right of IH 10 Proposed Baseline Station 521+00.35 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE North 40 degrees 54 minutes 52 seconds West, along said proposed southwesterly right-of-way line of IH 10, a distance of 600.59 feet to a 5/8-inch iron rod with plastic cap set on the line common to said Atkinson's Pecan Acres and Ivey's Interstate Subdivision No. 1, a subdivision recorded in Volume 68, Page 5 of said P.R.E.C., at 215.09 feet right of IH 10 Proposed Baseline Station 515+04.69;
- 2.) THENCE North 51 degrees 36 minutes 26 seconds East, along the line common to said Atkinson's Pecan Acres and said Ivey's Interstate Subdivision No. 1, a distance of 49.52 feet to a 1/2-inch iron rod with cap found on the existing southwesterly right-of-way line of IH 10 (width varies) a called 37.206 acre parcel designated Parcel 7, as described in deed to State of Texas recorded in Volume 944, Page 1538 and Volume 944, Page 1543, O.P.R.R.P.E.C.;
- 3.) THENCE South 43 degrees 31 minutes 17 seconds East, along said existing southwesterly right-of-way line of IH 10, a distance of 278.57 feet to an angle point, from which a found TxDOT Type I monument bears South 77 degrees West, 0.9 feet;
- 4.) THENCE South 40 degrees 55 minutes 33 seconds East, continuing along said existing southwesterly right-of-way line of IH 10, a distance of 322.87 feet to a 1/2-inch iron rod found for the common easterly corner of said Atkinson's Pecan Acres and said Ivey's Interstate Subdivision No. 2;

Parcel 3, Page 2 of 4

- 5.) THENCE South 51 degrees 36 minutes 26 seconds West, along the line common to said Atkinson's Pecan Acres and said Ivey's Interstate Subdivision No. 2, a distance of 62.27 feet to the POINT OF BEGINNING and containing 35.572 square feet or 0.8166 acre of land.

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

Notes:

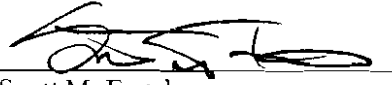
Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776. Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951. Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.

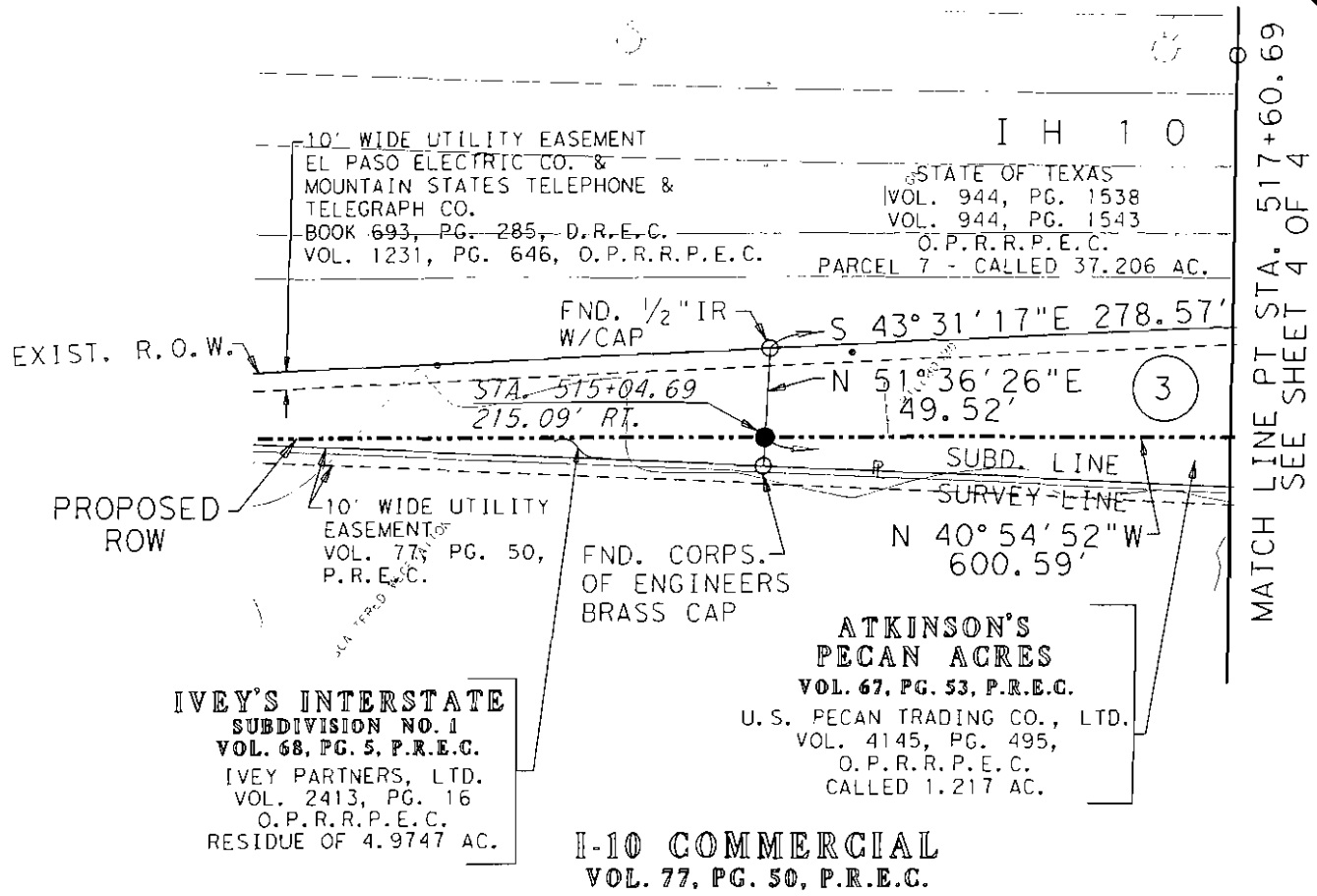
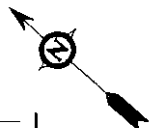


Date: 18 day of August, 2008

  
\_\_\_\_\_  
Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257

O.A. DANIELSON  
SURVEY NO. 314

0 25 50 100



**IVEY'S INTERSTATE  
SUBDIVISION NO. 1  
VOL. 68, PG. 5, P.R.E.C.**  
IVEY PARTNERS, LTD.  
VOL. 2413, PG. 16  
O.P.R.R.P.E.C.  
RESIDUE OF 4.9747 AC.

**ATKINSON'S  
PECAN ACRES  
VOL. 67, PG. 53, P.R.E.C.**  
U.S. PECAN TRADING CO., LTD.  
VOL. 4145, PG. 495,  
O.P.R.R.P.E.C.  
CALLED 1.217 AC.

**I-10 COMMERCIAL  
VOL. 77, PG. 50, P.R.E.C.**

YSLETA GRANT BLOCK 56

LEGEND	
EXIST. ROW LINE	-----
PROP. ROW LINE	-----
PROPERTY LINE	-----
COUNTY LINE	-----
PROPOSED ACCESS DENIAL LINE	-----
EXISTING ACCESS DENIAL LINE	-----
SURVEY LINE	-----
FENCE	-----
CITY LIMITS	-----
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	●
PROPERTY CORNER FOUND AS NOTED.	○
SET 3/8" I.R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	⊗

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
1.217	0.8166		0.400

- NOTES:
1. Deed research for this project was performed in November, 2005 and updated in May, 2008.
  2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 Adj), based upon NGS stations X1118 (CE0141) and TX040A (AB6216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
  3. Field work for this project was performed Nov. 2003 through July, 2004.
  4. This Right-of-way map was completed in August, 2008.
  5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: AUGUST, 2008



*Scott M. Fertak*  
SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

**PARCEL 3  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
U.S. PECAN TRADING CO., LTD.**  
I H 10 EL PASO COUNTY  
CSJ 2121-04-078  
LANDTECH CONSULTANTS, INC. JUNE, 2008  
PAGE 3 OF 4 SCALE: 1" = 100'

O.A. DANIELSON  
SURVEY NO. 314

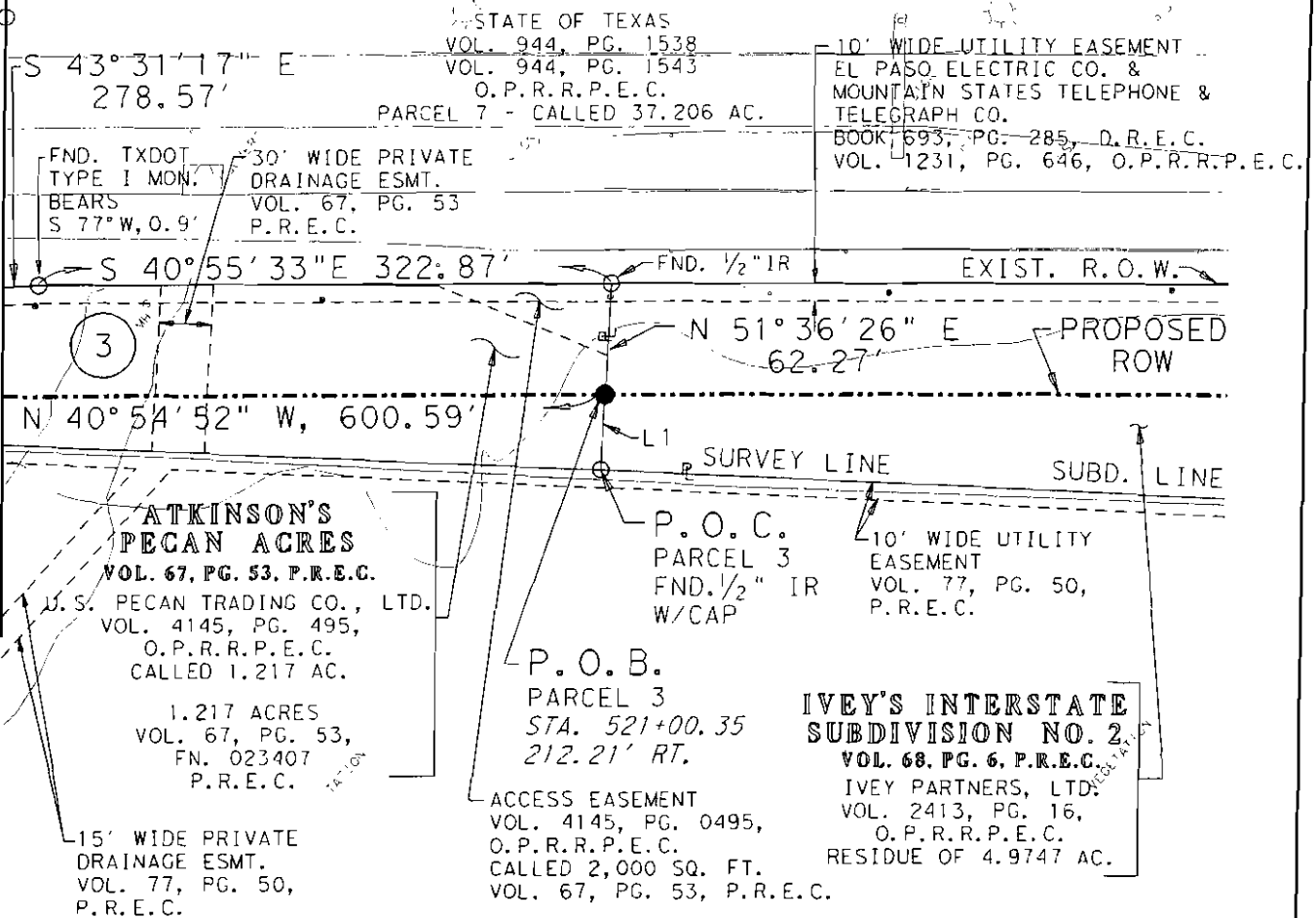
0 25 50 100  
INCHES



I H 1 0

(WIDTH VARIES)

MATCH LINE PT STA. 517+60.64  
SEE SHEET 3 OF 4



I-10 COMMERCIAL  
VOL. 77, PG. 50, P.R.E.C.

YSLETA GRANT BLOCK 56

LINE TABLE		
NO.	BEARING	DIST.
L1	N 51° 36' 26" E	42.30'

PARCEL 3  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
U.S. PECAN TRADING CO., LTD.  
IH 10 EL PASO COUNTY  
CSJ 2121-04-078  
LANDTECH CONSULTANTS, INC. JUNE, 2008  
PAGE 4 OF 4 SCALE: 1" = 100'

County: El Paso  
Highway: IH 10 at Loop 375  
ROW CSJ 2121-04-078  
Parcel 3

**ACCESS ADDENDUM**

Notwithstanding the statement on page 2 of the foregoing property description that “Access is prohibited across the ‘Access Denial Line’ to the transportation facility from the adjacent property”, there is no Access Denial Line described by the property description, and **access is NOT prohibited** to or from the transportation facility from and to the remaining property adjacent to the transportation facility.



COUNTY: Bell  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: Amity Road  
To: U.S. Highway 190  
RCSJ: 0015-06-082

May 29, 2009

PROPERTY DESCRIPTION FOR PARCEL 47

**BEING** a 1.480 acre (64,456 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being a portion of a 1.75 acre tract described in a document to Kenneth Odell, recorded in Volume 4558, Page 698, of the Official Public Records of Bell County, Texas, also being a portion of Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 of the Geuea Subdivision, recorded in Cabinet A, Slide 123-B, of the Plat Records of Bell County, Texas, also being a portion of Lot 6 and Lot 7 of Block B of the Digby Heights Addition, recorded in Cabinet A, Slide 116-B, of the Plat Records of Bell County, Texas, the aforementioned 1.480 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX.", lying in the existing West right-of-way line of Pat Drive (40 foot wide right-of-way) as shown on the plat of the aforementioned Digby Heights Addition, for the Southeast corner of the aforementioned 1.75 acre tract, the Southeast corner of Lot 7, Block B, of the said Digby Heights Addition and the Northeast corner of a 5.5679 acre tract of land described in a document to M. E. Taylor, recorded in Volume 2890, Page 340, of the Official Public Records of Bell County, Texas;

**THENCE** NORTH 73°12'44" West, along the South line of the aforementioned 1.75 acre tract, the South line of the aforementioned Lot 7, Block B and the North line of the aforementioned 5.5679 acre tract, a distance of 87.58 feet (Record - N70°38'20"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) in the proposed Southeast right-of-way line of Interstate Highway 35, lying 321.99 feet right of and radial to Interstate Highway 35 proposed centerline station 1732+81.11, for the **POINT OF BEGINNING** and the Southeast corner of the herein described 1.480 acre parcel;

- (1) **THENCE** NORTH 73°12'44" West, continuing along the South line of the aforementioned 1.75 acre tract, the South line of the aforementioned Lot 7, Block B, Digby Heights Addition and the South line of Lot 7 of the aforementioned Geuea Subdivision, and the North line of the aforementioned 5.5679 acre tract, a distance of 258.25 feet (Record - N70°38'20"W) to a point lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 0.919 of an acre tract of land as recorded in Volume 819, Page 395, of the Deed Records of Bell County, Texas, for the Southwest corner of said 1.75 acre tract, the Northwest corner of the said 5.5679 acre tract, and the Southwest corner of the herein described 1.480 acre parcel, from which a found 1/2" iron rod bears South 73°12'44" East a distance of 0.35 feet;

- (2) **THENCE** NORTH 39°38'31" East, along the West line of the aforementioned 1.75 acre tract and the existing East right-of-way line of the aforementioned Interstate Highway 35, a distance of 497.54 feet (Record - N42°01'00"E 496.62') to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" for a Northwest corner of the said 1.75 acre tract, same lying in the common line of Lot 1 and Lot 2 of the aforementioned Geuea Subdivision, also being the Southwest corner of the remaining portion of a tract of land described in a document to Bruno E. E. Schoen, recorded in Volume 782, Page 226, of the Deed Records of Bell County, Texas, and the Northwest corner of the herein described 1.480 acre parcel;
- (3) **THENCE** SOUTH 73°16'05" East, leaving the existing East right-of-way line of the aforementioned Interstate Highway 35, along a North line of the aforementioned 1.75 acre tract, the South line of the aforementioned Bruno E. E. Schoen tract and the common line of the aforementioned Lot 1 and Lot 2, a distance of 24.55 feet (Record - S70°39'30"E 26.40') to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX", lying in the West line of a 30 foot wide Alley as shown on the aforementioned Geuea Subdivision plat, for a Northeast corner of the said 1.75 acre tract, the Northeast corner of the aforementioned Lot 2, the Southeast corner of the aforementioned Lot 1, the Southeast corner of the said Bruno E. E. Schoen tract, and a Northeast corner of the herein described 1.480 acre parcel of land;
- (4) **THENCE** SOUTH 16°24'27" West, along an East line of the aforementioned 1.75 acre tract and the West line of the aforementioned 30 foot wide Alley, a distance of 300.52 feet (Record - S19°01'45"W 300.45') to a found 3/8" iron rod for an interior corner of said the 1.75 acre tract and an interior corner of the herein described 1.480 acre parcel;
- (5) **THENCE** SOUTH 73°20'20" East, leaving the West line of the aforementioned 30 foot wide Alley, along a North line of the aforementioned 1.75 acre tract, a distance of 30.00 feet (Record - S69°16'00"W) to a found 1" pipe for the Southwest corner of a 0.182 of an acre tract of land described in a document to Elizabeth Wedgeworth, recorded in Document #2007-00043513 of the Real Property Records of Bell County, Texas, lying in the East line of the said 30 foot wide Alley, for an angle point in the said 1.75 acre tract and an angle point of the herein described 1.480 acre parcel;
- (6) **THENCE** SOUTH 72°03'49" East, along a North line of the aforementioned 1.75 acre tract and the South line of the aforementioned 0.182 of an acre tract, a distance of 37.55 feet (Record - S69°16'00"E) to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 1), lying in the proposed Southeast right-of-way line of Interstate Highway 35, being 342.36 feet right of and radial to Interstate Highway proposed centerline station 1734+36.56, for a Northeast corner of the herein described 1.480 acre parcel;

- (7) **THENCE** SOUTH 28°32'43" West, leaving the South line of the aforementioned 0.182 of an acre tract, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 48.10 feet to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 1), lying 335.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1733+90.00, for an angle point in the said proposed Southeast right-of-way line of Interstate Highway 35 and an angle point of the herein described 1.480 acre parcel;
- (8) **THENCE** SOUTH 26°42'19" West, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 111.89 feet to the **POINT OF BEGINNING** and containing 1.480 acres (64,456 square feet) of land, more or less.

Access is allowed to the highway facility from the remainder of the abutting property.

(Note 1) "The monument described as set in this call may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT."

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

A plat of even survey date herein accompanies and is made a part of this description.

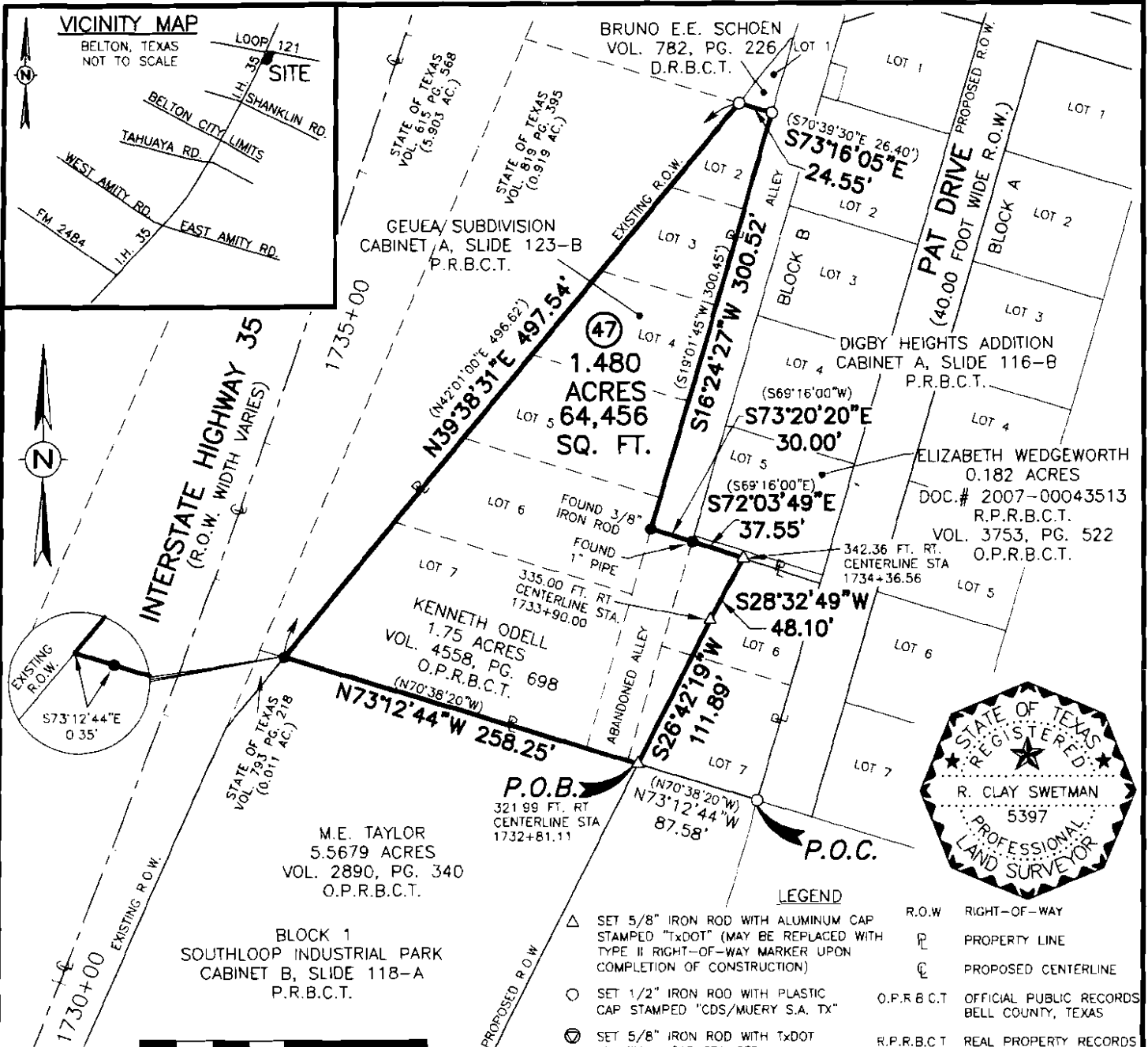
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

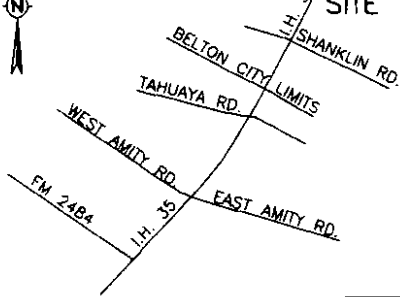
Date 9<sup>th</sup> day of August, 2009, A.D.

*[Signature]*  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas

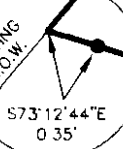




**VICINITY MAP**  
BELTON, TEXAS  
NOT TO SCALE

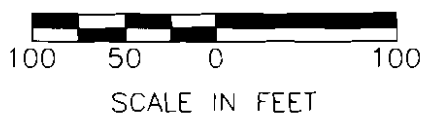


**INTERSTATE HIGHWAY 35**  
(R.O.W. WIDTH VARIES)



**M.E. TAYLOR**  
5.5679 ACRES  
VOL. 2890, PG. 340  
O.P.R.B.C.T.

**BLOCK 1**  
SOUTHLOOP INDUSTRIAL PARK  
CABINET B, SLIDE 118-A  
P.R.B.C.T.



**M.F. CONNELL SURVEY, A-6**

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-47.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00015

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*R. Clay Swetman*  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

**LEGEND**

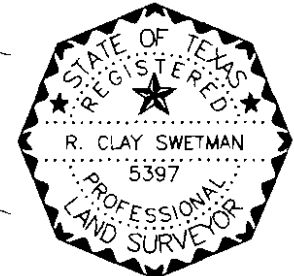
△	SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)	R.O.W.	RIGHT-OF-WAY
○	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"	P	PROPERTY LINE
⊙	SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"	⊕	PROPOSED CENTERLINE
■	FOUND TxDOT TYPE I MONUMENT	O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)	R.P.R.B.C.T.	REAL PROPERTY RECORDS BELL COUNTY, TEXAS
		P.R.B.C.T.	PLAT RECORDS BELL COUNTY, TEXAS
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCING
—  —	DENIAL OF ACCESS LINE		

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 47  
RCSJ-0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-1.480 AC.  
WACO DISTRICT  
DATE: MAY 29, 2009  
PAGE 4 OF 4



**Project:** IH 35  
**ROW CSJ:** 0015-06-092  
**County:** Bell  
**Limits:** From Amity Road  
To US 190  
**Parcel No.:** 47

**AND IN ADDITION THERETO:**

Title to all of that metal building located partially on the remainder of the foregoing described parcel, said improvement being bisected by the proposed east right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.