

TEXAS TRANSPORTATION COMMISSION

HILL County

MINUTE ORDER

Page 1 of 1

WACO District

In the city of Hillsboro, HILL COUNTY, on FARM TO MARKET ROAD 286, the State of Texas acquired certain land by various instruments, and the state used certain land to which there is no record title in the state's or city's name.

The surplus land acquired by the state (surplus state land), described in Exhibit A, and the surplus no-title land, described in Exhibit B, are no longer needed for a state highway purpose.

Pursuant to Texas Transportation Code, §§201.103 and 221.001, the executive director has recommended that a segment of FM 286, shown in Exhibit C, be removed from the state highway system and that control, jurisdiction and maintenance be transferred to the city.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may waive payment for real property transferred to a governmental entity if the estimated cost of future maintenance on the property equals or exceeds the fair value of the property and may recommend the quitclaim to the city of any interest that might have accrued to the state by use of the property, if there is no record title to the property.

The fair value of the surplus state land has been determined to be \$93,486, and the state's costs for maintenance over the next 20 years is estimated to be \$193,080.

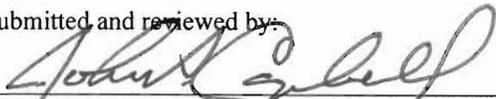
The city has requested that the surplus state land be transferred to the city, that the surplus no-title land be quitclaimed to the city and that control, jurisdiction and maintenance be transferred to the city.

The commission finds \$93,486 to be a fair and reasonable value of the state's rights, title and interest in the surplus state land.

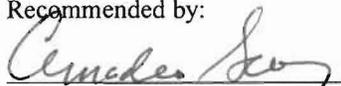
IT IS THEREFORE ORDERED by the commission that a segment of FM 286 is removed from the state highway system and transferred to the city for control, jurisdiction and maintenance from I-35 eastward to the intersection of SH 22, a distance of approximately 1.78 miles.

FURTHER, the commission finds that the surplus state land and the surplus no-title land are no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute proper instruments transferring the state's rights, title and interest in the surplus state land to the City of Hillsboro, Texas, in consideration of the savings to the state of future maintenance costs, and quitclaiming the state's interest in the surplus no-title land to the City of Hillsboro, Texas; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus state land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

112096 DEC 17 09

Minute Number Date Passed

County: Hill
Highway: FM 286
Limits: IH 35 to FM 22
CSJ: 71-1760-020

**Property Description
Tract 1**

Being 1.166 acres (50,786 square feet) of land, more or less, situated in the Haywood Weatherby Survey, Abstract Number 972, and the James Guest Survey, Abstract Number 334, Hill County, Texas, and being a portion of FM 286, a called 1.456 acre tract of land described by deed to the State of Texas by deed in Volume 268, Page 25, Deed Records Hill County, Texas (DRHCT);

COMMENCING at a set 5/8 inch iron rod with cap stamped TranSystems in the South line of FM 286, the Northwest corner of a called 21.550 acre tract of land described by deed as Tract III to Prime Outlets of Hillsboro, LLC, recorded in Book 1446, Page 398, DRHCT, the Northeast corner of a called 7.13 acre tract as described by deed to the State of Texas, as recorded in Volume 435, Page 46, DRHCT, also in the East Right-of-Way line of Interstate Highway No. 35W;

THENCE South 89°10'54" West 54.25 feet along the South Right-of-Way line of FM 286, and the said 1.456 acre, and the North line of said 21.550 acre tract to a set 5/8 inch iron rod with cap stamped TranSystems Corp and the **POINT OF BEGINNING**;

- 1.) **THENCE North 0°49'50" West 20.35 feet** to a set "X" cut in concrete in the North line of said 1.456 acre tract, and the original South Right-of-Way line of FM 286, no recording information found;
- 2.) **THENCE North 89°05'14" East 1,461.69 feet** along the North line of the said 1.456 acre tract and the original South line of FM 286 to a set 5/8 inch iron rod with cap stamped TranSystems Corp;
- 3.) **THENCE South 79°58'50" East 516.50 feet** along the North line of the said 1.456 acre tract and the original South line of FM 286 to a set 5/8 inch iron rod with cap stamped TranSystems Corp;
- 4.) **THENCE South 0°24'50" East 12.30 feet** along the North line of the said 1.456 acre tract and the original South line of FM 286 to a set 5/8 inch iron rod with cap stamped TranSystems Corp;

- 5.) **THENCE South 89°59'50" East 69.10 feet** along the North line of the said 1.456 acre tract and the original South line of FM 286 to a set 5/8 inch iron rod with cap stamped TranSystems Corp;
- 6.) **THENCE South 79°58'50" East 171.10 feet** along the North line of the said 1.456 acre tract and the original South line of FM 286 to a set 5/8 inch iron rod with cap stamped TranSystems Corp;
- 7.) **THENCE North 89°57'10" East 226.70 feet** along the North line of the said 1.456 acre tract and the original South line of FM 286 to a set 5/8 inch iron rod with cap stamped TranSystems Corp at the Northeast corner of the said 1.456 acre tract and the Northwest corner of a called 0.921 acre tract as described by deed to the State of Texas, as recorded in Volume 268, Page 15 DRHCT;
- 8.) **THENCE South 1°30'58" East 19.93 feet** along the West line of the said 0.921 acre tract and the East line of the said 1.456 acre tract to a set 5/8 inch iron rod with cap stamped TranSystems Corp on the existing South Right-of-Way line of FM 286 and said 1.456 acre tract, and the Northeast corner of a called 3.009 acre tract as described by deed to Emerald Retirement Village, as recorded in Volume 697, Page 239, DRHCT;
- 9.) **THENCE South 89°57'33" West 55.52 feet** along the South line of the said 1.456 acre tract, the existing South line of FM 286 and the North line of the said 3.009 acre tract to a set 5/8 inch iron rod with cap stamped TranSystems Corp at the beginning of a curve to the right;
- 10.) **THENCE Northwesterly 344.90 feet** along the arc of said curve to the right (**delta: 10°04'55"**, **radius: 1,960.08 feet, chord: North 85°01'17"West, 344.46 feet**) along the South line of the said 1.456 acre tract, the existing South line of FM 286 and the North line of the said 3.009 acre tract to a set 5/8 inch iron rod with cap stamped TranSystems Corp;
- 11.) **THENCE North 79°58'50" West 422.10 feet** along the South line of the said 1.456 acre tract, the existing South line of FM 286, the North line of the said 3.009 acre tract, the North line of a called 0.89 acre tract as described by deed to Rios Meador Jr., as recorded in Volume 500, Page 1038, DRHCT to a set 5/8 inch iron rod with cap stamped TranSystems Corp in the North line of a called 7.61 acre tract as described by deed to B. J. Waggoner, as recorded in Volume 1005, Page 245, DRHCT and the South line of the said 1.456 acre tract, the existing South line of FM 286 at the beginning of a curve to the right;
- 12.) **THENCE Northwesterly 324.10 feet** along the arc of said curve to the left (**delta: 9°58'59"**, **radius: 1,860.08 feet, chord: North 85°52'33"West, 323.69 feet**) along the North line of the said 7.61 acre tract and the South line of the said 1.456 acre tract, and the existing South line of FM 286 to a found 3/4 inch iron rod;

13.) **THENCE South 89°10'54" West 1,297.68 feet** along the North line of the said 7.61 acre tract and the South line of the said 1.456 acre tract, the existing South line of FM 286, the North line of a called 12.507 acre tract as described by deed to McG Outlet Centers as recorded in Volume 847, Page 429, DRHCT and the North line of the said 21.550 acre tract to the **POINT OF BEGINNING** and containing 1.166 acres (50,786 square feet) of land more or less.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (NAD 83). All coordinates adjusted to the surface using an adjusted scale factor of 0.99976

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

I certify that the survey was performed on the ground under my supervision in February 2009.

Timothy A. Frost 6/25/09

Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316



WILLIAM MILLS SURVEY
ABSTRACT NO. 638

HIRAM DEATON
SURVEY
ABSTRACT
NO. 227

STATE OF TEXAS
VOL. 436, PG. 98
DRHCT
CALLED 10.15 ACRES

STATE OF TEXAS
VOL. 268, PG. 10, DRHCT
CALLED 0.445 AC

ORIGINAL F.M. 286 R.O.W.
NO RECORDING
INFORMATION FOUND

680+00

FM 286

APPROXIMATE SURVEY LINE
S 89° 10' 54" W 2,124.32'
N 89° 05' 14" E 1,461.69'

675+00

STATE OF TEXAS
VOL. 268, PG. 25, DRHCT
CALLED 7.13 ACRES

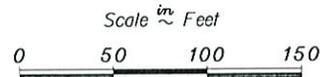
STATE OF TEXAS
VOL. 435, PG. 46
DRHCT
CALLED 7.13 ACRES

TRACT I
STATE OF TEXAS
1.166 ACRES
±/- 50,786 SQ. FT.

PRIME OUTLETS
of HILLSBORO, LLC
TRACT III
BOOK 1446, PG. 398 DRHCT
CALLED 21.550 ACRES

STATE OF TEXAS, VOL. 268, PG. 25, DRHCT CALLED 1.456 AC
S 89° 10' 54" W 1,297.68' EXISTING ROW

HAYWOOD WEATHERBY SURVEY
ABSTRACT NO. 972



NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, Central Zone,
with all distances and coordinates adjusted to surface using an adjusted scale factor of 0.999976.

Revised July 25, 2009

LEGEND

- - 5/8" Iron rod with plastic cap stamped
"Transystems" set or X-cut set
- - Marker found "as noted"
- ⊙ - 5/8" Iron rod with aluminum cap stamped "TxDOT" set
- - Type II monument set

O.P.R.H.C.T. - Official Public Records, Hill County, Texas

D.R.H.C.T. - Deed Records, Hill County, Texas

P.R.H.C.T. - Plat Records, Hill County, Texas

P.O.C. - Point Of Commencing

P.O.B. - Point Of Beginning

ℙ - Property Line

§ - Survey Line

↖ - Fee Hook

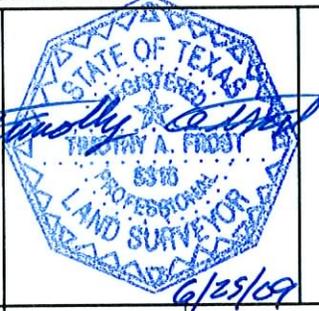
⊕ - Centerline

[] - Record Information

⚡ - Control of Access

—x— - Fence

—●— - Power Line



TRACT 1
STATE OF TEXAS
1.166 ACRE
(50,786 SQUARE FEET)



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 4 of 7	TEXAS	WACO	HILL	FM 286
		CONT.	SECT.	JOB
	CONST. C. S. J.			
	ROW C. S. J.	71	1760	020

MATCHLINE SHEET 4

HAYWOOD WEATHERBY SURVEY ABSTRACT NO. 972

MATCHLINE SHEET 3

MATCHLINE SHEET 5

APPROXIMATE SURVEY LINE

STATE OF TEXAS, VOL. 268, PG. 22, DRHCT CALLED 0.531 AC

ORIGINAL F.M. 286 R.O.W
NO RECORDING
INFORMATION FOUND

FM 286

S 89° 10' 54" W 2,124.32' 670+00

N 89° 05' 14" E 1,461.69'

STATE OF TEXAS, VOL. 268, PG. 25, DRHCT CALLED 1.456 AC

S 89° 10' 54" W 1,297.68'

FOUND 3/4" IR

EXISTING ROW

TRACT 1
STATE OF TEXAS
1.166 ACRES
• 50,786 SQ. FT.

PRIME OUTLETS
at HILLSBORO, LLC
TRACT III
BOOK 1446, PG. 398 DRHCT
CALLED 21.550 ACRES

McG, OUTLET CENTERS
LIMITED PARTNERSHIP
VOL. 847, PG. 429 DRHCT
CALLED 12.507 ACRES



Scale in Feet



NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, Central Zone,
with all distances and coordinates adjusted to surface using an adjusted scale factor of 0.999976.

Revised July 25, 2009

LEGEND

- • 5/8 Inch Iron rod with plastic cap stamped "Transystems" set or X-cut set
- • Marker found "as noted"
- ⊙ • 5/8 Inch Iron rod with aluminum cap stamped "TxDOT" set
- • Type II monument set
- O.P.R.H.C.T. • Official Public Records, Hill County, Texas
- D.R.H.C.T. • Deed Records, Hill County, Texas
- P.R.H.C.T. • Plat Records, Hill County, Texas
- P.O.C. • Point Of Commencing
- P.O.B. • Point Of Beginning
- ≡ • Property Line
- § • Survey Line
- ↙ • Fee Hook
- ⊕ • Centerline
- [] • Record Information
- ≡≡ • Control of Access
- × × • Fence
- ● • Power Line



TRACT 1
STATE OF TEXAS
1.166 ACRE
(50,786 SQUARE FEET)



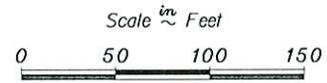
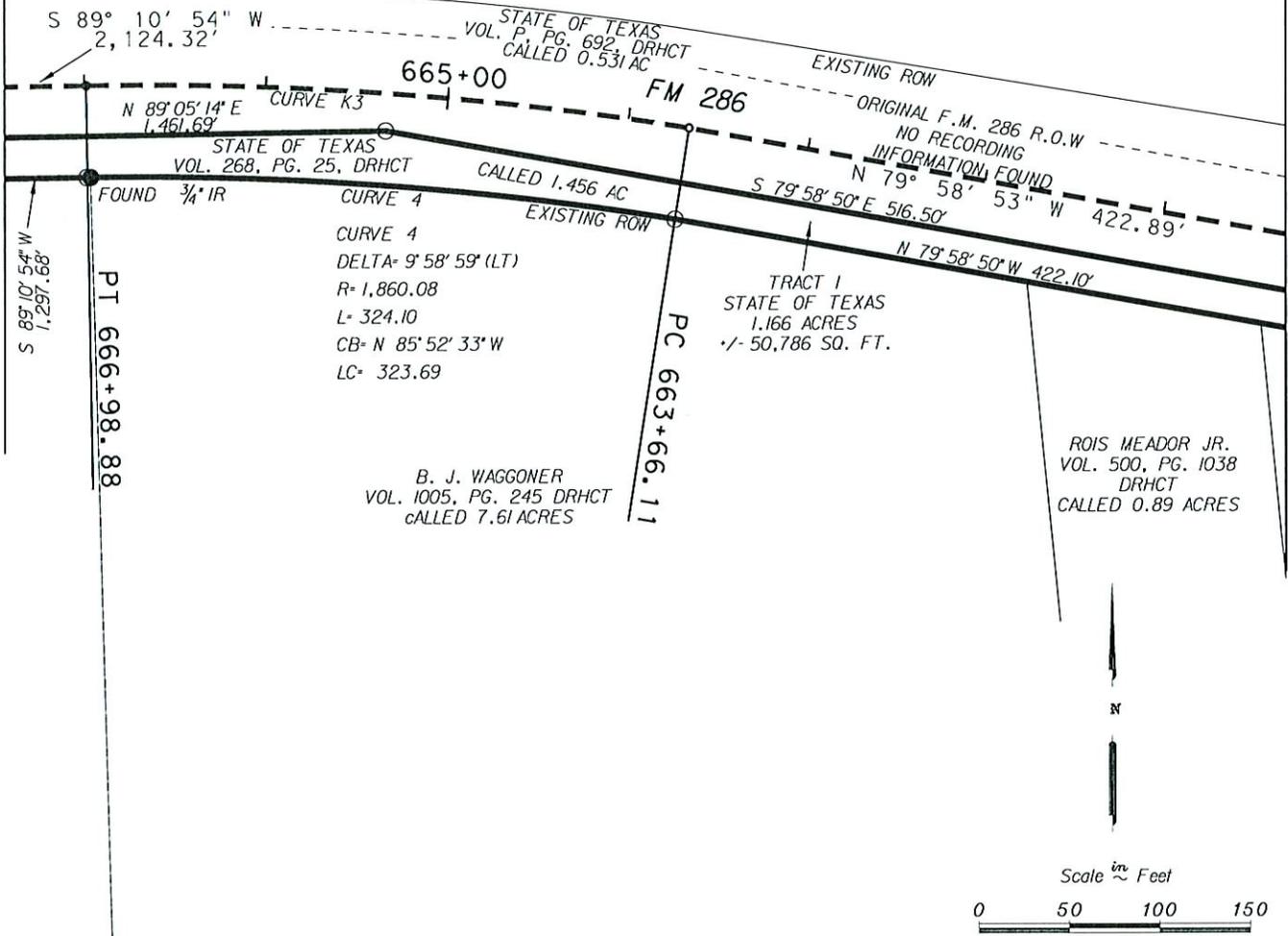
PAGE Page 5 of 7	STATE TEXAS	DIST. WACO	COUNTY HILL	HIGHWAY NO. FM 286
	CONST. C. S. J.	CONT. 71	SECT. 1760	JOB 020
ROW C. S. J.				

HAYWOOD WEATHERBY SURVEY ABSTRACT NO. 972

CURVE K3
DELTA= 9° 58' 55" (LT)
R= 1,910.08
L= 332.77
CB= N 85° 52' 30" W
LC= 332.35

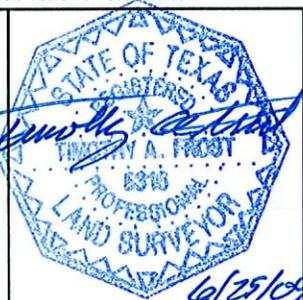
MATCHLINE SHEET 4

MATCHLINE SHEET 6



NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, Central Zone, with all distances and coordinates adjusted to surface using an adjusted scale factor of 0.999976. Revised July 25, 2009

- LEGEND**
- - 5/8 Inch Iron rod with plastic cap stamped "Transystems" set or X-cut set
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 - ⊕ - Centerline
 - [] - Record Information
 - ≡ - Control of Access
 - x-x- - Fence
 - - Power Line

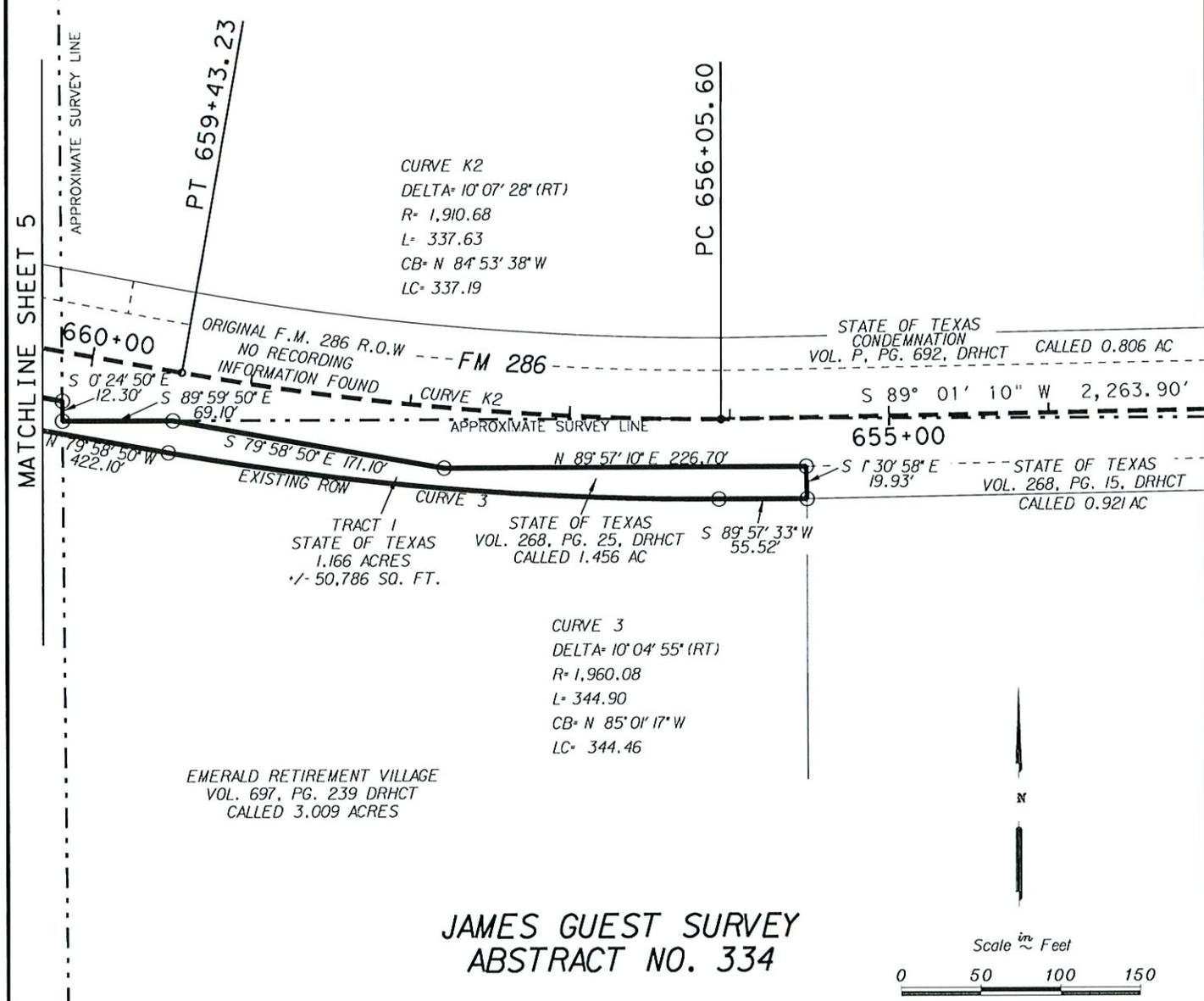


TRACT 1
STATE OF TEXAS
1.166 ACRE
(50,786 SQUARE FEET)

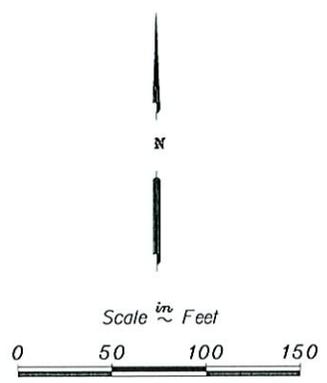


PAGE Page 6 of 7	STATE TEXAS	DIST. WACO	COUNTY HILL	HIGHWAY NO. FM 286
	CONT.		SECT.	JOB
	CONST. C. S. J.			
ROW C. S. J.		71	1760	020

ABNER VAUGHN SURVEY ABSTRACT NO. 927



JAMES GUEST SURVEY ABSTRACT NO. 334



NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, Central Zone, with all distances and coordinates adjusted to surface using an adjusted scale factor of 0.999976. Revised July 25, 2009

LEGEND

- • 5/16 Inch Iron rod with plastic cap stamped "Transystems" set or X-cut set
- • Marker found "as noted"
- ⊕ • 5/16 Inch Iron rod with aluminum cap stamped "TxDOT" set
- • Type II monument set

O.P.R.H.C.T. • Official Public Records, Hill County, Texas
 D.R.H.C.T. • Deed Records, Hill County, Texas
 P.R.H.C.T. • Plat Records, Hill County, Texas

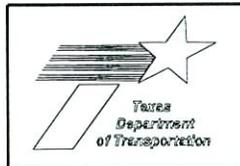
P.O.C. • Point Of Commencing
 P.O.B. • Point Of Beginning

ℙ • Property Line
 § • Survey Line
 ↙ • Fee Hook
 ⊕ • Centerline
 [] • Record Information

—•—•— • Control of Access
 -x-x- • Fence
 ●-●- • Power Line



TRACT 1
 STATE OF TEXAS
 1.166 ACRE
 (50,786 SQUARE FEET)



PAGE Page 7 of 7	STATE TEXAS	DIST. WACO	COUNTY HILL	HIGHWAY NO. FM 286
	CONST. C. S. J.		CONT. SECT.	JOB
	ROW C. S. J.	71	1760	020

County: Hill
Highway: FM 286
Limits: IH 35 to FM 22
CSJ: 71-1760-020

Property Description
Tract 2

Being 0.049 acres (2,141 square feet) of land, more or less, situated in the Hiram Deaton Survey, Abstract Number 268, Hill County, Texas, and being a portion of FM 286, a called 0.445 acre tract as described to the State of Texas by deed in Volume 268, Page 10, Deed Records Hill County, Texas (DRHCT);

COMMENCING at a found 1/2 inch iron rod for the Northeast corner of the called 29,500 square foot, Lot 1, Block 2, Brandon Corner Addition, as recorded in Slide A-145, Plat Records, Hill County, Texas (PRHCT) and the Southeast corner of Lot 2, Block 2, Brandon Corner Addition, and the West line of Dynasty Drive, a 36 foot wide Right-of-Way, as recorded in Slide A-145, PRHCT;

THENCE South 0°27'53" East 166.69 feet along the Easterly line of said 29,500 square foot tract and the West line of Dynasty Drive to a found 1/2 inch iron rod in the North line of said 0.445 acre tract, the existing North Right-of-Way line of FM 286, the South line of said 29,500 square foot tract, the Southwest corner of Dynasty Drive, and the **POINT OF BEGINNING**;

- 1.) **THENCE South 89°56'00" East 6.36 feet** along the North line of said 0.445 acre tract, the existing North Right-of-Way line of FM 286, and the South line of Dynasty Drive, to a set 5/8 inch iron rod with cap stamped TranSystems Corp at the Northeast corner of said 0.445 acre tract and being the Northwest corner of a called 0.193 acre tract of land to State of Texas, as recorded in Volume P, Page 704 Commissioners Court, Hill County, Texas (CCHCT),;
- 2.) **THENCE South 31°42'50" East 23.19 feet** along the East line of said 0.445 acre tract, the West line of said 0.193 acre tract to a set "X" cut in concrete at the Southeast corner of said 0.445 acre tract, the Southwest corner of said 0.193 acre tract, and the original North Right-of-Way line of FM 286, no recording information found;
- 3.) **THENCE South 89°04'54" West 112.56 feet** along the South line of said 0.445 acre tract and the original North Right-of-Way line of FM 286 to a set "X" cut in concrete;
- 4.) **THENCE North 0°49'50" West 20.18 feet** to a set 5/8 inch iron rod with cap stamped TranSystems Corp in the North line of said 0.445 acre tract, the existing North Right-of-Way line of FM 286 and the South line of said 29,500 square foot tract;
- 5.) **THENCE North 89°10'10" East 94.30 feet** along the North line of said 0.445 acre tract, the existing North Right-of-Way line of FM 286 and the South line of said 29,500 square foot tract to the **POINT OF BEGINNING** and containing 0.049 acres (2,141 square feet) of land more or less.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (NAD 83). All coordinates adjusted to the surface using an adjusted scale factor of 0.99976

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

I certify that the survey was performed on the ground under my supervision in February 9, 2009.

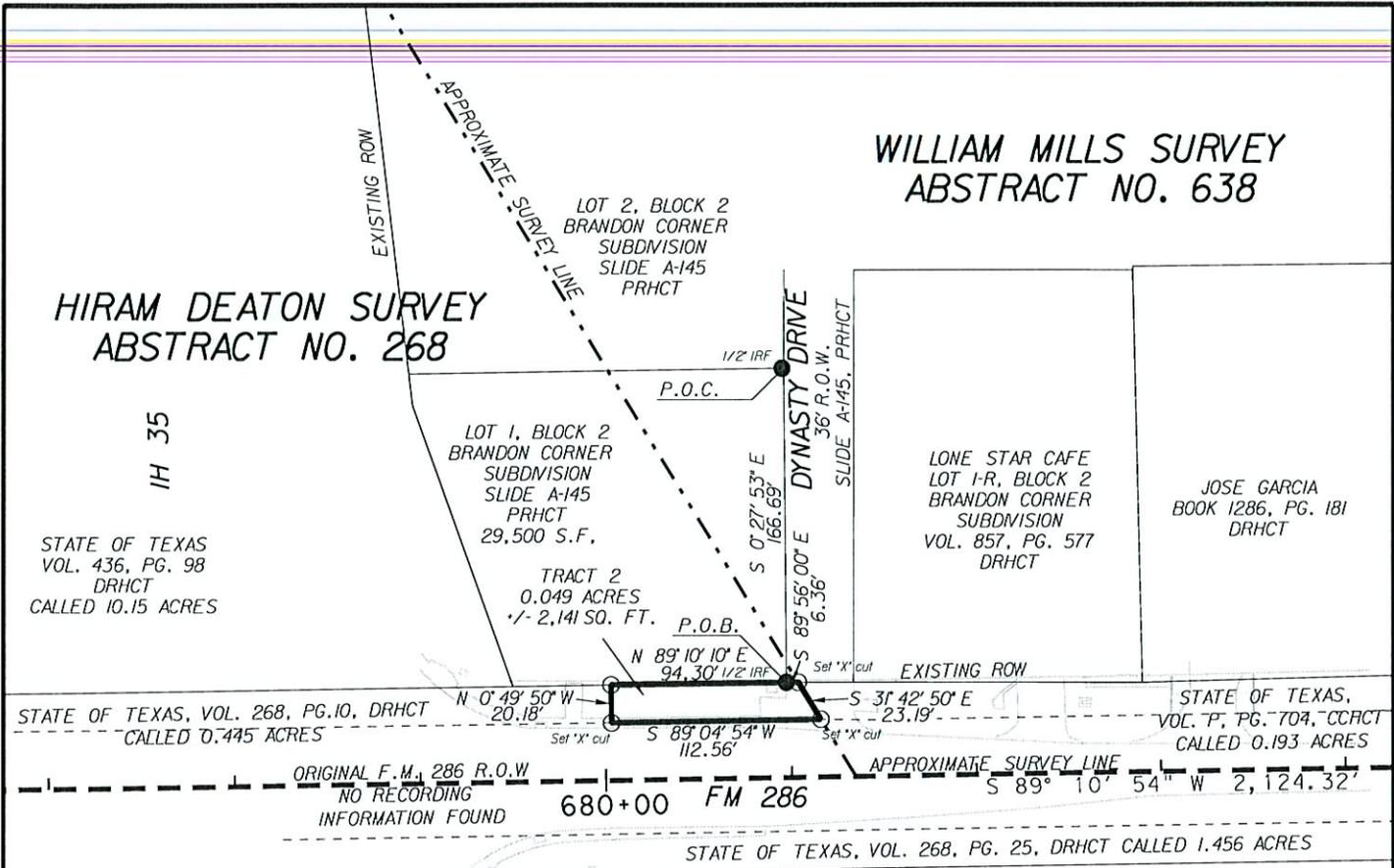
Timothy A. Frost 6/25/09

Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316



**WILLIAM MILLS SURVEY
ABSTRACT NO. 638**

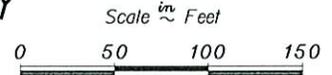
**HIRAM DEATON SURVEY
ABSTRACT NO. 268**



**HAYWOOD WEATHERBY SURVEY
ABSTRACT NO. 972**

PRIME OUTLETS
at HILLSBORO, LLC
TRACT III
BOOK 1446, PG. 398
DRHCT

STATE OF TEXAS
VOL. 435, PG. 46
DRHCT
CALLED 7.13 ACRES

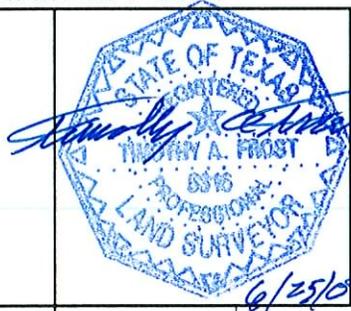


NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, Central Zone,
with all distances and coordinates adjusted to surface using an adjusted scale factor of 0.99976.

Revised July 25, 2009

LEGEND

- • 5/8 Inch Iron rod with plastic cap stamped "Transystems" set or X-cut set
- • Marker found "as noted"
- ⊙ • 5/8 Inch Iron rod with aluminum cap stamped "TxDOT" set
- • Type II monument set
- O.P.R.H.C.T. • Official Public Records, Hill County, Texas
- D.R.H.C.T. • Deed Records, Hill County, Texas
- P.R.H.C.T. • Plat Records, Hill County, Texas
- P.O.C. • Point Of Commencing
- P.O.B. • Point Of Beginning
- ℙ • Property Line
- § • Survey Line
- ↖ • Fee Hook
- ⊕ • Centerline
- [] • Record Information
- ≡≡≡ • Control of Access
- x-x- • Fence
- • Power Line



TRACT 2
STATE OF TEXAS
0.049 ACRE
(2,141 SQUARE FEET)



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 3 of 3	TEXAS	WACO	HILL	FM 286
		CONT.	SECT.	JOB
	CONST. C. S. J.			
	ROW C. S. J.	71	1760	020

County: Hill
Highway: FM 286
Limits: IH 35 to FM 22
CSJ: 71-1760-020

Property Description
Tract 3

Being 4.084 acres (177,879 square feet) of land, more or less, situated in the Samuel Shackelford Survey, Abstract Number 883, Hill County, Texas, and being a portion of FM 286, a called 4.781 acre tract as described to the State of Texas by deed in Volume P, Page 710, Commissioners Court of Hill County, Texas, (CCHCT);

COMMENCING at a set 5/8 inch iron rod with cap stamped TranSystems Corp for the Southwest corner of a called 41.646 acre tract, as described by deed to Alan L. Lee, as recorded in Volume 622, Page 80, Deed Records, Hill County, Texas (DRHCT), and the existing North right-of-way line of FM 286, and the North line of a called 1.897 acre tract as described by deed to the State of Texas as recorded in Volume P, Page 709, CCHCT;

THENCE South 86°42'56" East 738.45 feet along the North line of said 1.897 acre tract, the existing North right-of-way line of FM 286 and the South line of said 41.646 acre tract to a set 5/8 inch iron rod with cap stamped TranSystems Corp at the Northwest corner of said 4.781 acre tract, the Northeast corner of said 1.897 acre tract, and the **POINT OF BEGINNING**;

- 1.) **THENCE South 86°42'56" East 1,400.40 feet** along the North line of the said 4.781 acre tract, and the South line of said 41.646 acre to a found 5/8 inch iron rod at the beginning of a curve to the left;
- 2.) **THENCE Northeasterly 400.67 feet** along the arc of the said curve to the left (**delta: 12°20'30"**, **radius: 1,860.08 feet, chord: North 87°06'47"East, 399.90 feet**) along the North line of said 4.781 acre tract, the South line of said 41.646 acre tract and the said 97.24 acre tract to a set 5/8 inch iron rod with cap stamped TranSystems Corp. in the South line of the remainder of a called 97.24 acre tract, as described by deed to Union Central Life Insurance Company tract, as recorded in Volume 261, Page 503, DRHCT;
- 3.) **THENCE South 9°06'24" East 100.37 feet** to a set 5/8 inch iron rod with cap stamped TranSystems Corp in the South line of said 4.781 acre tract, the existing South right-of-way line of FM 286 and the North line a remainder of the said 97.24 acre tract and a curve to the right;
- 4.) **THENCE Northwesterly 4 18.82 feet** along the arc of the said curve to the right (**delta: 12°14'34"**, **radius: 1,960.08 feet, chord: South 87°06'39"West, 418.02 feet**) along the South line of said 4.781 acre tract, the existing South right-of-way line of FM 286 and a North line of a remainder of the said 97.24 acre tract to a found TxDOT Type I Monument;
- 5.) **THENCE North 86°42'56" West 1,341.54 feet** along the South line of said 4.781 acre tract, the existing South right-of-way line of FM 286 and a North line of a remainder of the said 97.24 acre tract to a set 5/8 inch iron rod with cap stamped TranSystems Corp at the Southwest corner of said 4.781 acre tract and the Southeast corner of said 1.897 acre tract ;

- 6.) **THENCE North 54°29'50" East 4.60 feet** along Westerly line of said 4.781 acre tract and the Easterly line of said 1.897 acre tract to a set 5/8 inch iron rod with cap stamped TranSystems Corp;

- 7.) **THENCE North 30°53'57" West 117.40 feet** along Westerly line of said 4.781 acre tract and the Easterly line of said 1.897 acre tract to the **POINT OF BEGINNING** and containing 4.084 acres (177,879 square feet) of land more or less

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (NAD 83). All coordinates adjusted to the surface using an adjusted scale factor of 0.99976

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

I certify that the survey was performed on the ground under my supervision in February 9, 2009.

Timothy A. Frost 6/25/09

Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316

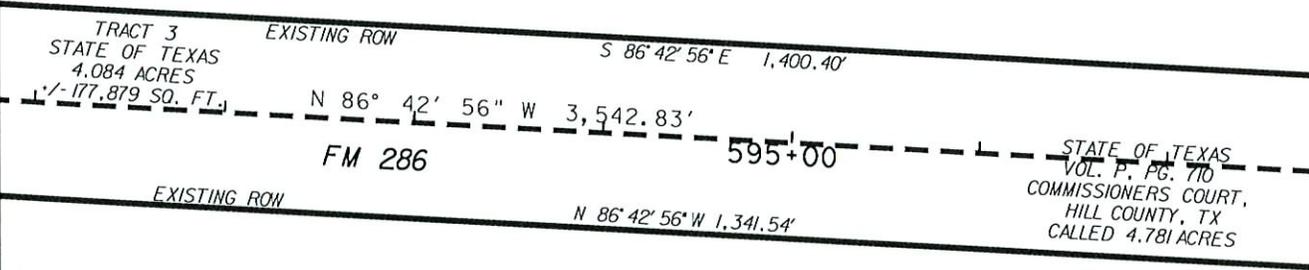


SAMUEL SHACKELFORD SURVEY ABSTRACT NO. 883

ALAN L. LEE
VOL. 622, PG. 80
DRHCT
CALLED 41.646 ACRES

MATCHLINE SHEET 3

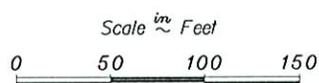
MATCHLINE SHEET 5



TRACT 3
STATE OF TEXAS
4.084 ACRES
(177,879 SQ. FT.)

STATE OF TEXAS
VOL. P., PG. 710
COMMISSIONERS COURT,
HILL COUNTY, TX
CALLED 4.781 ACRES

REMAINDER
FORMERLY UNION CENTRAL
LIFE INS. CO.
VOL. 261, PG. 503
DRHCT
CALLED 97.24 ACRES

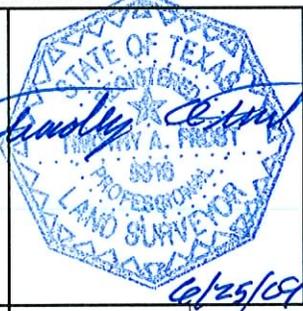


NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, Central Zone, with all distances and coordinates adjusted to surface using an adjusted scale factor of 0.99976.

Revised July 25, 2009

LEGEND

- - 5/8 Inch Iron rod with plastic cap stamped "Transystems" set or X-cut set
- - Marker found "as noted"
- ⊙ - 5/8 Inch Iron rod with aluminum cap stamped "TxDOT" set
- - Type II monument set
- O.P.R.H.C.T. - Official Public Records, Hill County, Texas
- D.R.H.C.T. - Deed Records, Hill County, Texas
- P.R.H.C.T. - Plat Records, Hill County, Texas
- P.O.C. - Point Of Commencing
- P.O.B. - Point Of Beginning
- ℙ - Property Line
- ℚ - Survey Line
- ↗ - Fee Hook
- ⊕ - Centerline
- [] - Record Information
- ≡ - Control of Access
- x-x- - Fence
- - Power Line



TRACT 3
STATE OF TEXAS
4.084 ACRE
(177,879 SQUARE FEET)



PAGE Page 4 of 5	STATE	DIST.	COUNTY	HIGHWAY NO.
	TEXAS	WACO	HILL	FM 286
		CONT.	SECT.	JOB
	CONST. C. S. J.			
	ROW C. S. J.	71	1760	020

SAMUEL SHACKELFORD SURVEY ABSTRACT NO. 883

MATCHLINE SHEET 4

ALAN L. LEE
VOL. 622, PG. 80
DRHCT
CALLED 41.646 ACRES

REMAINDER
FORMERLY UNION CENTRAL
LIFE INS. CO.
VOL. 261, PG. 503
DRHCT
CALLED 97.24 ACRES

CURVE 2
DELTA= 12° 20' 30" (LT)
R= 1,860.08
L= 400.67
CB= N 87° 06' 47" E
LC= 399.90

CURVE K1
DELTA= 33° 21' 52" (RT)
R= 1,910.08
L= 1,112.28
CB= S 76° 41' 46" W
LC= 1,096.63

TRACT 3 EXISTING ROW

STATE OF TEXAS
4.084 ACRES

1/2- 177,879 SQ. FT.

STATE OF TEXAS

VOL. P, PG. 710
COMMISSIONERS COURT,
HILL COUNTY, TX
CALLED 4.781 ACRES

STATE OF TEXAS
VOL. P, PG. 710
COMMISSIONERS COURT,
HILL COUNTY, TX
CALLED 4.781 ACRES

S 86° 42' 56" E 1,400.40'

N 86° 42' 56" W
3,542.83'

N 86° 42' 56" W 1,341.54'

PT 590+35.6

5/8" IRF

590+00

EXISTING ROW

CURVE 1

CURVE 1
DELTA= 12° 14' 34" (RT)
R= 1,960.08
L= 418.82
CB= S 87° 06' 39" W
LC= 418.02

REMAINDER
FORMERLY UNION CENTRAL
LIFE INS. CO.
VOL. 261, PG. 503
DRHCT
CALLED 97.24 ACRES

Scale in Feet

0 50 100 150

NOTE: Bearings are based on NAD '83 Datum, Texas State Plane Coordinate System, Central Zone,
with all distances and coordinates adjusted to surface using an adjusted scale factor of 0.99976.

Revised July 25, 2009

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P.O.C. - Point Of Commencing

P.O.B. - Point Of Beginning

▬ - Property Line

— - Survey Line

↖ - Fee Hook

⊕ - Centerline

[] - Record Information

▬▬ - Control of Access

—x— - Fence

—●— - Power Line



TRACT 3
STATE OF TEXAS
4.084 ACRE
(177,879 SQUARE FEET)



PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
Page 5 of 5	TEXAS	WACO	HILL	FM 286
		CONT.	SECT.	JOB
	CONST. C. S. J.			
	ROW C. S. J.	71	1760	020