

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 2

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

Page 2 of 2

VARIOUS Districts

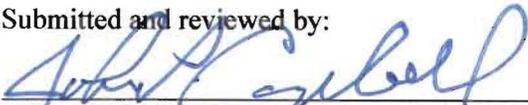
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Dallas	SH 183	4	0094-03-099	31
Denton	FM 407	2	1785-01-031	1
Denton	FM 423	1	1567-02-029	10
Robertson	SH 6	3	0049-06-070	42
Tarrant	SH 26	5	0363-01-123	158

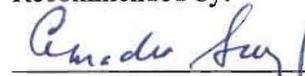
CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Caldwell	SH 130	B	3583-01-002	499A
Caldwell	SH 130	C	3583-01-002	600
Caldwell	SH 130	D	3583-01-002	633
Caldwell	SH 130	E	3583-01-002	684
Dallas	SH Loop 12	A	0581-02-115	20
Dallas	SH 183	S	0094-03-099	41
Guadalupe	SH 130	H	3583-02-002	831
Guadalupe	SH 130	G	3583-02-002	830
Guadalupe	SH 130	I	3583-02-002	837
Guadalupe	SH 130	P	3583-02-002	951
Guadalupe	SH 130	R	3583-02-002	957
Guadalupe	SH 130	F	3583-02-002	828
Guadalupe	SH 130	Q	3583-02-002	954, 958A, 958B
Guadalupe	SH 130	J	3583-02-002	850
Guadalupe	SH 130	O	3583-02-002	949
Guadalupe	SH 130	N	3583-02-002	946B
Guadalupe	SH 130	M	3583-02-002	946A
Guadalupe	SH 130	L	3583-02-002	945
Guadalupe	SH 130	K	3583-02-002	944
Hill	IH 35	T	0014-07-094	20

Submitted and reviewed by:


 Director, Right of Way Division

Recommended by:


 Executive Director

111689 JAN 29 09

Minute Number Date Passed

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1567-02-029

Page 1 of 5
June 4, 2007

Description for Parcel 10

Being a 39,778 square foot tract of land situated in the Bohrman Survey, Abstract No. 0086, in the Town of Little Elm, Denton County, Texas and being a portion of a tract of land described in deed to Raymundo Hernandez and Juan C. Bustillos recorded in County Clerk's file No. 00-0026914 of the Deed Records of Denton County, Texas. Said 39,776 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found on the north line of said Hernandez and Bustillos tract, being the southeast corner of a tract of land described in deed to Marie Tang & Mingh Tang recorded in County Clerk's file No. 98-0036543 of the Deed Records of Denton County, Texas, and being the common southwest corner of a tract of land described in deed to GP & E Leasing, LP recorded in County Clerk's file No. 05-8811 of the Deed Records of Denton County, Texas;

THENCE South 89 Degrees 39 Minutes 57 Seconds West, along the north line of said Hernandez and Bustillos tract, and the common south line of said Tang tract, a distance of 307.93 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for the **POINT OF BEGINNING**, and the beginning of a non-tangent curve to the left, whose radius bears South 88 Degrees 22 Minutes 22 Seconds East, a distance of 1083.92 feet;

THENCE over and across said Hernandez and Bustillos tract, the following courses and distances:

- (1) THENCE Along said non-tangent curve to the left, having a radius of 1083.92 feet, a delta angle of 03 Degrees 43 Minutes 15 Seconds, a long chord that bears South 00 Degrees 13 Minutes 59 Seconds East, a distance of 70.38 feet, and an arc distance of 70.39 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for corner;
- (2) THENCE South 02 Degrees 05 Minutes 37 Seconds East, a distance of 359.66 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for corner;
- (3) THENCE South 18 Degrees 30 Minutes 33 Seconds East, a distance of 120.31 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for corner;
- (4) THENCE South 02 Degrees 05 Seconds 37 Seconds East, a distance of 63.51 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for corner and the beginning of a tangent curve to the right, whose radius bears South 87 Degrees 54 Minutes 23 Seconds West, a distance of 5845.58 feet;

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1567-02-029

Page 2 of 5
June 4, 2007

Description for Parcel 10

- (5) THENCE along said tangent curve to the right, having a radius of 5845.58 feet, a delta angle of 01 Degrees 46 Minutes 33 Seconds, a long chord that bears South 01 Degrees 12 Minutes 20 Seconds East, a distance of 181.17 feet, and an arc distance of 181.18 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for corner;
- (6) THENCE South 00 Degrees 18 Minutes 58 Seconds East, a distance of 95.48 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for corner in the south line of said Hernandez and Bustillos tract, being in the north line of a tract of land described in deed to Little Elm 12 Partners, Ltd, recorded in County Clerk's file No. 06-10768 of the Deed Records of Denton County, Texas;
- (7) THENCE South 65 Degrees 49 Minutes 56 Seconds West, along the south line of said Hernandez and Bustillos tract, and the common north line of said Little Elm 12 Partners tract, a distance of 77.63 feet to a point for the southwest corner of said Hernandez and Bustillos tract, being the common northwest corner of said Little Elm 12 Partners tract, being in the east right-of-way line of Farm to Market (F.M.) No. 423;
- (8) THENCE North 00 Degrees 19 Minutes 03 Seconds West, along the west line of said Hernandez and Bustillos tract, and the common east right-of-way line of said F.M. No. 423, a distance of 878.93 feet to a point for corner in the north line of said Hernandez and Bustillos tract, and being the beginning of a tangent curve to the right, whose radius bears North 89 Degrees 41 Minutes 20 Seconds East, a distance of 1100.92 feet;
- (9) THENCE along said tangent curve to the right, having a radius of 1100.92 feet, a delta angle of 01 Degrees 54 Minutes 42 Seconds, a long chord that bears North 00 Degrees 38 Minutes 41 Seconds East, a distance of 36.73 feet, and an arc distance of 36.73 feet to a point for the northwest corner of said Hernandez and Bustillos tract, and the southwest corner of said Tang tract;
- (10) THENCE North 89 Degrees 39 Minutes 57 Seconds East, along the north line of said Hernandez and Bustillos tract, and the common south line of said Tang tract, a distance of 17.01 feet to the **POINT OF BEGINNING** and containing 39,778 square feet of land, more or less.

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1567-02-029

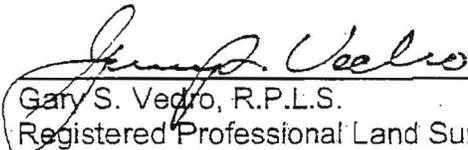
Page 3 of 5
June 4, 2007

Description for Parcel 10

** 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 1.000150630.

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

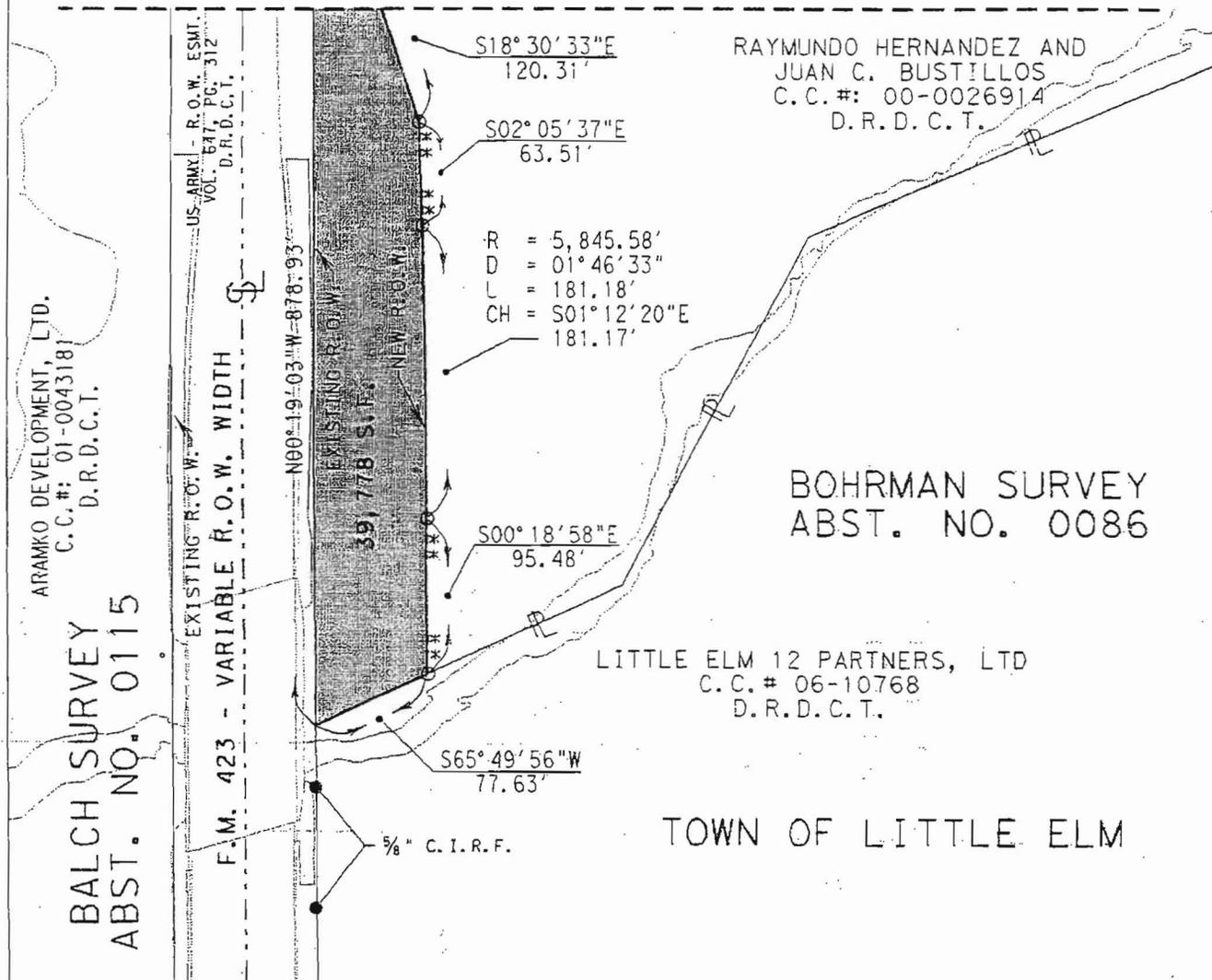

Gary S. Vedro, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4934
Carter Burgess Inc.
7950 Elmbrook Dr
Dallas, Texas 75429
214-638-0145

June 4, 2007



EXHIBIT "A"
PAGE 5 OF 5

MATCH LINE, SEE SHEET 4 OF 5



RAYMUNDO HERNANDEZ AND
JUAN C. BUSTILLOS
C.C.#: 00-0026914
D.R.D.C.T.

BOHRMAN SURVEY
ABST. NO. 0086

LITTLE ELM 12 PARTNERS, LTD
C.C.# 06-10768
D.R.D.C.T.

TOWN OF LITTLE ELM

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1993 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.



A PLAT OF A SURVEY OF
39,778 S.F. TRACT OF LAND
IN THE BOHRMAN SURVEY
ABSTRACT NUMBER 0086
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

Gary S. Vedro
LEGAL DESCRIPTION AT EVEN SURVEY DATE HERewith
ACCOMPANIES THIS PLAT.



ARAMKO DEVELOPMENT, LTD.
C.C.#: 01-0043181
D.R.D.C.T.

BALCH SURVEY
ABST. NO. 0115

US ARMY - R.O.W. ESMU.
VOL. 517, PG. 312
D.R.D.C.T.

EXISTING R.O.W.
F.M. 423 - VARIABLE R.O.W. WIDTH

N00°19'03"W-878.93'

EXISTING R.O.W.
39,778 S.F.

5/8" C.I.R.F.

** 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.

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

Page 1 of 3
February 26, 2008

Description for Parcel 1

BEING 0.1774 of an acre of land situated in the Wm. Blalock Survey, Abstract No. 44, Denton County, Texas, and being out of that certain called 17.825 acre tract of land described in a deed to Wendell L. Green and Joy L. Green, dated January 7, 1980, and recorded in the Clerk's File No. 80-1123, of the Official Records of Denton County, Texas, said 0.1774 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 Southwest corner of the herein described tract, in the existing North right-of-way line of FM 407, being in the South boundary line of said called 17.825 acre tract of land, from which a 1/2" Iron Rod Found at the Southwest corner of said called 17.825 acre tract of land bears South 89° 54' 47" West, a distance of 524.24 feet, being 44.92 feet left 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 180+00.00, and being located at the coordinates of 7,087,527.6333 feet North and 2,384,649.4226 feet East; **

1. **THENCE** North 00° 06' 09" West, along the proposed North right-of-way line of FM 407, a distance of 30.08 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set, being 75.00 feet left of Survey Centerline Station 180+00.00;**
2. **THENCE** North 89° 53' 51" East, along the proposed North right-of-way line of FM 407, a distance of 248.64 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set, being 75.00 feet left of Survey Centerline Station 182+48.64;**
3. **THENCE** North 44° 53' 49" East, along the proposed North right-of-way line of FM 407, a distance of 27.71 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set, being 94.59 feet left of Survey Centerline Station 182+68.23;**
4. **THENCE** South 89° 36' 01" East, along the proposed North right-of-way line of FM 407, a distance of 13.65 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set in the existing West right-of-way line of FM 1830, being 94.47 feet left of Survey Centerline Station 182+81.88;**
5. **THENCE** South 44° 38' 27" West, along the existing North right-of-way line of FM 407, a distance of 69.86 feet to a Wood Monument Found, being 44.85 feet left of Survey Centerline Station 182+32.70;
6. **THENCE** South 89° 54' 47" West, along the existing North right-of-way line of FM 407, a distance of 232.70 feet, **to the PLACE OF BEGINNING and containing 0.1774 of an acre of land.**

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

Page 2 of 3
February 26, 2008

Description for Parcel 1

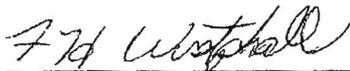
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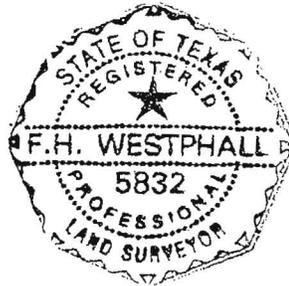
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Monument upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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.

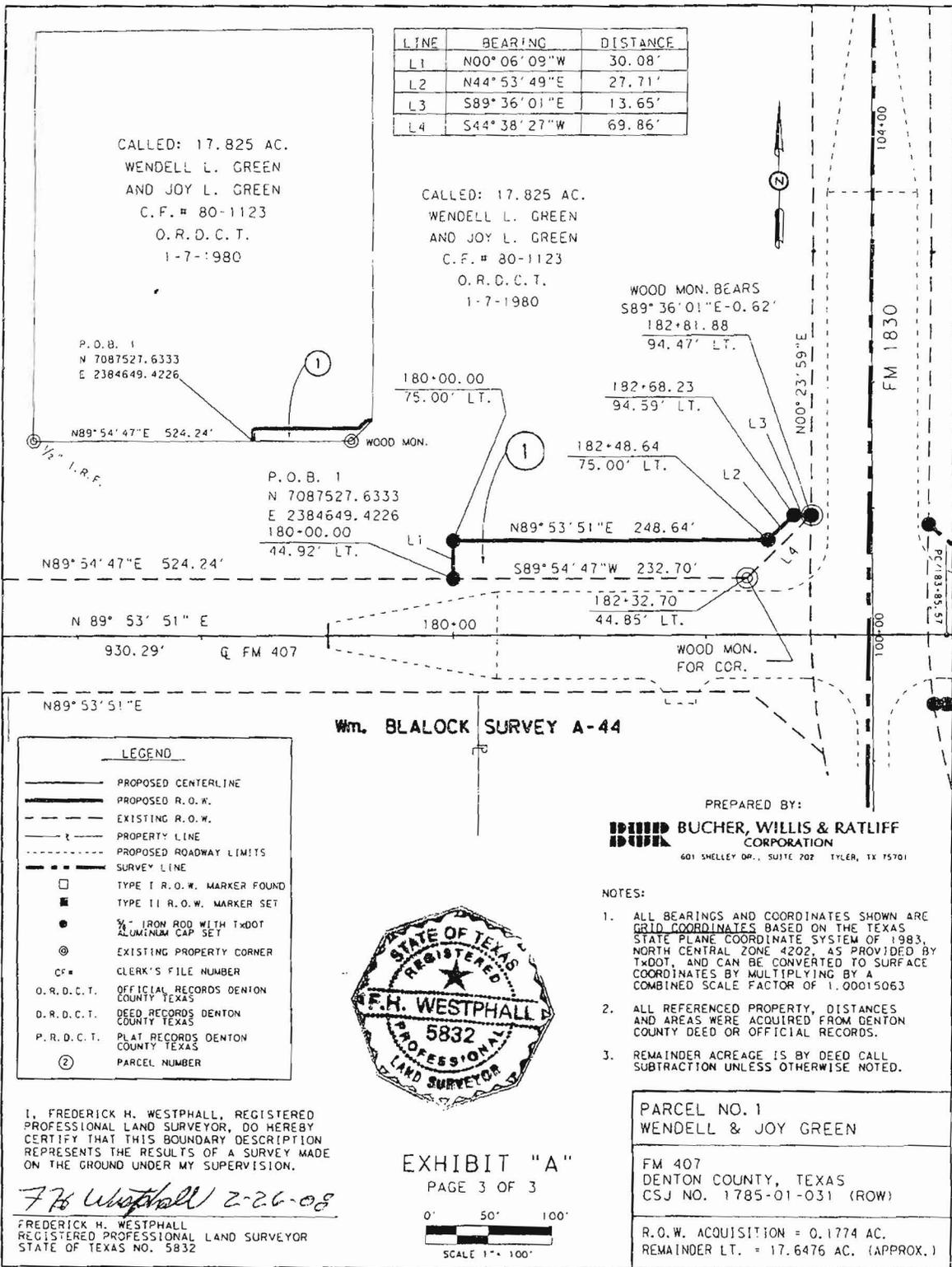
I, Frederick H. Westphall, Registered Professional Land Surveyor, do hereby certify that this boundary description and plat represents the results of a survey made on the ground under my supervision.

 2-26-08
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



County: Robertson
Parcel No.: 42
Highway: State Highway 6
Limits: From FM 1644 in Calvert
To SH 6 / US 79 Interchange North of Hearne
CSJ: 0049-06-070

PROPERTY DESCRIPTION FOR PARCEL 42

DESCRIPTION OF A 0.38 ACRE (16,342 SQUARE FEET) TRACT OF LAND LOCATED IN THE MARTHA BRENNAN SURVEY, ABSTRACT NO. 67, ROBERTSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 1.0 ACRE TRACT CONVEYED TO THE HEIRS OF MILES MOODY ("SIXTH TRACT") AS EVIDENCED BY THE DEED RECORDED IN VOLUME 98, PAGE 623 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS, SAID 0.38 ACRE (16,342 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Type II Texas Department of Transportation (TxDOT) monument (N=10,320,707.23, E=3,458,493.31) set in the Proposed Southwest right-of-way line of State Highway 6 (SH 6), being in the common northwest line of said remainder tract, the southeast line of Block "A" of the Red Hill Subdivision as evidenced by the map thereof recorded in Volume 1, Page 91 of the Map Records of Robertson County, Texas, and the common south corner of Lot 1, Block "A" of the Red Hill Subdivision as conveyed to Archie McGrew and wife, Donna M. McGrew as evidenced by the deed recorded in Volume 433, Page 240 of said Deed Records and the east corner of Lot 16, Block "A" of the Red Hill Subdivision conveyed to Dale Brannon, Deborah L. Bosley and Judy Brannon as evidenced by the deed recorded in Volume 811, Page 590 of said Deed Records, from which a 5/8 inch iron rod with cap marked "ARS" set for the west corner of said called 1.0 acre remainder tract and the south corner of said Lot 16 bears South 66°51'36" West, a distance of 249.84 feet and a 5/8 inch iron rod with cap marked "ARS" set for reference bears South 66°51'36" West, a distance of 100.00 feet;

1.) **THENCE**, NORTH 66°51'36" EAST, departing the Proposed Southwest right-of-way line of said SH 6 and along the common northwest line of said remainder tract, the southeast line of said Block "A" and the southeast line of said Lot 1, a distance of 252.61 feet to a calculated point, from which a 1/2 inch iron rod found bears North 66°51'36" East, a distance of 1.20 feet, said calculated point also being the common north corner of said remainder tract, the east corner of said Lot 1 and being in the existing southwest right-of-way line of said SH 6 (a 135 foot ROW) conveyed to the State of Texas as evidenced by the deed recorded in Volume 243, Page 811 of said Deed Records;

2.) **THENCE**, SOUTH 44°34'31" EAST, departing said common line and along the common northeast line of said remainder tract and the existing southwest right-of-way line of said SH 6, a distance of 70.98 feet to a calculated point for the common east corner of said remainder tract, the south corner of said State of Texas tract, the west corner of a tract of land conveyed to the State of Texas as evidenced by the deed recorded in Volume 243, Page 805 of said Deed Records, and the north corner of the remainder of a called 100.0 acre tract conveyed to Moses Moody as evidenced by the deed recorded in Volume 13, Page 040 of said Deed Records;

3.) **THENCE**, SOUTH 67°16'12" WEST, departing said common line and along the common southeast line of said remainder of a called 1.0 acre tract and the northwest line of said remainder of a called 100.0 acre tract, a distance of 249.59 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set in the Proposed Southwest right-of-way line of said SH 6;

4.) **THENCE**, NORTH 47°23'37" WEST, departing said common line, along said Proposed Southwest right-of-way line of said SH 6 and across said remainder of a called 1.0 acre tract, a distance of 70.51 feet to the **POINT OF BEGINNING** and containing 0.38 acres (16,342 square feet) of land, more or less.

All bearings and coordinates are based upon the Texas State Plane Coordinate system, Central Zone, NAD 83 (93). All distances and coordinates cited herein are surface and may be converted to grid by dividing by a combined scale factor of 1.00012.

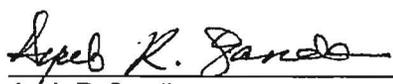
A plat of even survey date accompanies this legal description.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF DALLAS §

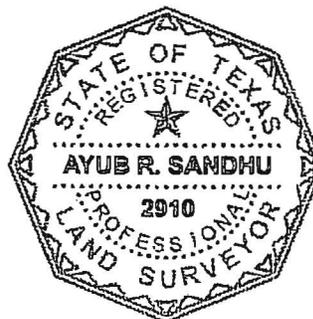
That I, Ayub R. Sandhu, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 27th day of December 2004 A.D.

ARS Engineers, Inc.
5910 N. Central Expressway Suite 1000
Dallas, Texas 75206
Phone No.: (214) 739-3152



Ayub R. Sandhu
Registered Professional Land Surveyor
No. 2910 - State of Texas



County: Dallas
Highway: S.H. 183
R.O.W. CSJ: 0094-03-099

Page 1 of 3
July 12, 2004

Description for Parcel 31

BEING a 7,620 square feet tract of land, more or less, in the John C. Read Survey, Abstract No. 1182 and the Solomon Huitt Survey, Abstract No. 618, City of Irving, Dallas County, Texas, and being part of tract as conveyed to Argonaut Holdings, Inc. as recorded in Volume 2003248, Page 3403 of the Deed Records of Dallas County, Texas, and also being a part of Lot 1, Block A of Saturn of Irving, an Addition to the City of Irving as recorded in Volume 2001072, Page 1 of the Deed Records of Dallas County, Texas, said 7,620 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a point on the western line of said Argonaut Holdings, Inc. tract, said point also being the southeast corner of a tract as conveyed to James K. Reeves as recorded in Volume 2002060, Page 3002 of said Deed Records and being the southeast corner of Lot 3 and the northeast corner of Lot 2R, Block A of Britain/183 Addition Revised, an Addition to the City of Irving as recorded in Volume 2002013, Page 37 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 49 minutes 09 seconds West, along the common line of said James K. Reeves tract with said Argonaut Holdings, Inc. tract, a distance of 381.78 feet to a 5/8" iron rod with TxDOT cap set for corner on the new southern right of way line of State Highway 183 and the POINT OF BEGINNING;

- 1) THENCE North 00 degrees 49 minutes 09 seconds West, continuing along the common line of said James K. Reeves tract with said Argonaut Holdings, Inc. tract, a distance of 35.91 feet to a 1/2" iron rod found on the existing southern right of way line of State Highway 183 at the northeast corner of said James K. Reeves tract and the northwest corner of said Argonaut Holdings, Inc. tract;
- 2) THENCE North 87 degrees 38 minutes 46 seconds East, along the existing southern right of way line of State Highway 183, a distance of 119.11 feet to an angle point;
- 3) THENCE South 87 degrees 37 minutes 01 seconds East, continuing along the existing southern right of way line of State Highway 183, a distance of 101.09 feet to a 1/2" iron rod found at the northeast corner of said Argonaut Holdings, Inc. tract and the northwest corner of a tract as conveyed to Ford Leasing Development Company as recorded in Volume 98035, Page 1519 of said Deed Records, said tract also being Lot 1, Block A of Ford Lincoln Mercury Addition, an Addition to the City of Irving as recorded in Volume 98032, Page 75 of said Deed Records;

County: Dallas
Highway: S.H. 183
R.O.W. CSJ: 0094-03-099

Page 2 of 3
July 12, 2004

Description for Parcel 31

- 4) THENCE South 00 degrees 58 minutes 43 seconds East, along the common line of said Argonaut Holding, Inc. tract and said Ford Leasing Development Company tract, a distance of 29.64 feet to a 5/8" iron rod with TxDOT cap set for corner on the new southern right of way line of State Highway 183;
- 5) THENCE along the new southern right of way line of State Highway 183 and along a curve to the left having a central angle of 01 degrees 33 minutes 57 seconds, a radius of 2,843.00 feet, a chord distance of 77.70 feet that bears South 88 degrees 41 minutes 42 seconds West, around said curve an arc distance of 77.70 feet to an "X" set in concrete for corner;**
- 6) THENCE South 87 degrees 54 minutes 43 seconds West, continuing along the new southern right of way line of State Highway 183, a distance of 142.43 feet to the POINT OF BEGINNING and containing 7,620 square feet [0.1749 ac.] of land, more or less.

A plat at even survey date herewith accompanies this legal description.

** 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.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 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 1.000136506.

 7-12-04

Hugh Wilson Knight, R.P.L.S. Date
Texas Registration No. 4872

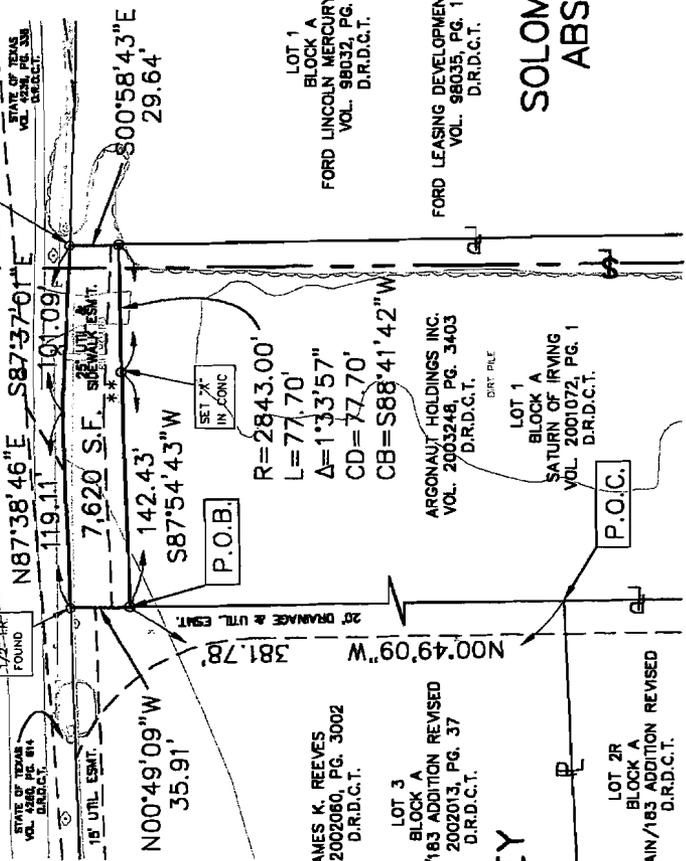


Douphrate & Associates, Inc.
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
Ph. (972) 771-9004

EXHIBIT "A"
Page 3 of 3

S.H. 183

VARIABLE WIDTH R.O.W.



CITY OF IRVING

JOHN C. READ SURVEY
ABSTRACT NO. 1182

SOLOMON HUITT SURVEY
ABSTRACT NO. 618

- 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"
 - O = TROTT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - BD = TROTT BRONZE DISK SET IN CONCRETE
 - ** THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TROTT 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 TROTT.

A PLAT OF A SURVEY
PARCEL 31
FOR S.H. 183
A 7,620 SQ. FT., (0.1749 AC.)
TRACT OF LAND IN THE
JOHN C. READ SURVEY
ABSTRACT NO. 1182 &
SOLOMON HUITT SURVEY
ABSTRACT NO. 618
CITY OF IRVING
DALLAS COUNTY, TEXAS
JULY 12, 2004



Hugh Wilson Knight
HUGH WILSON KNIGHT
R.P.L.S. NO. 4872
DATE

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 AD), NORTH CENTRAL ZONE. ALL DISTANCES AND PERIMETERS ARE IN FEET AND SHOULD BE CONVERTED TO GRID BY DIVIDING BY 1.000138508, CONVERSION FACTOR OF 1,000.138508.

A LEGAL DESCRIPTION AT EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

LOT 1
BLOCK A
FORD LINCOLN MERCURY ADDITION
VOL. 98032, PG. 75
D.R.D.C.T.

FORD LEASING DEVELOPMENT COMPANY
VOL. 98035, PG. 1519
D.R.D.C.T.

JAMES K. REEVES
VOL. 2002080, PG. 3002
D.R.D.C.T.

LOT 3
BLOCK A
BRITAIN/183 ADDITION REVISED
VOL. 2002013, PG. 37
D.R.D.C.T.

LOT 2R
BLOCK A
BRITAIN/183 ADDITION REVISED
D.R.D.C.T.

ARGONAUT HOLDINGS INC.
VOL. 2003248, PG. 3403
D.R.D.C.T.

LOT 1
BLOCK A
SATURN OF IRVING
VOL. 2001072, PG. 1
D.R.D.C.T.

R.O.W. CSJ: 0094-03-099

ROW CSJ 0094-03-099
Parcel 31
Bisection Clause Cat I

AND IN ADDITION THERETO:

Title to all of that Large On-Premise Sign located partially on the remainder of the herein described parcel, said improvement 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 improvements.

Parcel 158
S.H. 26
CSJ: 0363-01-123
05/14/2005
Exhibit A
Page 1 of 3

Being 0.50 of an acre of land, more or less, out of the J. N. Gibson Survey, Abstract No. 591, situated in the City of Colleyville, Tarrant County, Texas; same being a portion of the tract of land described to Heirs of Emma Lee Mercer, according to the deed recorded in Volume 1075, Page 351, Deed Records, Tarrant County, Texas, and also being a portion of a Right of Way Easement described to the State of Texas, according to Volume 1208, Page 497, Deed Records, Tarrant County, Texas. Said area is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set at the intersection of the proposed southeast right of way line of State Highway No. 26 (Colleyville Boulevard) (a variable width right of way) with the west line of said easement; same being 103.93 feet right of and at a right angle to the proposed centerline of said S.H. No. 26, at station 289+55.96; **

- (1) Thence North 35°20'37" West leaving said proposed right of way along said easement line, a distance of 38.15 feet to the most westerly corner of said drainage easement;
- (2) Thence North 65°53'35" East, along a north line of said easement, a distance of 27.90 feet to a point for corner;
- (3) Thence North 43°02'04" West, continuing along the west line of said easement, a distance of 42.00 feet to a northwest corner of said easement, same being on the southeast right of way line of said S.H. No. 26
- (4) Thence North 65°51'50" East along the northwest line of said easement, same being on the southeast right of way line, a distance of 287.06 feet to the north corner of said easement;
- (5) Thence South 24°18'20" East along the east line of said easement, a distance of 73.23 feet to a 5/8 inch iron rod with an aluminum cap stamped "TXDOT" set at the intersection with the aforementioned proposed southeast right of way line; **
- (6) Thence South 65°08'31" West leaving said east line along said proposed right of way line, a distance of 294.16 feet to the Point of Beginning and containing 0.50 of an acre or 21,675 square feet of land.

Parcel 158
S.H. 26
CSJ: 0363-01-123
05/14/2005
Exhibit A
Page 2 of 3

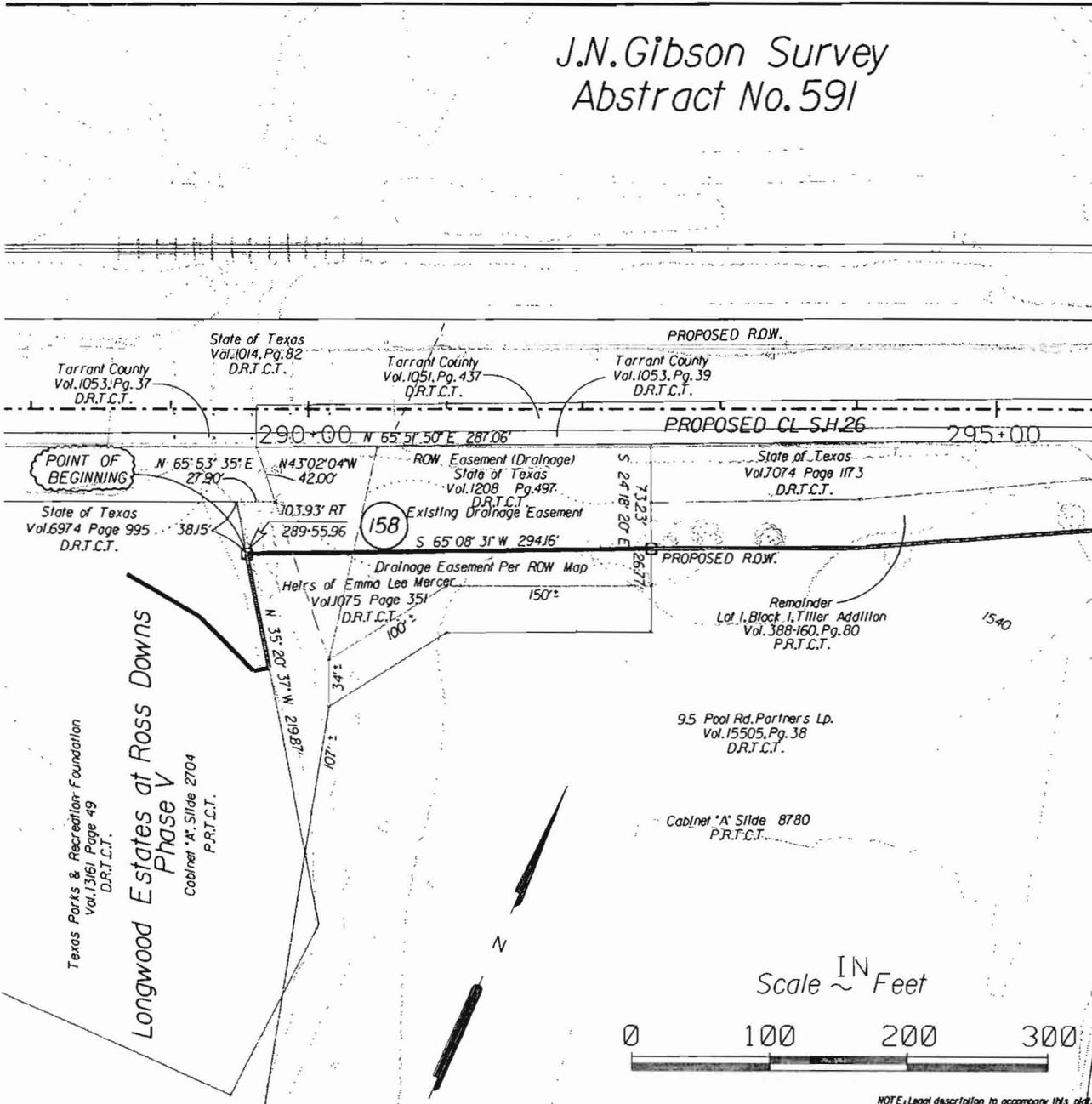
- NOTE: Survey sketch to accompany this legal description.
- NOTE: Directional control is based on the Texas State Plane Coordinate System, North central zone, NAD 83/93.
- NOTE: (**) The monuments described and set in this call may be replaced with a TXDOT Type II right-of-way marker upon completion 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: *5-17-05*



A handwritten signature in black ink, appearing to read "Stephen H. Roberson", written in a cursive style.

J.N. Gibson Survey Abstract No. 591



NOTE: Legal description to accompany this plat.

Legend

- - Marker found "as noted"
- - 3/8" smooth iron rod w/ aluminum cap stamped "T+DOT"
- ⊠ - Type II monument to be set at the end of construction
- - 3/8" smooth iron rod w/ aluminum cap stamped "T+DOT" to be replaced with Type II monument at the end of construction
- P.B.B. - Point of Beginning
- - Property Line
- - Survey Line
- - Fwy Hook
- - 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 158

HEIRS OF
EMMA LEE MERCER

0.50 Acres of Land

ENGLISH DISTANCES (FEET)

①	⑤	⑨
②	⑥	⑩
③	⑦	⑪
④	⑧	⑫

STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
0363	01	123	S.H. 26



County: Dallas
Highway: Loop 12 (Walton Walker Blvd. N)
R.O.W. CSJ: 0581-02-115
DGN. CSJ: 0581-02-077
ACCOUNT: 9118-01-024

Revised: Feb. 20, 2008

Description for Parcel 20

BEING a 50,226 square feet tract of land, more or less, in the M.F. Fortner Survey, Abstract No. 465, City of Irving, Dallas County, Texas, and being a part of a tract as conveyed to Spoon Industries, Inc. as recorded in Volume 2005069, Page 6036 and Volume 2005069, Page 6042 of the Deed Records of Dallas County, Texas, and also being a part of Lot 1 and Lot 2, Block A of the Flash Mart Addition an addition to the City of Irving as recorded in Volume 2002247, page 238 of said Deed Records, said 50,226 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Spoon Industries, Inc. tract and also being the northeast corner of said Lot 2, Block A and the most eastern southwest corner of a tract as conveyed to Bridge Terminal Transport, Inc. as recorded in Volume 97233, Page 6326 of said Deed Records, and also being on the westerly line of a tract as conveyed to Bullocks Express Transportation, Inc. as recorded in Volume 2000109, Page 7768 of said Deed Records, from which a ½" iron rod found bears North 88 degrees 44 minutes 16 seconds West, a distance of 2.86 feet;

THENCE North 71 degrees 26 minutes 07 seconds West, along the common line of said Spoon Industries, Inc. tract and said Bridge Terminal Transport, Inc. tract, a distance of 2.51 feet to a 5/8" iron rod with TxDOT cap set for corner on the new eastern right of way line of Loop 12 (Walton Walker Blvd. N) and being the POINT OF BEGINNING;**

1) THENCE South 19 degrees 23 minutes 48 seconds West, along the new eastern right of way line of Loop 12 (Walton Walker Blvd. N), a distance of 57.96 feet to a 5/8" iron rod with TxDOT cap set;**

2) THENCE South 18 degrees 16 minutes 20 seconds West, continuing along the new eastern right of way line of Loop 12 (Walton Walker Blvd. N), a distance of 563.69 feet to an "X" set in concrete;**

3) THENCE South 31 degrees 43 minutes 21 seconds East, continuing along the new eastern right of way line of Loop 12 (Walton Walker Blvd. N), a distance of 79.70 feet to a 5/8" iron rod with TxDOT cap set;**

3) THENCE North 88 degrees 57 minutes 01 seconds East, a distance of 31.39 feet to a 5/8" iron rod with TxDOT cap set; **

4) THENCE South 00 degrees 56 minutes 46 seconds East, continuing along the new eastern right of way line of Loop 12 (Walton Walker Blvd. N), a distance of 6.00 feet to a 5/8" iron rod with TxDOT cap set at the intersection of the existing northern right of way line of Grauwylers Road E with the new eastern right of way line of Loop 12 (Walton Walker Blvd. N);**

County: Dallas
Highway: Loop 12 (Walton Walker Blvd. N)
R.O.W. CSJ: 0581-02-115
DGN. CSJ: 0581-02-077
ACCOUNT: 9118-01-024

Revised: Feb. 20, 2008

Description for Parcel 20

5) THENCE South 89 degrees 00 minutes 03 seconds West, along the existing northern right of way of Grauwlyer Road E, a distance of 90.37 feet to the the beginning of a curve to the right;

6) THENCE continuing along said existing northern right of way line and along a curve to the right, having a central angle of 86 degrees 46 minutes 19 seconds, a radius of 55.00 feet, a chord distance of 75.56 feet that bears North 48 degrees 47 minutes 35 seconds West, around said curve an arc distance of 83.30 feet to the intersection of the existing northern right of way line of Grauwlyer Road E. and the existing eastern right of way line of Loop 12 (Walton Walker Blvd N);

7) THENCE North 18 degrees 18 minutes 05 seconds East, along the existing eastern right of way line of Loop 12 (Walton Walker Blvd. N), a distance of 393.02 feet to a P.K. nail found at an angle point;

8) THENCE North 11 degrees 45 minutes 24 seconds East, continuing along said existing eastern right of way line, a distance of 246.15 feet to an angle point;

9) THENCE North 18 degrees 20 minutes 09 seconds East, continuing along said existing eastern right of way line, a distance of 31.42 feet to the northwest corner of said Spoon Industries, Inc. tract, the northwest corner of said Lot 2, Block A, and the southwest corner of said Bridge Terminal Transport, Inc. tract, from which a 3/4" iron rod found bears North 12 degrees 16 minutes 27 seconds East, a distance of 0.31 feet;

10) THENCE South 71 degrees 26 minutes 07 seconds East, along the common line of said Spoon Industries, Inc. tract and said Bridge Terminal Transport, Inc. tract, a distance of 91.08 feet to the POINT OF BEGINNING and containing 50,226 square feet [1.1530 ac.] of land, more or less.

County: Dallas
Highway: Loop 12 (Walton Walker Blvd. N)
R.O.W. CSJ: 0581-02-115
DGN. CSJ: 0581-02-077
ACCOUNT: 9118-01-024

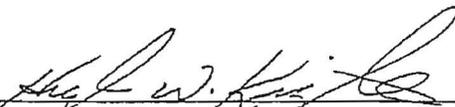
Revised: Feb. 20, 2008

Description for Parcel 20

A plat at even survey date herewith accompanies this legal description.

** 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.

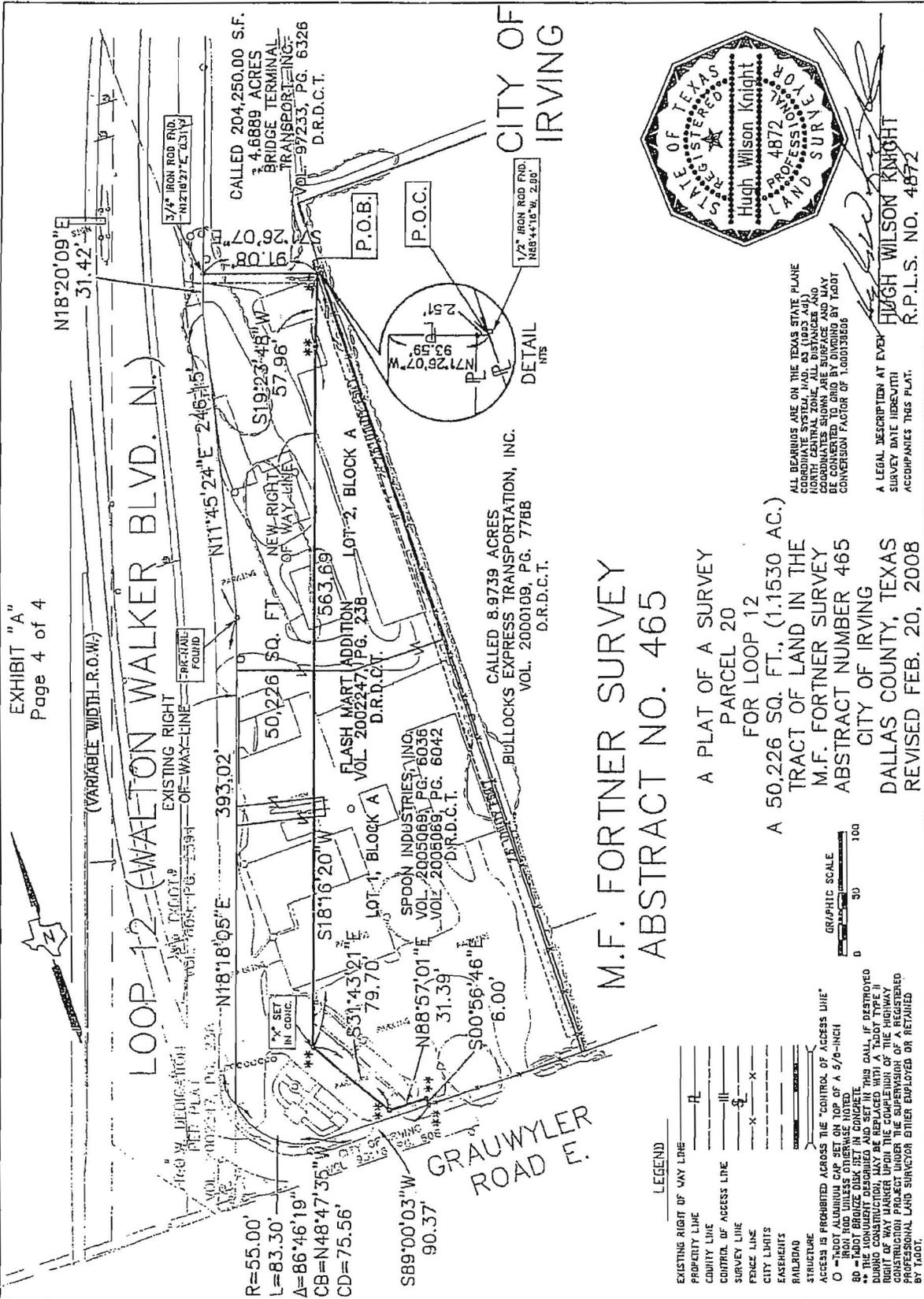
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.



Hugh Wilson Knight, R.P.L.S.
Texas Registration No. 4872



Douphrate & Associates, Inc.
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
Ph. (972) 771-9004



Dallas County
SH Loop 12
ROW CSJ 0581-02-115
Parcel 20

Access Clause

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

ROW CSJ 0581-02-115
Parcel 20
Bisection Clause Cat I

AND IN ADDITION THERETO:

Title to all of that (Building; Concrete-Block) located partially on the remainder of the herein described parcel, said improvement 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 said remaining property for the sole purpose of removing all of the said improvements.

ROW CSJ 0581-02-115
Parcel 20
Bisection Clause Cat I

AND IN ADDITION THERETO:

Title to all of that (Canopy - Metal) located partially on the remainder of the herein described parcel, said improvement 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 said remaining property for the sole purpose of removing all of the said improvements.

Page 1 of 6
PARCEL 499A
Rev.1
6/25/2008

County: Caldwell **Segment:** 5
Parcel No.: 499A **From:** Sta. 2938+00
Highway: State Highway 130 **To:** Sta. 3376+00
Limits: From: South of FM 1327, end of Segment 4
(Station 2938+00) in Travis County
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
ROW CSJ: 3583-01-002

DESCRIPTION OF PARCEL 499A

DESCRIPTION OF A 608,924 SQUARE FOOT, 13.979 ACRE TRACT OF LAND OUT OF THE ISAAC JACKSON SURVEY, ABSTRACT NO. 157, LOCATED IN CALDWELL COUNTY, TEXAS, BEING PART OF A CALLED 18.89 ACRE TRACT OF LAND DESCRIBED BY GENERAL WARRANTY DEED DATED JULY 13, 2001, TO ALTON WILEY KNIGHT AND CAROLYN BRACK F/K/A CAROLYN ANN KNIGHT AS RECORDED IN VOLUME 272, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY (O.P.R.C.C) (HEREINAFTER REFERRED TO AS A 18.89 ACRE TRACT), SAID 608,924 SQUARE FOOT, 13.979 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found at the west corner of said 18.89 acre tract, said point being the north corner of a called 58.24 acre tract described by Warranty Deed to Louie Gage as recorded in Volume 349, Page 576, of the Deed Records of Caldwell County (D.R.C.C.) (hereinafter referred to as a 58.24 acre tract), said point being on the southeast line of a called 62 acre tract described by Warranty Deed to George W. Ohlendorf, David A. Ohlendorf, Harry M. Ohlendorf, and Edgar L. Ohlendorf as recorded in Volume 17, Page 5, of the O.P.R.C.C. (hereinafter referred to as a 62 acre tract);

THENCE North 27° 21' 56" East, departing said 58.24 acre tract and along the common line of said 62 acre tract and said 18.89 acre tract, a distance of 117.28 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set on the proposed west right-of-way line of S.H. 130 (a variable width right-of-way) for the **POINT OF BEGINNING** of the herein described tract, said point being located 990.26 feet right of S.H. 130 Baseline Station 3205+49.42;



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PARCEL 499A
Rev.1
6/25/2008

- 1) **THENCE** North 27° 21' 56" East, continuing along said common line and along a northwest line of the herein described tract, a distance of 264.73 feet to a calculated angle point for corner;
- 2) **THENCE** North 27° 47' 56" East, continuing along said common line and along a northwest line of the herein described tract, a distance of 348.98 feet to a calculated point for corner on the south line of a called 100 acre tract described by Warranty Deed to George W. Ohlendorf, David A. Ohlendorf, Harry M. Ohlendorf, and Edgar L. Ohlendorf as recorded in Volume 17, Page 5 of the O.P.R.C.C. (hereinafter referred to as a 100 acre tract);
- 3) **THENCE** North 79° 23' 56" East, departing said 62 acre tract and along the common line of said 100 acre tract and said 18.89 acre tract and along the north line of the herein described tract, a distance of 850.64 feet to a calculated point for corner on the existing west right-of-way line of U.S. Highway 183 (a variable width right-of-way);
- 4) **THENCE** South 11° 28' 35" East, departing said 100 acre tract and along the common line of said 18.89 acre tract and said west right-of-way line and along an east line of the herein described tract, a distance of 460.15 feet to a calculated point for corner;
- 5) **THENCE** South 05° 45' 57" East, continuing along said common line and along an east line of the herein described tract, a distance of 100.50 feet to a calculated point for corner;
- 6) **THENCE** South 11° 28' 38" East, continuing along said common line and along an east line of the herein described tract, a distance of 111.34 feet to a calculated point for the northeast corner of said 58.24 acre tract;
- 7) **THENCE** South 73° 55' 56" West, departing said west right-of-way line and along the common line of said 58.24 acre tract and said 18.89 acre tract and along the south line of the herein described tract, a distance of 626.11 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set for corner on the proposed west right-of-way line of S.H. 130, said point being located 398.79 feet right of S.H. 130 Baseline Station 3208+25.32, said point also being the beginning of a non-tangent curve to the left having a delta angle of 00° 27' 35", a radius of 7,905.01 feet and from which the radius point of said curve bears South 77° 17' 14" West;



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PARCEL 499A
Rev.1
6/25/2008

- 8) **THENCE** departing said common line and along the common line of said proposed west right-of-way line and the herein described tract and with said curve to the left for an arc distance of 63.43 feet, a chord bearing of North 12° 56' 34" West and a chord distance of 63.43 feet to a Texas Department of Transportation Type II monument set for the Point of Reverse Curvature of a tangent curve to the right having a delta angle of 01° 32' 04", a radius of 23,351.00 feet and from which the radius point of said curve bears North 76° 49' 39" East;
- 9) **THENCE** continuing along said common line and with said curve to the right, passing at an arc distance of 45.93 feet a 1/2-inch set iron rod with a Texas Department of Transportation aluminum cap stamped "AC" for the **POINT OF BEGINNING** of this Denial of Access Line, said point being located 396.50 feet right of S.H. 130 Baseline Station 3207+17.90, and continuing along said common line and with said curve to the right, in all, a total arc distance of 625.33 feet, a chord bearing of North 12° 24' 19" West and a chord distance of 625.31 feet to a Texas Department of Transportation Type II monument set for corner;
- 10) **THENCE** South 18° 55' 57" West, continuing along said common line and along said Denial of Access Line, a distance of 670.64 feet to a Texas Department of Transportation Type II monument set for corner;
- 11) **THENCE** North 71° 04' 03" West, continuing along said common line, a distance of 292.40 feet to the **POINT OF TERMINATION** of this Denial of Access Line and to the **POINT OF BEGINNING** of the herein described tract and containing 608,924 square feet, 13.979 acres of land, more or less.

NOTES:

Access is denied to and from the transportation facility across the Denial of Access Line.

All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (CORS96 EPOCH 2002.00), Texas South Central Zone (4204). All distances shown hereon are surface distances. The S.H. 130 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00013.

All stations and offsets shown are calculated relative to the project centerline (S.H. 130 Baseline), unless noted.

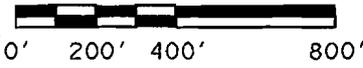


PAGE 5 OF 6
REV. I
6/25/2008

ISAAC JACKSON SURVEY
ABSTRACT NO. 157

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

GRAPHIC SCALE



PROPOSED B CURVE DATA
PI STA. = 3195+89.48
PI N = 13,914,492.93
E = 2,384,652.33
D.O.C. = 0°15'29"
DELTA = 09°46'44" (LT)
RADIUS = 22,198.00'
T = 1,898.93'
L = 3,788.63'
CB = S11°08'55"E
CD = 3,784.03'
PC STA. = 3176+90.56
N = 13,916,380.53
E = 2,384,445.29
PT STA. = 3214+79.19
N = 13,912,667.91
E = 2,385,176.96

GEORGE W. OHLENDORF,
DAVID A. OHLENDORF,
HARRY M. OHLENDORF,
AND EDGAR L. OHLENDORF
(100 AC)
WARRANTY DEED
V.17, P. 5
O.P.R.C.C.

499A
608,924 SQ.FT.
13.979 AC
ALTON WILEY KNIGHT
AND CAROLYN BRACK
F/K/A CAROLYN ANN KNIGHT
(18.89 AC)
V.272, P.162
GENERAL WARRANTY DEED
O.P.R.C.C.

P.O.B. 499A
S.H. 130
STA 3205+49.42
990.26' RT

GEORGE W. OHLENDORF,
DAVID A. OHLENDORF,
HARRY M. OHLENDORF,
AND EDGAR L. OHLENDORF
(62 AC)
WARRANTY DEED
V.17, P. 5
O.P.R.C.C.

S.H. 130
STA 3208+25.32
398.79' RT

LOUIE GAGE
(58.24 AC)
WARRANTY DEED
V.349, P.576
D.R.C.C.

STATE OF TEXAS
V.144, P.639
D.R.C.C.

DETAIL "A"
N.T.S.



STATE OF TEXAS
V.188, P.55
V.195, P.278
D.R.C.C.

S.H. 130
STA 3366+29.68
317.33' RT

Texas Department of Transportation
© 2007

	PARCEL PLAT PARCEL 499A		PARCEL NUMBER 499A		
	FILE P499A-R		ACRES SQUARE FEET		
	TURNPIKE PROJECT STATE HIGHWAY 130		ACQUISITION 13.979 608,924		
	SCALE 1" = 400'		DEED AREA 18.89 822,848		
FEDERAL AID PROJECT NO. BOR 2004(620)		R.O.W.-C. S. J. NO. 3583-01-002		REMAINDER AREA 4.911 213,924	
DISTRICT AUS		COUNTY CALDWELL			

PAGE 6 OF 6
REV. 1
6/25/2008

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND	
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
■	TXDOT TYPE II CONCRETE MONUMENT FOUND
■	TXDOT TYPE III CONCRETE MONUMENT SET
○	1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
●	IRON ROD FOUND (SIZE NOTED)
●	SQUARE-HEAD BOLT FOUND
○	IRON PIPE FOUND (SIZE NOTED)
▲	60D NAIL FOUND (UNLESS NOTED)
△	CALCULATED POINT
○	FENCE POST
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.C.C.	DEED RECORDS OF CALDWELL COUNTY
P.R.C.C.	PLAT RECORDS OF CALDWELL COUNTY
R.P.R.C.C.	REAL PROPERTY RECORDS OF CALDWELL COUNTY
O.R.C.C.	OFFICIAL RECORDS OF CALDWELL COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
DOC. #	COUNTY CLERK DOCUMENT NUMBER
O.P.R.C.C.	OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	S.H. 130 BASE LINE
---	S.H. 130 PROPOSED RIGHT-OF-WAY LINE
X-X	FENCE
---	DENIAL OF ACCESS LINE
---	ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
---	APPROXIMATE SURVEY LINE
---	EXISTING TXDOT RIGHT-OF-WAY
---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
---	PROPOSED E OR E
---	PROPOSED EASEMENT LINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION

- ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS96 EPOCH 2002.00) TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S.H. 130 PROJECT VALUES. THE S.H. 130 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00013. BASED ON CONTROL MONUMENTS N0280027 AND N0280037 AS PUBLISHED BY TXDOT.
- IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 0506056A, EFFECTIVE DATE DECEMBER 17, 2007.
- THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: NONE
- THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE) UNLESS OTHERWISE NOTED.
- ACCESS TO AND FROM THE S.H. 130 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "DENIAL OF ACCESS LINE".

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HEREWITH, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Colin J. Henry 6/25/08
COLIN J. HENRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230 DATE



NUMBER	BEARING	DISTANCE
L1	N27° 21' 56" E	117.28'
L2	N27° 21' 56" E	264.73'
(L2)	(N28° 49' W)	(381.99')
L3	N27° 47' 56" E	348.98'
(L3)	(N29° 15' W)	(348.96)
L4	N79° 23' 56" E	850.64'
(L4)	(N80° 51' E)	(842.50')
L5	S11° 28' 35" E	460.15'
(L5)	(S09° 54' E)	(671.55')
L6	S05° 45' 57" E	100.50'
L7	S11° 28' 38" E	111.34'
L8	S73° 55' 56" W	626.11'
(L8)	(S75° 23' W)	(1,293.64')
L9	S18° 55' 57" W	670.64'
L10	N71° 04' 03" W	292.40'

LINE TABLE		
L11	N14° 34' 30" W	220.65'
(L11)	(N13° 03' W)	(220.88')
L12	S73° 55' 56" E	667.17'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	00° 27' 35"	7,905.01	63.43'	63.43'	N12° 56' 34" W
C2	DELETED				
C3	01° 32' 04"	23,351.00'	625.33'	625.31'	N12° 24' 19" W



	PARCEL PLAT		PARCEL NUMBER		499A	
	PARCEL 499A		ACRES		SQUARE FEET	
	FILE P499A-R	TURNPIKE PROJECT	DISTRICT AUS	ACQUISITION	13.979	608,924
	SCALE NONE	STATE HIGHWAY 130	COUNTY CALDWELL	DEED AREA	18.89	822,848
	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	REMAINDER AREA	4.911	213,924	

Page 1 of 5
PARCEL 600
5/6/2008

County: Caldwell **Segment:** 5
Parcel No.: 600 **From:** Sta. 2938+00
Highway: State Highway 130 **To:** Sta. 3376+00
Limits: From: South of FM 1327, end of Segment 4
(Station 2938+00) in Travis County
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
ROW CSJ: 3583-01-002

DESCRIPTION OF PARCEL 600

DESCRIPTION OF A 326,855 SQUARE FOOT, 7.504 ACRE TRACT OF LAND OUT OF THE EDWARD PETTUS SURVEY, ABSTRACT NUMBER 231, LOCATED IN CALDWELL COUNTY, TEXAS, BEING ALL OF A CALLED 4.66 ACRE TRACT II, AND BEING PART OF A CALLED 4.00 ACRE TRACT I, DESCRIBED BY SPECIAL WARRANTY DEED TO CARL WAYNE PATTON DATED OCTOBER 29, 1990 IN VOLUME 51, PAGE 38, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY (O.P.R.C.C.), (HEREINAFTER REFERRED TO AS A 4.00 ACRE TRACT AND A 4.66 ACRE TRACT), SAID 326,855 SQUARE FOOT, 7.504 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC INC." for the common south corner of said 4.00 acre tract and a called 4.00 acre tract described by Warranty Deed to Javier Fuentes and Norma Villanueva, Husband and Wife, as recorded in Volume 519, Page 779, of the O.P.R.C.C (hereinafter referred to as the Fuentes tract);

THENCE South 79° 25' 50" West, along the common south line of said 4.00 acre tract and the north line of Oak Trails Section One, as recorded in Volume 350, Page 133 of the Plat Records of Caldwell County (P.R.C.C.), a distance of 78.47 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set on the proposed east right-of-way line of S.H. 130 (a variable width right-of-way) for the **POINT OF BEGINNING** of the herein described tract, said point being located 352.83 feet left of S.H. 130 Baseline Station 3376+38.35;

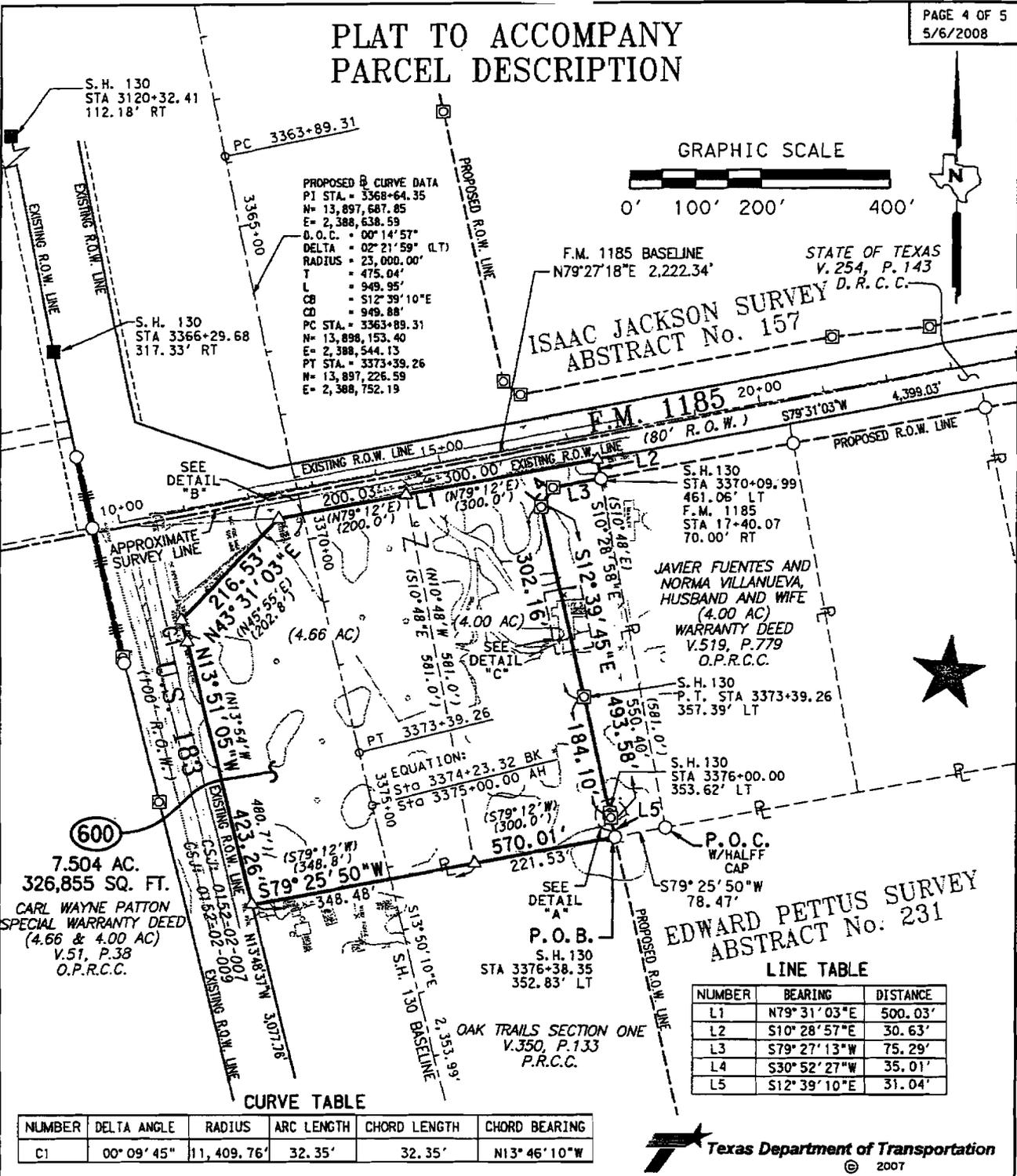
- 1) **THENCE** South 79° 25' 50" West, departing said proposed east right-of-way line and continuing along said common line and along the south line of the herein described tract, passing at a distance of 221.53 feet a calculated point for the common south corner of said 4.00 acre tract and said 4.66 acre tract and continuing along said 4.66 acre tract and said Oak Trails Section One, in all, a total distance of 570.01 feet to a calculated point on the existing east right-of-way line of U.S. Highway 183 (100 foot right-of-way);



- 2) **THENCE** North 13° 51' 05" West, departing said common line, and along the common line of said existing east right-of-way line and the west line of the herein described tract, a distance of 423.26 feet to a calculated point for the beginning of a curve to the right, having a delta angle of 00° 09' 45", a radius of 11,409.76 feet, and from which the radius point of the said curve bears North 76° 08' 57" East;
- 3) **THENCE** continuing along said common line and along said curve to the right, for an arc distance of 32.35 feet, a chord bearing of North 13° 46' 10" West, and a chord distance of 32.35 feet to a calculated point for corner at the transition to the existing south right-of-way line of F.M. 1185 (80 foot right-of-way);
- 4) **THENCE** North 43° 31' 03" East, departing said existing east right-of-way line and along the transition to said existing south right-of-way line and the northwest line of the herein described tract, a distance of 216.53 feet to a calculated point for corner on said existing south right-of-way line, from which a Texas Department of Transportation Type I concrete monument found bears South 13° 45' 09" West, a distance of 0.79 feet;
- 5) **THENCE** North 79° 31' 03" East, along said existing south right-of-way line and along the north line of the herein described tract, passing at a distance of 200.03 feet a calculated point for the common north corner of said 4.00 acre tract and said 4.66 acre tract, and continuing along said common line, in all, a total distance of 500.03 feet to a calculated point for corner;
- 6) **THENCE** South 10° 28' 57" East, departing said existing south right-of-way line of F.M. 1185, and along the common west line of said Fuentes tract and the east line of said 8.66 acre tract and along the east line of the herein described tract, a distance of 30.63 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set on the proposed south right-of-way line of F.M. 1185 (a variable width right-of way), said point being located 461.06 feet left of S.H. 130 Baseline Station 3370+09.99 and being located 70.00 feet right of F.M. 1185 Baseline Station 17+40.07;
- 7) **THENCE** South 79° 27' 13" West, departing said common line and along the common line of said proposed south right-of-way line and a south line of the herein described tract, a distance of 75.29 feet to a Texas Department of Transportation Type II monument set for corner;
- 8) **THENCE** South 30° 52' 27" West, continuing along said common line, a distance of 35.01 feet to a Texas Department of Transportation Type II monument set for corner on said proposed east right-of-way line of S.H. 130;



PLAT TO ACCOMPANY PARCEL DESCRIPTION



	PARCEL PLAT PARCEL 600		PARCEL NUMBER 600
	FILE P 600-R	TURNPIKE PROJECT STATE HIGHWAY 130	ACQUISITION 7.504 326,855
	SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	DISTRICT AUS
	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL	DEED AREA 8.66 377,230
REMAINDER AREA 1.156 50,375			SQUARE FEET 50,375

LEGEND

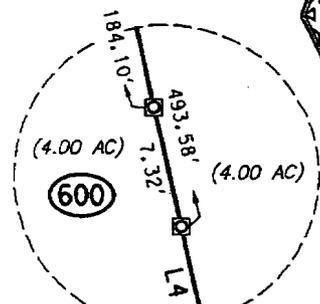
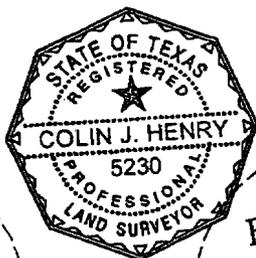
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ⊙ FENCE POST
- M.T.S. NOT TO SCALE
- (X)X RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.C.C. DEED RECORDS OF CALDWELL COUNTY
- P.R.C.C. PLAT RECORDS OF CALDWELL COUNTY
- R.P.R.C.C. REAL PROPERTY RECORDS OF CALDWELL COUNTY
- O.R.C.C. OFFICIAL RECORDS OF CALDWELL COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- DOC. # COUNTY CLERK DOCUMENT NUMBER
- O.P.R.C.C. OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- S.H. 130 BASE LINE
- S.H. 130 PROPOSED RIGHT-OF-WAY LINE
- X-X FENCE
- DENIAL OF ACCESS LINE
- ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED $\frac{1}{2}$ OR $\frac{3}{4}$
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION

**PLAT TO ACCOMPANY
PARCEL DESCRIPTION**

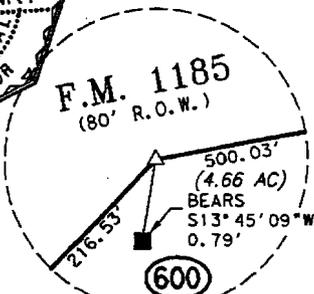
- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS96 EPOCH 2002.00) TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S.H. 130 PROJECT VALUES. THE S.H. 130 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00013. BASED ON CONTROL MONUMENTS N0280027 AND N0280037 AS PUBLISHED BY TXDOT.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO.0511007 ,EFFECTIVE DATE MARCH 24, 2008.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: 10.d., 10.e., AND 10.g.
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE S.H. 130 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "DENIAL OF ACCESS LINE".

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

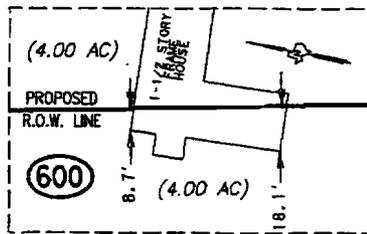
[Signature] 5/6/08
COLIN J. HENRY REGISTERED PROFESSIONAL LAND SURVEYOR DATE
TEXAS REGISTRATION NO. 5230



DETAIL "A"
(N. T. S.)



DETAIL "B"
(N. T. S.)



DETAIL "C"
(N. T. S.)



PARCEL PLAT PARCEL 600		PARCEL NUMBER 600	ACRES	SQUARE FEET
FILE P600-R	TURNPIKE PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION	7.504 326,855
SCALE NONE	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	DEED AREA	8.66 377,230
		COUNTY CALDWELL	REMAINDER AREA	1.156 50,375

Caldwell County
SH 130
CSJ 3583-01-002
Parcel 600

Access Clause

Access will be permitted to the highway facility from the remainder of the property abutting the facility according to the Texas Department of Transportation's Access Management Manual.

December 2008
Parcel 600

County: Caldwell
CSJ: 3583-01-002
SH 130, Segments 5 & 6: From South of FM 1327, end of Segment 4 (Sta. 2938+00) in
Travis County to IH 10 near Seguin, in Guadalupe County, Texas

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

Title to all that Wood Frame Residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed easterly right-of-way line, with the result that the portion of the said improvement lying adjacent to 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 said improvements.

December 2008
Parcel 600

County: Caldwell
CSJ: 3583-01-002
SH 130, Segments 5 & 6: From South of FM 1327, end of Segment 4 (Sta. 2938+00) in
Travis County to IH 10 near Seguin, in Guadalupe County, Texas

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

Title to all that Wood Frame, Open Porches attached to the Wood Frame Residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed easterly right-of-way line, with the result that the portion of the said improvement lying adjacent to 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 said improvements.

December 2008
Parcel 600

County: Caldwell
CSJ: 3583-01-002
SH 130, Segments 5 & 6: From South of FM 1327, end of Segment 4 (Sta. 2938+00) in
Travis County to IH 10 near Seguin, in Guadalupe County, Texas

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

Title to all that Wood Frame, Concrete Floor Carport attached to the Wood Frame Residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed easterly right-of-way line, with the result that the portion of the said improvement lying adjacent to 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 said improvements.

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Parcel 633
Rev. 1
July 14, 2008

County: Caldwell
Parcel No.: 633
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County
To: IH 10 near Seguin, in Guadalupe County, Texas
Segment: 6.1
From: Sta. 3376+00
To: Sta. 4223+00
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-01-002

PROPERTY DESCRIPTION FOR PARCEL 633

DESCRIPTION OF 87.306 ACRES (3,803,064 SQUARE FEET) OF LAND OUT OF THE W. C. WILLIAMS SURVEY, ABSTRACT NO. 300, AND THE M.G. DIKES SURVEY, ABSTRACT NO. 6, BOTH OF CALDWELL COUNTY, TEXAS, THE HEREIN DESCRIBED PART 1 BEING A PORTION OF THOSE TRACTS DESCRIBED AS 276.58 ACRES, FIRST TRACT, IN A DEED TO JOHN F. BAUGH AND WIFE, EULA MAE BAUGH, OF RECORD IN VOLUME 513, PAGE 652, DEED RECORDS, CALDWELL COUNTY, TEXAS AND THAT TRACT DESCRIBED IN THAT DEED TO JOHN F. BAUGH, DECEASED, AND THE ESTATE OF EULA MAE BAUGH, DECEASED, OF RECORD IN VOLUME 516, PAGE 676, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS AND THE HEREIN DESCRIBED PARTS 2, 3, AND 4 BEING PORTIONS OF THAT TRACT DESCRIBED AS 128.1 ACRES, FOURTH TRACT, IN A DEED TO JOHN F. BAUGH, OF RECORD IN VOLUME 362, PAGE 53, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 87.306 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN FOUR (4) PARTS, BY METES AND BOUNDS AS FOLLOWS:

Part 1 - 84.944 acres (3,700,174 square feet)

COMMENCING at a 1/2" iron rod found at the northwest corner of that tract described as 21.72 acres in a deed to Glen E. Schulz and Alan F. Schulz, of record in Volume 123, Page 605, Official Public Records of Real Property, Caldwell County, Texas, same being an interior ell corner of that tract of land described as 65.24 acres in a deed to Forrest M. Wilson and wife, Fayrene Wilson, of record in Volume 396, Page 85, Deed Records, Caldwell County, Texas, and in a deed for 10% interest to Stephen F. Wilson, of record in Volume 513, Page 218, Deed Records, Caldwell County, Texas;

THENCE, with the north line said Schulz tract and a south line of said Wilson tract, N79°21'09"E 584.71 feet to a fence corner post found at the southwest corner of the said



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276.58 acre Baugh tract, the southeast corner of said Wilson tract, the northeast corner of said Schulz tract, and the northwest corner of that tract described as 104.5 acres in a deed to Elsie Lucille Barth, of record in Volume 290, Page 833, Official Public Records of Real Property, Caldwell County, Texas;

THENCE, with a west line of said 276.58 acre Baugh tract and an east line of said Wilson tract, N11°23'26"W 34.30 feet to 1/2" iron rod set with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, for the POINT OF BEGINNING and west corner of the herein described tract and the beginning of this "access denial line", same being in the proposed northwest right-of-way (ROW) line of S.H.130, 396.00 feet right of S.H. 130 Baseline Station 3542 + 73.76;

THENCE, with the northwest line of this tract, this "access denial line", and the proposed northwest ROW line of said S.H. 130, crossing said 276.58 acre Baugh tract, the following thirteen (13) courses, numbered 1 through 13;

- 1) with a curve to the left whose intersection angle is 03°45'14", radius is 8000.00 feet, an arc distance of 524.14 feet, the chord of which bears N50°12'20"E 524.05 feet to a TxDOT Type II concrete monument set;
- 2) N20°03'01"E 117.52 feet to a TxDOT Type II concrete monument set;
- 3) with a curve to the left whose intersection angle is 01°05'07", radius is 7945.00 feet, an arc distance of 150.49 feet, the chord of which bears N47°02'22"E 150.49 feet to TxDOT Type II concrete monument set;
- 4) N76°17'55"E 109.53 feet to TxDOT Type II concrete monument set;
- 5) with a curve to the left whose intersection angle is 05°18'20", radius is 8000.00 feet, an arc distance of 740.80 feet, the chord of which bears N43°09'48"E 740.54 feet to a TxDOT Type II concrete monument set;
- 6) N40°30'38"E 376.71 feet to TxDOT Type II concrete monument set;
- 7) N10°54'11"E 131.56 feet to a TxDOT Type II concrete monument set;
- 8) N40°30'38"E 204.16 feet a TxDOT Type II concrete monument set;
- 9) N76°24'57"E 110.84 feet a TxDOT Type II concrete monument set;



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July 14, 2008

- 10) **N40°30'38"E**, passing at 156.06 feet a TxDOT Type II concrete monument set and continuing 193.32 feet for a total distance of **349.38 feet** to a TxDOT Type II concrete monument set;
- 11) **N55°53'34"E 1241.04 feet** to a TxDOT Type II concrete monument set;
- 12) **N34°06'41"E 107.78 feet** to a TxDOT Type II concrete monument set; and
- 13) with a curve to the left whose intersection angle is **26°21'41"**, radius is **1184.84 feet**, an arc distance of **545.13 feet**, the chord of which bears **N43°41'56"E 540.34 feet** to 1/2" iron rod set with TxDOT aluminum cap at the north corner of this tract and the end of this "access denial", same being in the east line of said 276.58 acre Baugh tract and the existing west right-of-way (ROW) line of County Road 300;

THENCE, with the east line of this tract and said 276.58 acre Baugh tract and the existing west ROW line of County Road 300, the following two (2) courses numbered 14 and 15;

- 14) **S04°28'14"W 591.03 feet** to a TxDOT Type I concrete monument found; and
- 15) **S00°12'59"E 290.70 feet** to 1/4" iron rod found in the existing west ROW line of U.S. Highway 183 and the west line of that tract of land described as 10.46 acres in a deed to the State of Texas, of record in Volume 188, Page 58, Deed Records, Caldwell County, Texas;
- 16) THENCE, with the east line of this tract and said 276.58 acre Baugh tract, continuing with the east line of said Baugh tract in Volume 516, Page 676, same being the existing west ROW line of U.S. Highway 183 and the west line of said 10.46 acre State of Texas tract, with a curve to the left whose intersection angle is **04°40'39"**, radius is **11509.15 feet**, an arc distance of **939.58 feet**, the chord of which bears **S08°45'47"W 939.32 feet** to a calculated point in the east line of said Baugh tract in Volume 516, Page 676;

THENCE, with the east line of this tract and said Baugh tract in Volume 516, Page 676, the following two (2) courses, numbered 17 and 18;

- 17) **S30°26'45"W 210.64 feet** to a calculated point from which a TxDOT Type I concrete monument found bears **S87°50'36"W 32.52 feet**; and
- 18) **S12°30'09"W 566.71 feet** to a calculated point at the southeast corner of this tract and said Baugh tract in Volume 516, Page 676 and a northeast corner of said Barth tract;



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- 19) THENCE, with a south line of this tract and said Baugh tract in Volume 516, Page 676, continuing with the south line of said 276.58 acre Baugh tract and the north line of said Barth tract, **S77°39'34"W 77.90 feet** to 1/2" iron rod set with TxDOT aluminum cap at an angle point in the south line of this tract and in the proposed south ROW line of S.H. 130, at the beginning of this "access denial line";

THENCE, with the south line and southeast line of this tract and the proposed south and southeast ROW line of S.H. 130, crossing said 276.58 acre Baugh tract, the following three (3) courses numbered 20 through 22;

- 20) with this "access denial line" and a curve to the left whose intersection angle is **83°20'44"**, radius is **631.78 feet**, passing at an arc distance of 299.86 feet a TxDOT Type II concrete monument set and continuing an arc distance of 619.16 feet for a total arc distance of **919.02 feet**, the chord of which bears **N86°13'39"W 840.11 feet** to a TxDOT Type II concrete monument set;
- 21) continuing with this "access denial line", **S52°05'59"W**, passing at 290.49 feet a 1/2" iron rod set with TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 30.00 feet, passing at 310.49 feet a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" 107.69 feet, for a total distance of **428.18 feet** to a TxDOT Type II concrete monument set; and
- 22) **S27°52'19"W 63.41 feet** to a 1/2" iron rod set with TxDOT aluminum cap at an exterior ell corner of this tract, same being in the south line of said 276.58 acre Baugh tract and the north line of said Barth tract;
- 23) THENCE, with the south line of this tract and said 276.58 acre Baugh tract and the north line of said Barth tract, **S77°39'34"W 1697.36 feet** to a fence corner post found at the southwest corner of this tract and said 276.58 acre Baugh tract, the northwest corner of said Barth tract, the southeast corner of said Wilson tract, and the northeast corner of said Schulz tract;
- 24) THENCE, with the west line of this tract and said 276.58 acre Baugh tract and an east line of said Wilson tract, **N11°23'26"W 34.30 feet** to the POINT OF BEGINNING and containing 84.944 acres (3,700,174 square feet) within these metes and bounds, more or less.

Part 2 - 0.417 of one acre (18,151 square feet)



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COMMENCING at a 1/2" iron rod found at the southwest corner of that tract described as 65.24 acres in a deed to Forrest M. Wilson and wife, Fayrene Wilson, of record in Volume 396, Page 85, Deed Records, Caldwell County, Texas, and in a deed for 10% interest to Stephen F. Wilson, of record in Volume 513, Page 218, Deed Records, Caldwell County, Texas, same being the northwest corner of that tract described as 5.26 acres in a deed to Forrest M. Wilson and wife, Kathaline Wilson, of record in Volume 56, Page 920, Official Public Records of Real Property, Caldwell County, Texas, same being in the east line of said 128.1 acre Baugh tract;

THENCE, with an east line of said 128.1 acre Baugh tract and a west line of said 5.26 acre Wilson tract, S09°39'28"E 621.72 feet to a fence corner post found at an exterior ell corner of said 128.1 acre Baugh tract and an interior ell corner of said 5.26 acre Wilson tract;

THENCE, with a south line of said 128.1 acre Baugh tract and a north line of said 5.26 acre Wilson tract, S78°33'54"W 265.05 feet to 1/2" iron rod set with TxDOT aluminum cap at the POINT OF BEGINNING and west corner of the herein described tract and the beginning of this "access denial line", same being in the proposed northwest ROW line of S.H. 130, 341.00 feet right of S.H. 130 Baseline Station 3566+72.23.

THENCE, with the northwest line of this tract, this "access denial line", and the proposed northwest ROW line of S.H. 130, crossing said 128.1 acre Baugh tract, the following two (2) courses numbered 25 and 26;

25) N52°05'59"E 220.68 feet to a TxDOT Type II concrete monument set; and

26) N45°35'24"E 85.82 feet to a 1/2" iron rod set with TxDOT aluminum cap at the north corner of this tract and the end of this "access denial line", same being in an east line of said 128.1 Baugh tract and a west line of said 5.26 acre Wilson tract;

27) THENCE, with the east line of this tract and an east line of said 128.1 acre Baugh tract and a west line of said 5.26 acre Wilson tract, S09°39'28"E 145.13 feet to a fence corner post found at the southeast corner of this tract and an exterior ell corner of said 128.1 acre Baugh tract, same being an interior ell corner said 5.26 acre Wilson tract;

28) THENCE, with the south line of this tract and a south line of said 128.1 acre Baugh tract and a north line of said 5.26 acre Wilson tract, S78°33'54"W 265.05 feet to the POINT OF BEGINNING and containing 0.417 of one acre (18,151 square feet) within these metes and bounds, more or less.



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Parcel 633
Rev. 1
July 14, 2008

Part 3 - 1.851 acre (80,644 square feet)

COMMENCING at a 1/2" iron rod found at the southwest corner of that tract of land described as 65.24 acres in a deed to Forrest M. Wilson and wife, Fayrene Wilson, of record in Volume 396, Page 85, Deed Records, Caldwell County, Texas and in a deed for 10% interest to Stephen F. Wilson, of record in Volume 513, Page 218, Deed Records, Caldwell County, Texas, same being the northwest corner of that tract described as 5.26 acres in a deed to Forrest M. Wilson and wife, Kathaline Wilson, of record in Volume 56, Page 920, Official Public Records of Real Property, Caldwell County, Texas, same being in an east line of said 128.1 acre Baugh tract;

THENCE, with an east line of said 128.1 acre Baugh tract and a west line of said 5.26 acre Wilson tract, S09°39'28"E 621.72 feet to a fence corner post found at an exterior ell corner of said 128.1 acre Baugh tract and an interior ell corner of said 5.26 acre Wilson tract;

THENCE, with a south line of said 128.1 acre Baugh tract and a north line of said 5.26 acre Wilson tract, S78°33'54"W 804.46 feet to a fence corner post found at an interior ell corner of said 128.1 acre Baugh tract and an exterior ell corner of said 5.26 acre Wilson tract;

THENCE, with an east line of said 128.1 acre Baugh tract and a west line of said 5.26 acre Wilson tract, S10°34'12"E 540.23 feet to a fence corner post found at a southeast corner of said 128.1 acre Baugh tract and the southwest corner of said 5.26 acre Wilson tract, same being in the north line of that tract described as 1.167 acres in a deed to Forrest M. Wilson and Fred Willms, of record in Volume 47, Page 662, Official Public Records of Real Property, Caldwell County, Texas;

THENCE, with a south line of said 128.1 acre Baugh tract and the north line of said 1.167 Wilson and Willms tract, S78°51'22"W 595.46 feet to a 1/2" iron rod set with TxDOT aluminum cap, for the POINT OF BEGINNING and the west corner of the herein described tract and the beginning of this "access denial line", same being in the proposed northwest ROW line of S.H. 130, 369.55 feet right of S.H. 130 Baseline Station 3579+34.85.

THENCE, with the northwest line of this tract, this "access denial line", and the proposed northwest ROW line of said S.H. 130, crossing said 128.1 acre Baugh tract, the following two (2) courses, numbered 29 and 30;

29) N54°32'53"E 413.55 feet to a TxDOT Type II concrete monument set; and

30) with a curve to the left whose intersection angle of 01°10'24", radius is 11,915.00 feet, an arc distance of 243.98 feet, the chord of which bears N53°57'42"E 243.98



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feet to a 1/2" iron rod set with TxDOT aluminum cap at the north corner of this tract and the end of this "access denial line", same being in an east line of said 128.1 Baugh tract and a west line of said 5.26 acre Wilson tract;

- 31) THENCE, with the east line of this tract and an east line of said 128.1 acre Baugh tract and a west line of said 5.26 acre Wilson tract, **S10°34'12"E 272.95 feet** to a fence corner post found at the southeast corner of this tract and said 128.1 acre Baugh tract and a southwest corner of said 5.26 acre Wilson tract, same being in the north line of said 1.167 acre Wilson and Willms tract;
- 32) THENCE, with the south line of this tract and a south line of said 128.1 acre Baugh tract and the north line of said 1.167 acre Wilson and Willms tract, **S78°51'22"W 595.46 feet** to the POINT OF BEGINNING and containing 1.851 acres (80,644 square feet) within these metes and bounds, more or less.

Part 4 - 0.094 of one acre (4,095 square feet)

Commencing at a TxDOT Type I concrete monument found in the existing east ROW line of F.M. 2001, at existing F.M. 2001 Station 408+62.3, 40.00 feet left, CSJ 1776-03-01, same being in the west line of said 128.1 acre Baugh tract;

THENCE, with the existing east ROW line of F.M. 2001 and west line of said 128.1 acre Baugh tract, **S10°21'06"E 495.16 feet** to a TxDOT Type II concrete monument set, for the POINT OF BEGINNING and northwest corner of the herein described tract, same being in the proposed north ROW line of S.H. 130, 942.30 feet right of S.H. 130 Baseline Station 3588 + 09.02;

- 33) THENCE, with the north line of this tract and the proposed north ROW line of said S.H. 130, crossing said 128.1 acre Baugh tract, **N79°39'12"E 34.82 feet** to a TxDOT Type II concrete monument set;
- 34) THENCE, with the east line of this tract and the proposed east ROW line of said S.H. 130, crossing said 128.1 Baugh tract, **S10°20'48"E 117.40 feet** to 1/2" iron rod set with TxDOT aluminum cap at the southeast corner of this tract, same being in the south line of said 128.1 acre Baugh tract and in the north line of that tract of land described as 1.167 acres in a deed to Forrest M. Wilson and Fred Willms, of record in Volume 47, Page 662, Official Public Record of Real Property, Caldwell County, Texas;
- 35) THENCE, with the south line of said 128.1 acre Baugh tract and the north line of said Wilson and Willms tract, **S78°51'22"W 34.81 feet** to a fence corner post found at the



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southwest corner of this tract and of said 128.1 acre Baugh tract and the northwest corner of said Wilson and Willms tract, same being in the existing east ROW line of F.M. 2001, same being in the east line of that tract described as 8.28 acres in a deed to the State of Texas, of record in Volume 275, Page 200, Deed Records, Caldwell County, Texas;

- 36) THENCE, with the west line of this tract and said 128.1 acre Baugh tract and the existing east ROW line of F.M. 2001 and the east line of said 8.28 acre State of Texas tract, **N10°21'06"W 117.88 feet** to the POINT OF BEGINNING and containing 0.094 of one acre (4,095 square feet) within these metes and bounds, more or less.

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

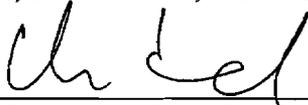
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 14th day of July, 2008 A.D.

SURVEYED BY:

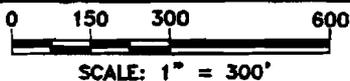
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731
(512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description. S.H. 130/Parcel 633 R2, 2008





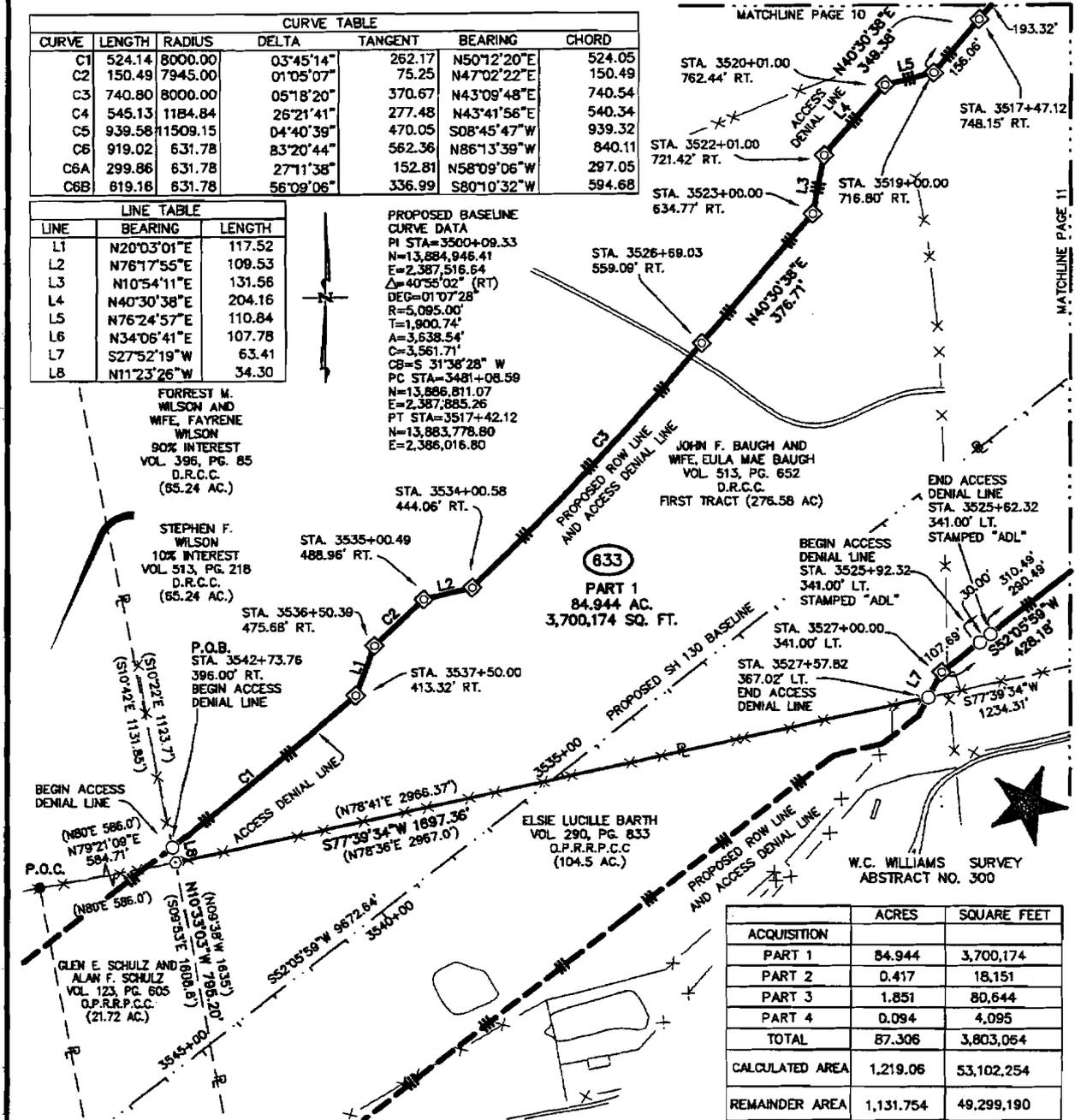
PAGE 9 OF 15
REV 1
07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	524.14	8000.00	03°45'14"	262.17	N50°12'20"E	524.05
C2	150.49	7945.00	01°05'07"	75.25	N47°02'22"E	150.49
C3	740.80	8000.00	05°18'20"	370.67	N43°09'48"E	740.54
C4	545.13	1184.84	26°21'41"	277.48	N43°41'56"E	540.34
C5	939.58	1509.15	04°40'39"	470.05	S08°45'47"W	939.32
C6	919.02	631.78	83°20'44"	562.36	N86°13'39"W	840.11
C6A	299.86	631.78	27°11'38"	152.81	N58°09'06"W	297.05
C6B	619.16	631.78	56°09'06"	336.99	S80°10'32"W	594.68

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°03'01"E	117.52
L2	N76°17'55"E	109.53
L3	N10°54'11"E	131.56
L4	N40°30'38"E	204.16
L5	N76°24'57"E	110.84
L6	N34°06'41"E	107.78
L7	S27°52'19"W	63.41
L8	N11°23'26"W	34.30

PROPOSED BASELINE
CURVE DATA
PI STA=3500+09.33
N=13,884,946.41
E=2,387,516.64
Δ=40°55'02" (RT)
DED=01°07'28"
R=5,095.00'
T=1,900.74'
A=3,638.54'
C=3,561.71'
CB=S 31°36'28" W
PC STA=3481+08.59
N=13,886,811.07
E=2,387,885.26
PT STA=3517+42.12
N=13,883,778.80
E=2,386,016.80

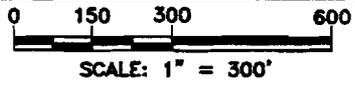


ACQUISITION	ACRES	SQUARE FEET
PART 1	84.944	3,700,174
PART 2	0.417	18,151
PART 3	1.851	80,644
PART 4	0.094	4,095
TOTAL	87.306	3,803,064
CALCULATED AREA	1,219.06	53,102,254
REMAINDER AREA	1,131.754	49,299,190

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78751
(512) 451-8891

PARCEL PLAT SHOWING PROPERTY OF JOHN F. BAUGH, ET UX			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 633
SCALE 1" = 300'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



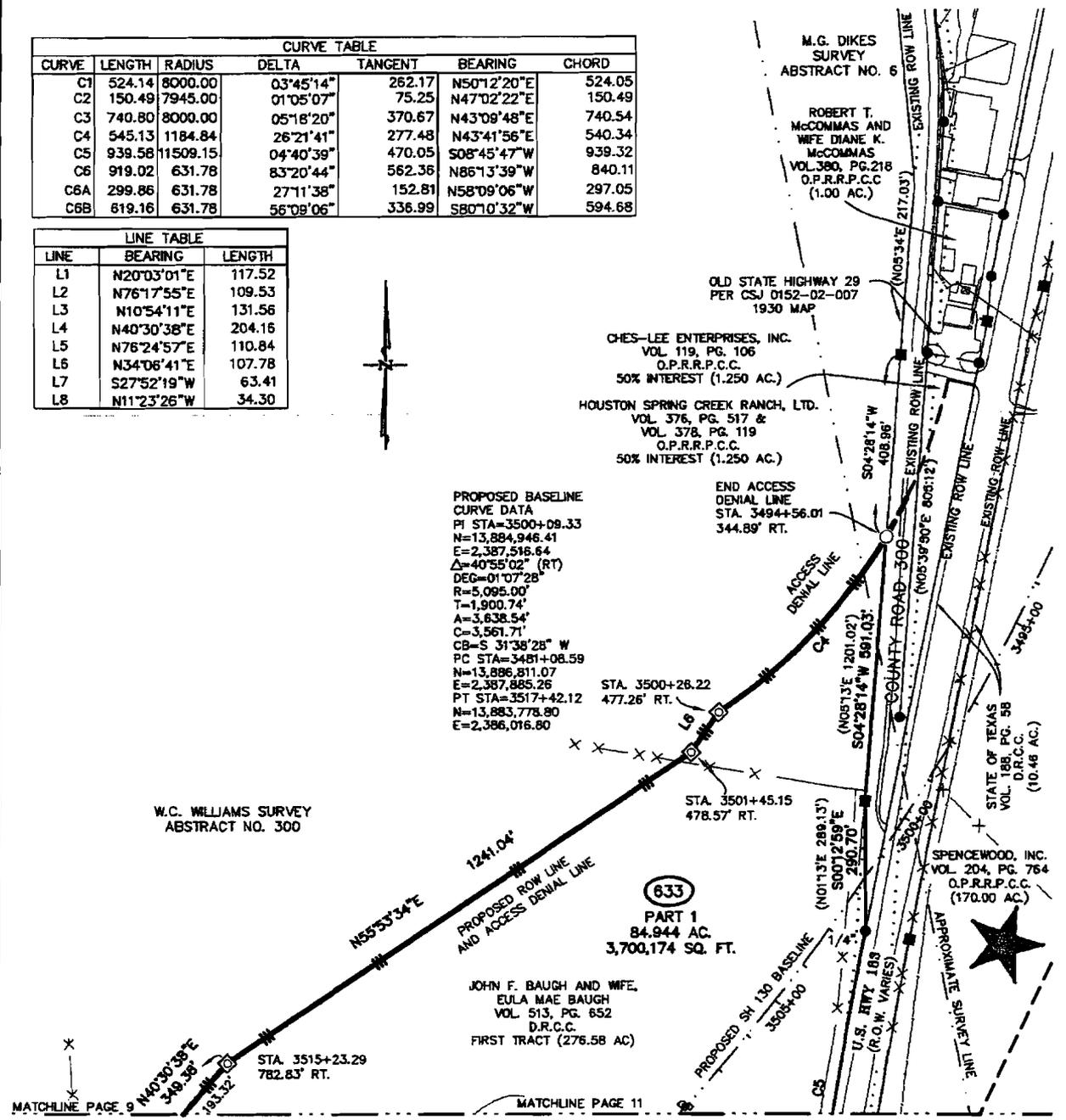


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07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	524.14	8000.00	03°45'14"	262.17	N50°12'20"E	524.05
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C3	740.80	8000.00	05°18'20"	370.67	N43°09'48"E	740.54
C4	545.13	1184.84	26°21'41"	277.48	N43°41'56"E	540.34
C5	939.58	11509.15	04°40'39"	470.05	S08°45'47"W	939.32
C6	919.02	631.78	83°20'44"	562.36	N86°13'39"W	840.11
C6A	299.86	631.78	27°11'38"	152.81	N58°09'06"W	297.05
C6B	619.16	631.78	56°09'06"	336.99	S80°10'32"W	594.68

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°03'01"E	117.52
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L3	N10°54'11"E	131.56
L4	N40°30'36"E	204.16
L5	N76°24'57"E	110.84
L6	N34°06'41"E	107.78
L7	S27°52'19"W	63.41
L8	N11°23'26"W	34.30



W.C. WILLIAMS SURVEY
ABSTRACT NO. 300

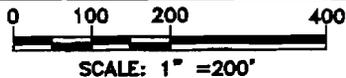
633
PART 1
84.944 AC.
3,700,174 SQ. FT.

JOHN F. BAUGH AND WIFE,
EULA MAE BAUGH
VOL. 513, PG. 652
D.R.C.C.
FIRST TRACT (276.58 AC)

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-9391

PARCEL PLAT SHOWING PROPERTY OF JOHN F. BAUGH, ET UX			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 633
SCALE 1" = 300'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL

Texas
Department
of Transportation
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PLAT TO ACCOMPANY
PARCEL DESCRIPTION

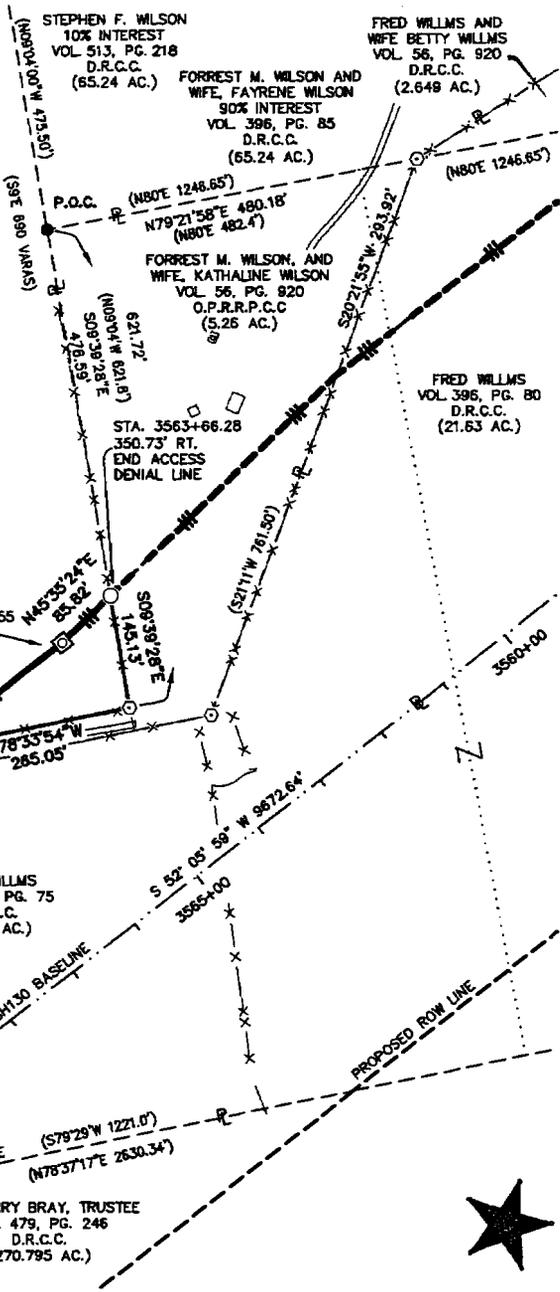


W.C. WILLIAMS SURVEY
ABSTRACT NO. 300

633

PART 2
0.417 AC.
18,151 SQ. FT.

JOHN F. BAUGH
VOL. 362, PG. 53
D.R.C.C.
FOURTH TRACT (128.1 AC.)

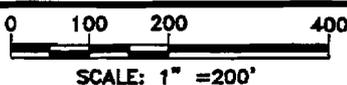


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LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8581

PARCEL PLAT SHOWING PROPERTY OF
JOHN F. BAUGH

DISTRICT AUS	STATE HIGHWAY 130		PARCEL 633
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



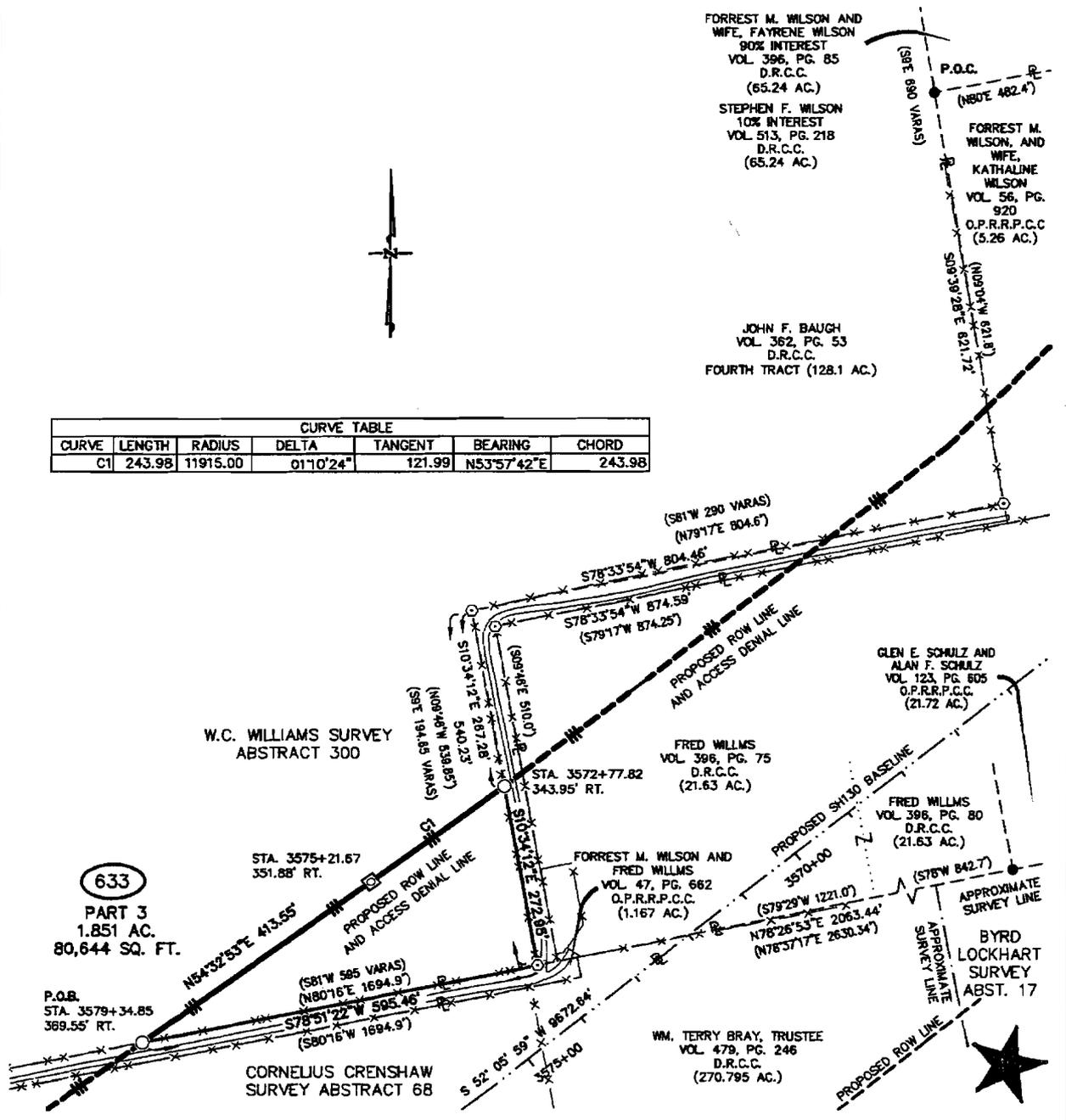


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07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



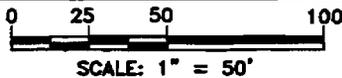
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	243.98	11915.00	01°10'24"	121.99	N53°57'42"E	243.98



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AUSTIN, TEXAS 78731
(512) 451-8581

PARCEL PLAT SHOWING PROPERTY OF JOHN F. BAUGH			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 633
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL





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07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

W.C. WILLIAMS SURVEY
ABSTRACT 300

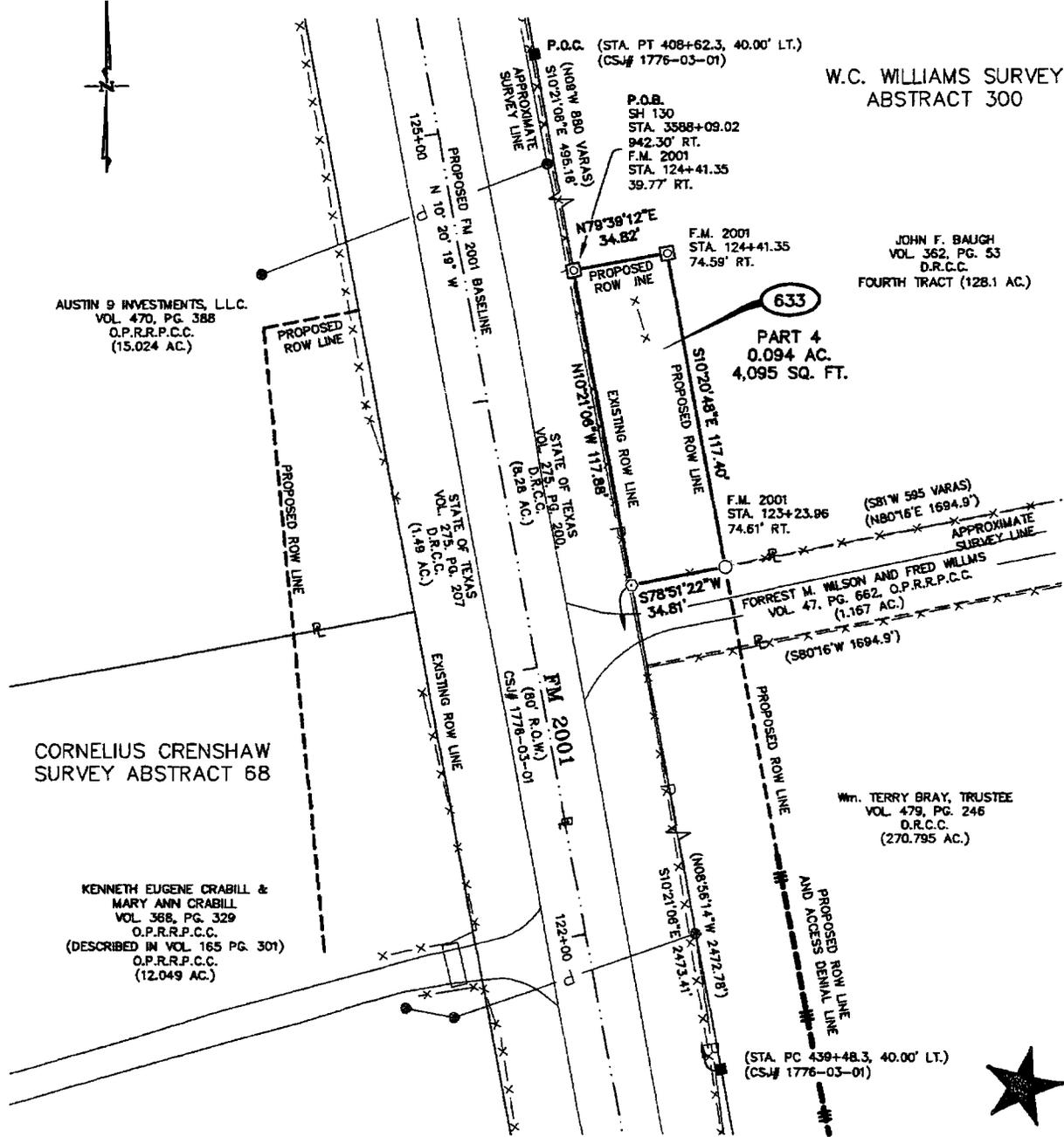
JOHN F. BAUGH
VOL. 362, PG. 53
D.R.C.C.
FOURTH TRACT (128.1 AC.)

633
PART 4
0.094 AC.
4,095 SQ. FT.

AUSTIN 9 INVESTMENTS, L.L.C.
VOL. 470, PG. 388
O.P.R.R.P.C.C.
(15.024 AC.)

CORNELIUS CRENSHAW
SURVEY ABSTRACT 68

KENNETH EUGENE CRABILL &
MARY ANN CRABILL
VOL. 368, PG. 329
O.P.R.R.P.C.C.
(DESCRIBED IN VOL. 165 PG. 301)
O.P.R.R.P.C.C.
(12.049 AC.)



McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8581

PARCEL PLAT SHOWING PROPERTY OF JOHN F. BAUGH		PARCEL 633
DISTRICT AUS	STATE HIGHWAY 130	
SCALE 1" = 50'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002
		COUNTY CALDWELL

Texas
Department
of Transportation
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07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

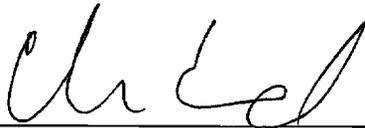
NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 0703063, EFFECTIVE DATE, MARCH 20, 2007.
- 4) ITEMS 10.c (VOL. 283, PG. 564), 10.d (VOL. 352, PG. 319), 10.z (VOL. 345, PG. 719), 10.aa (VOL. 352, PG. 555), 10.bb (VOL. 377, PG. 91), AND 10.cc (VOL. 377, PG. 38 AND VOL. 378, PG. 639) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT EFFECT THIS TRACT.
- 5) ITEMS 10.w (VOL. 351, PG. 551) AND 10.x (VOL. 353, PG. 272) IN SCHEDULE B OF THE TITLE COMMITMENT ARE BLANKET RIGHT-OF-WAY EASEMENTS.
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊠ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ⊙ FENCE POST
- ⌞ PROPERTY LINE
- ⌞ S.H. 130 BASELINE
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- P.O.B POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.C.C. DEED RECORDS, CALDWELL COUNTY
- O.P.R.R.P.C.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY
- Distance SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ▬ ACCESS DENIAL LINE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



07/14/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE



McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF JOHN F. BAUGH, ET UX			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 633
SCALE 1" = 300'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



Texas
Department
of Transportation
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Parcel 684
Rev.1
July 14, 2008

County: Caldwell **Segment:** 6.1
Parcel No.: 684 **From:** Sta. 3376+00
Highway: SH 130 Segments 5 & 6 **To:** Sta. 4223+00
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-01-002

PROPERTY DESCRIPTION FOR PARCEL 684

DESCRIPTION OF 8.405 ACRES (366,141 SQUARE FEET) OF LAND OUT OF THE ALMERION DICKINSON SURVEY, ABSTRACT NO. 5, IN CALDWELL COUNTY, TEXAS, SAME BEING A REMAINDER PORTION OF THAT TRACT DESCRIBED AS 122.401 ACRES IN A DEED TO THOMAS H. SEARCY, OF RECORD IN VOLUME 100, PAGE 903, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 8.405 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the north corner of that tract described as 23.55 acres in a deed to Tom Searcy, as Trustee to Thomas H. Searcy, of record in Volume 305, Page 397, Official Public Records of Real Property, Caldwell County, Texas, and an interior ell corner of the remaining portion of said 122.401 acre Searcy tract;

THENCE, with the northwest line of said 23.55 acre Searcy tract and the southeast line of said 122.401 acre Searcy remainder tract, S48°46'20"W 1444.79 feet to a 1/2" iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, for the POINT OF BEGINNING and southeast corner of the herein described tract, same being in the proposed east right-of-way (ROW) line of S.H. 130, 1461.39 feet left of S.H. 130 Baseline Station 4151+71.28;

1) THENCE, with the southeast line of this tract and said 122.401 acre Searcy remainder tract and the northwest line of said 23.55 Searcy tract, S48°46'20"W 60.69 feet to a calculated point at the south corner of this tract and said 122.401 acre Searcy remainder tract and the west corner of said 23.55



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Parcel 684
Rev.1
July 14, 2008

acre Searcy tract, same being in the existing northeast ROW line S.H. 80 and the northeast line of that tract described as 9.508 acres in a deed to the State of Texas, of record in Volume 144, Page 529, Deed Records, Caldwell County, Texas, from which a 1/2" iron rod found bears S48°46'20"W 0.32 feet;

THENCE, with the southwest line of this tract and said 122.401 acre Searcy remainder tract and the existing northeast ROW line of S.H. 80 and the northeast line of said 9.508 acre State of Texas tract, the following seven (7) courses, numbered 2 through 8;

- 2) **N21°26'28"W 474.78 feet** to a calculated point, from which a TxDOT Type I concrete monument found bears S68°33'32"W 1.37 feet;
- 3) **N68°33'32"E 15.00 feet** to a calculated point;
- 4) **N21°26'28"W 400.00 feet** to a calculated point;
- 5) **S68°33'32"W 10.00 feet** to a calculated point;
- 6) **N21°26'28"W 500.00 feet** to a calculated point;
- 7) **S68°33'32"W 5.00 feet** to a calculated point; and
- 8) **N21°26'28"W 82.13 feet** to a calculated point at the west corner of this tract and said 122.401 acre Searcy remainder tract and the south corner of the tract described as 913.9 acres (Tract 1) in a deed to Gayle Glass Roche and Alison Claire Saunders, Co-Trustees of the Alison Claire Saunders Trust Number Two and Gayle Glass Roche and Alfred Roy Curry, IV, Co-Trustees of the Alfred Foy Curry, IV Trust Number Two, of record in Volume 121, Page 40, Official Public Records of Real Property, Caldwell County, Texas;
- 9) THENCE, with the northwest line of this tract and said 122.401 acre Searcy remainder tract and the southeast line of said Saunders and Curry tract, **N48°47'32"E 867.92 feet** to a 1/2" iron rod set with TxDOT aluminum cap at the north corner of this tract and the beginning of this "access denial", same being in the proposed east ROW line of S.H. 130, 686.82 feet left of S.H. 130 Baseline Station 4134+48.01;



Page 3 of 7
Parcel 684
Rev.1
July 14, 2008

THENCE, with the east line of this tract and the proposed east ROW line of S.H. 130, crossing said 122.401 acre Searcy remainder tract, the following two (2) courses, numbered 10 and 11;

- 10)with this "access denial line", S18°06'47"W 1015.51 feet to a TxDOT Type II concrete monument; and
- 11)with this "access denial line", S14°38'13"E passing at 243.29 feet a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line" and continuing 710.33 feet for a total distance of **953.62 feet** to the POINT OF BEGINNING and containing 8.405 acres (366,141 square feet) within these metes and bounds, more or less.

ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

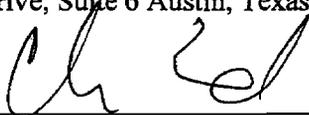
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 14th day of July, 2008 A.D.

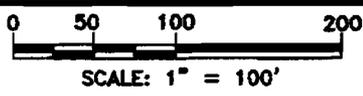
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731
(512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623
Note: There is a plat to accompany this description. SH130/Parcel 684 R2, 2008

PAGE 4 OF 7
REV 1
07/14/08

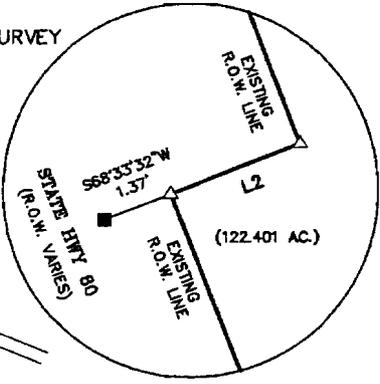


PLAT TO ACCOMPANY
PARCEL DESCRIPTION

MATCH PAGE 5

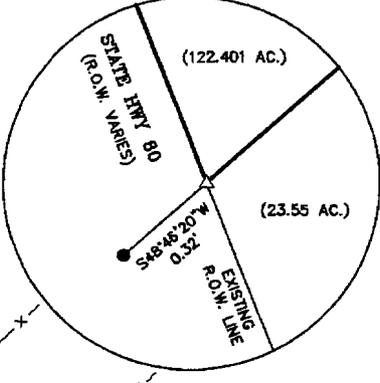
ALMERION DICKINSON SURVEY
ABSTRACT NO. 5

50' ACCESS EASEMENT
VOL. 418, PG. 478
D.R.C.C.



DETAIL B:
N.T.S.

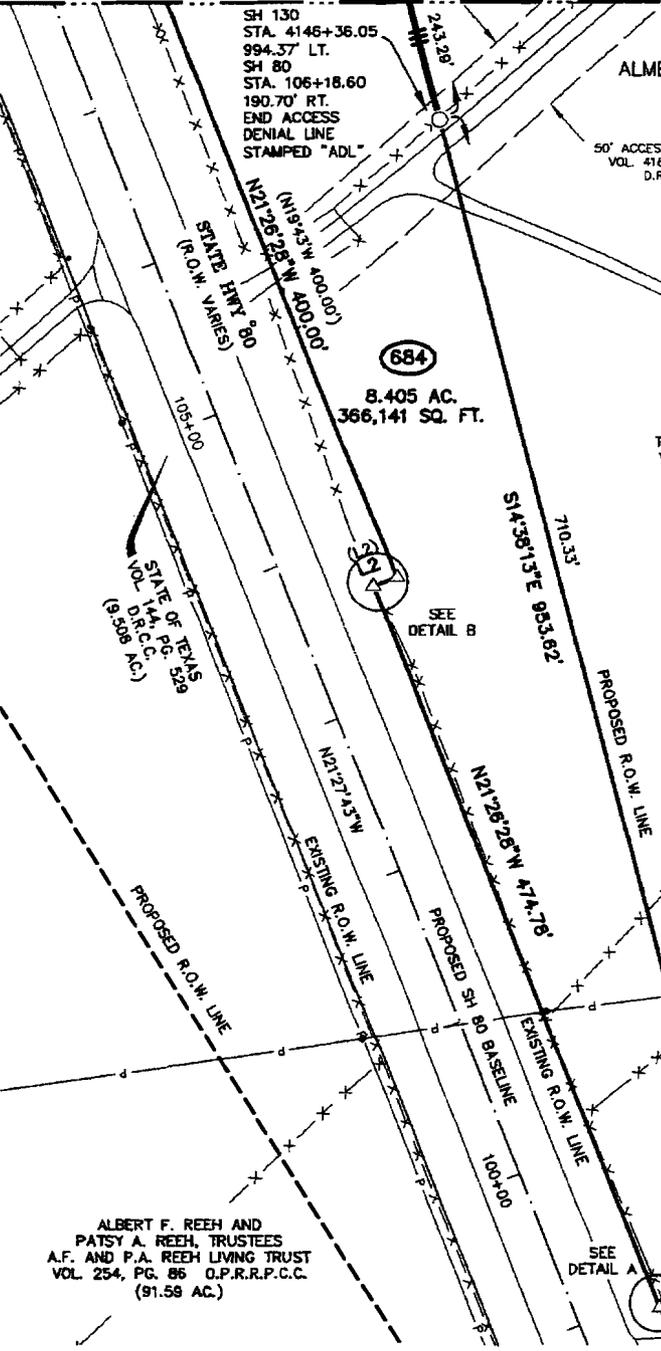
THOMAS H. SEARCY
VOL. 100, PG. 903
O.P.R.R.P.C.C.
(122.401 AC.)



DETAIL A:
N.T.S.

P.O.B.
SH 130
STA. 4151+71.28
1461.39' LT.
SH 80
STA. 99+13.30
106.28' RT.

TOM SEARCY, AS TRUSTEE
TO THOMAS H. SEARCY
VOL. 305, PG. 397
O.P.R.R.P.C.C.
(23.55 AC.)



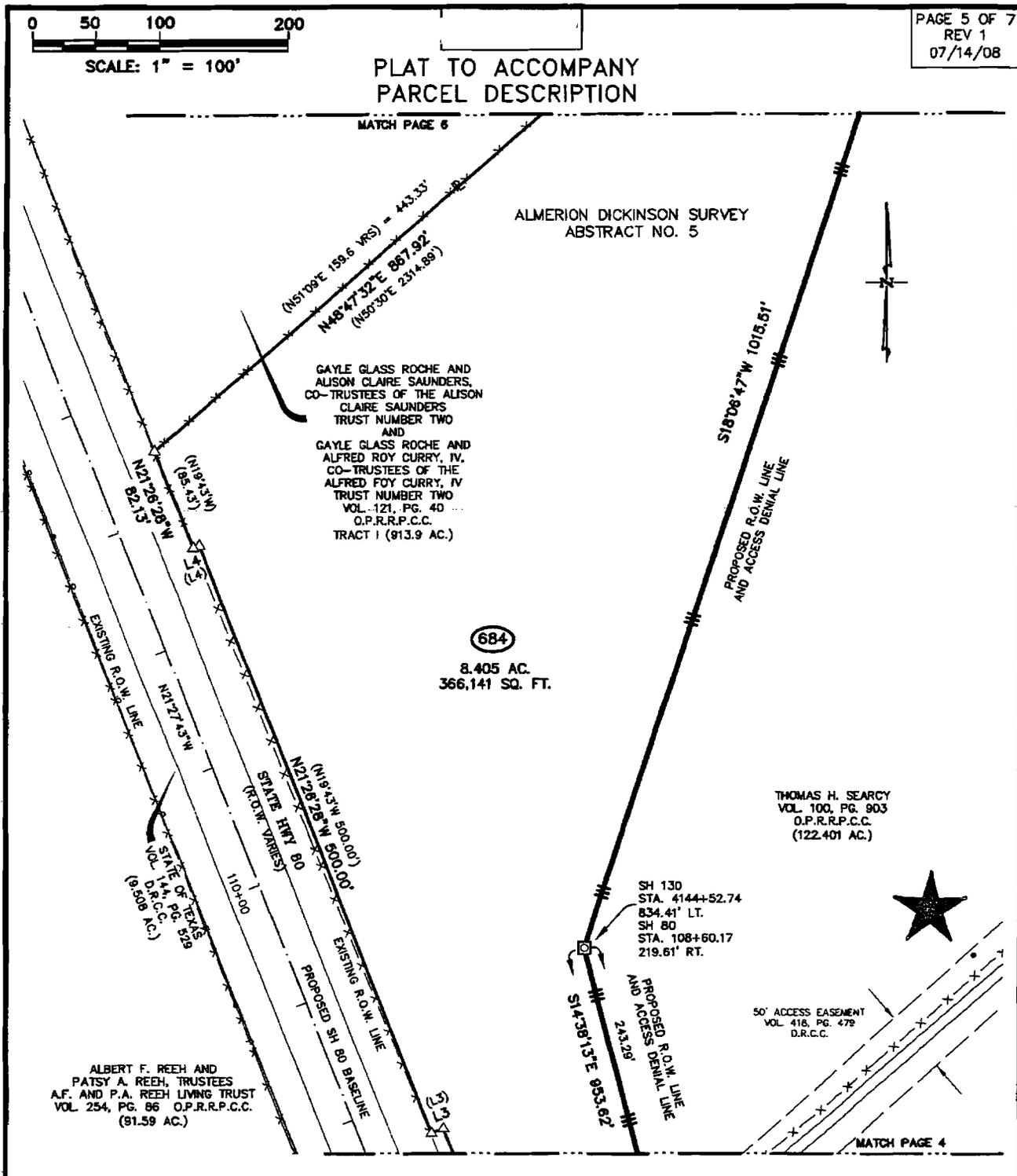
ALBERT F. REEH AND
PATSY A. REEH, TRUSTEES
A.F. AND P.A. REEH LIVING TRUST
VOL. 254, PG. 86 O.P.R.R.P.C.C.
(91.58 AC.)

	ACRES	SQUARE FEET
ACQUISITION	8.405	366,141
CALCULATED AREA	98.850	4,305,906
REMAINDER AREA	90.445	3,939,765

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF THOMAS H. SEARCY			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 684
SCALE 1" = 100'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL

Texas
Department
of Transportation
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PAGE 5 OF 7
REV 1
07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

MATCH PAGE 6

ALMERION DICKINSON SURVEY
ABSTRACT NO. 5

GAYLE GLASS ROCHE AND
ALISON CLAIRE SAUNDERS,
CO-TRUSTEES OF THE ALISON
CLAIRE SAUNDERS
TRUST NUMBER TWO
AND
GAYLE GLASS ROCHE AND
ALFRED ROY CURRY, IV,
CO-TRUSTEES OF THE
ALFRED FOY CURRY, IV
TRUST NUMBER TWO
VOL. 121, PG. 40
O.P.R.R.P.C.C.
TRACT 1 (913.9 AC.)

684

8.405 AC.
366,141 SQ. FT.

THOMAS H. SEARCY
VOL. 100, PG. 903
O.P.R.R.P.C.C.
(122,401 AC.)

SH 130
STA. 4144+52.74
834.41' LT.
SH 80
STA. 108+60.17
219.61' RT.

50' ACCESS EASEMENT
VOL. 418, PG. 479
D.R.C.C.

ALBERT F. REEH AND
PATSY A. REEH, TRUSTEES
A.F. AND P.A. REEH LIVING TRUST
VOL. 254, PG. 86 O.P.R.R.P.C.C.
(81.59 AC.)

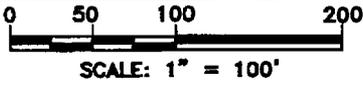
MATCH PAGE 4

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
(512) 451-9594

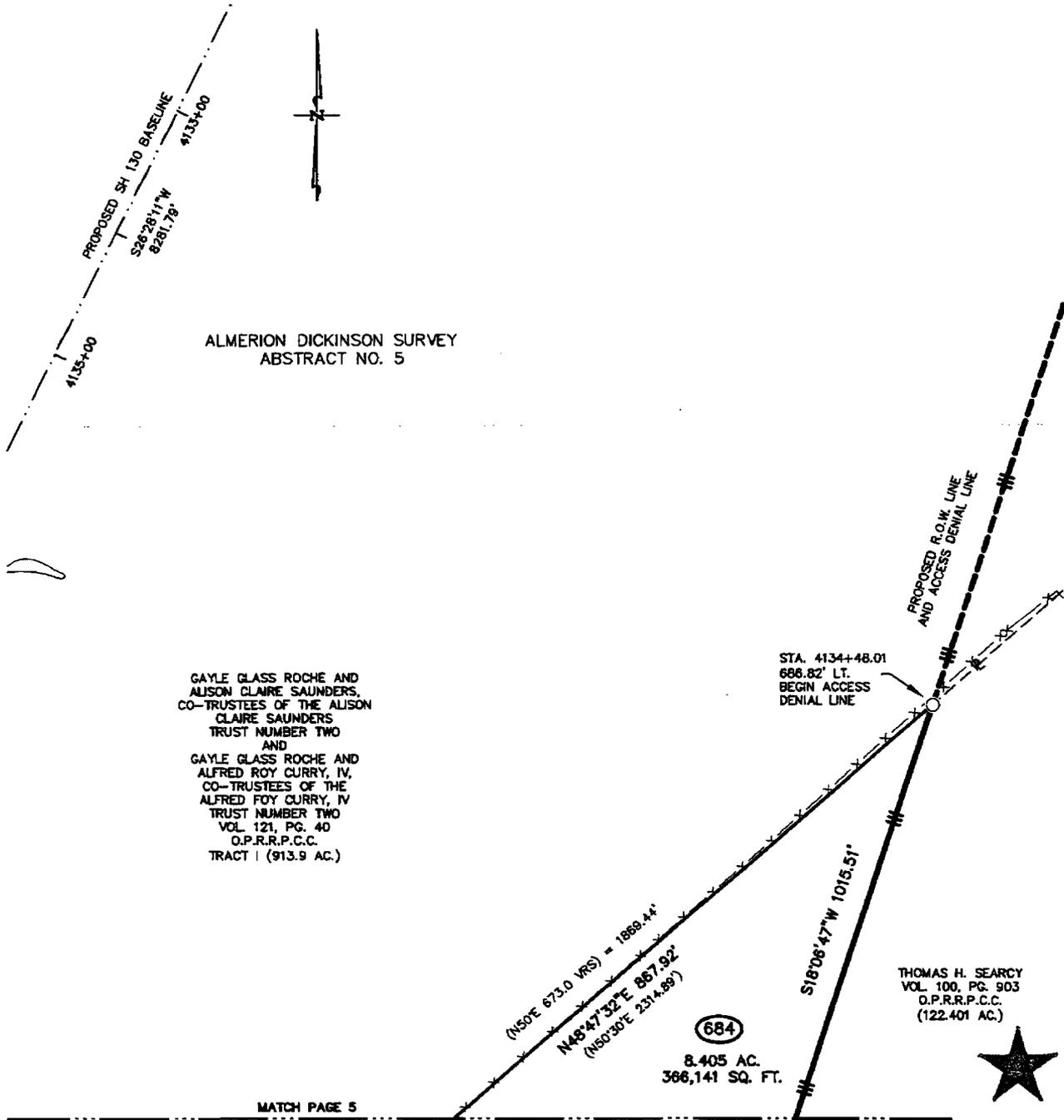
PARCEL PLAT SHOWING PROPERTY OF THOMAS H. SEARCY			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 684
SCALE 1" = 100'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL

Texas
Department
of Transportation
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PAGE 6 OF 7
REV 1
07/14/08



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



MATCH PAGE 5

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-0501

PARCEL PLAT SHOWING PROPERTY OF THOMAS H. SEARCY			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 684
SCALE 1" = 100'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



PAGE 7 OF 7
REV 1
07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 0703103, EFFECTIVE DATE, SEPTEMBER 21, 2007.
- 4) ITEM 10.d. (VOL. 104, PG. 309) IN SCHEDULE B OF THE TITLE COMMITMENT CANNOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE."

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ ANGLE IRON FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- PROPERTY LINE
- S.H. 130 BASELINE
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.C.C. DEED RECORDS, CALDWELL COUNTY
- O.P.R.R.P.C.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY
- DISTANCE SHOWN NOT TO SCALE
- APPROXIMATE SURVEY LINE
- ACCESS DENIAL LINE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris Conrad

07/14/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

LINE TABLE

LINE	BEARING	LENGTH
L1	S48°46'20"W	60.69
L2	N68°33'32"E	15.00
(L2)	(N70°17"E)	(15.00)
L3	S68°33'32"W	10.00
(L3)	(S70°17"W)	(10.00)
L4	S68°33'32"W	5.00
(L4)	(S70°17"W)	(5.00)



McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8891

PARCEL PLAT SHOWING PROPERTY OF
THOMAS H. SEARCY

DISTRICT AUS	STATE HIGHWAY 130		PARCEL 684
SCALE 1" = 100'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL

Texas
Department
of Transportation
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Page 1 of 6
Parcel 828
June 23, 2008

County: Guadalupe
Parcel No.: 828
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 828

BEING A 15.683 ACRE 683,147 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOHN B. COWAN SURVEY NO. 39 ABSTRACT NO. 84, AND BEING A 61.8257 ACRE REMAINDER OF A CALLED 62.6627 ACRE TRACT DESCRIBED IN DEED TO ARTHUR ALLEN ESPINOZA AND CHERYL ANN ESPINOZA AS RECORDED IN VOLUME 1476, PAGE 0271 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a fence post at the southwest corner of the said remainder tract to Arthur Allen Espinoza and Cheryl Ann Espinoza, being the northwest corner a called 63.5 acre tract described in deed to Carol A. Frymire (Heir) as recorded in Volume 192, Page 346 of the Deed Records of Guadalupe County (D.R.G.C.), and being in the northeast line of a called 561.38 acre tract described in deed to Branch Family Limited Partnership, a Texas Limited Partnership as recorded in Volume 1077, Page 0808 (O.P.R.G.C.);

THENCE, with the northwest line of the said remainder tract to Arthur Allen Espinoza and Cheryl Ann Espinoza, the southeast line of said Carol A. Frymire (Heir) tract, N 49° 02' 29" E (N 50° E) 327.40 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed west right-of-way of SH 130 located 304.58 feet right of proposed SH 130 Baseline Station 4569+21.85, and being the POINT OF BEGINNING;

1) THENCE, continuing with the northwest line of the said remainder tract to Arthur Allen Espinoza and Cheryl Ann Espinoza, the southeast line of said Carol A. Frymire (Heir) tract, N 49° 02' 29" E (N 50° E) 664.34 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, beginning the Access Denial Line, located 254.35 feet left of proposed SH 130 Baseline Station 4565+63.77;

2) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 13° 51' 06" E 454.04 feet to a set Texas Department of Transportation Type II Monument, located 295.01 feet left of proposed SH 130 Baseline Station 4570+36.38;

3) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 46° 30' 26" E 74.13 feet to a set Texas Department of Transportation Type II Monument, located 337.95 feet left of proposed SH 130 Baseline Station 4570+99.95;

4) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 15° 44' 54" E 597.60 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap ending the Access Denial Line, in the southeast line of the said remainder tract to Arthur Allen Espinoza and Cheryl Ann Espinoza and in the northwest line of a 30.295 acre remainder of a called 30.842 acre tract described in deed to David K. Mills as recorded in Volume 1075, Page 0168 (O.P.R.G.C.), located 353.81 feet left of proposed SH 130 Baseline Station 4577+31.73;



Page 2 of 6
Parcel 828
June 23, 2008

5) THENCE, with the southeast line of the said remainder tract to Arthur Allen Espinoza and Cheryl Ann Espinoza and the northwest line of said David K. Mills tract, S 49° 03' 43" W (S 50° W) 528.49 feet to a fence post at the southwest corner of the said Arthur Allen Espinoza and Cheryl Ann Espinoza, and the northwest corner of the said David K. Mills tract, also being in the northeast line of the said Branch Family Limited Partnership, a Texas Limited Partnership tract;

6) THENCE, with the southwest line of the said remainder tract to Arthur Allen Espinoza and Cheryl Ann Espinoza, and the northeast line of the said Branch Family Limited Partnership, a Texas Limited Partnership tract, as fenced and occupied, N 41° 27' 51" W (N 40° W) 457.63 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap at in the proposed west right-of-way of SH 130, beginning the Access Denial Line, located 321.60 feet right of proposed SH 130 Baseline Station 4575+38.62;

7) THENCE, with the proposed west right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the right a distance of 647.11 feet, having a radius of 7,588.50 feet, a central angle of 04° 53' 09", a tangent distance of 323.75 feet, a chord that bears N 11° 03' 42" W 646.92 feet, ending the Access Denial Line, being the POINT OF BEGINNING, containing 15.683 acres of land 683,147 SQ. FT.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 828 that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR §

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 23 June 2008.

SURVEYED BY:

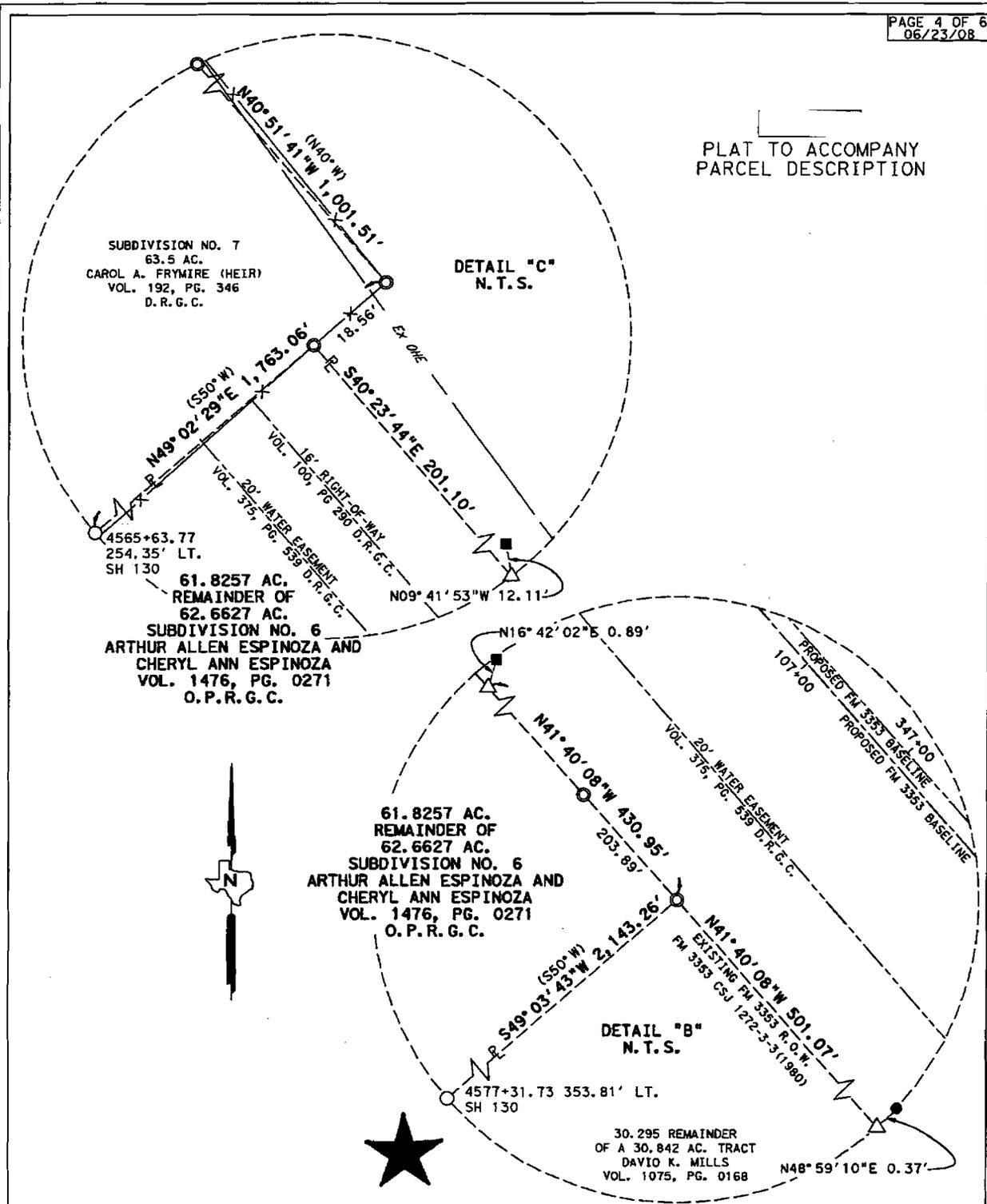

Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



6/23/08 9:04:42 AM #2308 T200T I:\2008\0625\04\phase_2\cad\02\828V_828_BRDR_SHA.dwg

HALFF
300 E. SONTERA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 788-1885
FAX (210) 788-1888

PARCEL PLAT SHOWING PROPERTY OF
ARTHUR ALLEN ESPINOZA AND CHERYL ANN ESPINOZA

DISTRICT AUS	STATE HIGHWAY 130		PARCEL 828
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE

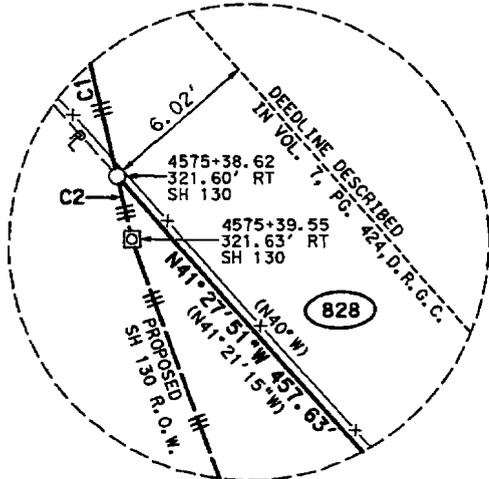
Texas Department of Transportation

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	P.U.E.	PUBLIC UTILITY EASEMENT
▣	TXDOT TYPE II CONCRETE MONUMENT FOUND	D.R.G.C.	DEED RECORDS, GUADALUPE COUNTY
⊠	TXDOT TYPE II CONCRETE MONUMENT SET	O.P.R.G.C.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY
○	1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)	P.M.R.G.C.	PLAT AND MAP RECORDS, GUADALUPE COUNTY
●	1/2" IRON ROD FOUND (UNLESS NOTED)	D.E.	DRAINAGE EASEMENT
⊠	SQUARE-HEAD BOLT FOUND	B.L.	BUILDING SETBACK LINE
⊙	IRON PIPE FOUND (SIZE NOTED)	---	DISTANCE NOT SHOWN TO SCALE
▲	60D NAIL FOUND (UNLESS NOTED)	---	PROPERTY LINE
△	CALCULATED POINT	---	SH 130 BASE LINE
⊙	WOOD FENCE POST	--- <td>SH 130 PROPOSED RIGHT-OF-WAY LINE</td>	SH 130 PROPOSED RIGHT-OF-WAY LINE
IRS	IRON ROD SET	--- <td>FENCE</td>	FENCE
N.T.S.	NOT TO SCALE	--- </td <td>ACCESS DENIAL LINE</td>	ACCESS DENIAL LINE
(XXX)	RECORD INFORMATION	--- </td <td>APPROXIMATE SURVEY LINE</td>	APPROXIMATE SURVEY LINE
P.O.B.	POINT OF BEGINNING	--- </td <td>EXISTING TXDOT RIGHT-OF-WAY</td>	EXISTING TXDOT RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCEMENT	--- </td <td>EXISTING TXDOT RIGHT-OF-WAY BASELINE</td>	EXISTING TXDOT RIGHT-OF-WAY BASELINE
R.O.W.	RIGHT-OF-WAY	--- </td <td>EASEMENT</td>	EASEMENT
		--- </td <td>DEED LINE</td>	DEED LINE

DETAIL "A"
N.T.S.



6/22/2008 9:04:41 AM #2299 TXDOT I:\2008\0625\0625\0625\2\cad012283V_828_#BDR_512.dgn\title

HALFF
 300 E. SONTERRA BLVD, SUITE 230
 SAN ANTONIO, TEXAS 78258
 TEL (210) 798-1885
 FAX (210) 798-1886

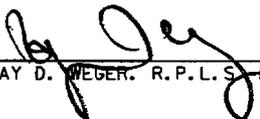
PARCEL PLAT SHOWING PROPERTY OF ARTHUR ALLEN ESPINOZA AND CHERYL ANN ESPINOZA			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 828
SCALE N. T. S.	FEDERAL AIO PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

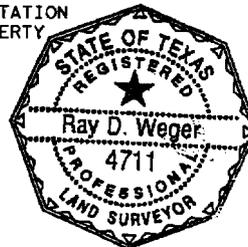
NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 07-94051559, EFFECTIVE DATE OCTOBER 18, 2007, ISSUE DATE OCTOBER 30, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - A.) MATTERS IF ANY, AFFECTING THE SUBJECT PROPERTY AS PER CURRENT CERTIFIED SURVEY TO BE FURNISHED.
 - C.) PIPE LINE EASEMENT BY M.L. HODGE TO CRYSTAL CLEAR WATER SUPPLY CORPORATION DATED JANUARY 28, 1965, RECORDED IN VOLUME 375, PAGE 556, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *BROAD COVERAGE*
 - E.) ENCROACHMENT OF FENCE ONTO ADJOINING PROPERTY AS SHOWN ON SURVEY PLAT PREPARED BY JACK C. EVANS, RPLS NO. 1523, DATED JULY 2, 1999; COVERAGE HEREUNDER DOES NOT EXTEND TO ANY PROPERTY LOCATED BETWEEN THE PROPERTY LINE(S) AND THE FENCE(S) LOCATED OUTSIDE THE PROPERTY LINE(S) AS SHOWN ON THE ABOVE-IDENTIFIED SURVEY PLAT.
 - F.) RIGHT OF WAY RESERVED IN DEED DATED JUNE 30, 1928, BY OTTO HAGEMANN ET AL TO ED HAGEMANN, RECORDED IN VOLUME 101, PAGE 299, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *AS SHOWN*
 - G.) EASEMENT AND RIGHT OF WAY BY ED. HAGEMANN TO MRS. EMMA FERRELL DATED NOVEMBER 8, 1928, RECORDED IN VOLUME 100, PAGE 290, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *NOT SHOWN, BEYOND THE LIMITS OF PARCEL PLAT*
 - H.) THE LAND DESCRIBED IN SCHEDULE 7/32 A 9/32 SHALL NOT INCLUDE ANY MANUFACTURED HOME OR HOUSE TRAILER. ANY MANUFACTURED HOME OR HOME TRAILER ON THE LAND IS EXCLUDED FROM COVERAGE. *NON SURVEY ITEM*
 - G.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY *AS MAY BE SHOWN*
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHERWISE NOTED
- 8) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 828 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON UNDER MY SUPERVISION.


RAY D. WEGER, R.P.L.S. NO. 4711

06/23/08
DATE



HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78256
TEL (210) 798-1885
FAX (210) 798-1886

PARCEL PLAT SHOWING PROPERTY OF ARTHUR ALLEN ESPINOZA AND CHERYL ANN ESPINOZA			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 828
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004(620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

 **Texas**
Department
of Transportation

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Page 1 of 5
Parcel 830
June 23, 2008

County: Guadalupe **Segment:** 6.2
Parcel No.: 830 **From:** Sta. 4223+00
Highway: SH 130 Segments 5 & 6 **To:** 4996+11.52
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Property Description for Parcel 830

BEING A 4.720 ACRE 205,594 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOHN B. COWAN SURVEY NO. 39 ABSTRACT NO. 84, AND BEING A PORTION OF A 30.295 ACRE REMAINDER OF A CALLED 30.842 ACRE TRACT DESCRIBED IN DEED TO DAVID K. MILLS AS RECORDED IN VOLUME 1075, PAGE 0168 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point in the existing southwest right-of-way of F.M. 3353 as established by Texas Department of Transportation CSJ 1272-3-3 (1980) at the southeast corner of the said remainder tract to David K. Mills tract, being the northwest corner of the remainder of a called 30.914 acre tract described in deed to William E. West, Jr. and Alexis D. West as recorded in Volume 1097, Page 0499 (O.P.R.G.C.), from which a found 1/2 inch iron rod bears, N 48° 59' 10" E 0.37 feet;

THENCE, with the southeast line of the said remainder tract to David K. Mills, and the northwest line of said remainder tract to William E. West, Jr. and Alexis D. West, S 48° 59' 10" W (S 50° 36' 00" W) passing at 1,991.98 feet, a calculated point at the northeast corner of a called 7.72 acre tract described in deed to Clinton A. West and Jill Allyson West, husband and wife as recorded in Volume 2245, Page 0726 (O.P.R.G.C.), continuing in all 2,386.80 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130 located 315.53 feet left of proposed SH 130 Baseline Station 4583+18.47, and being the POINT OF BEGINNING;

1) THENCE, continuing with the southeast line of the said remainder tract to David K. Mills, the northwest line of said Clinton A. West and Jill Allyson West, husband and wife tract, as currently fenced and occupied, S 48° 59' 10" W (S 50° 36' 00" W) passing at 75.99 feet a wood fence post, at 249.08 feet a wood fence post, continuing in all 286.84 feet to a calculated point at the southwest corner of the said remainder tract to David K. Mills, being the northwest corner of the said Clinton A. West and Jill Allyson West husband and wife tract, and being in the northeast line of a called 561.38 acre tract described in deed to Branch Family Limited Partnership, a Texas Limited Partnership as recorded in Volume 1077, Page 0808 (O.P.R.G.C.);



Page 2 of 5
Parcel 830
June 23, 2008

2) THENCE, with the southwest line of the said remainder tract to David K. Mills, and the northeast line of the said Branch Family Limited Partnership, a Texas Limited Partnership tract as fenced and occupied, N 41° 27' 02" W (N 40° W) 504.59 feet to a fence post, at the southwest corner of the said remainder tract to David K. Mills, being the southeast corner of a remainder of a called 62.6627 acre tract described in deed to Arthur Allen Espinoza and Cheryl Ann Espinoza as recorded in Volume 1476, Page 0271 (O.P.R.G.C.);

3) THENCE, with the northwest line of the said remainder tract to David K. Mills, the southeast line of said remainder tract to Arthur Allen Espinoza and Cheryl Ann Espinoza, N 49° 03' 43" E (N 50° E) 528.49 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap, in the proposed east right-of-way of SH 130, beginning of the Access Denial Line, located 353.81 feet left of proposed SH 130 Baseline Station 4577+31.73;

4) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 15° 44' 54" E 557.18 feet to the POINT OF BEGINNING, ending the Access Denial Line, containing 4.720 acres of land 205,594 SQ. FT..

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 830 that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR §

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 23 June 2008.

SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



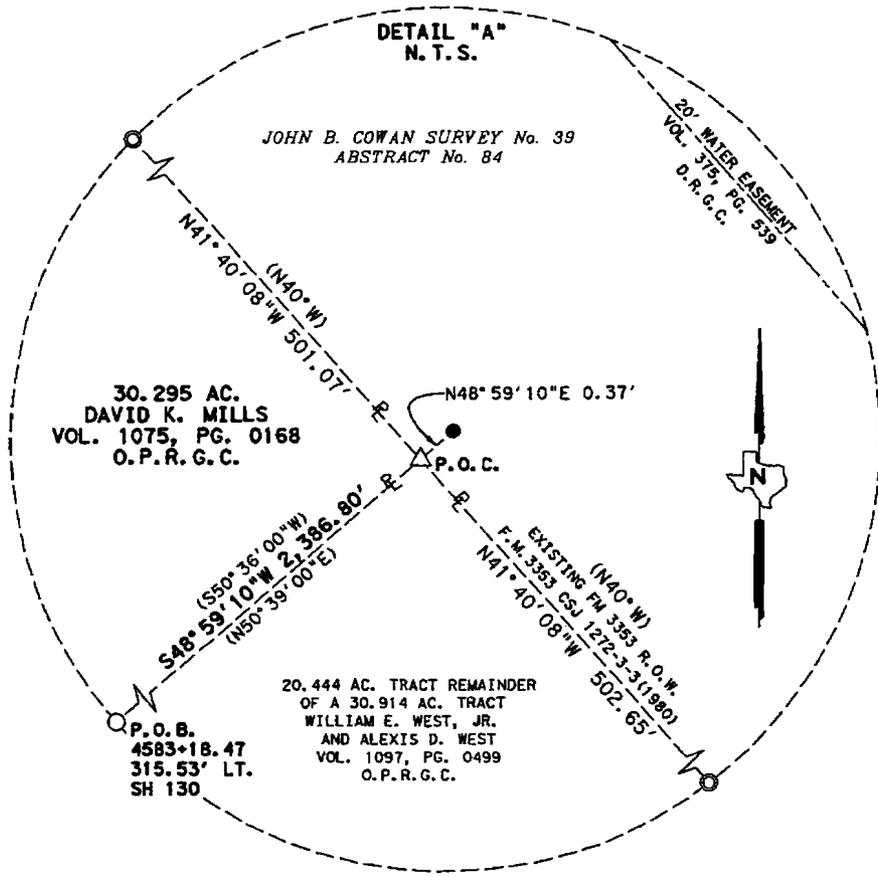
HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

- | | | | |
|----------|---|----------------|---|
| ■ | TXDOT TYPE I CONCRETE MONUMENT FOUND | P. U. E. | PUBLIC UTILITY EASEMENT |
| ◻ | TXDOT TYPE II CONCRETE MONUMENT FOUND | D. R. G. C. | DEED RECORDS, GUADALUPE COUNTY |
| ◻ | TXDOT TYPE II CONCRETE MONUMENT SET | O. P. R. G. C. | OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY |
| ○ | 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) | P. M. R. G. C. | PLAT AND MAP RECORDS, GUADALUPE COUNTY |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) | D. E. | DRAINAGE EASEMENT |
| ● | SQUARE-HEAD BOLT FOUND | B. L. | BUILDING SETBACK LINE |
| ⊙ | IRON PIPE FOUND (SIZE NOTED) | —+— | DISTANCE NOT SHOWN TO SCALE |
| ▲ | 60D NAIL FOUND (UNLESS NOTED) | —P— | PROPERTY LINE |
| △ | CALCULATED POINT | —R— | SH 130 BASE LINE |
| ○ | WOOD FENCE POST | —R— | SH 130 PROPOSED RIGHT-OF-WAY LINE |
| IRS | IRON ROD SET | —X— | FENCE |
| N. T. S. | NOT TO SCALE | —III— | ACCESS DENIAL LINE |
| (XXX) | RECORD INFORMATION | — | APPROXIMATE SURVEY LINE |
| P. O. B. | POINT OF BEGINNING | — | EXISTING TXDOT RIGHT-OF-WAY |
| P. O. C. | POINT OF COMMENCEMENT | —TxD— | EXISTING TXDOT RIGHT-OF-WAY BASELINE |
| R. O. W. | RIGHT-OF-WAY | — | EASEMENT |
| | | —+— | DEED LINE |



6/23/2008 9:04:47 AM ah3208 TXDOT I:\2500042554\ghase 2\am4305V 830_BIRD_943.dwg

HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78238
TEL (210) 798-1885
FAX (210) 798-1886

PARCEL PLAT SHOWING PROPERTY OF DAVID K. MILLS			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 830
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

Texas
Department
of Transportation

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 07-94051510, EFFECTIVE DATE DECEMBER 27, 2007, ISSUE DATE JANUARY 08, 2008. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - A.) PIPE LINE EASEMENT DATED JANUARY 20, 1965, BY HERBERT EWALD TO CRYSTAL CLEAR WATER SUPPLY CORPORATION, RECORDED IN VOLUME 375, PAGE 525, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *BROAD COVERAGE*
 - B.) RIGHT OF WAY EASEMENT DATED OCTOBER 7, 1980, BY WALTER E. MONTAGUE ET UX TO STATE OF TEXAS, RECORDED IN VOLUME 610, PAGE 106, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *NOT SHOWN, BEYOND THE LIMITS OF PARCEL PLAT*
 - C.) RIGHT OF WAY RESERVED IN DEED DATED JUNE 20, 1928, BY OTTO HAGEMANN ET AL TO HILMAR HAGEMANN, RECORDED IN VOLUME 101, PAGE 295, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *AS SHOWN*
 - G.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY *AS MAY BE SHOWN*
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHER WISE NOTED
- 8) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 830 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON UNDER MY SUPERVISION.

Ray D. Weger
RAY D. WEGER, R.P.L.S. No. 4711

06/23/08
DATE



06/23/08 8:18:32 AM #13508 TXDOT 1325000465540PHASE 2CADD06305V_830_BROK_SHD04941 SAN5230_HPR000_8-5411.PLT

300 E. SONTERRA BLVD, SUITE 220
SAN ANTONIO, TEXAS 78208
TEL (210) 798-1895
FAX (210) 798-1896

PARCEL PLAT SHOWING PROPERTY OF DAVID K. MILLS			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 830
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

Page 1 of 7
Parcel 831
June 23, 2008

County: Guadalupe
Parcel No.: 831
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 831

BEING A 1.948 ACRE 84,861 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOHN B. COWAN SURVEY NO. 39 ABSTRACT NO. 84, AND BEING A PORTION OF A 10.47 ACRE TRACT CONSISTING OF A CALLED 7.72 ACRE TRACT DESCRIBED IN DEED TO CLINTON A. WEST AND JILL ALLYSON WEST, HUSBAND AND WIFE AS RECORDED IN VOLUME 2245, PAGE 0726 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.) AND A CALLED 2.75 ACRE TRACT DESCRIBED IN DEED TO CLINTON A. WEST AND JILL ALLYSON WEST, HUSBAND AND WIFE AS RECORDED IN VOLUME 1685, PAGE 0056 (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point in the existing southwest right-of-way of F.M. 3353 as established by Texas Department of Transportation CSJ 1272-3-3 (1980) at the northwest corner of a remainder of a called 30.914 acre tract described in deed to William E. West, Jr. and Alexis D. West as recorded in Volume 1097, Page 0499 (O.P.R.G.C.) and the northeast corner of a remainder of a called 30.295 acre tract described in deed to David K. Mills as recorded in Volume 1075, Page 0168 (O.P.R.G.C.) from which a found 1/2 inch iron rod bears, N 48° 59' 10" E 0.37 feet;

THENCE, with the northwest line of the said remainder tract to William E. West, Jr. and Alexis D. West, and the southeast line of the said remainder tract to David K. Mills, S 48° 59' 10" W (S 50° 36' 00" W) passing at 1,991.98 feet, the northwest corner of the said 7.72 acre tract described in deed to Clinton A. West and Jill Allyson West, husband and wife, continuing in all 2,386.80 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, beginning the Access Denial Line, located 315.53 feet left of proposed SH 130 Baseline Station 4583+18.47, and being the POINT OF BEGINNING;



Page 2 of 7
Parcel 831
June 23, 2008

1) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 15° 44' 54" E 438.45 feet to a set Texas Department of Transportation Type II Monument, being 249.98 feet left of proposed SH 130 Baseline Station 4587+72.13;

2) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the left a distance of 112.07 feet, having a radius of 6,150.00 feet, a central angle of 01° 02' 39", a tangent distance of 56.04 feet, a chord that bears S 26° 53' 38" E 112.07 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap ending the Access Denial Line in the southeast line of the said Clinton A. West and Jill Allyson West, husband and wife tract, being the northwest line of a remainder of a called 63.5 acre tract described in deed to David C. Schubert as recorded in Volume 883, Page 0017 (O.P.R.G.C.), located 249.98 feet left of proposed SH 130 Baseline Station 4588+88.76;

3) THENCE, with the southeast line of the said Clinton A. West and Jill Allyson West, husband and wife tract and the northwest line of the said remainder tract to David C. Schubert, S 48° 55' 46" W (S50° W) 67.98 feet to a found 3/4 inch iron pipe at the southeast corner of the said Clinton A. West and Jill Allyson West, husband and wife tract and the southwest corner of the said David C. Schubert tract, being in the northeast line of a called 63.32 acre tract described in deed to Lance A. Huber as recorded in Volume 1183, Page 0245 (O.P.R.G.C.);

4) THENCE, with the southwest line of the said Clinton A. West and Jill Allyson West, husband and wife tract and the northeast line of the said Lance A. Huber tract as fenced and occupied, N 41° 30' 40" W (N 40° W) passing at 167.11 feet a calculated point at a northeast corner of a 561.38 acre tract described in deed to Branch Family Limited Partnership, a Texas Limited Partnership as recorded in Volume 1077, Page 0808 (O.P.R.G.C.), from which a found 1/2 inch iron rod bears N 51° 54' 02" E 0.48 feet, continuing in all 505.28 feet to a calculated point at the southwest corner of the Clinton A. West and Jill Allyson West, husband and wife tract, being the southeast corner of the said remainder tract to David K. Mills;



Page 3 of 7
Parcel 831
June 23, 2008

5) THENCE, with the northwest line of the said Clinton A. West and Jill Allyson West, husband and wife tract and the southeast line of the said remainder tract to David K. Mills tract, as currently fenced and occupied, N 48° 59' 10" E (N 50° 36' 00" E) passing at 37.76 feet a wood fence post, at 210.85 feet a wood fence post, continuing in all 286.84 feet to the POINT OF BEGINNING, containing 1.948 acres of land 84,861 SQ. FT.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 831 that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 23 June 2008.

SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895



Page 1 of 7
Parcel 837
Rev. 2
January 27, 2009

County: Guadalupe
Parcel No.: 837
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 837

BEING A 81.517 ACRE 3,550,864 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOHN B. COWAN SURVEY NO. 39 ABSTRACT NO. 84, AND BEING A PORTION OF A CALLED 200 ACRE TRACT CITED AS TRACT 2 IN DEED TO WILFRED H. BARTOSKEWITZ (TRUSTEE), AS RECORDED IN VOLUME 573, PAGE 16 OF THE DEED RECORDS OF GUADALUPE COUNTY (D.R.G.C.), SAID TRACT 2 BEING DESCRIBED AS FIRST TRACT 100 ACRES, SECOND TRACT 50 ACRES AND THIRD TRACT 50 ACRES AS RECORDED IN VOLUME 235, PAGE 456 (D.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2 inch iron rod at the common corner of the said Second Tract to Wilfred H. Bartoskewitz (Trustee), and the said Third Tract to Wilfred H. Bartoskewitz (Trustee), being the southwest corner of a called 50.26 acre tract described in deed to Roger Wendel and spouse, Dana Wendel as recorded in Volume 1947, Page 0001 of the Official Public records of Guadalupe County (O.P.R.G.C.);

THENCE, with the northeast line of the said Third Tract to Wilfred H. Bartoskewitz (Trustee), and the southwest line of the said Roger Wendel and spouse, Dana Wendel tract, N 41° 32' 39" W (N 40° 00' W) 1,537.75 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, located 237.76 feet left of FM 20 Baseline Station 117+16.24 and 859.90 feet left of proposed S.H. 130 Baseline Station 4632+21.73, and being the POINT OF BEGINNING;

1) THENCE, with the proposed east right-of-way of SH 130, S 32° 08' 46" W passing at 77.00 feet a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL located 788.45 feet left of proposed SH 130 Baseline Station 4632+50.43, beginning the Access Denial Line, continuing in all 300.07 feet to a set Texas Department of Transportation Type II Monument, located 581.46 feet left of proposed SH 130 Baseline Station 4633+33.57;

2) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 34° 37' 19" E 127.33 feet to set Texas Department of Transportation Type II Monument, located 578.47 feet left of proposed S.H. 130 Baseline Station 4634+60.87;

3) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, N 59° 26' 52" E 100.25 feet to set Texas Department of Transportation Type II Monument, located 678.27 feet left of proposed S.H. 130 Baseline Station 4634+70.34;



4) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 34° 37' 19" E 130.33 feet to 9" Live Oak tree, located 675.21 feet left of proposed S.H. 130 Baseline Station 4636+00.63;

5) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 26° 28' 57" E 70.18 feet to a set Texas Department of Transportation Type II Monument, being 663.64 feet left of proposed S.H. 130 Baseline Station 4636+69.85;

6) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 59° 26' 52" W 100.25 feet to a set Texas Department of Transportation Type II Monument, being 563.83 feet left of proposed S.H. 130 Baseline Station 4636+60.38;

7) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 26° 28' 57" E passing at 575.79 feet a set Texas Department of Transportation Type II Monument, located 468.94 feet left of proposed SH 130 Baseline Station 4642+28.30, continuing in all 1,314.90 feet to a set Texas Department of Transportation Type II Monument, located 394.82 feet left of proposed SH 130 Baseline Station 4649+07.78;

8) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, N 63° 31' 03" E 100.00 feet to a set Texas Department of Transportation Type II Monument, located 494.76 feet left of proposed S.H. 130 Baseline Station 4649+10.97;

9) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 26° 28' 57" E 260.00 feet to a set Texas Department of Transportation Type II Monument, located 491.78 feet left of proposed SH 130 Baseline Station 4651+48.45;

10) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 63° 31' 03" W 100.00 feet to a set Texas Department of Transportation Type II Monument, located 391.78 feet left of proposed SH 130 Baseline Station 4651+49.51;

11) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 26° 28' 57" E 622.71 feet to a set Texas Department of Transportation Type II Monument, located 433.51 feet left of proposed SH 130 Baseline Station 4657+25.43;

12) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 14° 45' 37" E 736.45 feet to a set Texas Department of Transportation Type II Monument, located 421.13 feet left of proposed SH 130 Baseline Station 4664+06.35;

13) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 00° 19' 32" W 101.53 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap, ending the Access Denial Line in the southeast line of the said First Tract to Wilfred H. Bartoskewitz (Trustee), also being in the northwest line of a called 310 acre tract described as the Fourth Tract in deed to Beverly Ann Brewster Walker as recorded in Volume 439, Page 428 (D.R.G.C.), located 400.38 feet left of proposed SH 130 Baseline Station 4664+98.47;



14) THENCE, with the southeast line of the said First Tract Wilfred H. Bartoskewitz (Trustee), and the northwest line of the said Fourth Tract to Beverly Ann Brewster Walker, S 48° 56' 07" W (S 50° 00' W) 994.67 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap, in the proposed west right-of-way of SH 130, beginning the Access Denial Line, located 433.88 feet right of proposed SH 130 Baseline Station 4670+43.87;

15) THENCE, with the proposed west right-of-way of SH 130, the Access Denial Line, N 07° 21' 48" W 1,064.09 feet to a set Texas Department of Transportation Type II Monument, located 360.54 feet right of proposed SH 130 Baseline Station 4658+92.13;

16) THENCE, with the proposed west right-of-way of SH 130, the Access Denial Line, N 26° 24' 18" W 740.16 feet to a set Texas Department of Transportation Type II Monument, located 417.10 feet right of proposed SH 130 Baseline Station 4650+93.69;

17) THENCE, with the proposed west right-of-way of SH 130, the Access Denial Line, N 33° 29' 20" W 362.49 feet to a set Texas Department of Transportation Type II Monument, located 447.99 feet right of proposed SH 130 Baseline Station 4646+99.66;

18) THENCE, continuing with the proposed west right-of-way of SH 130, the Access Denial Line, N 42° 39' 18" W passing at 433.11 feet a set Texas Department of Transportation Type II Monument, located 517.92 feet right of proposed SH 130 Baseline Station 4642+28.30, continuing in all 768.70 feet to a set Texas Department of Transportation Type II Monument, located 557.00 feet right of proposed SH 130 Baseline Station 4638+94.99;

19) THENCE, continuing with the proposed west right-of-way of SH 130, the Access Denial Line, N 41° 58' 12" W 480.50 feet to a set Texas Department of Transportation Type II Monument, located 607.23 feet right of proposed SH 130 Baseline Station 4634+17.13;

20) THENCE, continuing with the proposed west right-of-way of SH 130, the Access Denial Line S 65° 45' 52" W 353.28 feet to a set Texas Department of Transportation Type II Monument, 201.02 feet left of the realignment of FM 20 Baseline Station 135+33.10, and 953.13 feet right of proposed SH 130 Baseline Station 4633+45.28;

21) THENCE, continuing with the proposed west right-of-way of SH 130, the Access Denial Line N 41° 52' 08" W 154.05 feet to a set Texas Department of Transportation Type II Monument in the existing southeast right-of-way of FM 20 as established by Texas Department of Transportation CSJ 987-1-2 (1951), located 46.99 feet left of the realignment of FM 20 Baseline Station 135+35.37, 968.97 feet right of proposed SH 130 Baseline Station 4631+92.04, ending the Access Denial Line;

22) THENCE, with the existing southeast right-of-way of FM 20, N 48° 51' 08" E (N 49° 18' E) 1,817.38 feet to calculated point at the northeast corner of the said Third Tract to Wilfred H. Bartoskewitz (Trustee), being the northwest corner of the said Roger Wendel and spouse, Dana Wendel tract, located 43.12 feet left of the realignment of FM 20 Baseline Station 117+18.00, 840.99 feet left of proposed SH 130 Baseline Station 4630+28.00;

23) THENCE, with the northeast line of the said Third Tract to Wilfred H. Bartoskewitz (Trustee), and the northwest line of the said Roger Wendel and spouse, Dana Wendel tract, S 41° 32' 39" E (S 40° 00' E) 194.64 feet to the POINT OF BEGINNING, containing 81.517 acres of land 3,550,864 SQ. FT.



And in Addition Thereto:

Access is denied to and from the Transportation Facility along a portion of the existing southeast right-of-way of FM 20 from a set Texas Department of Transportation Type II Monument in the existing southeast right-of-way of FM 20 as established by Texas Department of Transportation CSJ 987-1-2 (1951), located 46.99 feet left of the realignment of FM 20 Baseline Station 135+35.37, 968.97 feet right of proposed SH 130 Baseline Station 4631+92.04, and the beginning of the Access Denial Line and continues as follows;

THENCE, with the existing southeast right-of-way of FM 20, the Access Denial Line, S 48° 51' 08" W 247.42 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL located 47.51 feet left of existing US 90 Baseline Station 137+82.79, 1,215.38 feet right of SH 130 Baseline Station 4632+14.37, and ending the Access Denial Line.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 837 that accompanies and is a part to this description.

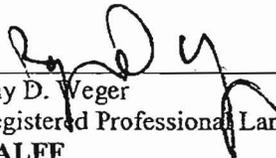
Access is denied to and from the transportation facility across the Denial of Access Line.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 27 January 2009.

SURVEYED BY:



Ray D. Weger
Registered Professional Land Surveyor No. 4711
HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895



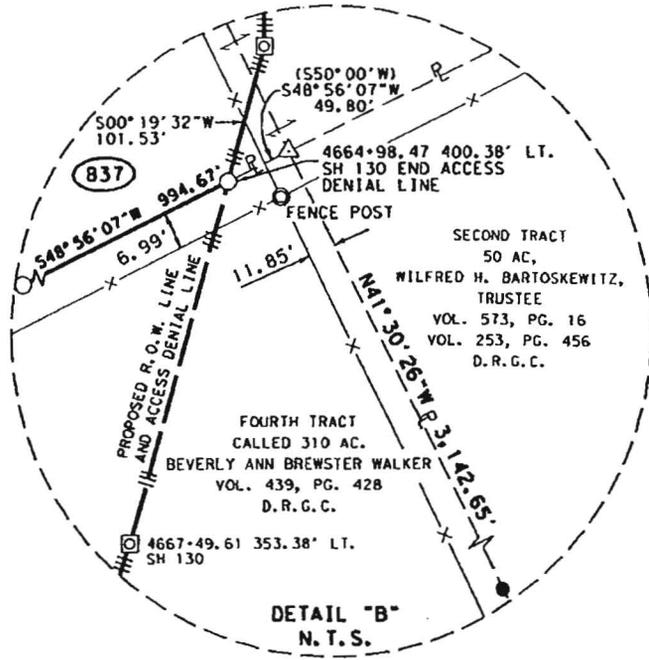
EXHIBIT _____

PAGE 6 OF 7
REV. 2
01/27/09

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	B.L.	BUILDING SETBACK LINE
□	TXDOT TYPE II CONCRETE MONUMENT FOUND	P.U.E.	PUBLIC UTILITY EASEMENT
□	TXDOT TYPE II CONCRETE MONUMENT SET	P.R.G.C.	PROBATE RECORDS, GUADALUPE COUNTY
○	1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)	D.R.G.C.	DEED RECORDS, GUADALUPE COUNTY
●	1/2" IRON ROD FOUND (UNLESS NOTED)	O.P.R.G.C.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY
●	SQUARE-HEAD BOLT FOUND	P.M.R.G.C.	PLAT AND MAP RECORDS, GUADALUPE COUNTY
○	IRON PIPE FOUND (SIZE NOTED)	---	DISTANCE NOT SHOWN TO SCALE
▲	600 NAIL FOUND (UNLESS NOTED)	---	PROPERTY LINE
△	CALCULATED POINT	---	SH 130 BASE LINE
○	WOOD FENCE POST	---	SH 130 PROPOSED RIGHT-OF-WAY LINE
IRS	IRON ROD SET	---	FENCE
N.T.S.	NOT TO SCALE	---	ACCESS DENIAL LINE
(XXX)	RECORD INFORMATION	---	APPROXIMATE SURVEY LINE
P.O.B.	POINT OF BEGINNING	---	EXISTING TXDOT RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCEMENT	---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
R.O.W.	RIGHT-OF-WAY	---	EASEMENT
D.E.	DRAINAGE EASEMENT	---	DEED LINE



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HALFF
 300 E. SONTERRA BLVD, SUITE 230
 SAN ANTONIO, TEXAS 78258
 TEL (210) 793-1886
 FAX (210) 798-1886

PARCEL PLAT SHOWING PROPERTY OF WILFRED H. BARTOSKEWITZ, TRUSTEE			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 837
SCALE N.T.S.	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE

Texas
Department
of Transportation

EXHIBIT _____

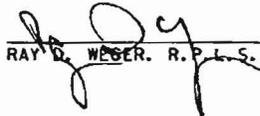
PAGE 7 OF 7
REV. 2
01/27/09

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 07-94051513, EFFECTIVE DATE OCTOBER 08, 2007, ISSUE DATE OCTOBER 20, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - C.) ROAD RIGHT OF WAY IDENTIFIED IN INSTRUMENT RECORDED IN VOLUME 282, PAGE 336, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND RIGHTS INCIDENTAL THERETO. *NOT PART OF THIS PARCEL*
 - D.) RIGHT OF WAY DEED BY HARRY BORMANN TO STATE OF TEXAS DATED DECEMBER 13, 1951, RECORDED IN VOLUME 255, PAGE 101, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *BEYOND THE LIMITS OF THIS PARCEL*
 - G.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY *AS MAY BE SHOWN*
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHERWISE NOTED
- 8) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 837 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON UNDER MY SUPERVISION.


RAY D. WEGER, R. P. L. S. NO. 4711

01/27/09
DATE



HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 788-1895
FAX (210) 798-1898

PARCEL PLAT SHOWING PROPERTY OF WILFRED H. BARTOSKEWITZ, TRUSTEE			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 837
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 20041620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

 **Texas**
Department
of Transportation

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Page 1 of 9
Parcel 850
Rev. 1
August 22, 2008

County: Guadalupe
Parcel No.: 850
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 850

BEING A 87.114 ACRE 3,794,670 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE LORIA BELINGS SURVEY NO. 37 ABSTRACT NO. 55, AND THE JOHN USSERY SURVEY NO. 501 ABSTRACT NO. 323, BEING A PORTION OF A CALLED 1454.75 ACRE TRACT DESCRIBED IN DEED TO THE ALAN E. BARNES TRUST, ALAN E. BARNES AND BONNIE A. BARNES (INITIAL TRUSTEE) AND SANDRA SUE BARNES PHAM AND RUSSEL LLOYD BARNES (SUCCESSOR TRUSTEE) AS RECORDED IN VOLUME 1096, PAGE 0163 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), CONSISTING OF A CALLED 100 1/2 ACRE TRACT DESCRIBED AS FIRST TRACT FIRST, A CALLED 39 1/2 ACRE TRACT DESCRIBED AS FIRST TRACT SECOND, AND A CALLED 243 1/2 ACRE TRACT DESCRIBED AS SECOND TRACT, AND ALSO A CALLED 1,151 ACRE TRACT DESCRIBED AS THIRD TRACT IN DEED TO GARLAND A. POWERS, JR. AND CLYDE A. POWERS (TRUSTEES) FOR BONNIE POWERS BARNES AS RECORDED IN VOLUME 475, PAGE 539 OF THE (D.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a wood post at the northeast corner of the said First Tract First to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the southwest corner of a called 275 acre tract described in deed to R. J. Henry Sr. and/or Nita Henry (Trustees) R.J. and Nita Henry Living Trust as recorded in Volume 2467, Page 0441 (O.P.R.G.C.);

THENCE, with the northeast line of the said First Tract First to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the southwest line of the said R. J. Henry Sr. and/or Nita Henry (Trustees) R.J. and Nita Henry Living Trust tract, N 40° 50' 14" W (N 40° W) 1,663.17 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, beginning the Access Denial Line, located 245.89 feet left of proposed SH 130 Baseline Station 4773+76.13, and being the POINT OF BEGINNING;

1) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 20° 39' 21" W 555.86 feet to a set Texas Department of Transportation Type II Monument, located 197.06 feet left of proposed SH 130 Baseline Station 4779+52.07;



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Parcel 850
Rev. 1
August 22, 2008

- 2) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 13° 12' 16" W 476.61 feet to a set Texas Department of Transportation Type II Monument, located 173.29 feet left of proposed SH 130 Baseline Station 4784+43.94;
- 3) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 04° 05' 00" W 762.51 feet to a set Texas Department of Transportation Type II Monument, located 172.62 feet left of proposed SH 130 Baseline Station 4792+30.49;
- 4) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 00° 36' 57" E passing at 160.10 feet, a set Texas Department of Transportation Type II Monument located 172.48 feet left of proposed SH 130 Baseline Station 4793+95.50, continuing in all 1,285.07 feet to a set Texas Department of Transportation Type II Monument, located 155.49 feet left of proposed SH 130 Baseline Station 4805+20.34;
- 5) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 02° 14' 27" E 399.79 feet to a set Texas Department of Transportation Type II Monument, located 160.78 feet left of proposed SH 130 Baseline Station 4809+20.10;
- 6) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 00° 53' 43" E 1,705.23 feet to a set Texas Department of Transportation Type II Monument, located 143.34 feet left of proposed SH 130 Baseline Station 4826+25.24;
- 7) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, N 89° 06' 17" E 106.61 feet to a set Texas Department of Transportation Type II Monument, located 249.95 feet left of proposed SH 130 Baseline Station 4826+26.33;
- 8) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 01° 28' 53" E 350.02 feet to a set Texas Department of Transportation Type II Monument, located 249.95 feet left of proposed SH 130 Baseline Station 4829+76.35;
- 9) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 89° 06' 17" W 110.20 feet to a set Texas Department of Transportation Type II Monument, located 139.76 feet left of proposed SH 130 Baseline Station 4829+75.22;
- 10) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 00° 53' 43" E 289.52 feet to a set Texas Department of Transportation Type II Monument located 136.79 feet left of proposed SH 130 Baseline Station 4832+64.72;
- 11) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line S 80° 04' 46" E passing at 414.15 feet, set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL located 131.12 feet right of the realignment of CR 119 Baseline Station 111+63.37 and 542.77 feet left of proposed SH 130 Baseline Station 4833+46.59, ending the Access Denial Line, continuing in all 854.80 feet to a set Texas Department of Transportation Type II Monument, located 46.07 feet right of the realignment of CR 119 Baseline Station 107+31.00 and 974.73 feet left of proposed SH 130 Baseline Station 4834+33.71;



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August 22, 2008

12) THENCE, continuing with the proposed east right-of-way of SH 130, S 01° 12' 28" E 27.54 feet to a set Texas Department of Transportation Type II Monument in the southerly line of the said Third Tract to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, also being in the northerly line of CR 119 also known as Tschoepe Road as currently fenced and occupied, located 18.52 feet right of the realignment of CR 119 Baseline Station 107+31.00 and 974.59 feet left of proposed SH 130 Baseline Station 4834+61.25;

13) THENCE, with the southerly line of the said Third Tract to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the northerly line of County Road 119 also known as Tschoepe Road as currently fenced and occupied, S 88° 32' 28" W (West) 6.52 feet to a wood post;

14) THENCE, continuing with the southerly line of the said Third Tract to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the northerly line of CR 119 also known as Tschoepe Road as currently fenced and occupied, S 89° 01' 36" W (West) 985.96 feet to a wood post;

15) THENCE, continuing with the southerly line of the said Third Tract to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the northerly line of CR 119 also known as Tschoepe Road as currently fenced and occupied, S 88° 21' 51" W (West) 755.08 feet to a calculated point;

16) THENCE, continuing with the southerly line of the said Third Tract to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the northerly line of CR 119 also known as Tschoepe Road as currently fenced and occupied, S 87° 45' 28" W (West) 270.50 feet to a wood post;

17) THENCE, continuing with the southerly line of the said Third Tract to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the northerly line of CR 119 also known as Tschoepe Road as currently fenced and occupied, S 87° 55' 14" W (West) 251.10 feet to a set Texas Department of Transportation Type II Monument in the proposed west right-of-way of SH 130, located 8.19 feet right of the realignment of CR 119 Baseline Station 130+00.05 and 1,294.48 feet right of proposed SH 130 Baseline Station 4834+60.75;

18) THENCE, with the proposed west right-of-way of SH 130, N 01° 12' 28" W 41.85 feet to a set Texas Department of Transportation Type II Monument, located 50.04 feet right of the realignment of CR 119 Baseline Station 130+00.05 and 1,294.28 feet right of proposed SH 130 Baseline Station 4834+18.90;

19) THENCE, continuing with the proposed west right-of-way of SH 130, N 79° 20' 08" E passing at 513.64, a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL located 134.43 feet right of the realignment of CR 119 Baseline Station 124+93.39 and 787.22 feet right of proposed SH 130 Baseline Station 4833+36.93, beginning the Access Denial Line, continuing in all 912.96 feet to a set Texas Department of Transportation Type II Monument, being 200.04 feet right of the realignment of CR 119 Baseline Station 120+99.50 and 393.02 feet right of proposed SH 130 Baseline Station 4832+73.20;



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Parcel 850
Rev. 1
August 22, 2008

20) THENCE, continuing with the proposed west right-of-way of SH 130, the Access Denial Line, N 01° 28' 52" W passing at 3877.70 feet a set Texas Department of Transportation Type II Monument, located 392.98 feet right of proposed SH 130 Baseline Station 4793+95.50, continuing in all 3,956.49 feet to a set Texas Department of Transportation Type II Monument, located 393.48 feet right of proposed SH 130 Baseline Station 4793+21.72;

21) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the right a distance of 2,458.57 feet, having a radius of 5,934.57 feet, a central angle of 23° 44' 11", a tangent distance of 1,247.17 feet and a chord that bears N 10° 23' 14" E 2,441.02 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap ending the Access Denial Line in the northeast line of the said Third Tract to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the southwest line of a called 700.00 acre tract described as Tract 2 in deed to Ruby C. Dunsmore, Melvin Harborth and wife, Betty Jean Harborth as recorded in Volume 1109, Page 0568 (O.P.R.G.C.), located 402.90 feet right of proposed SH 130 Baseline Station 4770+22.51 from which a found 1/2 inch iron rod at the southwest corner of the said Tract 2 to Ruby C. Dunsmore, Melvin Harborth and wife, Betty Jean Harborth bearing N 40° 54' 05" W 6,313.84;

22) THENCE, with northeast line of the said Third Tract to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the southwest line of the said Tract 2 to Ruby C. Dunsmore, Melvin Harborth and wife, Betty Jean Harborth, S 40° 54' 05" E (S 40° E) 273.48 feet to a wood post at the northeast corner of the said First Tract First to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the southwest corner of the said Tract 2 to Ruby C. Dunsmore, Melvin Harborth and wife, Betty Jean Harborth, also being the northwest corner of the said R. J. Henry Sr. and / or Nita Henry (Trustees) R.J. and Nita Henry Living Trust tract;

23) THENCE, with the northeasterly line of the said First Tract First to Garland A. Powers Jr. and Clyde A. Powers (Trustees) for Bonnie Powers Barnes, and the southwesterly line of the said R. J. Henry Sr. and / or Nita Henry (Trustees) R.J. and Nita Henry Living Trust tract, S 40° 50' 14" E (S 40° E) 467.44 feet to the POINT OF BEGINNING, containing 87.114 acres of land 3,794,670 SQ. FT.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 850 that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.

The Monuments cited, for this Parcel were not set as of the date of this Property Description. The monuments cited will be set after acquisition of the parcel by a Registered Professional Land Surveyor, under the supervision of Half Associates.



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Parcel 850
Rev. 1
August 22, 2008

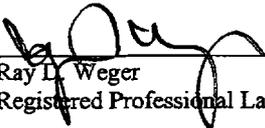
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 22 August 2008.

SURVEYED BY:

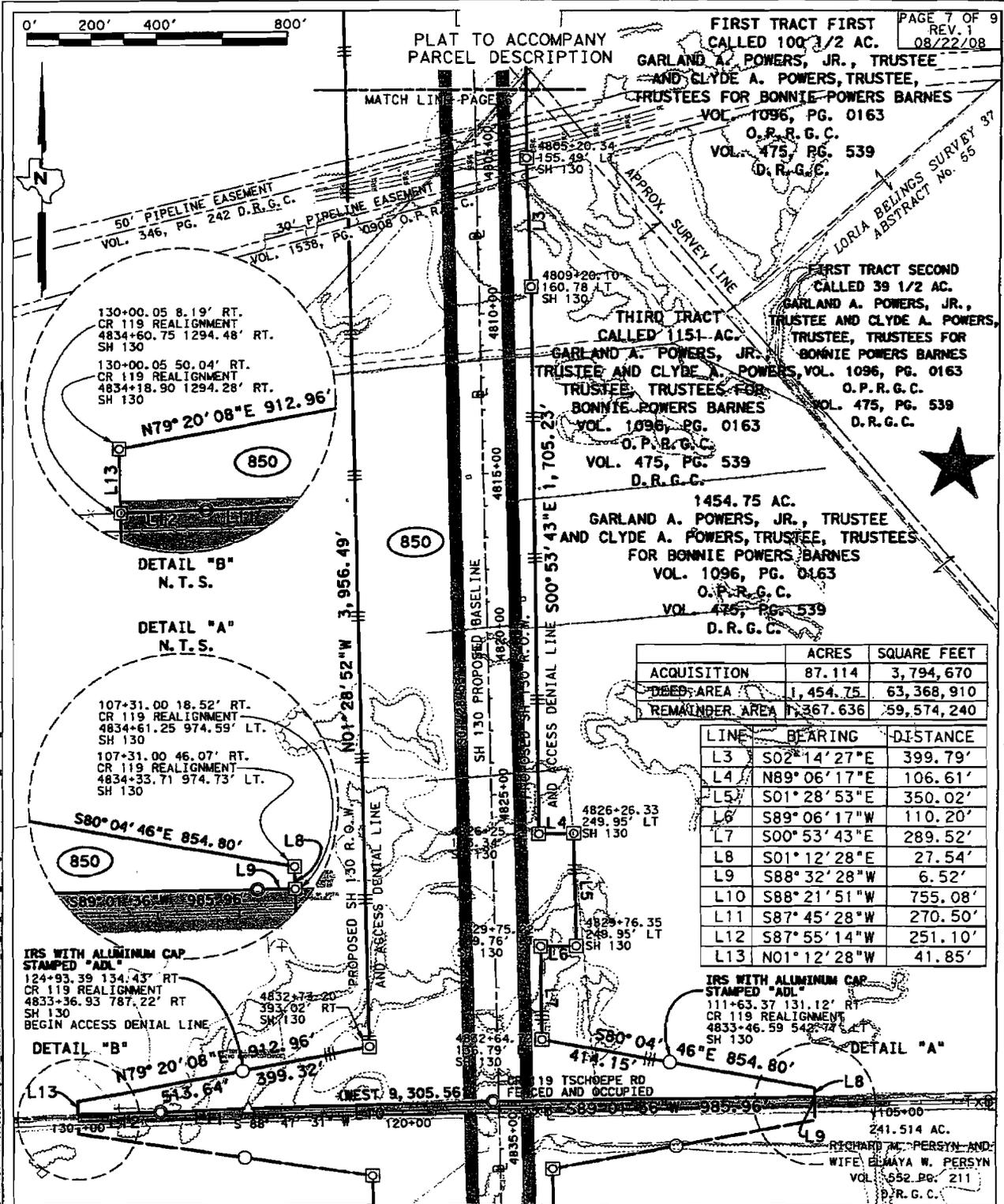


Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895





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HALFF
300 E. SONNERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78238
TEL (210) 798-1865
FAX (210) 798-1868

PARCEL PLAT SHOWING PROPERTY OF GARLAND A. POWERS, JR., TRUSTEE AND CLYDE A. POWERS, TRUSTEE, TRUSTEES FOR BONNIE POWERS BARNES			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 850
SCALE 1"=400'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE

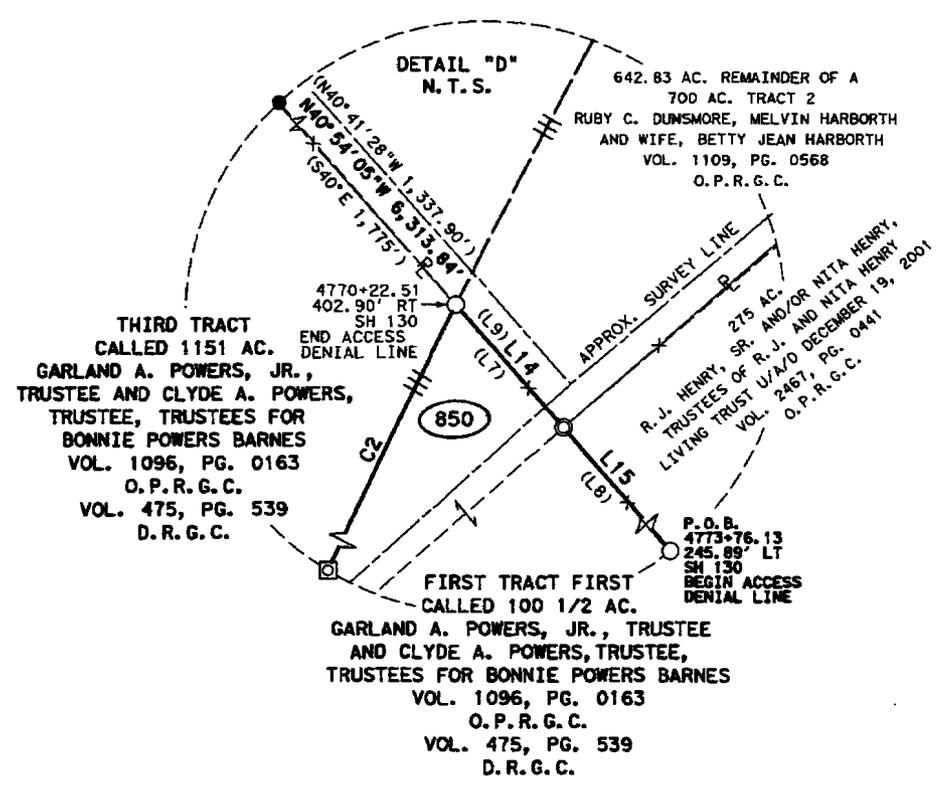
Texas
Department
of Transportation

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REV. 1
08/22/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

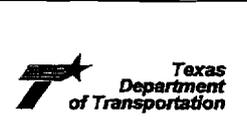
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|----------|---|----------------|---|
| ■ | TXDOT TYPE I CONCRETE MONUMENT FOUND | B. L. | BUILDING SETBACK LINE |
| ◼ | TXDOT TYPE II CONCRETE MONUMENT FOUND | P. U. E. | PUBLIC UTILITY EASEMENT |
| ◻ | TXDOT TYPE II CONCRETE MONUMENT SET | P. R. G. C. | PROBATE RECORDS, GUADALUPE COUNTY |
| ○ | 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) | D. R. G. C. | DEED RECORDS, GUADALUPE COUNTY |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) | O. P. R. G. C. | OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY |
| ● | SQUARE-HEAD BOLT FOUND | P. M. R. G. C. | PLAT AND MAP RECORDS, GUADALUPE COUNTY |
| ⊙ | IRON PIPE FOUND (SIZE NOTED) | --- | DISTANCE NOT SHOWN TO SCALE |
| ▲ | 60D NAIL FOUND (UNLESS NOTED) | — — | PROPERTY LINE |
| △ | CALCULATED POINT | —B— | SH 130 BASE LINE |
| ○ | WOOD FENCE POST | —X— | SH 130 PROPOSED RIGHT-OF-WAY LINE |
| IRS | IRON ROD SET | —X— | FENCE |
| N. T. S. | NOT TO SCALE | —III— | ACCESS DENIAL LINE |
| (XXX) | RECORD INFORMATION | --- | APPROXIMATE SURVEY LINE |
| P. O. B. | POINT OF BEGINNING | --- | EXISTING TXDOT RIGHT-OF-WAY |
| P. O. C. | POINT OF COMMENCEMENT | --- --- | EXISTING TXDOT RIGHT-OF-WAY BASELINE |
| R. O. W. | RIGHT-OF-WAY | --- | EASEMENT |
| D. E. | DRAINAGE EASEMENT | --- | DEED LINE |



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HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78228
TEL (210) 796-1895
FAX (210) 796-1898

PARCEL PLAT SHOWING PROPERTY OF GARLAND A. POWERS, JR., TRUSTEE AND CLYDE A. POWERS, TRUSTEE, TRUSTEES FOR BONNIE POWERS BARNES			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 850
SCALE 1"=100'	FEDERAL AID PROJECT NO. BOR 2004(620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

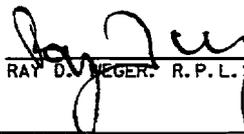


PLAT TO ACCOMPANY
PARCEL DESCRIPTION

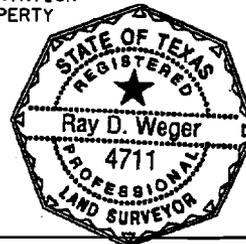
NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96) CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 06-94051378, EFFECTIVE DATE OCTOBER 08, 2007, ISSUE DATE OCTOBER 20, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - A.) EASEMENT AND RIGHT OF WAY BY W.R. POWERS TO SAN ANTONIO PUBLIC SERVICE COMPANY, RECORDED IN VOLUME 97, PAGE 407, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *BROAD COVERAGE*
 - F.) RIGHT OF WAY BY G.A. POWERS AND GEORGINA POWERS TO HUMBLE PIPELINE COMPANY RECORDED IN VOLUME 349, PAGE 241 DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *AS SHOWN*
 - G.) RIGHT OF WAY BY AGREEMENT BY CLYDE A. POWERS ET AL, TO PATRIOT CENTRAL TEXAS PIPELINES, LLC., RECORDED IN VOLUME 1538, PAGE 908, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. *BROAD COVERAGE*
 - K.) RIGHTS TO LEASE AND WATER AS SET OUT IN DEED BY GARLAND A. POWERS TO GARLAND A. POWERS, JR, ET ALL, RECORDED IN VOLUME 475, PAGE 539, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR ALL PURPOSES. *NON SURVEY ITEM*
 - M.) PIPE LINE EASEMENT DATED JANUARY 28, 1965, BY G.A. POWERS TO CRYSTAL CLEAR WATER SUPPLY CORPORATION RECORDED IN VOLUME 375, PAGE 597, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *NON PLOTTABLE*
 - N.) MATTERS, IF ANY, AFFECTING THE SUBJECT PROPERTY AS PER CURRENT CERTIFIED SURVEY TO BE FURNISHED.
 - G.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY *AS MAY BE SHOWN*
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHERWISE NOTED
- 8) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 850 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.
- 11) THE MONUMENTS CITED FOR THIS PARCEL WERE NOT SET AS OF THE DATE OF THIS PARCEL PLAT. THE MONUMENTS CITED WILL BE SET AFTER ACQUISITION OF THE PARCEL BY A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE SUPERVISION OF HALFF ASSOCIATES.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON UNDER MY SUPERVISION.


RAY D. WEGER, R.P.L.S. NO. 4711

08/22/09
DATE



HALFF
300 E. SONTERRIA BLVD, SUITE 200
SAN ANTONIO, TEXAS 78238
TEL (210) 798-1885
FAX (210) 798-1888

PARCEL PLAT SHOWING PROPERTY OF GARLAND A. POWERS, ET UX			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 850
SCALE 1"=100'	FEDERAL AID PROJECT NO. BOR 2004 (620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE



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Page 1 of 6
Parcel 944
Rev. 1
August 15, 2008

County: Guadalupe
Parcel No.: 944
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 944

BEING A 7.719 ACRE 336,261 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN JOHN TOM SURVEY ABSTRACT NO. 316, AND BEING A PORTION OF A CALLED 15.85 ACRE TRACT DESCRIBED IN DEED TO VEARL L. COLLINS AND TINA M. COLLINS, HUSBAND AND WIFE AS RECORDED IN VOLUME 1681, PAGE 0554 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2 inch iron rod at the northeast corner of the said 15.85 acre Vearl L. Collins and Tina M. Collins, husband and wife tract, and the southeast corner of a called 97.00 acre tract described in deed to Tomas J. Saenz and Norma C. Saenz as recorded in Volume 1685, Page 0606 (O.P.R.G.C.), being in the existing northwesterly right-of-way of US 90 as established by Texas Department of Transportation CSJ 29-2-17 (1947);

THENCE, with northerly line of the said 15.85 acre Vearl L. Collins and Tina M. Collins, husband and wife Tract, S 88° 54' 52" W (S 89° 41' 08" W) 1,013.72 feet to a set Texas Department of Transportation Type II Monument in the proposed east right-of-way of SH 130, beginning the Access Denial Line, located 339.53 feet left of proposed SH 130 Baseline Station 4918+02.01, and being the POINT OF BEGINNING;

1) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 01° 42' 00" W 271.51 feet to a set Texas Department of Transportation Type II Monument, located 184.78 feet left of proposed SH 130 Baseline Station 4920+07.27;

2) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 32° 30' 10" E 144.19 feet to a set Texas Department of Transportation Type II Monument, located 191.66 feet left of proposed SH 130 Baseline Station 4921+42.80;

3) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 38° 22' 16" E 104.31 feet to a set Texas Department of Transportation Type II Monument, located 211.22 feet left of proposed SH 130 Baseline Station 4922+38.82;

4) THENCE, continuing with the proposed east right-of-way of SH 130, S 42° 41' 05" E 197.95 feet to a set Texas Department of Transportation Type II Monument in the existing northwesterly right-of-way of US 90, the southeast corner of the said 15.85 acre tract to Vearl L. Collins and Tina M. Collins, husband and wife, and the southwest corner of the said called 97.00 acre tract to Tomas J. Saenz and Norma C. Saenz, located 73.00 feet left of existing US 90 Baseline Station 325+58.96 and 271.46 feet left of proposed SH 130 Baseline Station 4924+13.37, and ending the Access Denial Line;



Page 2 of 6
Parcel 944
Rev. 1
August 15, 2008

5) THENCE, with the existing northwesterly right-of-way of US 90, S 49° 25' 34" W (S 48° 50' W) 484.96 feet to a found 1/2 inch iron rod in the southwest corner of the said 15.85 acre Vearl L. Collins and Tina M. Collins, husband and wife tract, and the southeast corner of a called one acre tract described in deed to Vearl Collins and Tina Collins as recorded in Volume 2063, Page 0085 (O.P.R.G.C.), located 73.00 feet left of existing US 90 Baseline Station 320+73.99;

6) THENCE, with the westerly line of the said 15.85 acre Vearl L. Collins and Tina M. Collins, husband and wife acre tract, and the easterly line of the said one acre Vearl Collins and Tina Collins tract, N 39° 53' 04" W 330.31 (N 39° 06' 41" W 330.49) feet to a found 1/2 inch iron rod in the easterly line of a called 19.12 acre remainder of a 29.13 acre tract described in deed to Benny Hastings as recorded in Volume 2010, Page 0145 (O.P.R.G.C.);

7) THENCE, continuing with the westerly line of the said 15.85 acre Vearl L. Collins and Tina M. Collins, husband and wife tract, and the easterly line of the said remainder of the Benny Hastings tract, N 01° 22' 13" W 676.23 (N 00° 34' 56" W 676.10) feet to a found 1/2 inch iron rod at the northwest corner of the said 15.85 acre Vearl L. Collins and Tina M. Collins, husband and wife tract, and the northeast corner of the said remainder of the Benny Hastings tract, in the southerly line of the said Tomas J. Saenz and Norma C. Saenz tract;

8) THENCE, with the northerly line of the said 15.85 acre Vearl L. Collins and Tina M. Collins, husband and wife tract, and the southerly line of the said Tomas J. Saenz and Norma C. Saenz tract, N 88° 54' 52" E (N 89° 41' 08" E) 328.03 feet to the POINT OF BEGINNING, containing 7.719 acres of land 336,261 SQ. FT.

And in Addition Thereto:

Access is denied to and from the Transportation Facility along a portion of the existing northwest right-of-way of US 90 from a set Texas Department of Transportation Type II Monument in the existing northwest right-of-way of US 90, and the southeast line of the said 15.85 acre tract to Vearl L. Collins and Tina M. Collins, husband and wife located 73.00 feet left of existing US 90 Baseline Station 325+58.96, 271.46 feet left of SH 130 Baseline Station 4924+13.37, and the beginning of the Access Denial Line and continues as follows;

THENCE, with the existing northwest right-of-way of US 90, the southeasterly line of the said Vearl L. Collins and Tina M. Collins, husband and wife tract, and the Access Denial Line, N 49° 25' 34" E 256.50 feet to a set Texas Department of Transportation Type II Monument located 73.00 feet left of existing US 90 Baseline Station 328+15.56, 517.23 feet left of SH 130 Baseline Station 4923+48.43;

THENCE, with the existing northwest right-of-way of US 90, the southeasterly line of the said Vearl L. Collins and Tina M. Collins, husband and wife tract, and the Access Denial Line, N 49° 20' 34" E 106.39 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL located 73.00 feet left of existing US 90 Baseline Station 329+21.95, 619.56 feet left of SH 130 Baseline Station 4923+23.96, ending the Access Denial Line;

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.



Page 3 of 6
Parcel 944
Rev. 1
August 15, 2008

() denotes record calls.

There is a separate survey plat of Parcel 944 that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 15 August 2008.

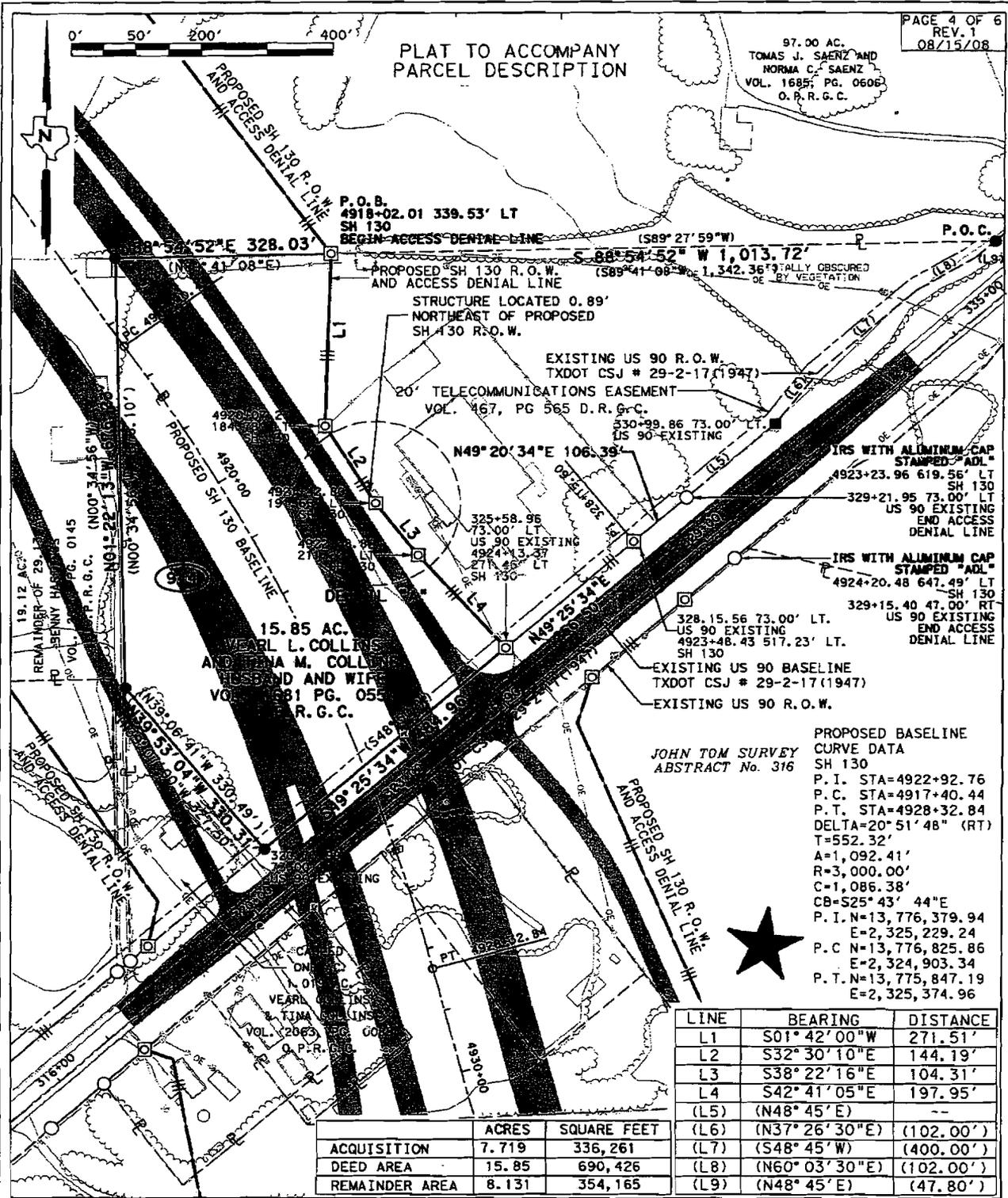
SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895





PAGE 4 OF 6
REV. 1
08/15/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

97.00 AC.
TOMAS J. SAENZ AND
NORMA C. SAENZ
VOL. 1685, PG. 0606
O. P. R. G. C.

P.O.B.
4918+02.01 339.53' LT
SH 130
BEGIN ACCESS DENIAL LINE

S 88° 54' 52" W 1,013.72'
(S 89° 41' 08" W 1,342.36' FULLY OBTSCURED BY VEGETATION)

STRUCTURE LOCATED 0.89'
NORTHEAST OF PROPOSED
SH 130 R.O.W.

EXISTING US 90 R.O.W.
TXDOT CSJ # 29-2-17(1947)

20' TELECOMMUNICATIONS EASEMENT
VOL. 467, PG 565 D.R.G.C.

N 49° 20' 34" E 106.39'

IRS WITH ALUMINUM CAP
STAMPED "ADL"
4923+23.96 619.56' LT
SH 130
329+21.95 73.00' LT
US 90 EXISTING
END ACCESS
DENIAL LINE

IRS WITH ALUMINUM CAP
STAMPED "ADL"
4924+20.48 647.49' LT
SH 130
329+15.40 47.00' RT
US 90 EXISTING
END ACCESS
DENIAL LINE

EXISTING US 90 BASELINE
TXDOT CSJ # 29-2-17(1947)
EXISTING US 90 R.O.W.

15.85 AC.
VEARL L. COLLINS
AND
TINA M. COLLINS
HUSBAND AND WIFE
VOL. 2063, PG. 055
O. P. R. G. C.

JOHN TOM SURVEY
ABSTRACT No. 316

PROPOSED BASELINE
CURVE DATA
SH 130
P. I. STA=4922+92.76
P. C. STA=4917+40.44
P. T. STA=4928+32.84
DELTA=20° 51' 48" (RT)
T=552.32'
A=1,092.41'
R=3,000.00'
C=1,086.38'
CB=S25° 43' 44"E
P. I. N=13,776,379.94
E=2,325,229.24
P. C N=13,776,825.86
E=2,324,903.34
P. T. N=13,775,847.19
E=2,325,374.96

LINE	BEARING	DISTANCE
L1	S01° 42' 00" W	271.51'
L2	S32° 30' 10" E	144.19'
L3	S38° 22' 16" E	104.31'
L4	S42° 41' 05" E	197.95'
(L5)	(N48° 45' E)	--
(L6)	(N37° 26' 30" E)	(102.00')
(L7)	(S48° 45' W)	(400.00')
(L8)	(N60° 03' 30" E)	(102.00')
(L9)	(N48° 45' E)	(47.80')

	ACRES	SQUARE FEET
ACQUISITION	7.719	336,261
DEED AREA	15.85	690,426
REMAINDER AREA	8.131	354,165

300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1888
FAX (210) 798-1896

PARCEL PLAT SHOWING PROPERTY OF VEARL L. COLLINS AND TINA M. COLLINS HUSBAND AND WIFE			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 944
SCALE 1"=200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE

Texas
Department
of Transportation

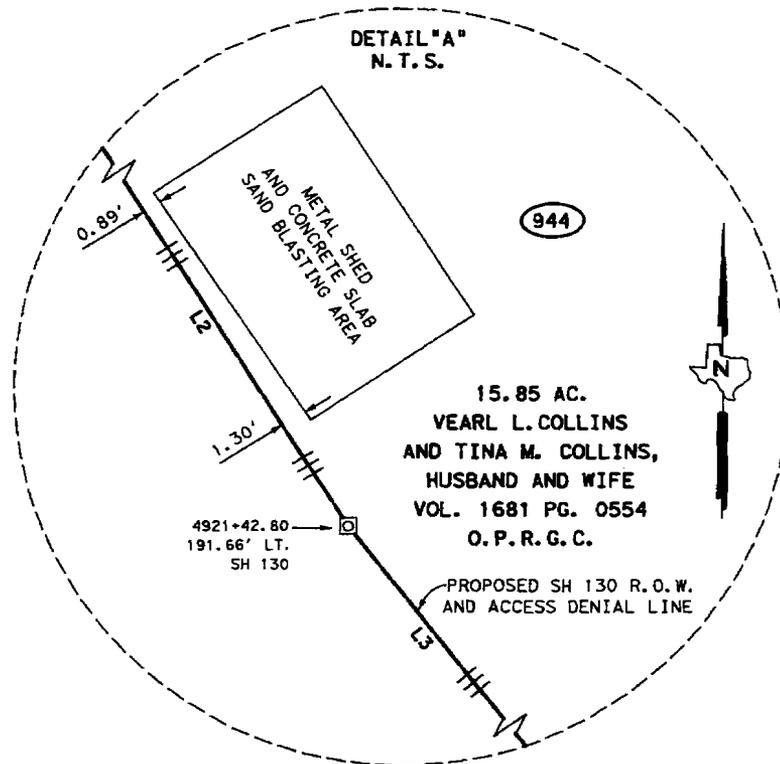
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 5230 WFD000_05011.plt

PAGE 5 OF 6
REV. 1
08/15/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

- | | | | |
|--------|---|------------|---|
| ■ | TXDOT TYPE I CONCRETE MONUMENT FOUND | B.L. | BUILDING SETBACK LINE |
| ■ | TXDOT TYPE II CONCRETE MONUMENT FOUND | P.U.E. | PUBLIC UTILITY EASEMENT |
| ■ | TXDOT TYPE II CONCRETE MONUMENT SET | P.R.G.C. | PROBATE RECORDS, GUADALUPE COUNTY |
| ○ | 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) | D.R.G.C. | DEED RECORDS, GUADALUPE COUNTY |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) | O.P.R.G.C. | OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY |
| ● | SQUARE-HEAD BOLT FOUND | P.M.R.G.C. | PLAT AND MAP RECORDS, GUADALUPE COUNTY |
| ○ | IRON PIPE FOUND (SIZE NOTED) | --- | DISTANCE NOT SHOWN TO SCALE |
| ▲ | 60D NAIL FOUND (UNLESS NOTED) | --- | PROPERTY LINE |
| △ | CALCULATED POINT | --- | SH 130 BASE LINE |
| ○ | WOOD FENCE POST | --- | SH 130 PROPOSED RIGHT-OF-WAY LINE |
| IRS | IRON ROD SET | --- | FENCE |
| N.T.S. | NOT TO SCALE | --- | ACCESS DENIAL LINE |
| (XXX) | RECORD INFORMATION | --- | APPROXIMATE SURVEY LINE |
| P.O.B. | POINT OF BEGINNING | --- | EXISTING TXDOT RIGHT-OF-WAY |
| P.O.C. | POINT OF COMMENCEMENT | --- | EXISTING TXDOT RIGHT-OF-WAY BASELINE |
| R.O.W. | RIGHT-OF-WAY | --- | EASEMENT |
| D.E. | DRAINAGE EASEMENT | --- | DEED LINE |



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HALFF
300 E. SONTERRA BLVD, SUITE 220
SAN ANTONIO, TEXAS 78258
TEL (210) 758-1855
FAX (210) 758-1858

PARCEL PLAT SHOWING PROPERTY OF YEARL L. COLLINS AND TINA M. COLLINS HUSBAND AND WIFE			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 944
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE



Page 1 of 4
Parcel 945
Rev. 2
August 27, 2008

County: Guadalupe
Parcel No.: 945
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 945

BEING A 0.923 ACRE 40,198 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN JOHN TOM SURVEY ABSTRACT NO. 316, AND BEING A PORTION OF A CALLED ONE ACRE TRACT DESCRIBED IN DEED TO VEARL COLLINS AND TINA COLLINS AS RECORDED IN VOLUME 2063, PAGE 0085 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap at a southeast corner of a called 19.12 acre remainder of a 29.13 acre tract described in deed to Benny Hastings as recorded in Volume 2010, Page 0145 (O.P.R.G.C.), and the southwest corner of said One Acre tract to Vearl Collins and Tina Collins located 73.00 feet left of existing US 90 Baseline Station 318+05.16, and 438.58 feet right of proposed S.H. 130 Baseline Station 4926+75.74, and beginning the Access Denial Line;

THENCE, continuing with the existing northwest right-of-way of US 90, the southeast line of said Vearl Collins and Tina Collins tract, and the Access Denial Line, N 49° 25' 34" E 35.50 feet to a set Texas Department of Transportation Type II Monument in the proposed west right-of-way of SH 130 located 73.00 feet left of existing US 90 Baseline Station 318+40.65 and 405.70 feet right of proposed S.H. 130 Baseline Station 4926+60.18; and being the POINT OF BEGINNING

1) THENCE, continuing with the proposed west right-of-way of SH 130, the Access Denial Line, N 11° 46' 12" E 71.66 feet to a set Texas Department of Transportation Type II Monument located 368.75 feet right of proposed S.H. 130 Baseline Station 4925+89.68;

2) THENCE, with the proposed west right-of-way of SH 130, the Access Denial Line, N 34° 19' 07" W 78.74 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the westerly line of the said One Acre tract to Vearl Collins and Tina Collins, and the easterly line of the said 19.12 acre tract to Benny Hastings located 387.19 feet right of proposed S.H. 130 Baseline Station 4925+02.09, ending the Access Denial Line;

3) THENCE, with the westerly line of the said One Acre tract to Vearl Collins and Tina Collins, and the easterly line of the said remainder tract to Benny Hastings, N 01° 01' 04" W (N 00° 15' 00" W) 270.10 feet to a found 1/2 inch iron rod at the north corner of the said One Acre tract to Vearl Collins and Tina Collins, and a westerly corner of a called 15.85 acre tract described in deed to Vearl L. Collins and Tina M. Collins, husband and wife as recorded in Volume 1681, Page 0554 (O.P.R.G.C.);

4) THENCE, with the easterly line of the said One Acre tract to Vearl Collins and Tina Collins, and a westerly line of the said 15.85 acre tract to Vearl L. Collins and Tina M. Collins, husband and wife, S 39° 53' 04" E (S 39° 07' 00" E) 330.31 feet to a found 1/2 inch iron rod in the existing northwesterly right-of-way of US 90, being the easterly corner of the said One Acre tract to Vearl Collins and Tina Collins, and the southwesterly corner of the said 15.85 acre tract to Vearl L. Collins and Tina M. Collins, husband and wife;



Page 2 of 4
Parcel 945
Rev. 2
August 27, 2008

5) THENCE, with the existing northwesterly right-of-way of US 90, S 49° 25' 34" W (S 48° 50' W) 233.34 feet to the POINT OF BEGINNING, containing 0.923 acres of land 40,198 SQ. FT.

And in Addition Thereto:

Access is denied to and from the Transportation Facility along a portion of the existing northwest right-of-way of US 90 from a set Texas Department of Transportation Type II Monument in the existing northwest right-of-way of US 90, located 73.00 feet left of existing US 90 Baseline Station 318+40.65 and 405.70 feet right of proposed S.H. 130 Baseline Station 4926+60.18, and the beginning of the Access Denial Line and continues as follows;

THENCE, with the existing northwest right-of-way of US 90, and the Access Denial Line, S 49° 25' 34" W 35.50 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap located 73.00 feet left of existing US 90 Baseline Station 318+05.16, and 438.58 feet right of proposed S.H. 130 Baseline Station 4926+75.74 at the southeast corner of said Benny Hastings tract and the southwest corner of said Vearl L. Collins and Tina M. Collins, husband and wife tract, ending the Access Denial Line.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 945 that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.

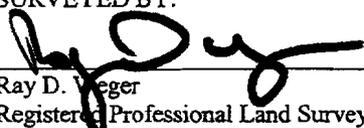
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 27 August 2008.

SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895



Page 1 of 7
Parcel 946A
Rev. 1
August 15, 2008

County: Guadalupe
Parcel No.: 946A
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 946A

BEING A 6.230 ACRE, 271,387 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN JOHN TOM SURVEY ABSTRACT NO. 316, BEING A PORTION OF A CALLED 19.12 ACRE REMAINDER OF A 29.13 ACRE TRACT DESCRIBED IN DEED TO BENNY HASTINGS AS RECORDED IN VOLUME 2010, PAGE 0145 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS, BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 1/2 inch iron rod with Halff cap at the northwest corner of the said remainder tract to Benny Hastings, and the southwest corner of a called 97.00 acre tract described in deed to Tomas J. Saenz and Norma C. Saenz as recorded in Volume 1685, Page 0606 (O.P.R.G.C.);

THENCE, with the northerly line of the said remainder tract to Benny Hastings, and the southerly line of the said Tomas J. Saenz and Norma C. Saenz tract, N 88° 54' 52" E (N 89° 58' 39" E) 312.61 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed west right-of-way of SH 130 located 434.58 feet right of proposed SH 130 Baseline Station 4912+65.92, and being the POINT OF BEGINNING;

1) THENCE, continuing with the northerly line of the said remainder tract to Benny Hastings, and the southerly line of the said Tomas J. Saenz and Norma C. Saenz tract, N 88° 54' 52" E (N 89° 58' 39" E) 617.00 feet to a found 1/2 inch iron rod at the northeast corner of the said remainder tract to Benny Hastings, and the northwest corner of a called 15.85 acre tract described in deed to Vearl L. Collins and Tina M. Collins, husband and wife as recorded in Volume 1681, Page 0554 (O.P.R.G.C.);

2) THENCE, with the easterly line of the said remainder tract to Benny Hastings tract, and the westerly line of the said 15.85 acre tract to Vearl L. Collins and Tina M. Collins, husband and wife, S 01° 22' 13" E 676.23 (S 00° 34' 56" E 676.10) feet to a found 1/2 inch iron rod at the northerly corner of a called One Acre tract described in deed to Vearl Collins and Tina Collins as recorded in Volume 2063, Page 0085 (O.P.R.G.C.);

3) THENCE, continuing with the easterly line of the said remainder tract to Benny Hastings, and the westerly line of the said One Acre tract to Vearl Collins and Tina Collins, S 01° 01' 04" E (S 00° 35' 40" E) 270.10 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed west right-of-way of SH 130, beginning the Access Denial Line, located 387.19 feet right of proposed SH 130 Baseline Station 4925+02.09;



Page 2 of 7
Parcel 946A
Rev. 1
August 15, 2008

4) THENCE, with the proposed west right-of-way of SH 130, the Access Denial Line, N 34° 19' 07" W 36.43 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap ending the Access Denial Line in a westerly line of the said remainder tract to Benny Hastings, and the easterly line of a called 10.01 acre tract described in deed to Pecan Bottom Valley RV Park, Inc. as recorded in Volume 2457, Page 0632 (O.P.R.G.C.), located 394.96 feet right of proposed SH 130 Baseline Station 4924+61.17;

5) THENCE, with a westerly line of the said remainder tract to Benny Hastings, and the easterly line of the said Pecan Bottom Valley RV Park, Inc tract, N 01° 01' 04" W (N 00° 17" 15" W) 253.66 feet to a found 1/2 inch iron rod at a westerly corner of the said remainder tract to Benny Hastings, and the northeast corner of the said Pecan Bottom Valley RV Park, Inc. tract;

6) THENCE, with a southerly line of the said remainder tract to Benny Hastings, and the northerly line of the said Pecan Bottom Valley RV Park, Inc tract, S 88° 54' 09" W (S 89° 42' 53" W) 166.48 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed west right-of-way of SH 130, beginning the Access Denial Line, located 440.35 feet right of proposed SH 130 Baseline Station 4921+12.67;

7) THENCE, with the proposed west right-of-way of SH 130, the Access Denial Line, N 34° 19' 07" W passing at 316.95 feet a set Texas Department of Transportation Type II Monument located 449.84 feet right of proposed SH 130 Baseline Station 4917+40.44, continuing in all 791.71 feet to the POINT OF BEGINNING containing 6.230 acres of land 271,387 SQ. FT.

And in Addition Thereto:

Access is denied to and from the Transportation Facility along a portion of the existing northwest right-of-way of US 90 from a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL in the existing northwest right-of-way of US 90, the southwest corner of the said One Acre tract to Vearl Collins and Tina Collins, and the southeast corner of the said remainder tract to Benny Hastings, located 73.00 feet left of existing US 90 Baseline Station 318+05.16, 438.58 feet right of SH 130 Baseline Station 4926+75.74, and the beginning of the Access Denial Line and continues as follows;

THENCE, with the existing northwest right-of-way of US 90, the southeasterly line of the said Benny Hastings tract, and the Access Denial Line, S 49° 25' 34" W 25.94 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap at the southwest corner of the said Benny Hastings tract and the southeast corner of said called 10.01 acre tract to Pecan Bottom Valley RV Park, Inc. tract located 73.00 feet left of existing US 90 Baseline Station 317+79.21, 462.57 feet right of SH 130 Baseline Station 4926+87.36, and ending the Access Denial Line.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 946A that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.



Page 3 of 7
Parcel 946A
Rev. 1
August 15, 2008

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 15 August 2008.

SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895



December 2008
Parcel 946A

County: Guadalupe
CSJ: 3583-02-002
SH 130, Segments 5 & 6: From South of FM 1327, end of Segment 4 (Sta. 2938+00) in
Travis County to IH 10 near Seguin, in Guadalupe County, Texas

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

Title to all that Standard Mobile Home located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed westerly right-of-way line, with the result that the portion of the said improvement lying adjacent to 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 said improvements.

Page 1 of 6
Parcel 946B
Rev. 1
August 11, 2008

County: Guadalupe
Parcel No.: 946B
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 946B

BEING A 0.485 ACRE 21,115 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOHN TOM SURVEY ABSTRACT NO. 316, AND BEING A PORTION OF A CALLED 10.01 ACRE TRACT DESCRIBED IN DEED TO PECAN BOTTOM VALLEY RV PARK, INC. AS RECORDED IN VOLUME 2457, PAGE 0632 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS, BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL in northwest existing right-of-way of US 90, the Access Denial Line, the southeast corner of said Pecan Bottom Valley RV Park, Inc. tract, and the southwest corner of a called 19.12 acre remainder of 29.13 acre tract described in deed to Benny Hastings as recorded in Volume 2010, Page 0145 (O.P.R.G.C.) located 73.00 feet left of existing US 90 Baseline Station 317+79.21 and 462.57 feet right of proposed SH 130 Baseline Station 4926+87.36;

THENCE, with an easterly line of the said Pecan Bottom Valley RV Park, Inc. tract, and a westerly line of the said remainder tract to Benny Hastings, N 01° 01' 04" W (N 00° 17' 15" W) 205.26 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed west right-of-way of SH 130 located 394.96 feet right of proposed SH 130 Baseline Station 4924+61.17 and being the POINT OF BEGINNING, beginning the Access Denial Line;

1) THENCE, with the proposed west right-of-way of SH 130, the Access Denial Line, N 34° 19' 07" W 303.22 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap ending the Access Denial Line in the northerly line of the said Pecan Bottom Valley RV Park, Inc. tract and a southerly line of the said remainder tract to Benny Hastings, located 440.35 feet right of proposed SH 130 Baseline Station 4921+12.67;

2) THENCE, with the northerly line of the said Pecan Bottom Valley RV Park, Inc. tract, and a southerly line of the said remainder tract to Benny Hastings, N 88° 54' 09" E (N 89° 42' 53" E) 166.48 feet to a found 1/2 inch iron rod at the northeasterly corner of the said Pecan Bottom Valley RV Park, Inc. tract; and a southeasterly corner of the said remainder of the Benny Hastings tract;

3) THENCE, with the easterly line of the said Pecan Bottom Valley RV Park, Inc. tract, and a westerly line of the said remainder tract to Benny Hastings, S 01° 01' 04" E (S 00° 17' 15" E) 253.66 feet to the POINT OF BEGINNING, containing 0.485 acres of land 21,115 SQ. FT.



And in Addition Thereto:

Access is denied to and from the Transportation Facility along a portion of the existing northwest right-of-way of US 90 from a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the existing northwest right-of-way of US 90, the southwest corner of the said remainder tract to Benny Hastings, and the southeast corner of said called 10.01 acre tract to Pecan Bottom Valley RV Park, Inc. tract located 73.00 feet left of existing US 90 Baseline Station 317+79.21, 462.57 feet right of SH 130 Baseline Station 4926+87.36, and the beginning of the Access Denial Line and continues as follows;

THENCE, with the existing northwest right-of-way of US 90, the southeasterly line of the said called 10.01 acre tract to Pecan Bottom Valley RV Park, Inc. tract, and the Access Denial Line, S 49° 25' 34" W 273.00 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL located 73.00 feet left of existing US 90 Baseline Station 315+42.22, 679.76 feet right of SH 130 Baseline Station 4928+04.65, and ending the Access Denial Line.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 946B that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.

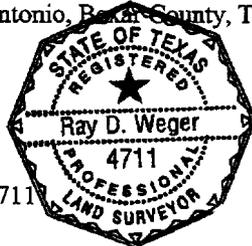
STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR §

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 11 August 2008.

SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	B.L.	BUILDING SETBACK LINE
■	TXDOT TYPE II CONCRETE MONUMENT FOUND	P.U.E.	PUBLIC UTILITY EASEMENT
□	TXDOT TYPE II CONCRETE MONUMENT SET	P.R.G.C.	PROBATE RECORDS, GUADALUPE COUNTY
○	1/2" IRON ROD SET WITH	D.R.G.C.	DEED RECORDS, GUADALUPE COUNTY
○	TXDOT ALUM. CAP (UNLESS NOTED)	O.P.R.G.C.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY
●	1/2" IRON ROD FOUND (UNLESS NOTED)	P.M.R.G.C.	PLAT AND MAP RECORDS, GUADALUPE COUNTY
●	SQUARE-HEAD BOLT FOUND	---	DISTANCE NOT SHOWN TO SCALE
⊙	IRON PIPE FOUND (SIZE NOTED)	---	PROPERTY LINE
▲	60D NAIL FOUND (UNLESS NOTED)	---	SH 130 BASE LINE
△	CALCULATED POINT	---	SH 130 PROPOSED RIGHT-OF-WAY LINE
⊙	WOOD FENCE POST	---	FENCE
IRS	IRON ROD SET	---	ACCESS DENIAL LINE
N.T.S.	NOT TO SCALE	---	APPROXIMATE SURVEY LINE
(XXX)	RECORD INFORMATION	---	EXISTING TXDOT RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING	---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
P.O.C.	POINT OF COMMENCEMENT	---	EASEMENT
R.O.W.	RIGHT-OF-WAY	---	DEED LINE
D.E.	DRAINAGE EASEMENT		



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HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1885
FAX (210) 798-1896

PARCEL PLAT SHOWING PROPERTY OF PECAN BOTTOM VALLEY RV PARK, INC.			
DISTRICT AUS	STATE HIGHWAY 130		PARCELS 946 B
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004(620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

Texas
Department
of Transportation

Page 1 of 6
Parcel 949
Rev.1
August 4, 2008

County: Guadalupe
Parcel No.: 949
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 949

BEING A 1.284 ACRE 55,922 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOHN TOM SURVEY ABSTRACT NO. 316, AND BEING A PORTION OF A 23.75 ACRE TRACT CONSISTING OF A CALLED 12.15 ACRE TRACT DESCRIBED AS TRACT 1 AND A 11.60 ACRE TRACT DESCRIBED AS TRACT 2 IN DEED TO GARY T. ANDERSON AND WIFE, EASTER J. ANDERSON AS RECORDED IN VOLUME 914, PAGE 0528 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2 inch iron rod at an eastern corner of the said Tract 1 to Gary T. Anderson and wife, Easter J. Anderson, being in the southern line of the said Tract 2 to Gary T. Anderson and wife, Easter J. Anderson;

THENCE, with the southeasterly line of the said Tract 1 to Gary T. Anderson and wife, Easter J. Anderson, S 49° 38' 04" W (S 51° 29' 00" W) passing at 924.01 feet a set 1/2 inch rod with Half Cap at the northerly corner of a called 1.00 acre tract described as Tract C in deed to Cynthia Williams as recorded in Volume 2428, Page 0303 (O.P.R.G.C.), continuing in all 1,064.62 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, located 407.13 feet left of proposed SH 130 Baseline Station 4931+63.01, and being the POINT OF BEGINNING;

1) THENCE, continuing with the southeasterly line of said Tract 1 to Gary T. Anderson and wife, Easter J. Anderson, S 49° 38' 04" W (S 51° 29' 00" W) 3.14 feet to a 1/2 inch iron rod with Half Cap at the southwest corner of the said Tract 1 to Gary T. Anderson and wife, Easter J. Anderson, and the northwest corner of the said Tract C to Cynthia Williams tract, also being a southeast corner of a called 2.67 acre tract described in deed to Katherine Elizabeth Williams as recorded in Volume 2438, Page 0227 (O.P.R.G.C.), also being a northeast corner of a called 4.16 acre tract described in deed to Kerry Koehler as recorded in Volume 1921, Page 0123 (O.P.R.G.C.);

2) THENCE, with the southwesterly line of the said Tract 1 to Gary T. Anderson and wife, Easter J. Anderson, and the northeast line of the said Katherine Elizabeth Williams tract, N 36° 53' 56" W (N 35° 03' 00" W) 663.76 feet to a calculated point at the northwest corner of the said Tract 1 to Gary T. Anderson and wife, Easter J. Anderson, the northeast corner of a called 1.93 acre tract described in deed to Katherine Williams Bruno as recorded in Volume 650, Page 637 of the Deed Records of Guadalupe County (D.R.G.C.), and in the existing southeasterly right-of-way of US 90 as established by Texas Department of Transportation CSJ 29-2-17 (1947), located 47.00 feet right of US 90 Baseline Station 324+14.25 from which a found Parker-Kalon nail bears S 72° 14' 09" W 0.30 feet;



3) THENCE, with the said existing southeasterly right-of-way of US 90, N 49° 25' 34" E (N 48° 50' E) 214.32 feet to a set Texas Department of Transportation Type II Monument in the proposed east right-of-way of SH 130, located 47.00 feet right of existing US 90 Baseline Station 326+28.56, and 374.86 feet left of proposed SH 130 Baseline Station 4924+96.88, beginning the Access Denial Line;

4) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line S 17° 11' 23" W 75.78 feet to a set Texas Department of Transportation Type II Monument located 87.42 feet right of existing US 90 Baseline Station 325+64.47, and 327.79 feet left of proposed SH 130 Baseline Station 4925+50.04;

5) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 23° 37' 08" E passing at 316.57 feet, a set Texas Department of Transportation Type II Monument located 358.83 feet left of proposed SH 130 Baseline Station 4928+32.84, continuing in all 650.25 feet to the POINT OF BEGINNING, ending the Access Denial Line, containing 1.284 acres of land 55,922 SQ. FT.

And in Addition Thereto:

Access is denied to and from the Transportation Facility along a portion of the existing southeast right-of-way of US 90 from a set Texas Department of Transportation Type II Monument in the existing southeast right-of-way of US 90, the northwest line of the said Tract 1 to Gary T. Anderson and wife, Easter J. Anderson, located 47.00 feet right of existing US 90 Baseline Station 326+28.56, 374.86 feet left of SH 130 Baseline Station 4924+96.88, and the beginning of the Access Denial Line and continues as follows;

THENCE, with the existing southeast right-of-way of US 90, the northwest line of the said Tract 1 to Gary T. Anderson and wife, Easter J. Anderson, and the Access Denial Line, N 49° 25' 34" E 186.90 feet to a set Texas Department of Transportation Type II Monument located 47.00 feet right of existing US 90 Baseline Station 328+15.46, 552.23 feet left of SH 130 Baseline Station 4924+45.85, from which a found Type I Monument bears S 53° 15' 34" E 0.55 feet;

THENCE, with the existing southeast right-of-way of US 90, the northwest line of the said Tract 1 to Gary T. Anderson and wife, Easter J. Anderson, and the Access Denial Line, N 49° 20' 34" E 100.01 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL located 47.00 feet right of existing US 90 Baseline Station 329+15.40, 647.49 feet left of SH 130 Baseline Station 4924+20.48, ending the Access Denial Line.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 949 that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.



Page 3 of 6
Parcel 949
Rev.1
August 4, 2008

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 4 August 2008.

SURVEYED BY:



Ray D. Weger
Registered Professional Land Surveyor No. 4711

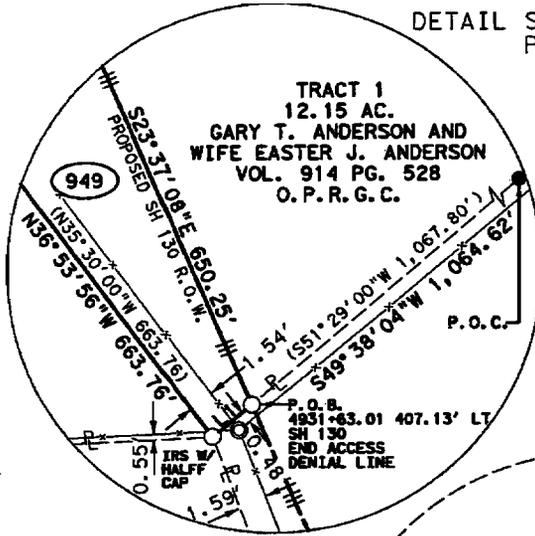


HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895

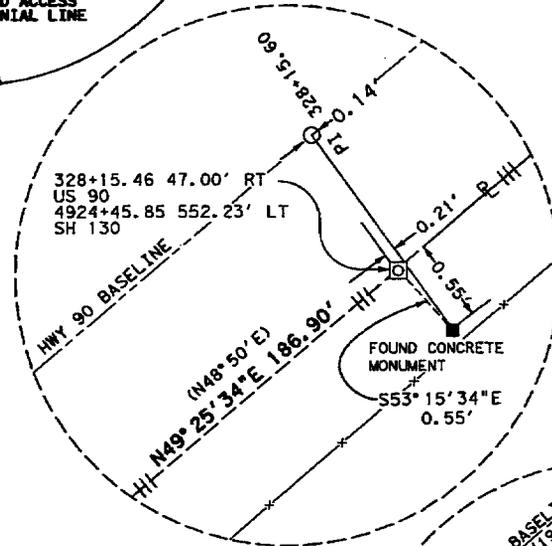


PAGE 5 OF 6
REV. 1
08/04/08

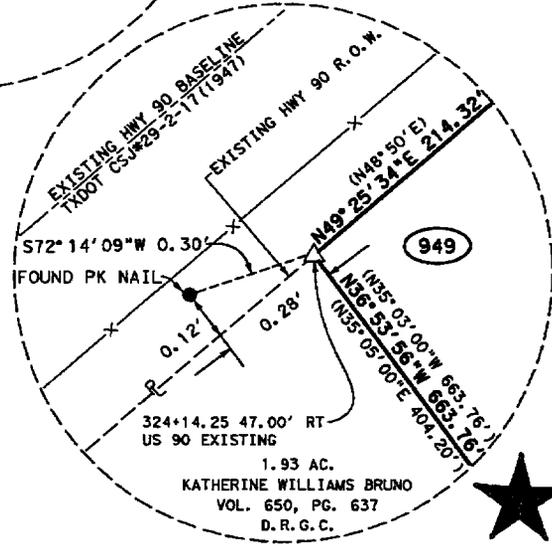
DETAIL SHEET TO ACCOMPANY
PARCEL PLAT



DETAIL "A"
N. T. S.



DETAIL "B"
N. T. S.



DETAIL "C"
N. T. S.



8/2/2008 11:38:13 AM #43200 TXDOT H:\2000\12854\08\haas_2\asfd\48REV_BY_948_BIRDK.dwg

HALFF
300 E. SONOTERRA BLVD., SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1838
FAX (210) 798-1896

PARCEL PLAT SHOWING PROPERTY OF GARY T. ANDERSON AND WIFE EASTER J. ANDERSON			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 949
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004(620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	B.L.	BUILDING SETBACK LINE
□	TXDOT TYPE II CONCRETE MONUMENT FOUND	P.U.E.	PUBLIC UTILITY EASEMENT
◻	TXDOT TYPE II CONCRETE MONUMENT SET	P.R.G.C.	PROBATE RECORDS, GUADALUPE COUNTY
○	1/2" IRON ROD SET WITH	D.R.G.C.	DEED RECORDS, GUADALUPE COUNTY
	TXDOT ALUM. CAP (UNLESS NOTED)	O.P.R.G.C.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY
●	1/2" IRON ROD FOUND (UNLESS NOTED)	P.M.R.G.C.	PLAT AND MAP RECORDS, GUADALUPE COUNTY
●	SQUARE-HEAD BOLT FOUND		DISTANCE NOT SHOWN TO SCALE
⊙	IRON PIPE FOUND (SIZE NOTED)	—+—	PROPERTY LINE
▲	60D NAIL FOUND (UNLESS NOTED)	—E—	SH 130 BASE LINE
△	CALCULATED POINT	—E—	SH 130 PROPOSED RIGHT-OF-WAY LINE
⊙	WOOD FENCE POST	—x—	FENCE
IRS	IRON ROD SET	— —	ACCESS DENIAL LINE
N.T.S.	NOT TO SCALE	— —	APPROXIMATE SURVEY LINE
(XXX)	RECORD INFORMATION	--- ---	EXISTING TXDOT RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING	--- ---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
P.O.C.	POINT OF COMMENCEMENT	--- ---	EASEMENT
R.O.W.	RIGHT-OF-WAY	---+---	DEED LINE
D.E.	DRAINAGE EASEMENT		

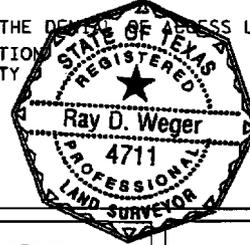
NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 07-94051561, EFFECTIVE DATE OCTOBER 08, 2007, ISSUE DATE OCTOBER 10, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - A.) GRANT OF EASEMENT TO CRYSTAL CLEAR WATER SUPPLY CORPORATION BY VETERANS' LAND BOARD DATED MARCH 14, 1966, RECORDED IN VOLUME 385, PAGE 565. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *USE NOT WITHIN THE LIMITS OF THIS PARCEL*
 - G.) ROAD MAINTENANCE AGREEMENT DATED AUGUST 13, 1997, RECORDED IN VOLUME 1290, PAGE 60, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. *NON SURVEY ITEM*
 - H.) PERPETUAL, UNINTERRUPTED AND UNOBSTRUCTED EASEMENT BY FLETCHER WILLIAMS AND WIFE, DORIS WILLIAMS TO JIM WALTER HOMES, INC., DATED JULY 28, 1997 RECORDED IN VOLUME 1286, PAGE 329, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. *NON PLOTTABLE*
 - I.) 1. EASEMENT, AND RIGHTS AND APPURTENANCES RELATED THERETO, AS SET OUT IN INSTRUMENTS RECORDED IN VOLUME 624, PAGE 270, AND VOLUME 695, PAGE 829, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, VOLUME 791, PAGE 149, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS AND VOLUME 1242, PAGE 339, VOLUME 1399, PAGE 276, VOLUME 1413, PAGE 382, VOLUME 2427, PAGE 559, AND VOLUME 2428, PAGE 299, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. *DOES NOT APPLY*
 - M.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY (OWNER POLICY ONLY). *AS MAY BE SHOWN*
- 6) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHER WISE NOTED
- 7) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 8) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 949 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DEED ACCESS LINE.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON UNDER MY SUPERVISION.

Ray D. Weger
RAY D. WEGER, R.P.L.S. NO. 4711

08/04/09
DATE



PARCEL PLAT SHOWING PROPERTY OF GARY T. ANDERSON AND WIFE EASTER J. ANDERSON			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 949
SCALE 1"=200'	FEDERAL AID PROJECT NO. BOR 2004 (620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE



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8/4/2008 11:28:14 AM 8/23/09 TXDOT 1:850004255470700000_2008081909REV_SV_SAP_BROD_0808.dwg

Page 1 of 6
Parcel 951
Rev.1
August 15, 2008

County: Guadalupe
Parcel No.: 951
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 951

BEING A 0.632 ACRE 27,538 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOHN TOM SURVEY ABSTRACT NO. 316, AND BEING A PORTION OF A CALLED 0.97 ACRE TRACT DESCRIBED IN DEED TO JOHN W. BROWN, JR. AND MARILYN J. BROWN, HUSBAND AND WIFE AS RECORDED IN VOLUME 944, PAGE 0050 AND VOLUME 947, PAGE 0504 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 1/2 inch iron rod with Half cap at the southwest corner of the said John W. Brown, Jr. and Marilyn J. Brown, husband and wife tract, and a northerly corner of a called 4.16 acre tract described in deed to Kerry Koehler as recorded in Volume 1921, Page 0123 (O.P.R.G.C.);

THENCE, with the southeasterly line of the said John W. Brown Jr. and Marilyn J. Brown, husband and wife tract, and a northwesterly line of the said Kerry Koehler tract, N 49° 51' 19" E (N 51° 15' 00" E) 26.50 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed west right-of-way of SH 130, beginning the Access Denial Line, located 433.97 feet right of proposed SH 130 Baseline Station 4930+48.18, and being the POINT OF BEGINNING;

1) THENCE, with the proposed west right-of-way of SH 130, the Access Denial Line, N 10° 50' 00" W 184.27 feet to a set Texas Department of Transportation Type II Monument located 86.43 feet right of US 90 Baseline Station 317+54.72 and 419.62 feet right of proposed SH 130 Baseline Station 4928+64.46;

2) THENCE, continuing with the proposed west right-of-way of SH 130, the Access Denial Line, N 71° 08' 56" W 45.80 feet to a set Texas Department of Transportation Type II Monument in the existing southeasterly right-of-way of US 90 as established by Texas Department of Transportation CSJ 29-2-17 (1947), located 47.00 feet right of US 90 Baseline Station 317+31.43, and 457.52 feet right of proposed SH 130 Baseline Station 4928+38.76;

3) THENCE, with the existing southeasterly right-of-way of US 90, N 49° 25' 34" E (N 48° 50' E) 128.20 feet to a calculated point at the northeast corner of the said John W. Brown, Jr. and Marilyn J. Brown, husband and wife tract, and the northwest corner of a called 0.97 acre tract described in deed to Carde Enterprises, L.L.C. as recorded in Volume 2436, Page 0813 (O.P.R.G.C.);



Page 2 of 6
Parcel 951
Rev.1
August 15, 2008

4) THENCE, with the northeasterly line of the said John W. Brown, Jr. and Marilyn J. Brown, husband and wife tract, and the southwesterly line of the said Carde Enterprises, L.L.C. tract, S 36° 53' 18" E (S 35° 25' 00" E 200.60) passing at 0.34 feet a found 1/2 inch iron rod, continuing in all 201.22 feet to a found 1/2 inch iron rod at the southeast corner of the said John W. Brown, Jr. and Marilyn J. Brown, husband and wife tract, and the southwest corner of the said Carde Enterprises, L.L.C. tract, also being a northerly corner of said Kerry Koehler tract, also being the northwesterly corner of a called 0.24 acre tract described in deed to Doyle Adams and wife, Vera N. Adams as recorded in Volume 694, Page 1513 (O.P.R.G.C.);

5) THENCE, with the southeasterly line of the said John W. Brown, Jr. and Marilyn J. Brown, husband and wife tract, and a northwesterly line of the said Kerry Koehler tract, S 49° 51' 19" W (S 51° 15' 00" W) 183.38 feet to the POINT OF BEGINNING, containing 0.632 acres of land 27,538 SQ. FT.

And in Addition Thereto:

Access is denied to and from the Transportation Facility along a portion of the existing southeast right-of-way of US 90 from a set Texas Department of Transportation Type II Monument in the existing southeast right-of-way of US 90, the northwesterly line of said John W. Brown, Jr. and Marilyn J. Brown, husband and wife tract located 47.00 feet right of existing US 90 Baseline Station 317+31.43, 457.52 feet right of SH 130 Baseline Station 4928+38.76, and the beginning of the Access Denial Line and continues as follows;

THENCE, with the existing southeast right-of-way of US 90, the northwesterly line said John W. Brown, Jr. and Marilyn J. Brown, husband and wife tract, and the Access Denial Line, S 49° 25' 34" W 81.94 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap at the northwest corner of the said John W. Brown, Jr. and Marilyn J. Brown, husband and wife tract and the northeast corner of said 4.16 acre tract to Kerry Koehler located 47.00 feet right of existing US 90 Baseline Station 316+49.49, 531.61 feet right of SH 130 Baseline Station 4928+73.74, and ending the Access Denial Line, from which a found 1/2 inch iron rod bears S 36° 55' 55" E 0.62 feet.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 951 that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.



Page 3 of 6
Parcel 951
Rev.1
August 15, 2008

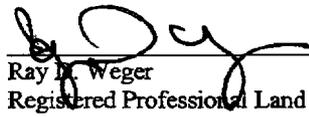
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 15 August 2008.

SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895



PAGE 4 OF 6
REV. 1
08/15/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



PROPOSED BASELINE
CURVE DATA
SH 130
P. I. STA=4922+92.76
P. C. STA=4917+40.44
P. T. STA=4928+32.84
DELTA=20°51'48" (RT)
T=552.32'
A=1,092.41'
R=3,000.00'
C=1,086.38'
CB=S25°43'44"E
P. I. N=13,776,379.94
E=2,325,229.24
P. C. N=13,776,825.86
E=2,324,903.34
P. T. N=13,775,847.19
E=2,325,374.96

	ACRES	SQUARE FEET
ACQUISITION	0.632	27,538
DEED AREA	0.97	42,253
REMAINDER AREA	0.338	14,715

LINE	BEARING	DISTANCE
L1	N49°51'19"E	26.50'
L2	N71°08'56"W	45.80'
L3	N49°25'34"E	128.20'
(L3)	(N48°50'E)	--
L4	S36°53'18"E	201.22'
(L4)	(S35°25'00"E)	(200.60')
(L5)	(N51°16'00"E)	(210.00')
(L6)	(S35°05'00"E)	(200.70')
(L7)	(S51°16'00"W)	(210.00')
(L8)	(S35°05'00"E)	(200.70')

HALFF
300 E. SONTERABLD, SUITE 230
SAN ANTONIO, TEXAS 78238
TEL (210) 798-1895
FAX (210) 798-1896

PARCEL PLAT SHOWING PROPERTY OF
JOHN W. BROWN JR. AND MARILYN J. BROWN, HUSBAND AND WIFE

DISTRICT AUS	STATE HIGHWAY 130	PARCEL 951
SCALE 1"=100'	FEDERAL AID PROJECT NO. BOR 2004 (620)	R.O.W. C.S.J. NO. 3583-02-002
	COUNTY GUADALUPE	

Texas Department of Transportation

8/16/2008 8:58:10 AM 412309 TXDOT 1526000255409phase 20080811REV_SV_951_BRODR_BW111.dwg 8/23/08 HPR000 8-8x11.dwg

December 2008
Parcel 951

County: Guadalupe
CSJ: 3583-02-002
SH 130, Segments 5 & 6: From South of FM 1327, end of Segment 4 (Sta. 2938+00) in
Travis County to IH 10 near Seguin, in Guadalupe County, Texas

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

Title to all that Wood Frame Residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed westerly right-of-way line, with the result that the portion of the said improvement lying adjacent to 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 said improvements.

December 2008
Parcel 951

County: Guadalupe
CSJ: 3583-02-002
SH 130, Segments 5 & 6: From South of FM 1327, end of Segment 4 (Sta. 2938+00) in
 Travis County to IH 10 near Seguin, in Guadalupe County, Texas

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

Title to all that Metal Carport located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed westerly right-of-way line, with the result that the portion of the said improvement lying adjacent to 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 said improvements.

Page 1 of 7
Parcel 954
Rev. 2
October 16, 2008

County: Guadalupe
Parcel No.: 954
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 954

BEING A 2.956 ACRE 128,783 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOHN TOM SURVEY ABSTRACT NO. 316, AND BEING A PORTION OF A CALLED 4.16 ACRE TRACT DESCRIBED IN DEED TO KERRY KOEHLER AS RECORDED IN VOLUME 1921, PAGE 0123 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 1/2 inch iron rod with Half cap at a northerly corner of the said Kerry Koehler tract, and the southwest corner of a called 0.97 acre tract described in deed to John W. Brown, Jr. and Marilyn J. Brown, husband and wife, as recorded in Volume 944, Page 0050 and Volume 947, Page 0504 (O.P.R.G.C.);

THENCE, with a northerly line of said Kerry Koehler tract, and the southeasterly line of said John W. Brown Jr. and Marilyn J. Brown, husband and wife tract, N 49° 51' 19" E (N 50° 18' 12" E) 26.50 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed west right-of-way of SH 130, and the Access Denial Line located 433.97 feet right of proposed SH 130 Baseline Station 4930+48.18, and being the POINT OF BEGINNING;

1) THENCE, continuing with a northerly line of said Kerry Koehler tract, and the southeasterly line of said John W. Brown Jr. and Marilyn J. Brown, husband and wife tract, N 49° 51' 19" E (N 50° 18' 12" E) 183.38 feet to a found 1/2 inch iron rod at a northerly corner of the said Kerry Koehler tract, and the southeast corner of the said John W. Brown Jr. and Marilyn J. Brown, husband and wife tract, also being the southwest corner of a called 0.97 acre tract described in deed to Carde Enterprises, L.L.C. as recorded in Volume 2436, Page 0813 (O.P.R.G.C.) also being a western corner of a called 0.24 acre tract described in deed to Doyle Adams and wife, Vera N. Adams as recorded in Volume 694, Page 1513 (O.P.R.G.C.);

2) THENCE, with a northeasterly line of said Kerry Koehler tract, and a southwesterly line of the said Doyle Adams and wife, Vera N. Adams tract, S 36° 49' 32" E 50.00 (S 36° 08' 01" E 50.06) feet to a calculated point at the southeast corner of said Doyle Adams and wife, Vera N. Adams tract, and the southwest corner of a called 2.67 acre tract described in deed to Katherine Elizabeth Williams as recorded in Volume 2438, Page 0227 (O.P.R.G.C.);



3) THENCE, with a northerly line of said Kerry Koehler tract, and the southerly line of said Katherine Elizabeth Williams tract, N 87° 21' 22" E 669.76 (N 88° 15' 47" E 670.12) feet to a set 1/2 inch iron rod with Halff cap at a northeasterly corner of said Kerry Koehler tract, and the southeast corner of said Katherine Elizabeth Williams tract, also being a southern corner of a called 12.15 acre tract described as Tract 1 in deed to Gary T. Anderson and wife, Easter J. Anderson as recorded in Volume 914, Page 0528 (O.P.R.G.C.), also being the northwesterly corner of a called 1.00 acre tract described as Tract C in deed to Cynthia Williams as recorded in Volume 2428, Page 0303 (O.P.R.G.C.);

4) THENCE, with an easterly line of said Kerry Koehler tract, and the westerly line of said Cynthia Williams tract, S 20° 29' 38" E 130.06 (S 19° 34' 28" E 129.07) feet to a calculated point at a northerly corner of said Kerry Koehler tract, and the southwest corner of said Tract C to Cynthia Williams;

5) THENCE, with a northerly line of said Kerry Koehler tract, and the southerly line of said Tract C to Cynthia Williams, N 89° 10' 11" E (N 90° 00' 00" E) 10.95 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL in the proposed east right-of-way of SH 130, the end of the Access Denial Line, located 426.67 feet left of proposed SH 130 Baseline Station 4932+96.60;

6) THENCE, with the proposed east right-of-way of SH 130 S 23° 37' 08" E 43.39 feet to a set Texas Department of Transportation Type II Monument in the southerly line of said Kerry Koehler tract, and the northerly line of a remainder of a called 97.00 acre tract described as Tract 1 in deed to Lambert H. Hollub and wife Maxine Hollub as recorded in Volume 960, Page 0845 (O.P.R.G.C.), located 432.94 feet left of proposed SH 130 Baseline Station 4933+39.54, beginning the Access Denial Line;

7) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, and the southerly line of said Kerry Koehler tract, and the northerly line of said remainder of Tract 1 to Lambert H. Hollub and wife Maxine Hollub, S 89° 10' 13" W (S 90° 00' 00" W) passing at 30.54 feet a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL located 403.97 feet left of proposed SH 130 Baseline Station 4933+31.91, ending the Access Denial Line, at 60.57 feet a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL located 374.29 feet left of proposed SH 130 Baseline Station 4933+24.40, beginning the Access Denial Line, at 69.96 feet a set Texas Department of Transportation Type II Monument located 365.20 feet left of proposed SH 130 Baseline Station 4933+22.06, ending the Access Denial Line, at 826.37 feet, a set Texas Department of Transportation Type II Monument in the proposed west right-of-way of SH 130 located 367.22 feet right of proposed SH 130 Baseline Station 4931+33.08, beginning the Access Denial Line, and continuing in all 900.65 feet to a set Texas Department of Transportation Type II Monument located 439.15 feet right of proposed SH 130 Baseline Station 4931+14.52;



Page 3 of 7
Parcel 954
Rev. 2
October 16, 2008

8) THENCE, with the proposed west right-of-way of S.H. 130 and the Access Denial Line, N 10° 50' 00" W 66.55 feet to the POINT OF BEGINNING ending the Access Denial Line, containing 2.956 acres of land 128,783 SQ. FT.

And in Addition Thereto:

Access is denied to and from the Transportation Facility along a portion of the existing southeast right-of-way of US 90 from a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL in the existing southeast right-of-way of US 90, the northwest corner of said called 0.97 acre tract to John W. Brown, Jr. and Marilyn J. Brown, husband and wife, the northeast corner of said 4.16 acre tract to Kerry Koehler located 47.00 feet right of existing US 90 Baseline Station 316+49.49, 531.61 feet right of SH 130 Baseline Station 4928+73.74, and the beginning of the Access Denial Line and continues as follows;

THENCE, with the existing southeast right-of-way of US 90, the northwesterly line said Kerry Koehler tract, and the Access Denial Line, S 49° 25' 34" W 107.42 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL located 47.00 feet right of existing US 90 Baseline Station 315+42.07, 628.75 feet right of SH 130 Baseline Station 4929+19.61, and ending the Access Denial Line.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 954 that accompanies and is a part to this description.

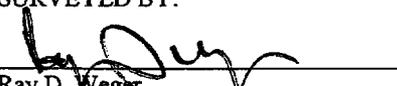
Access is denied to and from the transportation facility across the Denial of Access Line.

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR §

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 16 October 2008.

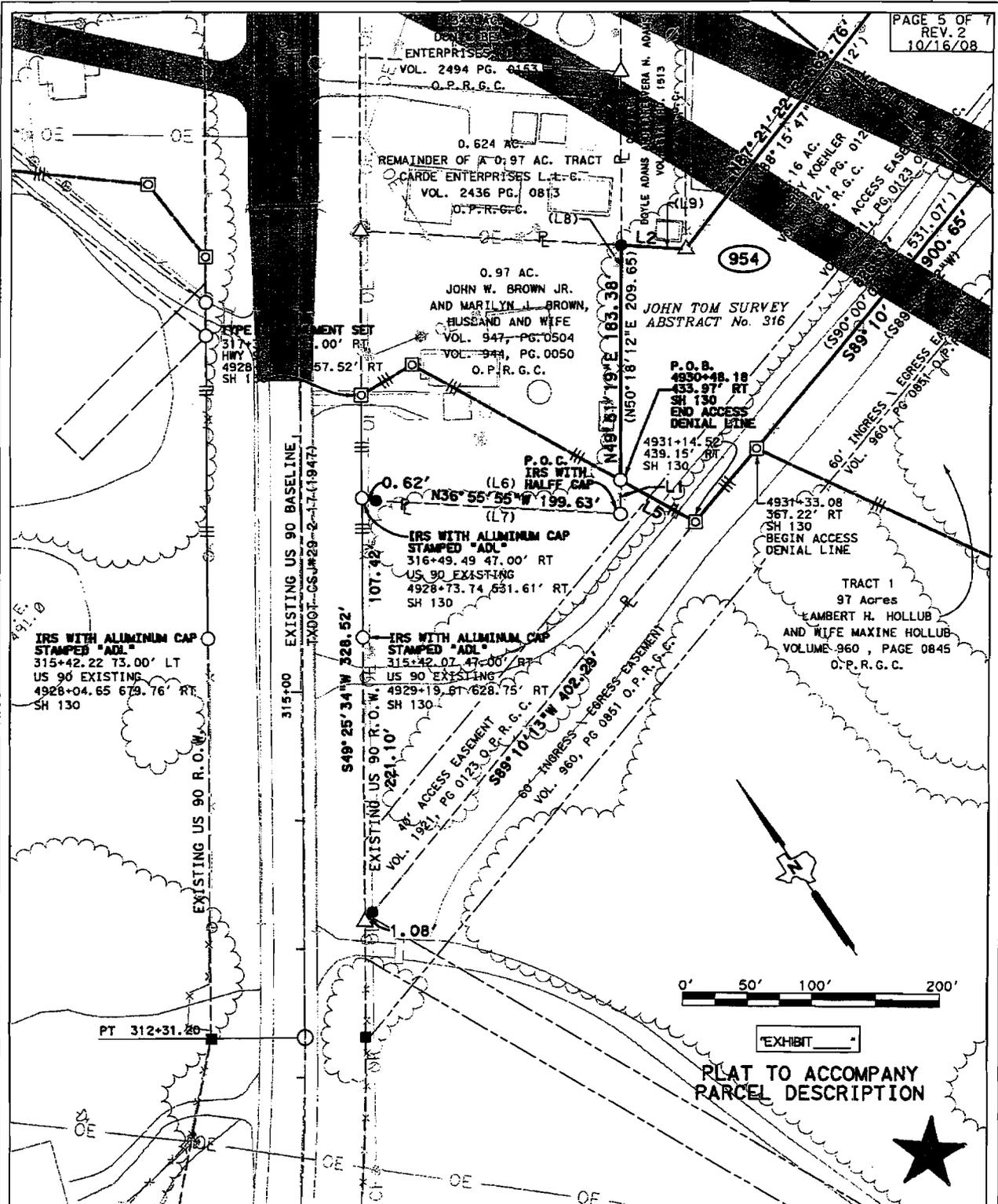
SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258 (210) 798 - 1895





PAGE 5 OF 7
REV. 2
10/16/08

10/16/08 9:14:17 AM #6208 TXDOT 13260002640pmap 2e0ed9e545v 064_ERROR SH4.dgnaut 6208_H99000_5-0-11.dgn

HALFF
300 E. BONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78228
TEL (210) 798-1895
FAX (210) 798-1896

PARCEL PLAT SHOWING PROPERTY OF KERRY KOEHLER			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 954
SCALE 1"=100'	FEDERAL AID PROJECT NO. BOR 2004 (620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE

Texas
Department
of Transportation

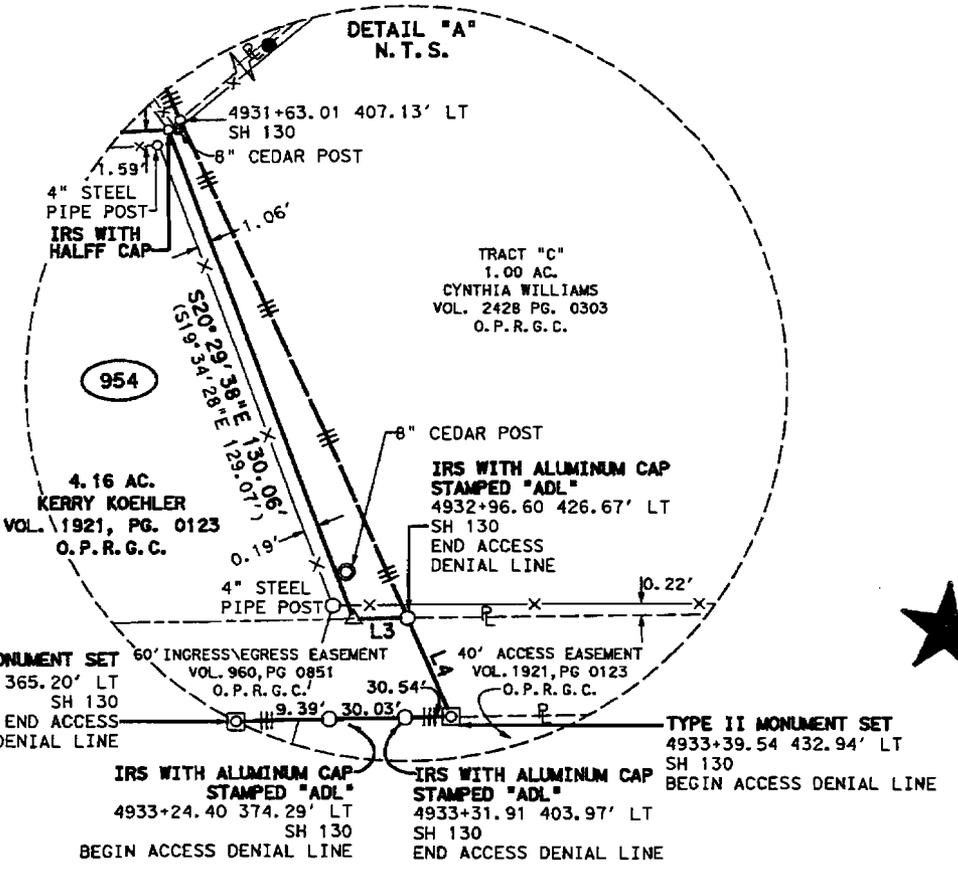
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

PAGE 6 OF 7
REV. 2
10/16/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

- | | | | |
|--------|---|------------|---|
| ■ | TXDOT TYPE I CONCRETE MONUMENT FOUND | B.L. | BUILDING SETBACK LINE |
| □ | TXDOT TYPE II CONCRETE MONUMENT FOUND | P.U.E. | PUBLIC UTILITY EASEMENT |
| ◻ | TXDOT TYPE II CONCRETE MONUMENT SET | P.R.G.C. | PROBATE RECORDS, GUADALUPE COUNTY |
| ○ | 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) | D.R.G.C. | DEED RECORDS, GUADALUPE COUNTY |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) | O.P.R.G.C. | OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY |
| ⊙ | SQUARE-HEAD BOLT FOUND | P.M.R.G.C. | PLAT AND MAP RECORDS, GUADALUPE COUNTY |
| ⊗ | IRON PIPE FOUND (SIZE NOTED) | --- | DISTANCE NOT SHOWN TO SCALE |
| ▲ | 60D NAIL FOUND (UNLESS NOTED) | — — — | PROPERTY LINE |
| △ | CALCULATED POINT | — — — | SH 130 BASE LINE |
| ⊙ | WOOD FENCE POST | — — — | SH 130 PROPOSED RIGHT-OF-WAY LINE |
| IRS | IRON ROD SET | —x—x—x— | FENCE |
| N.T.S. | NOT TO SCALE | — — — — | ACCESS DENIAL LINE |
| (XXX) | RECORD INFORMATION | --- | APPROXIMATE SURVEY LINE |
| P.O.B. | POINT OF BEGINNING | --- | EXISTING TXDOT RIGHT-OF-WAY |
| P.O.C. | POINT OF COMMENCEMENT | --- | EXISTING TXDOT RIGHT-OF-WAY BASELINE |
| R.O.W. | RIGHT-OF-WAY | --- | EASEMENT |
| D.E. | DRAINAGE EASEMENT | --- | DEED LINE |



10/16/2008 8:14:13 AM en2309 TXDOT 132600023540\ehms_2\cad\954\SV_954_BRP\912.dwg

HALFF
360 E. SCATTERA BLVD. SUITE 230
SAN ANTONIO, TEXAS 78228
TEL (210) 798-1885
FAX (210) 798-1886

PARCEL PLAT SHOWING PROPERTY OF KERRY KOEHLER			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 954
SCALE 1"=100'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE



Page 1 of 7
Parcel 958A
Rev. 1
August 15, 2008

County: Guadalupe
Parcel No.: 958A
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 958A

BEING A 11.421 ACRE 497,527 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, AND BEING A PORTION OF A 98.6 ACRE TRACT OF LAND CONSISTING OF A CALLED 75.00 ACRE TRACT, LOCATED IN THE JOHN TOM SURVEY ABSTRACT NO. 316, DESCRIBED AS TRACT 1 IN DEED TO MARY S. KOEHLER AS RECORDED IN VOLUME 1237, PAGE 0341 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), AND A PORTION OF A CALLED 23.6 ACRE TRACT, LOCATED IN THE JOSEPH KENT SURVEY NO. 48 ABSTRACT NO. 200, DESCRIBED AS TRACT 2 IN DEED TO MARY S. KOEHLER AS RECORDED IN VOLUME 1237, PAGE 0341 (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

Part 1 – 4.300 Acres 187,315 SQ. FT.

COMMENCING at a found 1/2 inch iron rod in concrete at a southerly corner of the said Tract 1 to Mary S. Koehler, and the westerly line of the said Tract 2 to Mary S. Koehler, also being the northeast corner of a called 24.78 acre tract described as Tract 1 in deed to William Sidney Dees as recorded in Volume 2138, Page 0094 (O.P.R.G.C.);

THENCE, with the southerly line of the said Tract 1 to Mary S. Koehler, and the northerly line of the said Tract 1 to William Sidney Dees, S 88° 26' 51" W (S 89° 03' 52" W) 520.38 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130 located 638.43 feet left of proposed SH 130 Baseline Station 4949+91.82, and being the POINT OF BEGINNING;

1) THENCE, continuing with the southerly line of the said Tract 1 to Mary S. Koehler, and the northerly line of the said Tract 1 to William Sidney Dees, S 88° 26' 51" W (S 89° 03' 52" W) passing at 405.64 feet a calculated point for the northwest corner of the said Tract 1 to William Sidney Dees, and the northeast corner of a 14.78 acre remainder of a called 24.78 acre tract described as Tract 2 in deed to William S. Dees as recorded in Volume 1859, Page 0727 (O.P.R.G.C.), from which a 1 1/2 inch iron pipe bears S 01° 28' 20" E 3.47 feet, continuing in all 493.05 feet to a calculated point at the southwest corner of the said Tract 1 to Mary S. Koehler, and the southerly line of the remainder of a called 97 acre tract described as Tract 2 in deed to Lambert H. Hollub and wife, Maxine Hollub as recorded in Volume 960, Page 0845 (O.P.R.G.C.), also being the northerly line the said 14.78 acre reminder to William S. Dees;



2) THENCE, with the westerly line of the said Tract 1 to Mary S. Koehler, and the easterly line of the said remainder of Tract 2 to Lambert H. Hollub and wife, Maxine Hollub, and the remainder of a called 97 acre tract described as Tract 1 in deed to Lambert H. Hollub and wife, Maxine Hollub as recorded in Volume 960, Page 0845 (O.P.R.G.C.) N 00° 59' 26" W (N 00° 00' 00" W), 945.85 feet to set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, beginning the Access Denial Line, located 393.23 feet left of proposed SH 130 Baseline Station 4939+58.16;

3) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line S 17° 49' 14" E 150.19 feet to a set Texas Department of Transportation Type II Monument, located 399.84 feet left of proposed SH 130 Baseline Station 4941+08.20;

4) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the left, a distance of 922.66 feet, having a radius of 2,100.00 feet, a central angle of 25° 10' 25", a tangent distance of 468.90 feet and a chord that bears S 30° 24' 26" E 915.26 feet to the POINT OF BEGINNING ending the Access Denial Line, containing 4.300 acres of land (187,315 SQ. FT.);

Part 2 – 7.121 Acres 310,212 SQ. FT.

COMMENCING at a found 1/2 inch iron rod in concrete at a southerly corner of the said Tract 1 to Mary S. Koehler, and the westerly line of the said Tract 2 to Mary S. Koehler, also being the northeast corner of a called 24.78 acre tract described as Tract 1 in deed to William Sidney Dees as recorded in Volume 2138, Page 0094 (O.P.R.G.C.);

THENCE, with the westerly line of the said Tract 2 to Mary S. Koehler, and the easterly line of the said Tract 1 to William Sidney Dees, S 01° 24' 50" E (S 00° 34' 00" W) 425.93 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, beginning the Access Denial Line, located 1,041.70 feet left of proposed S.H. 130 Baseline Station 4955+28.95, and being the POINT OF BEGINNING;

1) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the left a distance of 1,172.45 feet, having a radius of 2,100.00 feet, a central angle of 31° 59' 20", a tangent distance of 601.94 feet and a chord that bears S 77° 23' 35" E 1,157.28 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap ending the Access Denial Line in the easterly line of the said Tract 2 to Mary S. Koehler, and the westerly line of a called 20.00 acre tract described in deed to Kerry Koehler and Mary Koehler, husband and wife as recorded in Volume 2457, Page 0490 (O.P.R.G.C.), located 256.56 feet left of existing IH 10 Baseline Station 1115+24.07, and 2,064.43 feet left of proposed SH 130 Baseline Station 4960+70.55;

2) THENCE, with the easterly line of the said Tract 2 to Mary S. Koehler, and the westerly line of said Kerry Koehler and Mary Koehler husband and wife, tract, S 01° 18' 07" E (S 00° 53' 00" W) 49.45 feet to a calculated point in the southeast corner of the said Tract 2 to Mary S. Koehler, and the southwest corner of the said Kerry Koehler and Mary Koehler husband and wife tract, in the existing northwesterly right-of-way and Access Denial Line of IH 10 as established by Texas Department of Transportation CSJ 535-1-7 (1964), located 208.58 feet left of existing IH 10 Baseline Station 1115+12.10 from which a found 1/2 inch iron rod bears S 01° 18' 07" E 0.77 feet;



Page 3 of 7
Parcel 958A
Rev. 1
August 15, 2008

3) THENCE, with the existing northwesterly right-of-way and Access Denial Line of IH 10, S 74° 56' 44" W (S 75° 20' W) 312.10 feet to a calculated point, located 210.00 feet left of existing IH 10 Baseline Station 1112+00.00;

4) THENCE, continuing with the existing northwesterly right-of-way and Access Denial Line of IH 10, S 73° 46' 25" W (S 74° 09' W) 847.58 feet to a calculated point at the southwest corner of the said Tract 2 to Mary S. Koehler, and the southeast corner of the said Tract 1 to William Sidney Dees, located 196.52 feet left of existing IH 10 Baseline Station 1103+52.53 from which a found 1 inch pipe bears S 01° 24' 50" E 0.62 feet;

5) THENCE, with the westerly line of the said Tract 2 to Mary S. Koehler, and the easterly line of the said Tract 1 to William Sidney Dees, N 01° 24' 50" W (N 00° 34' 00" E) 620.12 feet to the POINT OF BEGINNING, and containing 7.121 acres of land 310,212 SQ. FT.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 958A that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.

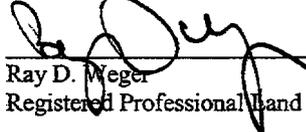
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 15 August 2008.

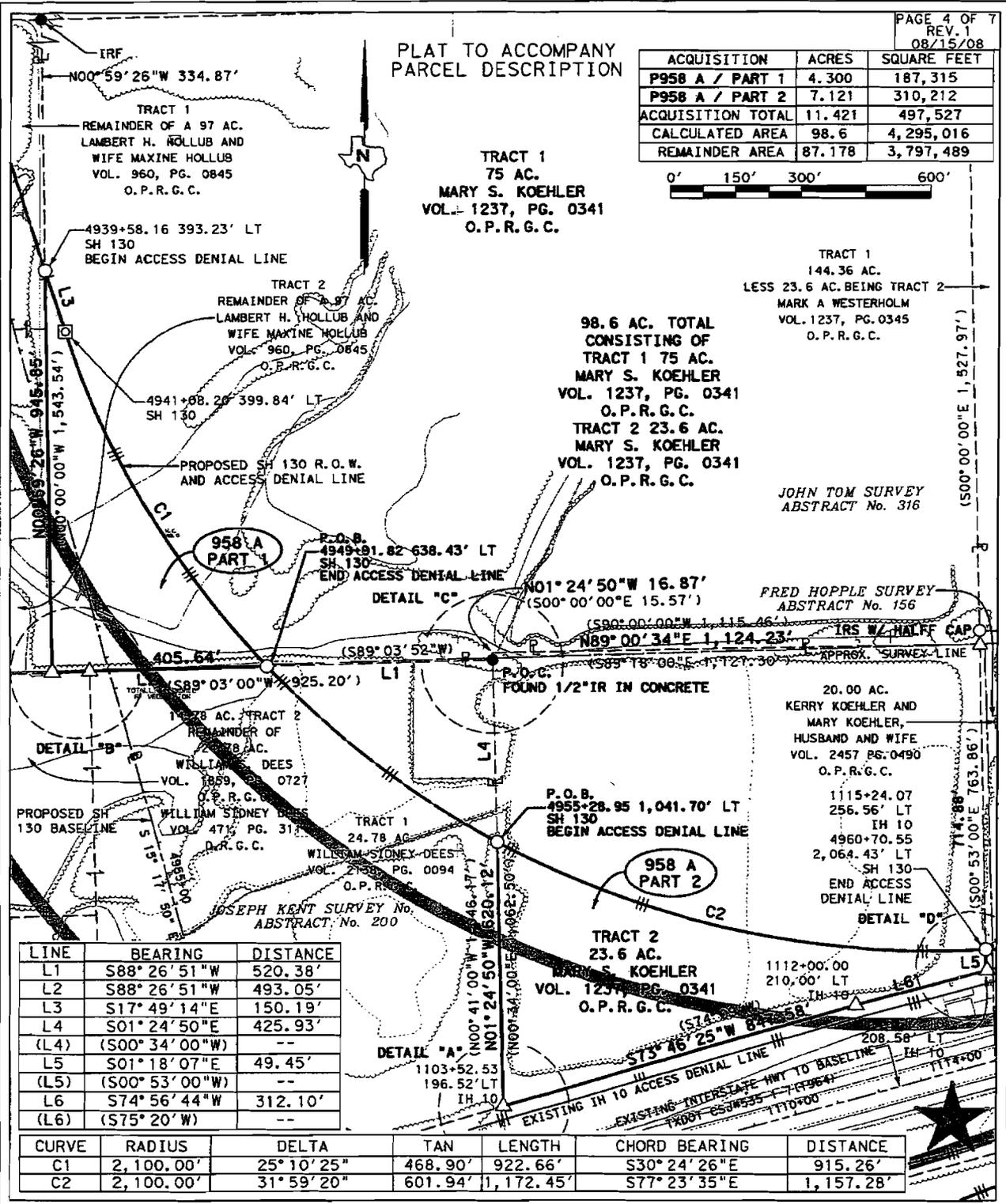
SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



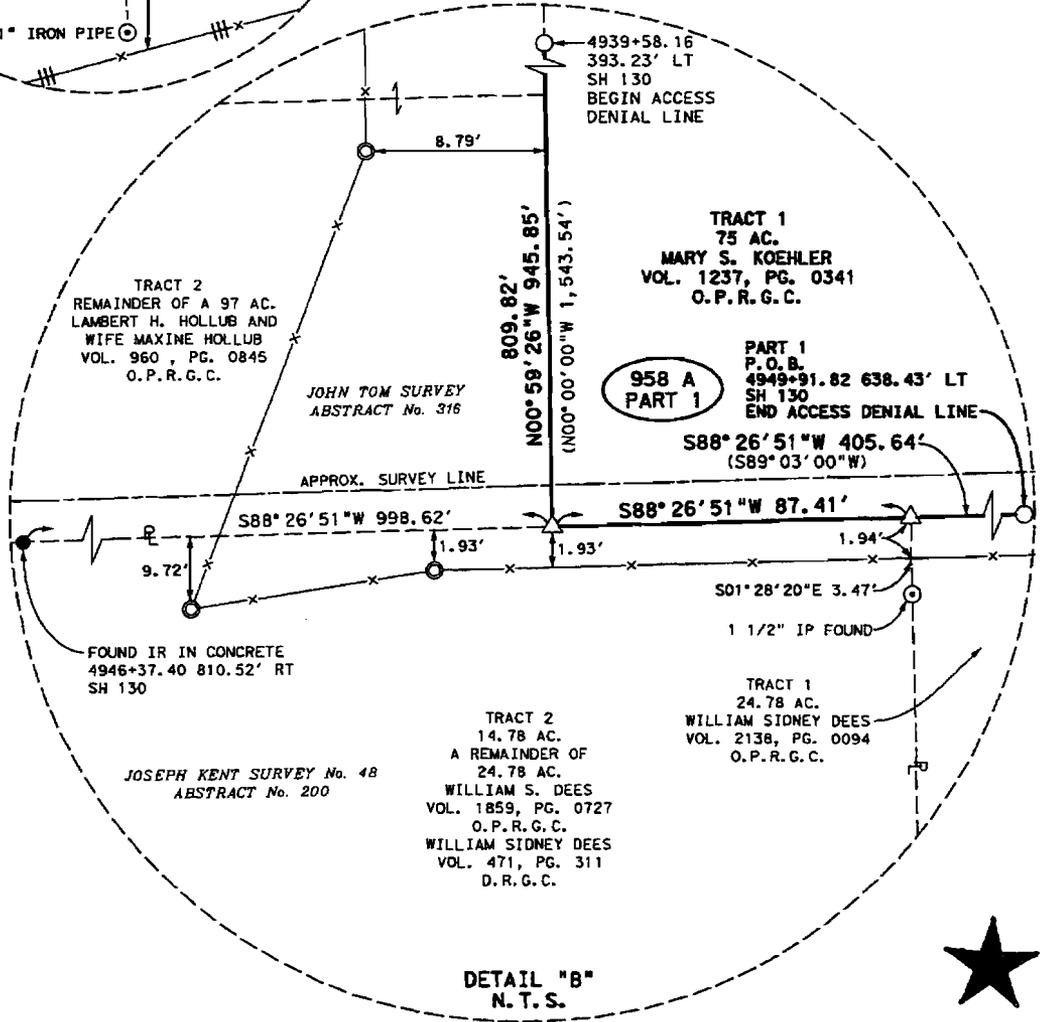
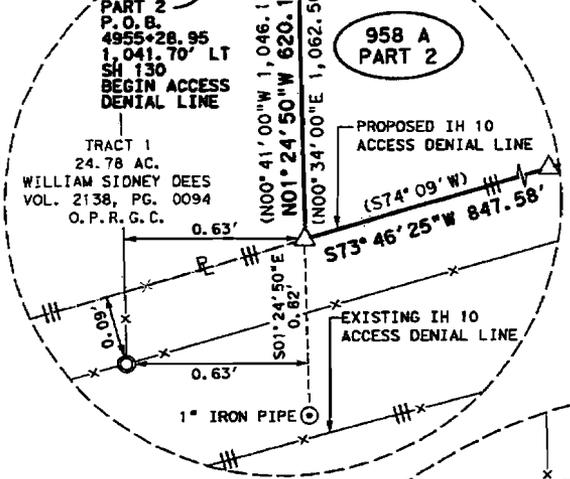
HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895





PAGE 5 OF 7
REV. 1
08/15/08

DETAIL "A"
N.T.S.
DETAIL SHEET TO
ACCOMPANY PARCEL PLAT



DETAIL "B"
N.T.S.

8/16/2008 8:56:16 AM 8/23/08 T2DDT 1326000925400class_20acsd0808ANSY_658A_BRD3_8122444

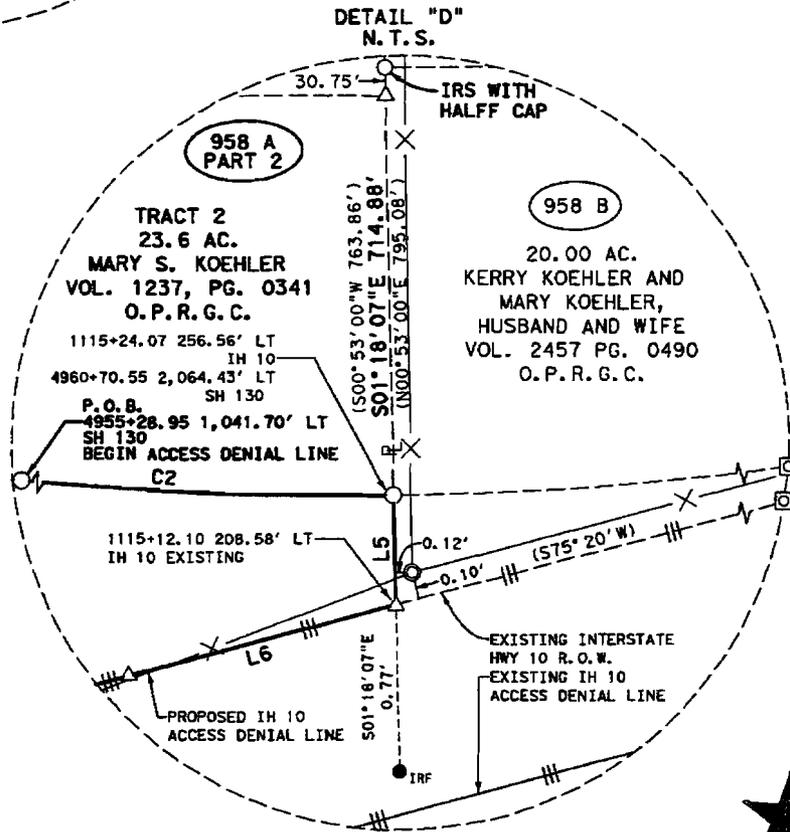
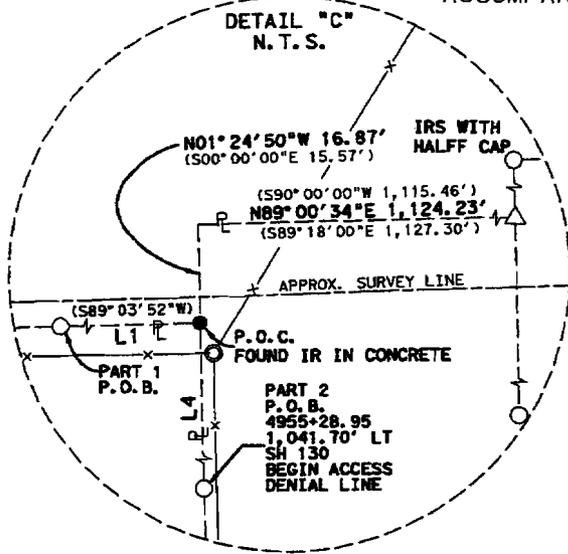
HALFF
300 E. SCOTTER BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1888
FAX (210) 798-1898

PARCEL PLAT SHOWING PROPERTY OF MARY S. KOEHLER		PARCEL 958 A PART 1 PART 2
DISTRICT AUS	STATE HIGHWAY 130	
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002
		COUNTY GUADALUPE

Texas
Department
of Transportation

PAGE 6 OF 7
REV. 1
08/15/08

DETAIL SHEET TO
ACCOMPANY PARCEL PLAT



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HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1885
FAX (210) 798-1896

PARCEL PLAT SHOWING PROPERTY OF MARY S. KOEHLER		PARCEL 958 A PART 1 PART 2
DISTRICT AUS	STATE HIGHWAY 130	
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002
		COUNTY GUADALUPE

Texas
Department
of Transportation

PAGE 7 OF 7
REV. 1
08/15/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

- | | | | |
|----------|---------------------------------------|----------------|---|
| ■ | TXDOT TYPE I CONCRETE MONUMENT FOUND | B. L. | BUILDING SETBACK LINE |
| ■ | TXDOT TYPE II CONCRETE MONUMENT FOUND | P. U. E. | PUBLIC UTILITY EASEMENT |
| ■ | TXDOT TYPE II CONCRETE MONUMENT SET | P. R. G. C. | PROBATE RECORDS, GUADALUPE COUNTY |
| ○ | 1/2" IRON ROD SET WITH | D. R. G. C. | DEED RECORDS, GUADALUPE COUNTY |
| | TXDOT ALUM. CAP (UNLESS NOTED) | O. P. R. G. C. | OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) | P. M. R. G. C. | PLAT AND MAP RECORDS, GUADALUPE COUNTY |
| ● | SQUARE-HEAD BOLT FOUND | --- | DISTANCE NOT SHOWN TO SCALE |
| ● | IRON PIPE FOUND (SIZE NOTED) | —E— | PROPERTY LINE |
| ▲ | 60D NAIL FOUND (UNLESS NOTED) | —B— | SH 130 BASE LINE |
| △ | CALCULATED POINT | --- | SH 130 PROPOSED RIGHT-OF-WAY LINE |
| ○ | WOOD FENCE POST | —x— | FENCE |
| IRS | IRON ROD SET | —III— | ACCESS DENIAL LINE |
| N. T. S. | NOT TO SCALE | --- | APPROXIMATE SURVEY LINE |
| (XXX) | RECORD INFORMATION | --- | EXISTING TXDOT RIGHT-OF-WAY |
| P. O. B. | POINT OF BEGINNING | ---TxB--- | EXISTING TXDOT RIGHT-OF-WAY BASELINE |
| P. O. C. | POINT OF COMMENCEMENT | --- | EASEMENT |
| R. O. W. | RIGHT-OF-WAY | ---+--- | DEED LINE |
| D. E. | DRAINAGE EASEMENT | | |

NOTES:

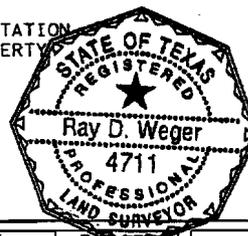
- BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 07-94051532, EFFECTIVE DATE OCTOBER 18, 2007, ISSUE DATE OCTOBER 29, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.

- B.) PROVISIONS RELATING TO ACCESS AS SET OUT IN DEED DATED MAY 26, 1967, FROM JAMES E. DIETZ TO THE STATE OF TEXAS, RECORDED IN VOLUME 399, PAGE 156, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *AS SHOWN*
- F.) RIGHT OF WAY TO SINCLAIR REFINING COMPANY BY J.C. NEIGHBORS ET UX DATED JANUARY 12, 1946, RECORDED IN VOLUME 217, PAGE 67, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *BROAD COVERAGE*
- I.) ACCESS EASEMENT AS SET OUT IN DEED BY KERMIT WESTERHOLM ET UX TO MARK A. WESTERHOLM, DATED OCTOBER 2, 1996 RECORDED IN VOLUME 1237, PAGE 345, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. *LOCATED BEYOND THE LIMITS OF THIS PARCEL*
- M.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY (OWNER POLICY ONLY). *AS MAY BE SHOWN*

- THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHERWISE NOTED
- SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 958 A THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON UNDER MY SUPERVISION.

Ray D. Weger
RAY D. WESER, R.P.L.S. NO. 4711
08/15/08
DATE



HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78228
TEL (210) 798-1855
FAX (210) 798-1886

PARCEL PLAT SHOWING PROPERTY OF MARY S. KOEHLER		PARCEL 958 A PART 1 PART 2
DISTRICT AUS	STATE HIGHWAY 130	
SCALE 1"=300'	FEDERAL AID PROJECT NO. BOR 2004(620)	R. O. W. C. S. J. NO. 3583-02-002
		COUNTY GUADALUPE



8/15/2008 8:58:17 AM 482308 TXDOT 132000435504shas_Zooed0808MASV_055A_BRDR_0404.dwg 8330_1P8000_0-011.dwg

Page 1 of 5
Parcel 958B
Rev. 1
August 4, 2008

County: Guadalupe **Segment:** 6.2
Parcel No.: 958B **From:** Sta. 4223+00
Highway: SH 130 Segments 5 & 6 **To:** 4996+11.52
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Property Description for Parcel 958B

BEING A 0.088 ACRE 3,847 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE FRED HOPPLE SURVEY ABSTRACT NO. 156 AND BEING A PORTION OF A CALLED 20.00 ACRE TRACT DESCRIBED IN DEED TO KERRY KOEHLER AND MARY KOEHLER, HUSBAND AND WIFE. AS RECORDED IN VOLUME 2457, PAGE 0490 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 1/2 inch iron rod with HALFF cap at the northwest corner of the said Kerry Koehler and Mary Koehler, husband and wife tract, and the easterly line of a called 23.6 acre tract described in deed as Tract 2 to Mary S. Koehler as recorded in Volume 1237, Page 0341 (O.P.R.G.C.);

THENCE, with the westerly line of the said Kerry Koehler and Mary Koehler, husband and wife tract, and the easterly line of said Tract 2 to Mary S. Koehler, S 01° 18' 07" E (S 00° 53' 00" W) passing at 30.75 feet a calculated point at the southeasterly corner of the said Tract 1 to Mary S. Koehler, and the northeast corner of a called 23.6 acre tract described in deed as Tract 2 to Mary S. Koehler as recorded in Volume 1237, Page 0341 (O.P.R.G.C.) continuing in all 745.63 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, beginning the Access Denial Line, located 256.56 feet left of existing IH 10 Baseline Station 1115+24.07, and 2,064.43 feet left of proposed SH 130 Baseline Station 4960+70.55, and being the POINT OF BEGINNING;

1) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the left a distance of 2.74 feet, having a radius of 2,100.00 feet, a central angle of 00° 04' 29", a tangent distance of 1.37 feet and a chord that bears N 86° 34' 30" E 2.74 feet to a set Texas Department of Transportation Type II Monument, located 256.00 feet left of existing IH 10 Baseline Station 1115+26.76, and 2,067.11 feet left of proposed SH 130 Baseline Station 4960+71.12;

2) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 86° 53' 23" E 152.32 feet to a set Texas Department of Transportation Type II Monument in the existing northwest right-of-way of IH 10, the southerly line of the said Kerry Koehler and Mary Koehler husband and wife tract, located 207.86 feet left of existing IH 10 Baseline Station 1116+71.26 and 2,211.63 feet left of proposed SH 130 Baseline Station 4961+19.21, ending the Access Denial Line;



Page 2 of 5
Parcel 958B
Rev. 1
August 4, 2008

3) THENCE, with the existing northwesterly right-of-way of IH 10, S 74° 56' 44" W (S 75° 20' W) 159.17 feet to a calculated point at the southwest corner of the said Kerry Koehler and Mary Koehler husband and wife tract, and the southeast corner of the said Tract 2 to Mary S. Koehler, located 208.58 feet left of existing IH 10 Baseline Station 1115+12.10, from which a 1/2 iron rod found bears S 01° 18' 07" E 0.77 feet;

4) THENCE, with the westerly line of the said Kerry Koehler and Mary Koehler husband and wife tract, and the easterly line of the said Tract 2 to Mary S. Koehler, N 01° 18' 07" W (N 00° 53' 00" E) 49.45 feet to the POINT OF BEGINNING, containing 0.088 acres of land 3,847 SQ. FT.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denotes record calls.

There is a separate survey plat of Parcel 958B that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

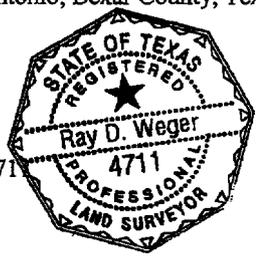
KNOW ALL MEN BY THESE PRESENTS:

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 4 August 2008.

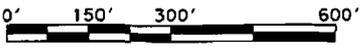
SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895





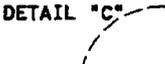
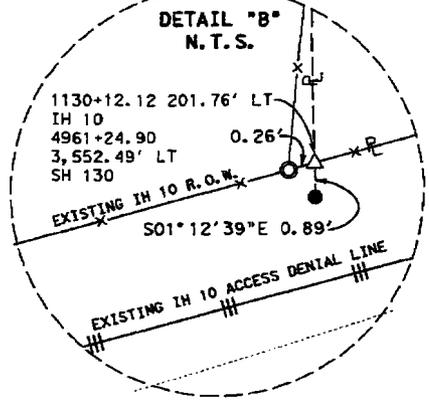
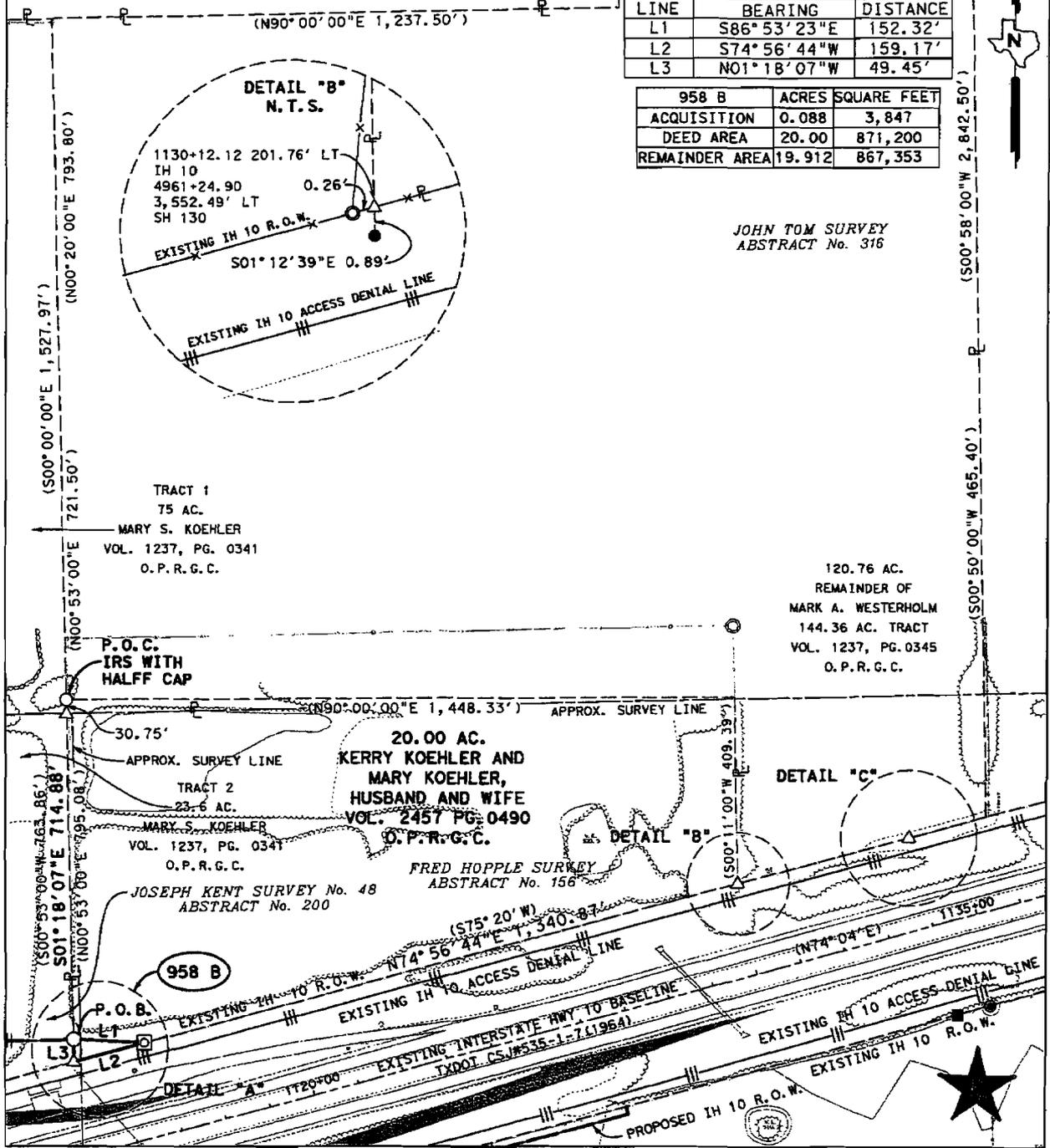
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

CURVE	RADIUS	DELTA	TAN	LENGTH	CHORD BEARING	DISTANCE
C2	2,100.00'	00° 04' 29"	1.37'	2.74'	N86° 34' 30"E	2.74'

LINE	BEARING	DISTANCE
L1	S86° 53' 23"E	152.32'
L2	S74° 56' 44"W	159.17'
L3	N01° 18' 07"W	49.45'

958 B	ACRES	SQUARE FEET
ACQUISITION	0.088	3,847
DEED AREA	20.00	871,200
REMAINDER AREA	19.912	867,353

JOHN TOM SURVEY
ABSTRACT No. 316



TRACT 1
75 AC.
MARY S. KOEHLER
VOL. 1237, PG. 0341
O. P. R. G. C.

120.76 AC.
REMAINDER OF
MARK A. WESTERHOLM
144.36 AC. TRACT
VOL. 1237, PG. 0345
O. P. R. G. C.

20.00 AC.
KERRY KOEHLER AND
MARY KOEHLER,
HUSBAND AND WIFE
VOL. 2457 PG. 0490
O. P. R. G. C.

TRACT 2
23.6 AC.
MARY S. KOEHLER
VOL. 1237, PG. 0341
O. P. R. G. C.

FRED HOPPLE SURVEY
ABSTRACT No. 156

JOSEPH KENT SURVEY No. 48
ABSTRACT No. 200

PARCEL PLAT SHOWING PROPERTY OF MARY S. KOEHLER			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 958 B
SCALE 1" = 300'	FEDERAL AID PROJECT NO. BOR 2004(620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

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PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	B. L.	BUILDING SETBACK LINE
◼	TXDOT TYPE II CONCRETE MONUMENT FOUND	P. U. E.	PUBLIC UTILITY EASEMENT
◻	TXDOT TYPE II CONCRETE MONUMENT SET	P. R. G. C.	PROBATE RECORDS, GUADALUPE COUNTY
○	1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)	D. R. G. C.	DEED RECORDS, GUADALUPE COUNTY
●	1/2" IRON ROD FOUND (UNLESS NOTED)	O. P. R. G. C.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY
●	SQUARE-HEAD BOLT FOUND	P. M. R. G. C.	PLAT AND MAP RECORDS, GUADALUPE COUNTY
⊙	IRON PIPE FOUND (SIZE NOTED)	—+—	DISTANCE NOT SHOWN TO SCALE
⊙	60D NAIL FOUND (UNLESS NOTED)	—E—	PROPERTY LINE
△	CALCULATED POINT	—B—	SH 130 BASE LINE
⊙	WOOD FENCE POST	—+—	SH 130 PROPOSED RIGHT-OF-WAY LINE
IRS	IRON ROD SET	—X—	FENCE
N. T. S.	NOT TO SCALE	—III—	ACCESS DENIAL LINE
(XXX)	RECORD INFORMATION	—+—	APPROXIMATE SURVEY LINE
P. O. B.	POINT OF BEGINNING	—+—	EXISTING TXDOT RIGHT-OF-WAY
P. O. C.	POINT OF COMMENCEMENT	—TxR—	EXISTING TXDOT RIGHT-OF-WAY BASELINE
R. O. W.	RIGHT-OF-WAY	—+—	EASEMENT
D. E.	DRAINAGE EASEMENT	—+—	DEED LINE

NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 07-94051532, EFFECTIVE DATE OCTOBER 18, 2007, ISSUE DATE OCTOBER 29, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.

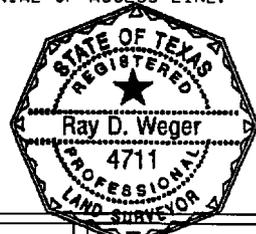
- B.) PROVISIONS RELATING TO ACCESS AS SET OUT IN DEED DATED MAY 26, 1967, FROM JAMES E. DIETZ TO THE STATE OF TEXAS, RECORDED IN VOLUME 399, PAGE 156, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *AS SHOWN*
- F.) RIGHT OF WAY TO SINCLAIR REFINING COMPANY BY J.C. NEIGHBORS ET UX DATED JANUARY 12, 1946, RECORDED IN VOLUME 217, PAGE 67, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *BROAD COVERAGE*
- I.) ACCESS EASEMENT AS SET OUT IN DEED BY KERMIT WESTERHOLM ET UX TO MARK A. WESTERHOLM, DATED OCTOBER 2, 1996 RECORDED IN VOLUME 1237, PAGE 345, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. *LOCATED BEYOND THE LIMITS OF THIS PARCEL*
- M.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY (OWNER POLICY ONLY). *AS MAY BE SHOWN*

- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHERWISE NOTED
- 8) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 958 B THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON UNDER MY SUPERVISION.


RAY D. WEGER, R. P. L. S. NO. 4711

08/04/08
DATE



642208 3/08/07 PH. 042208 TXDOT 1320000325007888_Quack080808SY 958B BRDR. SHED.dwg

HALFF
300 E. SOMTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (214) 798-1885
FAX (214) 798-1886

PARCEL PLAT SHOWING PROPERTY OF MARY S. KOEHLER			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 958 B
SCALE 1"=300'	FEDERAL AID PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE



Page 1 of 7
Parcel 957
Rev. 2
August 4, 2008

County: Guadalupe
Parcel No.: 957
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Segment: 6.2
From: Sta. 4223+00
To: 4996+11.52

Property Description for Parcel 957

BEING A 36.784 ACRE 1,602,317 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOSEPH KENT SURVEY NO. 48 ABSTRACT NO. 200, CONSISTING OF A PORTION OF A CALLED 24.78 ACRE TRACT DESCRIBED AS TRACT 1 IN DEED TO WILLIAM SIDNEY DEES AS RECORDED IN VOLUME 2138, PAGE 0094 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), AND ALL OF A 14.78 ACRE REMAINDER OF A CALLED 24.78 ACRE TRACT DESCRIBED AS TRACT 2 IN DEED TO WILLIAM S. DEES AS RECORDED IN VOLUME 1859, PAGE 0727 (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in concrete at the northeast corner of the said Tract 1 to William Sidney Dees, and a southerly corner of a called 75.00 acre tract described as Tract 1 in deed to Mary S. Koehler as recorded in Volume 1237, Page 0341 (O.P.R.G.C.), in the westerly line of a called 23.60 acre tract described as Tract 2 in deed to Mary S. Koehler as recorded in Volume 1237, Page 0341 (O.P.R.G.C.);

THENCE, with the easterly line of the said Tract 1 to William Sidney Dees, and the westerly line of the said Tract 2 to Mary S. Koehler, S 01° 24' 50" E 442.80 (S 00° 41' 00" E) feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, located 1,041.70 feet left of proposed SH 130 Baseline Station 4955+28.95, and being the POINT OF BEGINNING;

1) THENCE, continuing with the easterly line of the said Tract 1 to William Sidney Dees, and the westerly line of the said Tract 2 to Mary S. Koehler, S 01° 24' 50" E (S 00° 41' 00" E) 620.12 feet to a calculated point at the southeast corner of the said Tract 1 to William Sidney Dees, and the southwest corner of the said Tract 2 to Mary S. Koehler, in the existing northwesterly right-of-way and Access Denial Line of IH 10 as established by Texas Department of Transportation CSJ 535-1-7 (1964), located 196.52 feet left of existing IH 10 Baseline Station 1103+52.53, from which a found one inch iron pipe bears S 01° 24' 50" E 0.62 feet;

2) THENCE, with the existing northwesterly right-of-way and Access Denial Line of IH 10, S 73° 46' 25" W (S 74° 09' W) 956.49 feet to a calculated point at the southwest corner of the said Tract 1 to William Sidney Dees, and the southeast corner of a called 10.00 acre tract described in deed to Cheryl Dees Patterson as recorded in Volume 1514, Page 0609 (O.P.R.G.C.);



3) THENCE, with the westerly line of the said Tract 1 to William Sidney Dees, and the easterly line of the said Cheryl Dees Patterson tract, N 01° 28' 20" W (N 00° 41' 00" W) 716.28 feet to a found 1 1/2 inch iron pipe at the northeast corner of the said Cheryl Dees Patterson tract and a southeast corner of the said remainder of Tract 2 to William S. Dees located 107.70 feet left of proposed SH 130 Baseline Station 4954+50.93;

4) THENCE, with a southerly line of the said remainder of Tract 2 to William S. Dees, and the northerly line of the said Cheryl Dees Patterson tract, S 88° 33' 56" W 552.15 (S 89° 15' 30" W 552.15) feet to a calculated point at a southeasterly corner of the said remainder of Tract 2 to William S. Dees, and the northwest corner of the said Cheryl Dees Patterson tract;

5) THENCE, with an easterly line of the said remainder of Tract 2 to William S. Dees, and the westerly line of the said Cheryl Dees Patterson tract, S 01° 25' 52" E 856.36 (S 00° 44' 21" E 856.86) feet to a calculated point at a southeasterly corner of the said remainder of Tract 2 to William S. Dees and the southwest corner of the said Cheryl Dees Patterson tract, in the existing northwesterly right-of-way and Access Denial Line of IH 10;

6) THENCE, with the existing northwesterly right-of-way and Access Denial Line of IH 10, S 75° 38' 26" W (S 76° 01' W) 267.62 feet to a calculated point at the southwest corner of the said remainder of Tract 2 to William S. Dees, 2 and the southeast corner of a called 99.83 acre tract described in deed to Edward J. Schroeder and Marsha N. Schroeder as recorded in Volume 1402, Page 0241 (O.P.R.G.C.), located 182.36 feet left of existing IH 10 Baseline Station 1085+58.45 from which a found 1/2 inch iron rod bears S 02° 58' 47" W 0.76 feet;

7) THENCE, with the westerly line of the said remainder of Tract 2 to William S. Dees, and the easterly line of the said Edward J. Schroeder and Marsha N. Schroeder tract, N 02° 58' 47" E 1,046.39 (N 03° 41' 00" E 1048.00) feet to a fence post;

8) THENCE, continuing with the westerly line of the said remainder of Tract 2 to William S. Dees, and the easterly line of the said Edward J. Schroeder and Marsha N. Schroeder tract, N 17° 18' 46" W 396.80 (N 16° 40' 00" W 396.10) feet to a fence post;

9) THENCE, continuing with the westerly line of the said remainder of Tract 2 to William S. Dees, and the easterly line of the said Edward J. Schroeder and Marsha N. Schroeder tract, N 00° 31' 07" E 61.64 (N 00° 16' 00" W 57.70) feet to a calculated point at the northwest corner of the said remainder of Tract 2 to William S. Dees, and the northeast corner of the said Edward J. Schroeder and Marsha N. Schroeder tract, in the southerly line of the remainder of a called 97.00 acre tract described as Tract 2 in deed to Lambert H. Hollub and wife, Maxine Hollub as recorded in Volume 960, Page 0845 (O.P.R.G.C.);



Page 3 of 7
Parcel 957
Rev. 2
August 4, 2008

10) THENCE, with the northerly line of the said remainder of Tract 2 to William S. Dees, and the southerly line of the said remainder of Tract 2 to Lambert H. Hollub and wife, Maxine Hollub, N 88° 26' 51" E (N 89° 03' 00" E) passing at 751.18 feet a calculated point at the southeast corner of the said remainder of Tract 2 to Lambert H. Hollub and wife, Maxine Hollub, and the southwest corner of the said Mary S. Koehler Tract 1, at 838.59 feet, a calculated point at the northeast corner of the said remainder of Tract 2 to William S. Dees, and the northwest corner of the said Tract 1 to William Sidney Dees, and continuing in all 1,244.23 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, beginning of the Access Denial Line, located 638.43 feet left of proposed SH 130 Baseline Station 4949+91.82;

11) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the left a distance of 674.57 feet, having a radius of 2,100.00 feet, a central angle of 18° 24' 17", a tangent distance of 340.21 feet and a chord that bears S 52° 11' 47" E 671.67 feet to the POINT OF BEGINNING, ending the Access Denial Line, containing 36.784 acres of land 1,602,317 SQ. FT.

All Bearings are based on the Texas State Plane Coordinate System, South Central Zone NAD 83 (96) CORS (2002 EPOCH). All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

() denote record calls.

There is a separate survey plat of Parcel 957 that accompanies and is a part to this description.

Access is denied to and from the transportation facility across the Denial of Access Line.

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR §

That I, Ray D. Weger, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct representation of the evidence found from an on the ground survey of the property described herein under my supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 4 August 2008.

SURVEYED BY:



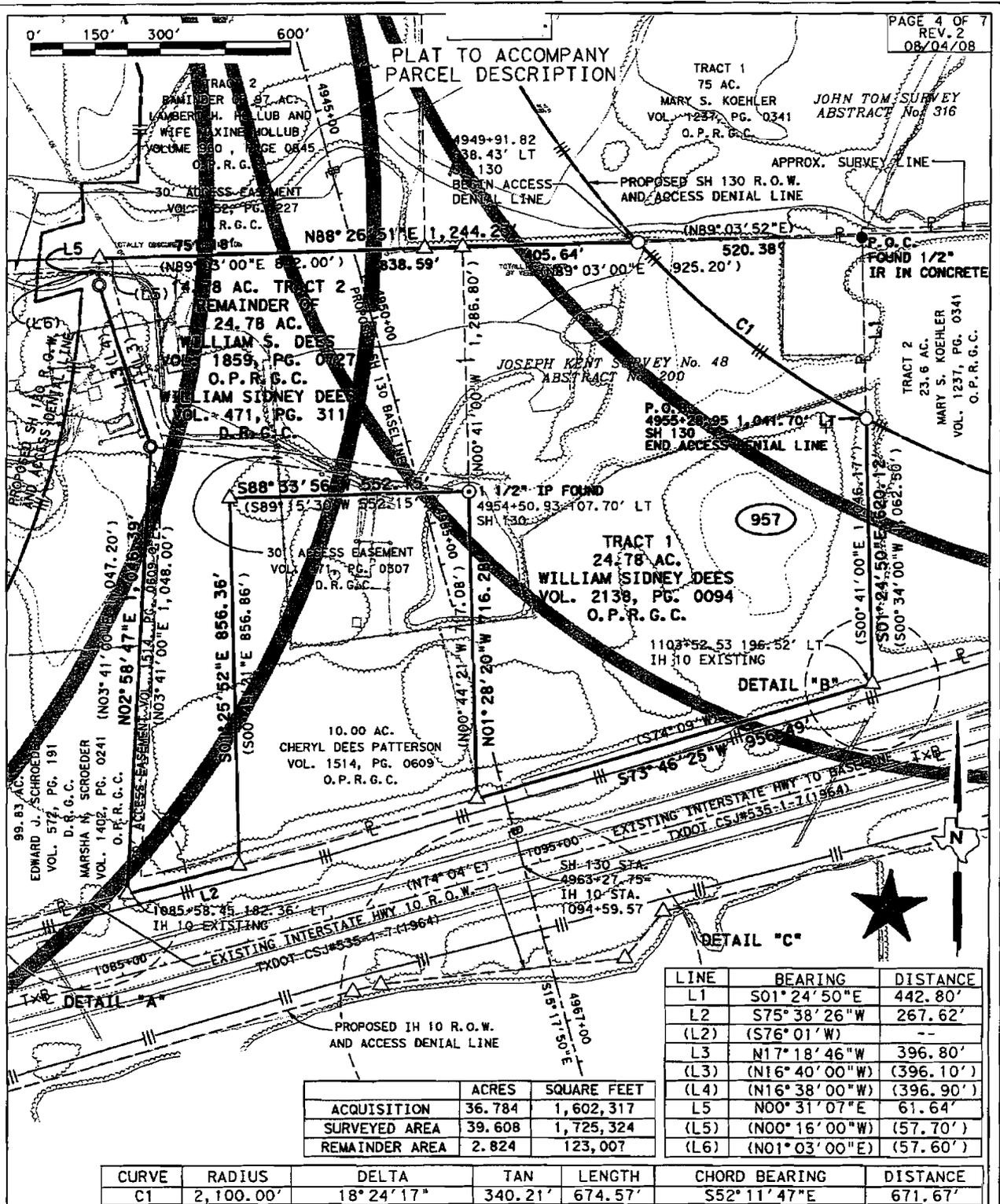
Ray D. Weger
Registered Professional Land Surveyor No. 4711



HALFF
300 East Sonterra Blvd. Suite 230
San Antonio, Texas 78258
(210) 798 - 1895



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



	ACRES	SQUARE FEET
ACQUISITION	36.784	1,602,317
SURVEYED AREA	39.608	1,725,324
REMAINDER AREA	2.824	123,007

LINE	BEARING	DISTANCE
L1	S01°24'50"E	442.80'
L2	S75°38'26"W	267.62'
(L2)	(S76°01'W)	--
L3	N17°18'46"W	396.80'
(L3)	(N16°40'00"W)	(396.10')
(L4)	(N16°38'00"W)	(396.90')
L5	N00°31'07"E	61.64'
(L5)	(N00°16'00"W)	(57.70')
(L6)	(N01°03'00"E)	(57.60')

CURVE	RADIUS	DELTA	TAN	LENGTH	CHORD BEARING	DISTANCE
C1	2,100.00'	18°24'17"	340.21'	674.57'	S52°11'47"E	671.67'

HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1836
FAX (210) 798-1838

PARCEL PLAT SHOWING PROPERTY OF
WILLIAM SIDNEY DEES

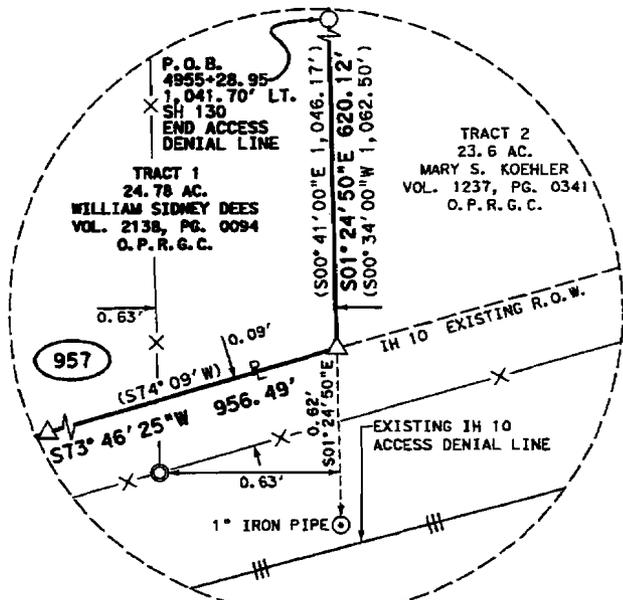
DISTRICT AUS	STATE HIGHWAY 130	PARCEL 957
SCALE 1"=300'	FEDERAL AID PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002
		COUNTY GUADALUPE

Texas Department of Transportation

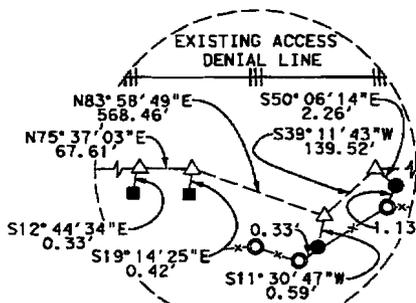
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PAGE 5 OF 7
REV. 2
08/04/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



DETAIL "B"
N. T. S.



DETAIL "C"
N. T. S.



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HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78250
TEL (210) 793-1886
FAX (210) 793-1886

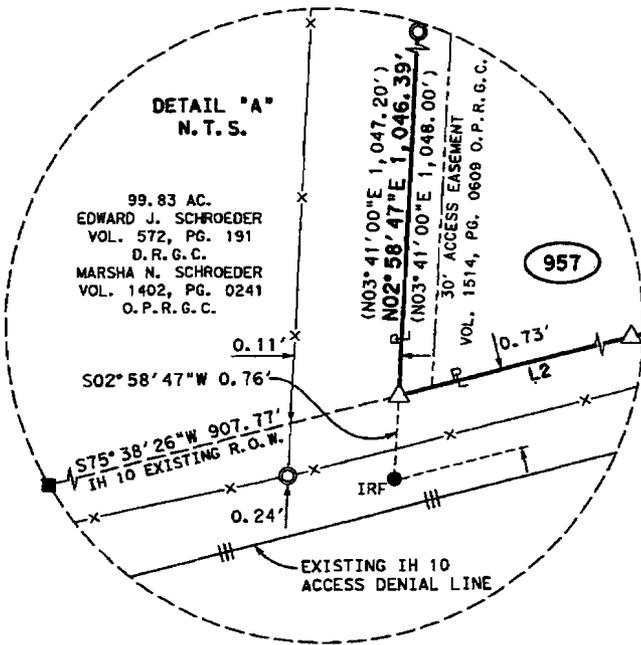
PARCEL PLAT SHOWING PROPERTY OF WILLIAM SIDNEY DEES			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 957
SCALE 1"=300'	FEDERAL AID PROJECT NO. BOR 2004(620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

PAGE 6 OF 7
REV. 2
08/04/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

- | | | | |
|----------|---|----------------|---|
| ■ | TXDOT TYPE I CONCRETE MONUMENT FOUND | B. L. | BUILDING SETBACK LINE |
| □ | TXDOT TYPE II CONCRETE MONUMENT FOUND | P. U. E. | PUBLIC UTILITY EASEMENT |
| □ | TXDOT TYPE II CONCRETE MONUMENT SET | P. R. G. C. | PROBATE RECORDS, GUADALUPE COUNTY |
| ○ | 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) | D. R. G. C. | DEED RECORDS, GUADALUPE COUNTY |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) | O. P. R. G. C. | OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY |
| ● | SQUARE-HEAD BOLT FOUND | P. M. R. G. C. | PLAT AND MAP RECORDS, GUADALUPE COUNTY |
| ○ | IRON PIPE FOUND (SIZE NOTED) | --- | DISTANCE NOT SHOWN TO SCALE |
| ▲ | 60D NAIL FOUND (UNLESS NOTED) | --- | PROPERTY LINE |
| △ | CALCULATED POINT | --- | SH 130 BASE LINE |
| ○ | WOOD FENCE POST | --- | SH 130 PROPOSED RIGHT-OF-WAY LINE |
| IRS | IRON ROD SET | --- | FENCE |
| N. T. S. | NOT TO SCALE | --- | ACCESS DENIAL LINE |
| (XXX) | RECORD INFORMATION | --- | APPROXIMATE SURVEY LINE |
| P. O. B. | POINT OF BEGINNING | --- | EXISTING TXDOT RIGHT-OF-WAY |
| P. O. C. | POINT OF COMMENCEMENT | --- | EXISTING TXDOT RIGHT-OF-WAY BASELINE |
| R. O. W. | RIGHT-OF-WAY | --- | EASEMENT |
| D. E. | DRAINAGE EASEMENT | --- | DEED LINE |



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HALFF
 300 E. SONTERRA BLVD, SUITE 230
 SAN ANTONIO, TEXAS 78258
 TEL (210) 798-1895
 FAX (210) 798-1898

PARCEL PLAT SHOWING PROPERTY OF WILLIAM SIDNEY DEES			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 957
SCALE 1"=300'	FEDERAL AID PROJECT NO. BOR 2004(620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

PAGE 7 OF 7
REV. 2
08/04/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 07-94051538, EFFECTIVE DATE OCTOBER 04, 2007, ISSUE DATE OCTOBER 19, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - A.) ACCESS DESCRIBED IN DEED DATED MAY 4, 2000, BY WILLIAM S. DEES AND JOMETA J. DEES TO CHERYL DEES PATTERSON, RECORDED IN VOLUME 1514, PAGE 609, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, TOGETHER WITH RIGHTS INCIDENTAL THERETO. *NOT SHOWN*
 - C.) DEEDS CONTROLLED ACCESS HIGHWAY FACILITY BY JOHN HENRY SMITH AND LURYLNN JEAN SMITH TO THE STATE OF TEXAS, DATED JANUARY 13, 1966, RECORDED IN VOLUME 386, PAGE 189, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND DATED FEBRUARY 15, 1966, RECORDED IN VOLUME 386, PAGE 187, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *NOT SHOWN*
 - D.) ACCESS EASEMENT AS DESCRIBED IN INSTRUMENT BY RENNIE G. BEICKER AND CURLEEN G. BEICKER TO VETERANS' S LAND BOARD OF THE STATE OF TEXAS, DATED FEBRUARY 10, 1972, RECORDED IN VOLUME 452, PAGES 227-230, DEED RECORDS OF GUADALUPE COUNTY TEXAS, AND RIGHTS INCIDENTAL THERETO. *NOT SHOWN*
 - H.) AGREEMENT DATED MAY 29, 1973, BY AND AMONG ROBERT M. CADY, ET AL, RECORDED IN VOLUME 471, PAGE 300, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *FENCE LINE AGREEMENT*
 - K.) EASEMENT & RIGHT OF WAY BY MARY WHITE CONE TO O.L. GOODSON DATED MARCH 13, 1940, RECORDED IN VOLUME 188, PAGE 221, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *NON PLOTTABLE*
 - L.) EASEMENT BY O.L. GOODSON ET UX TO FEDERAL LAND BANK OF HOUSTON DATED MARCH 14, 1949, RECORDED IN VOLUME 236, PAGE 293, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *NON PLOTTABLE*
 - M.) RIGHT AND PRIVILEGE, AND RIGHTS INCIDENTAL THERETO, AS SET OUT IN DEED DATED JUNE 9, 1950, BY NANNIE L. GOODSON ET AL TO C.R. DESCHNER, RECORDED IN VOLUME 246, PAGE 4, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *NON-PLOTTABLE*
 - R.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY (OWNER POLICY ONLY). *AS MAY BE SHOWN*
 - C.) OVERHEAD ELECTRIC TRANSMISSION LINE AS SHOW ON SURVEY PLAT DATED AUGUST 22, 1989, NO RECORDED INFORMATION FOUND) *NOT SHOWN*
- 6) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHERWISE NOTED
- 7) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 8) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 957 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON UNDER MY SUPERVISION.

[Signature]
RAY D. WEGER, R.P.L.S. NO. 4711

08/04/08
DATE



HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1855
FAX (210) 798-1898

PARCEL PLAT SHOWING PROPERTY OF WILLIAM SIDNEY DEES			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 957
SCALE 1"=300'	FEDERAL AID PROJECT NO. BOR 2004(6201)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE

Texas Department of Transportation

842008 11:38:38 AM 4/23/08 TXDOT 1326004255409base_204498097REV BY 457 BRUR_SMLcdp 8320_HF0808_8-6-11.plt

County: Dallas
Highway: S.H. 183
R.O.W. CSJ: 0094-03-099

Page 1 of 3
Revised December 19, 2005

Description for Parcel 41

BEING a 6,729 square feet tract of land, more or less, in the Solomon Huitt Survey, Abstract No. 618, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Frank Parra Chevrolet, Inc. as recorded in Volume 91055, Page 912 of the Deed Records of Dallas County, Texas, said 6,729 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a point on the existing eastern right of way line of N. Nursery Road (a 62.5 foot right of way) at the southwest corner of said Frank Parra Chevrolet, Inc. tract;

THENCE North 00 degrees 57 minutes 18 seconds West, along the existing eastern right of way line of N. Nursery Road, a distance of 403.16 feet to the existing southern right of way line of State Highway 183;

THENCE North 45 degrees 57 minutes 27 seconds East, along the existing southern right of way line of State Highway 183, a distance of 18.72 feet to a mag nail set** on the new southern right of way line of State Highway 183 and being the POINT OF BEGINNING;

- 1) THENCE North 45 degrees 57 minutes 27 seconds East, continuing along the existing southern right of way line of State Highway 183, a distance of 34.50 feet to an angle point;
- 2) THENCE South 86 degrees 19 minutes 07 seconds East, continuing along the existing southern right of way line of State Highway 183, a distance of 666.23 feet to a 5/8" iron rod with TxDOT cap set** at the intersection of the existing southern right of way line of State Highway 183 and the new southern right of way line of State Highway 183 and being the northeast corner of said Frank Parra Chevrolet, Inc. tract;
- 3) THENCE North 87 degrees 47 minutes 54 seconds West, along the new southern right of way line of State Highway 183, passing at a distance of 380.00 feet the beginning of Control of Access Line in all a distance of 460.00 feet to a mag nail set** at an angle point;
- 4) THENCE North 89 degrees 43 minutes 15 seconds West along the new southern right of way line of State Highway 183 and Control of Access Line a distance of 230.00 feet to the end of Control of Access Line and the POINT OF BEGINNING and containing 6,729 square feet 0.1545 ac.] of land, more or less.

County: Dallas
Highway: S.H. 183
R.O.W. CSJ: 0094-03-099

Page 2 of 3
Revised December 19, 2005

Description for Parcel 41

A plat at even survey date herewith accompanies this legal description.

Access is prohibited across the "Control of Access Line" to the highway facility.

** 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.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 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 1.000136506.

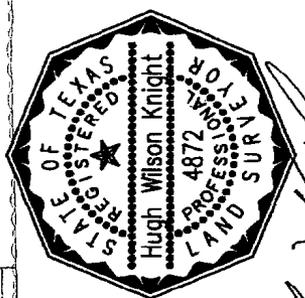
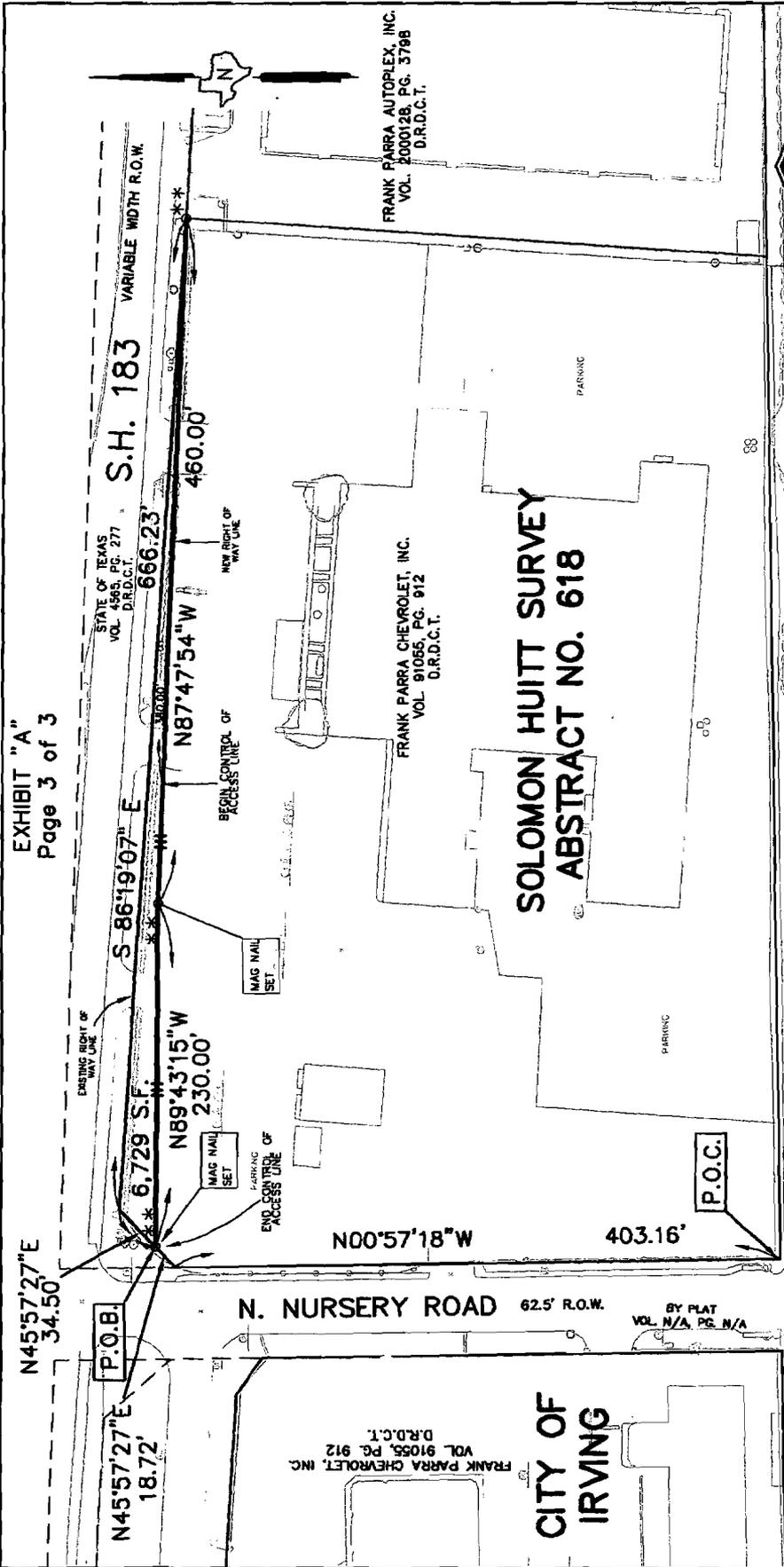


Hugh Wilson Knight, R.P.L.S.
Texas Registration No. 4872

Douphrate & Associates, Inc.
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
Ph. (972) 771-9004



EXHIBIT "A"
Page 3 of 3



HUGH WILSON KNIGHT
R.P.L.S. NO. 4872

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1983 ADJ).
ALL DISTANCES ARE IN FEET AND INCHES.
CONVERSION FACTOR OF 1.000138806.
A LEGAL DESCRIPTION AT EVEN
SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

A PLAT OF A SURVEY
PARCEL 41
FOR S.H. 183
A 6,729 SQ. FT., (0.1545 AC.)
TRACT OF LAND IN THE
SOLOMON HUITT SURVEY
ABSTRACT NO. 618
CITY OF IRVING
DALLAS COUNTY, TEXAS
REVISED: DEC. 19, 2005



- 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"
 - O = TARGET ALUMINUM CAP SET ON TOP OF A 5/8"-NICH
 - BO = TARGET BRONZE DISK SET IN CONCRETE
 - IN THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TARGET 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 TBOOT.

R.O.W. CSJ: 0094-03-099

ROW CSJ 0094-03-099
Parcel 41
Bisection Clause Cat I

AND IN ADDITION THERETO:

Title to all of those Large On-Premise and Small On-Premise Signs located partially on the remainder of the herein described parcel, said improvement 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 improvements.

County: Hill
Highway: IH 35
Limits: From FM 1304 to FM 310
ROW CSJ: 0014-07-094

Property Description
for Parcel 20

BEING A 2.710 ACRES (118,038 SQUARE FEET) TRACT OF LAND OUT OF THE LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 517, IN HILL COUNTY, TEXAS, BEING ALL OF A CALLED 2.68 ACRE TRACT OF LAND CONVEYED TO PATRICK WAYMAN MASSIE IN THE DEED RECORDED IN VOLUME 1379, PAGE 0450 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

BEGINNING at a found 5/8 inch iron rod for the northeast corner of said 2.68 acre tract and angle point in the existing east right of way line of Interstate Highway 35 (IH 35) (no deed of record found), also on the west line of a called 126.85 acre tract of land conveyed to Stephen Drake McKee and Sheila McKee Barrett in the deed recorded in Volume 1000, Page 163 of said Official Public Records;

1. **THENCE**, SOUTH 32°03'30" EAST 599.40 feet (called South 30°16'54" East 599.04 feet) along the east line of said 2.68 acre tract and west line of said 126.85 acre tract to a set 5/8 inch iron rod with yellow plastic cap stamped "LGG" for an angle point;
2. **THENCE**, SOUTH 32°20'09" EAST 206.69 feet (called South 30°33'33" East 206.82 feet) along the east line of said 2.68 acre tract and west line of said 126.85 acre tract to a set "PK" nail in fence post for the southeast corner of said 2.68 acre tract and northeast corner of a called 3.91 acre tract of land conveyed to John J. Kaska and wife, Clara Kaska in the deed recorded in Volume 664, Page 232 of the Deed Records of Hill County, Texas;

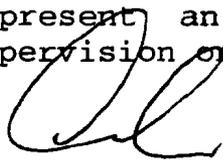
3. **THENCE**, SOUTH 67°42'18" WEST 219.91 feet (called South 69°23'04" West 217.97 feet) along the south line of said 2.68 acre tract and north line of said 3.91 acre tract to the southwest corner of said 2.68 acre tract and northwest corner of said 3.91 acre tract, being on the existing east right of way line of IH 35, a called 1.205 acre tract of land conveyed to the State of Texas for right of way for IH 35 as recorded in Volume 396, Page 361 of said Deed Records, from which a found fence corner bears South 67°42'18" West 0.51 feet;
4. **THENCE**, NORTH 22°07'26" WEST 776.51 feet (called North 20°25'00" West 775.59 feet) along the west line of said 2.68 acre tract and the existing east right of way line of IH 35 to the northwest corner of said 2.68 acre tract and the northeast corner of said 1.205 acre tract and being an angle point in the existing east right of way line of IH 35, from which a found concrete monument bears North 67°52'34" East 1.23 feet;
5. **THENCE**, NORTH 55°11'19" EAST 81.86 feet (called North 56°05'35" East 81.15 feet) along the north line of said 2.68 acre tract and the existing east right of way line of IH 35 to the **POINT OF BEGINNING** and containing a calculated area of 2.710 acres (118,038 square feet) of land.

Note: All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, NORTH Central Zone. All distances and coordinates shown are surface. Surface adjustment factor 1.00004.

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

Note: A plat survey of with the same survey date accompanies this description.

I, Calvin E. Cock III, a Registered Professional Land Surveyor, certify that this legal description and the accompanying plat represent an actual survey made on the ground under my supervision on April 27, 2007.



4-27-07

Calvin E. Cock III, R.P.L.S.
Texas Registration No. 5622

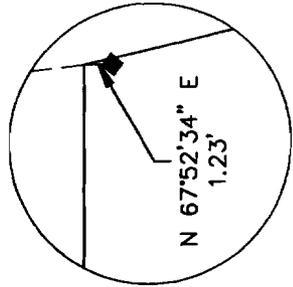
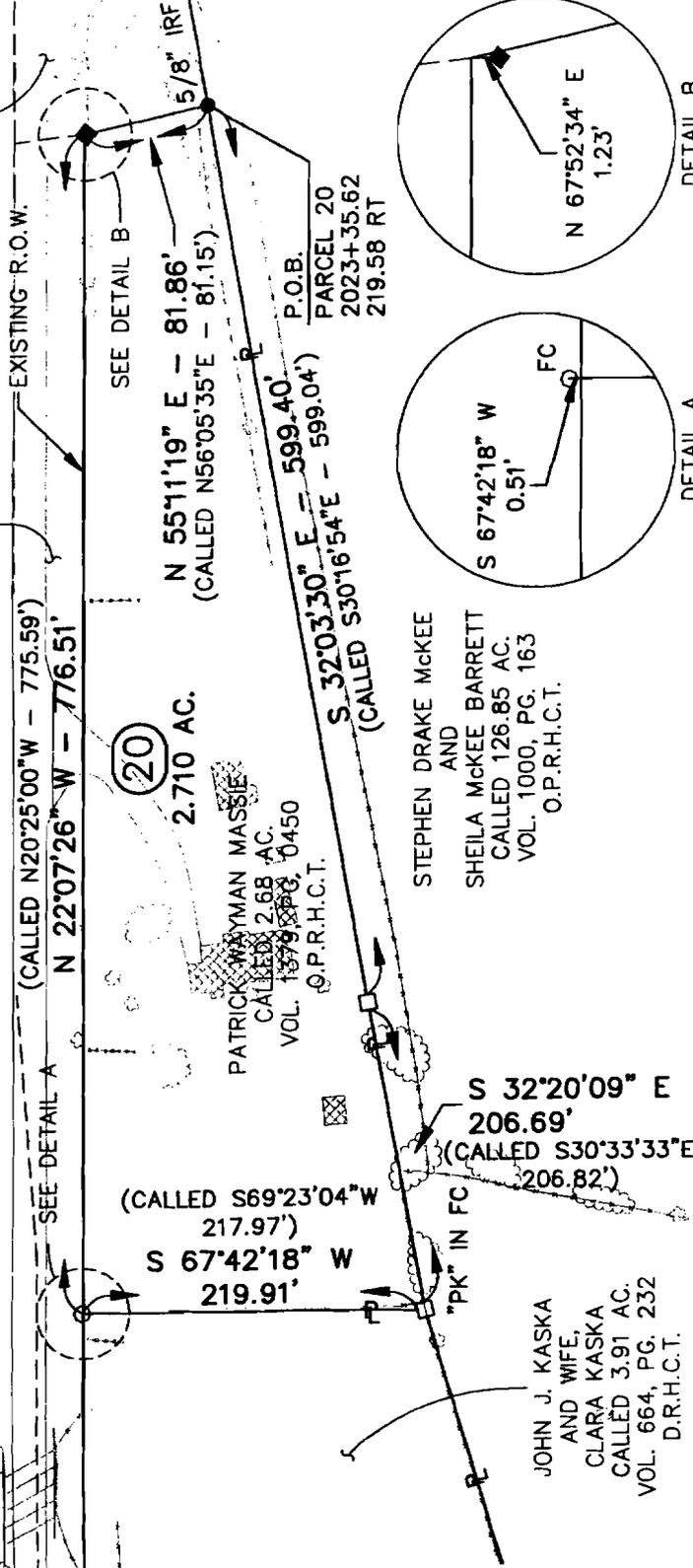


LEON COUNTY SCHOOL
LAND SURVEY
A-517

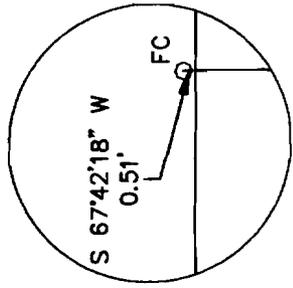
STATE OF TEXAS
CALLED 1.205 AC.
VOL. 396 PG. 361
D.R.H.C.T.

IH 35

NO DEED FOUND



DETAIL B
N.T.S.



DETAIL A
N.T.S.

LEGEND

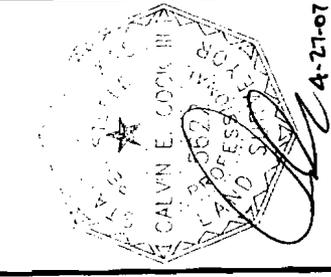
- PROPERTY LINE
- EXISTING EASEMENT LINE
- APPROPRIATE SURVEY LINE
- ACCESS DENIAL LINE (A.D.L.)
- MONUMENTS FOUND - (TYPE NOTED)
- FENCE CORNER
- TYPE I MONUMENT FOUND
- TYPE II MONUMENTS SET
- 5/8" IRON W/70001 ALUMINUM CAP SET
- 5/8" IRON W/1/2" CAP SET
- PORT OF BEGINNING / POINT OF COMMENCING
- DEED RECORDS HILL COUNTY TEXAS
- DEED RECORDS HILL COUNTY TEXAS
- DEED RECORDS HILL COUNTY TEXAS
- D.R.H.C.T. O.P.R.H.C.T. (00)
- FC
- P.O.B. / P.O.C.

- NOTES**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, RECORD INFORMATION ON THIS SKETCH IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
 2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.S. 83 NORTH FACTOR 1.0000. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE. SURFACE ADJUSTMENT IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.
 3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TDDOT.
 4. A LEGAL DESCRIPTION OF THE SAME DATE HEREON ACCOMPANIES THIS PLAN.

GRAPHIC SCALE

LG GROUP
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207
(214) 741-7777
(214) 741-9413 Fax
lggroupinc.com

SKETCH TO SHOW PROPOSED
RIGHT OF WAY ACQUISITION OF
PROPERTY UNDER THE
OWNERSHIP
OF
PATRICK WAYMAN MASSIE



PARCEL 20
IH 35
HILL COUNTY TEXAS
DRAWN BY: JDS
LGC PROJECT NO. 205013.00
4-27-2007
SHEET 4 OF 4
CSJ NO. 0014-07-094

County: Hill
Highway: IH 35
CSJ: 0014-07-094
Parcel: 20

REAL PROPERTY INTEREST TO BE EXTINGUISHED

TO EXTINGUISH ALL INTEREST CREATED (OR SUCCEEDED TO) BY THAT CERTAIN REAL ESTATE LEASE made the 21st day of November, 2000, by and between Elizabeth Fairfield, lessor, and Tri-State Outdoor Media Group, Inc., concerning the real estate described therein as:

7 miles South of Jct. 22 on the East side of I-35. In a portion of land large enough to maintain an outdoor advertising display.

More specifically, insofar as said lease encumbers the tract of land described in the following property description, which was previously acquired by the State of Texas subject to the above described lease.