

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

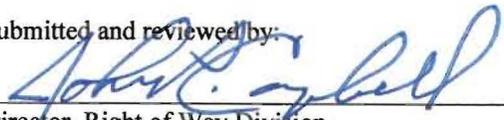
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Brazoria	SH 35	8	0178-02-072	41B
Denton	FM 423	2	1567-02-030	54
Denton	FM 720	5	1567-01-032	7 & 7E
El Paso	FM 76	3	0674-01-058	38
Rockwall	FM 740	7	1014-03-047	42
Upshur	SH 155	1	0520-02-048	7
Webb	SH Loop 20	4	0922-33-115	16
Zapata	US 83	6	0038-03-030	91

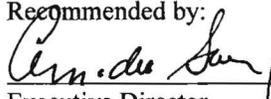
CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Caldwell	SH 130	L	3583-01-002	506A
Caldwell	SH 130	M	3583-01-002	800
Caldwell	SH 130	N	3583-01-002	1626
Comal	SH 46	G	0215-02-050	13
Dallas	IH 30	H	1068-04-132	12
Dallas	IH 30	C	1068-04-139	2
Dallas	SH 183	B	0094-03-098	34
Dallas	US 80	D	0095-02-106	4
Harris	IH 10	A	0271-07-260	710B
Montgomery	IH 45	J	0675-08-089	156A
Montgomery	IH 45	I	0675-08-089	153
Travis	SH 130	O	0440-06-008	443A
Travis	SH 130	P	0440-06-008	443C
Travis	SH 130	K	0440-06-008	464A
Webb	SH Loop 20	E	0086-14-036	2
Webb	SH Loop 20	F	0086-14-036	3

Submitted and reviewed by:


 Director, Right of Way Division

Recommended by:


 Executive Director

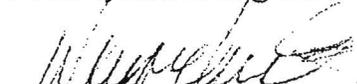
111867 JUN 25 09

Minute Number Date Passed

COUNTY: UPSHUR
HIGHWAY: SH 155
CSJ NO. 520-02--037, 038 & 039 (Construction)
CSJ NO. 520-02-046,047 & 048 (ROW)
LIMITS: HWY 80 TO SABINE RIVER



I, D. Dwayne Miley, Registered Professional Land Surveyor, do hereby verify that this description correctly represents the results of a survey made on the ground.


D. Dwayne Miley R.P.L.S. 4164
February 12, 2008

PROPERTY DESCRIPTION FOR PARCEL 7, PART 1

Being 0.318 of an acre of land, more or less, being out the residue of a called 37.50 acre tract of land described in a deed from Carolyn Lee to Garrett W. Lee and recorded in Volume 243 Page 421 of the Upshur County Deed Records (UCDR), situated in the William McClung Survey A-339, Upshur County, Texas on Texas State Highway Number 155; said 0.318 of an acre of land more particularly described by metes and bounds as follows:

COMMENCING at a ½" Iron Rod Found marking the Northwest corner of a called 5.00 acres tract conveyed to Loyd Foster in Volume 387 Page 364 (UCDR) and being in the North boundary line of the residue of said 37.50 acre tract; THENCE as follows:

S 20° 39' 41" E across said 37.50 acre tract a distance of 1075.11 feet to a TxDOT TYPE II Monument Set for the POINT OF BEGINNING of the herein described tract; said TxDOT TYPE II Monument being located 100.00 feet left of and at a right angle from the proposed survey centerline of State Highway 155, hereinafter referred to as "survey centerline", at survey centerline station 736+50.00 and being located at the coordinates of 6,907,017.8981 feet North and 3,005,916.7094 feet East;

- 1.) THENCE S 44° 53' 15" W, along the existing West right-of-way of said State Highway 155, a distance of 353.92 feet to a ½" Iron Rod Set in the existing West right-of-way line of said State Highway 155; said ½" Iron Rod being 100.00 feet left of and at a right angle from survey centerline station 732+96.09;
- 2.) THENCE S 35° 05' 59" W, continuing along the existing West right-of-way line of said State Highway 155, a distance of 208.81 feet to a ½" Iron Rod Set in the existing West right-of-way line of said State Highway 155; said ½" Iron Rod being 64.50 feet left of and at a right angle from survey centerline station 730+90.31;

- 3.) THENCE S 46° 03' 16" W, continuing along the existing West right-of-way line of said State Highway 155, a distance of 65.05 feet to a Steel Spike set in the existing West right-of-way line of said State Highway 155 and being in the centerline of River Road; said Steel Spike being 65.83 feet left of and at a right angle from survey centerline station 730+25.28;
- 4.) THENCE S 80° 40' 54" W, along the centerline of said River Road, a distance of 104.28 feet to a Steel Spike Set 126.82 feet left of and at a right angle from survey centerline station 729+40.69;
- 5.) THENCE N 09° 39' 26" W, along the proposed West right-of-way line of said State Highway 155, a distance of 25.00 feet to a TxDOT TYPE II Right Of Way Monument Set in the proposed West right-of-way line of said State Highway 155; said TxDOT TYPE II Right Of Way Monument being 147.18 feet left of and at a right angle from survey centerline station 729+55.19;
- 6.) THENCE N 77° 30' 29" E, continuing along the proposed West right-of-way line of said State Highway 155, a distance of 112.57 feet to a TxDOT TYPE II Right Of Way Monument Set in the proposed West right-of-way line of said State Highway 155; said TxDOT TYPE II Right Of Way Monument being 86.50 feet left of and at a right angle from survey centerline station 730+50.00;
- 7.) THENCE N 38° 30' 57" E, continuing along the proposed West right-of-way line of said State Highway 155, a distance of 301.86 feet to a TxDOT TYPE II Right Of Way Monument Set in the proposed West right-of-way line of said State Highway 155; said TxDOT TYPE II Right Of Way Monument being 120.00 feet left of and at a right angle from survey centerline station 733+50.00;
- 8.) THENCE N 44° 53' 15" E, continuing along the proposed West right-of-way line of said State Highway 155, a distance of 150.00 feet to a TxDOT TYPE II Right Of Way Monument Set in the in the proposed West right-of-way line of said State Highway 155; said TxDOT TYPE II Right Of Way Monument being 120.00 feet left of and at a right angle from survey centerline station 735+00.00;
- 9.) THENCE N 52° 28' 55" E a distance of 151.33 feet to the POINT OF BEGINNING and containing 0.318 of an acre of land, more or less being 0.068 of an acre in River Road Right Of Way leaving a net area of 0.250 of an acre of land, more of less.

NOTE: Bearings, Distances, and Coordinates shown are GRID coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone, based on NGS Monuments Wilkins W Base Reset (CR1236), Tyler Tx Cors Arp (TXY/DG5394), Marshall Tx Cors Arp (TXMA/DG 3772) and Palestine Cors Arp (PATT/AF 9638).

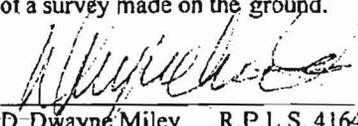
This description is based on the Right-Of-Way Map of State Highway 155, and the individual plat titled "PARCEL NO. 7 Parts 1 & 2" made by D. Dwayne Miley, Registered Professional Survey in December, 2007.

EXHIBIT "A"

COUNTY: UPSHUR
HIGHWAY: SH 155
CSJ NO. 520-02-037, 038 & 039 (Construction)
CSJ NO. 520-02-046,047 & 048 (ROW)
LIMITS: HWY 80 TO SABINE RIVER



I, D. Dwayne Miley, Registered Professional Land Surveyor, do hereby verify that this description correctly represents the results of a survey made on the ground.


D. Dwayne Miley R.P.L.S. 4164
February 12, 2008

PROPERTY DESCRIPTION FOR PARCEL 7, PART 2

Being 0.219 of an acre of land, more or less, being out of a called 37.50 acre tract of land described in a deed from Carolyn Lee to Garrett W. Lee and recorded in Volume 243 Page 421 of the Upshur County Deed Records (UCDR), situated in the William McClung Survey A-339, Upshur County, Texas on Texas State Highway Number 155; said 0.219 of an acre of land more particularly described by metes and bounds as follows:

COMMENCING at a ½" Iron Rod Found marking the Northwest corner of a called 5.00 acres tract conveyed to Loyd Foster in Volume 387 Page 364 (UCDR) and being in the North boundary line of the residue of said 37.50 acre tract; THENCE as follows:

S 45° 11' 21" E along the Southwest boundary line of said 5.00 acres tract a distance of 956.09 feet to a ½" Iron Rod Set for the POINT OF BEGINNING of the herein described tract; said ½" Iron Rod being located 94.07 feet left of and at a right angle from the proposed survey centerline of State Highway 155, hereinafter referred to as "survey centerline", at survey centerline station 740+96.32 and being located at the coordinates of 6,907,124.1718 feet North and 3,006,022.5674 feet East;

- 1.) THENCE S 45° 10' 13" E, along the common boundary line between said 5.00 acres tract and the residue of said 37.50 acre tract, a distance of 28.53 feet to a ½" Iron Rod Found marking the South corner of said 5.00 acres tract and being in the existing West Right Of Way line of said State Highway 155; said ½" Iron Rod being 65.54 feet left of and at a right angle from survey centerline station 740+96.35;
- 2.) THENCE S 44° 51' 32" W, along the existing West right-of-way line of said State Highway 155, a distance of 200.45 feet to a TxDOT TYPE I Right Of Way Monument Found in the existing West right-of-way line of said State Highway 155; said TxDOT TYPE I Right Of Way Monument being 65.44 feet left of and at a right angle from survey centerline station 738+95.91;

- 3.) THENCE S 54° 36' 48" W, continuing along the existing West right-of-way line of said State Highway 155, a distance of 204.55 feet to a TxDOT TYPE I Right Of Way Monument Found in the existing West right-of-way line of said State Highway 155; said TxDOT TYPE I Right Of Way Monument being 100.00 feet left of and at a right angle from survey centerline station 736+94.29;
- 4.) THENCE N 44° 53' 15" E, along the proposed West right-of-way line of said State Highway 155, a distance of 105.71 feet to a TxDOT TYPE II Right Of Way Monument Set in the proposed West Right Of Way line of said State Highway 155; said TxDOT TYPE II Right Of Way Monument being 100.00 feet left of and at a right angle from survey centerline station 738+00.00;
- 5.) THENCE N 46° 01' 59" E, along the proposed West right-of-way of said State Highway 155, a distance of 296.38 feet to the POINT OF BEGINNING and containing 0.219 of an acre of land, more or less.

SUMMARY

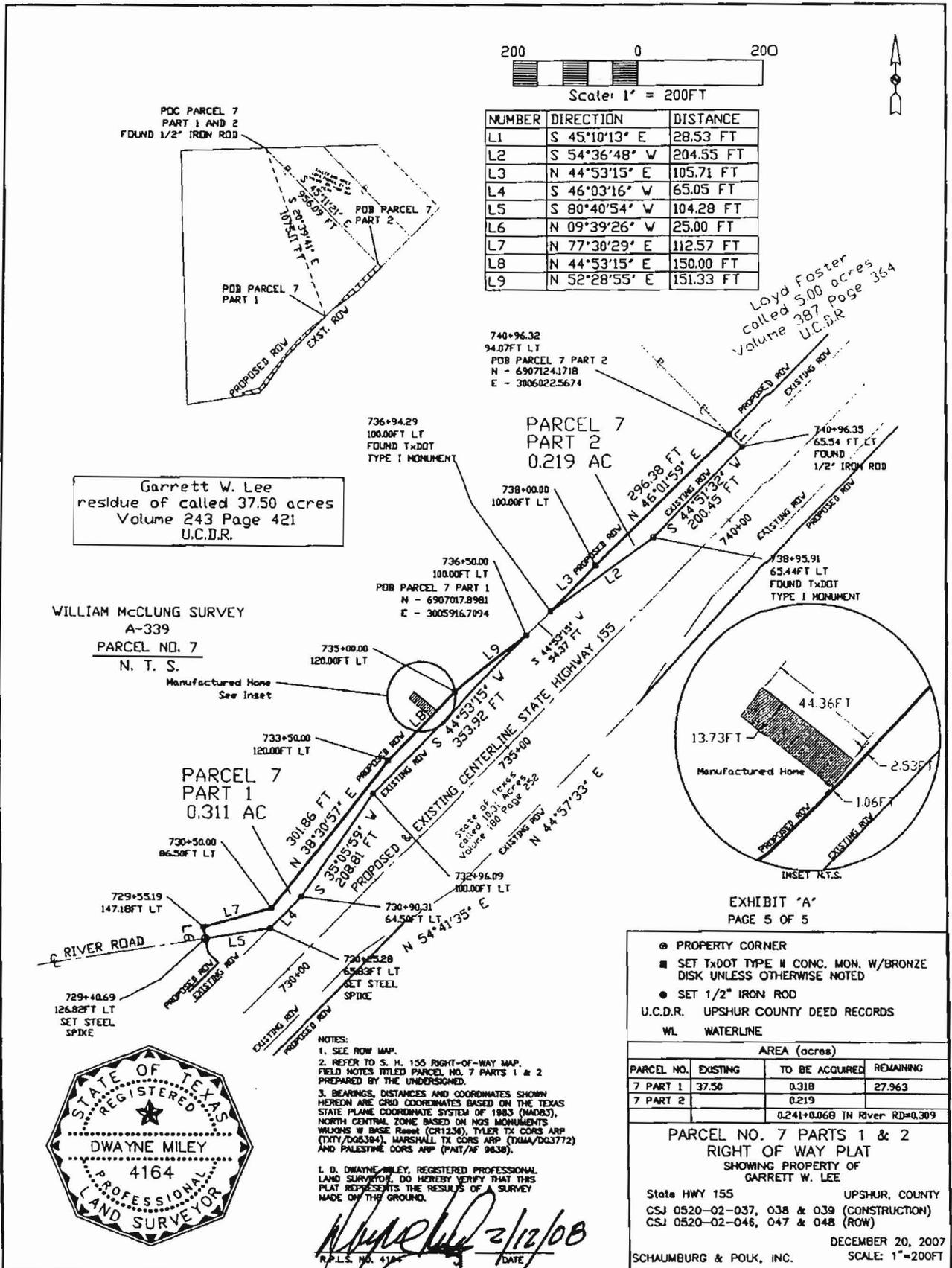
PART 1 = 0.318 of an ACRE (13837 Square Feet, more or less)

PART 2 = 0.219 of an ACRE (9521 Square Feet, more or less)

TOTAL = 0.537 of an ACRE (23,061 Square Feet, more or less)

NOTE: Bearings, Distances, and Coordinates shown are GRID coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone, based on NGS Monuments Wilkins W Base Reset (CR1236), Tyler Tx Cors Arp (TXTY/DG5394), Marshall Tx Cors Arp (TXMA/DG 3772) and Palestine Cors Arp (PATT/AF 9638).

This description is based on the Right-Of-Way Map of State Highway 155, and the individual plat titled "PARCEL NO. 7 PARTS 1 & 2" made by D. Dwayne Miley, Registered Professional Survey in December, 2007.



AREA (acres)			
PARCEL NO.	EXISTING	TO BE ACQUIRED	REMAINING
7 PART 1	37.50	0.318	27.963
7 PART 2		0.219	
		0.241+0.068 IN River RD=0.309	

PARCEL NO. 7 PARTS 1 & 2
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
GARRETT W. LEE

State HWY 155 UPSHUR, COUNTY
CSJ 0520-02-037, 038 & 039 (CONSTRUCTION)
CSJ 0520-02-046, 047 & 048 (ROW)

DECEMBER 20, 2007
SCHAUMBURG & POLK, INC. SCALE: 1"=200FT

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

Page 1 of 3
February 20, 2008

Description for Parcel 54

Being an 874 square foot tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 173, in the City of The Colony, Denton County, Texas and being a portion of Lot 1 of the McDonald's Addition recorded in Cabinet E, Slide 205 of the Plat Records of Denton County, Texas, and being conveyed to McDonald's Corporation recorded in Volume 1704, Page 647 of the Deed Records of Denton County, Texas. Said 874 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch capped iron rod found on the west line of said McDonald's tract, being the southeast corner of a tract of land described in deed to Mary Candace Mays, femme sole recorded in County Clerk's File No. 94-0089387 of the Deed Records of Denton County, Texas, and being the northeast corner of the Final Plat of the Wallco Addition recorded in Cabinet U, Slide 191 of the Plat Records of Denton County, Texas;

THENCE North 00 Degrees 16 Minutes 46 Seconds West, along the west line of said McDonald's tract, and the common east line of said Mary Candace Mays tract, a distance of 158.33 feet to an "X" Cut set for the **POINT OF BEGINNING**;

- (1) THENCE North 00 Degrees 16 Minutes 45 Seconds West, continuing along the west line of said McDonald's tract, and the common east line of said Mary Candace Mays tract, a distance of 1.91 feet to an "X" cut set for the northwest corner of said McDonald's tract, being the northeast corner of said Mary Candace Mays tract, and being on the south right-of-way line of South Colony Boulevard (a 50 foot right-of-way) as conveyed by right-of-way dedication recorded in County Clerk's File No. 94-50962 of the Deed Records of Denton County, Texas, from which a 3/8 inch iron rod found bears South 00 Degrees 25 Minutes 33 Seconds East, a distance of 6.74 feet;
- (2) THENCE North 89 Degrees 26 Minutes 39 Seconds East, along the north line of said McDonalds tract, and the south right-of-way line of said South Colony Boulevard, a distance of 170.09 feet to a point for the northeast corner of said McDonalds tract, being at the intersection of the south right-of-way line of South Colony Boulevard, and the west right-of-way line of Farm to Market (F.M.) No. 423 as conveyed to the State of Texas recorded in Volume 1108, Page 320 of the Deed Records of Denton County, Texas;
- (3) THENCE South 00 Degrees 18 Minutes 19 Seconds East, along the east line of said McDonalds tract, and the west right-of-way line of F.M. No. 423 a distance of 34.11 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for corner;

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

Page 2 of 3
February 20, 2008

Description for Parcel 54

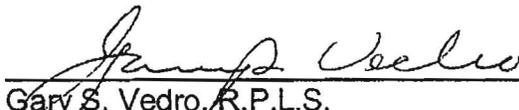
THENCE departing the east line of said McDonald's tract and the west right-of-way line of F.M. No. 423, over and across said McDonald's tract, the following courses and distances:

- (4) THENCE North 45 Degrees 25 Minutes 50 Seconds West, a distance of 44.81 feet to PK nail set for corner;
- (5) THENCE South 89 Degrees 37 Minutes 37 Seconds West, a distance of 138.34 feet to the **POINT OF BEGINNING** and containing 874 square feet of land, more or less.

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

Basis of Bearings is based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.) North Central Zone, all distances and coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.000150630.

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



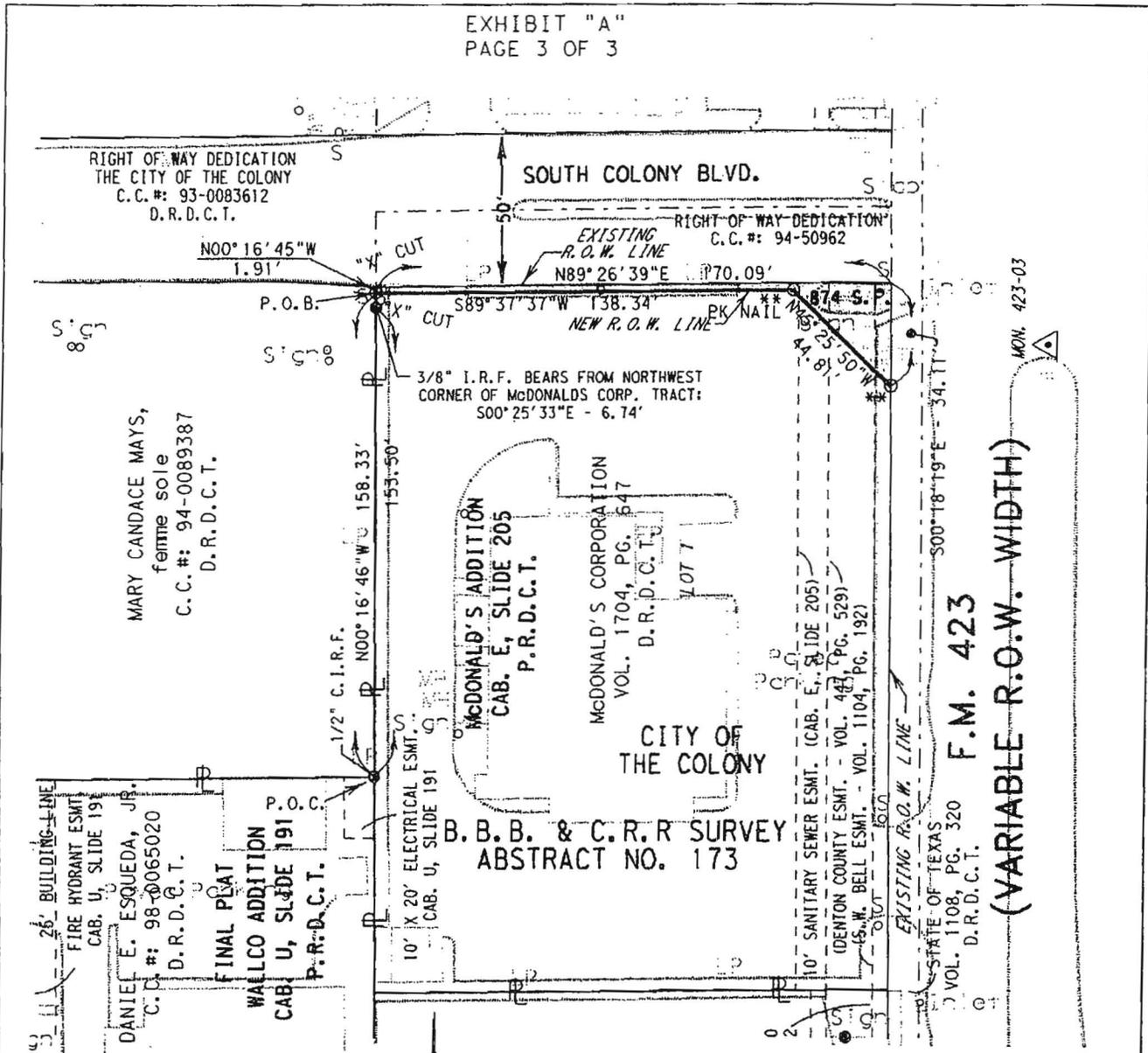
Gary S. Vedro, R.P.L.S.

Registered Professional Land Surveyor
Texas Registration No. 4934
Carter Burgess Inc.
7950 Eimbrook Dr
Dallas, Texas 75429
214-638-0145

February 20, 2008



EXHIBIT "A"
PAGE 3 OF 3



MARY CANDACE MAYS,
femme sole
C.C.#: 94-0089387
D.R.D.C.T.

DANIEL E. ESQUEDA, JR.
C.C.#: 98-0065020
D.R.D.C.T.

WALCO ADDITION
CAB. U, SLIDE 191
P.R.D.C.T.

MCDONALD'S ADDITION
CAB. E, SLIDE 205
P.R.D.C.T.

MCDONALD'S CORPORATION
VOL. 1704, PG. 647
D.R.D.C.T.

B.B.B. & C.R.R. SURVEY
ABSTRACT NO. 173

F.M. 423

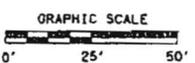
(VARIABLE R.O.W. WIDTH)

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 adj.) NORTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000150630.

LEGEND

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

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



A PLAT OF A SURVEY OF 874 S.F. TRACT OF LAND IN THE B.B.B AND C.R.R. SURVEY ABSTRACT NUMBER 173 AND BEING PART OF LOT 1 OF THE MCDONALD'S ADDITION CITY OF THE COLONY DENTON COUNTY, TEXAS



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

** 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.

Revised: December, 2008
July, 2008
Parcel 38
Page 1 of 3

Highway: FM Highway 76
Limits: From 0.3 Miles West of El Paso/Socorro City Limits
To 0.28 Miles East of FM 1281 (Horizon Blvd.)
County: El Paso
Account No.: 8024-01-025
ROW CSJ: 0674-01-058 (Phase VII)
Owner: Eloy A. Duran, et ux

Property Description for
Parcel 38

Being 0.0523 of one acre (2,278 square feet) parcel of land, situated in Tract 19 B, Block 4 of the Socorro Grant, El Paso County, Texas, and being part of and out of a called 0.872 of one acre tract, as conveyed to Eloy A. Duran, et. ux., as filed on September 20, 2002 and recorded in Document No. 20020075268 of the Official Public Records of El Paso County, Texas (O.P.R.E.P.C.T.). Said 0.0523 of one acre (2,278 square feet) parcel of land, being more particularly described by metes and bounds as follows with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment). Said coordinates are surface in U.S. survey feet and may be converted to grid values by multiplying by a combined scale factor of 0.999777496.

COMMENCING for a point of reference at a 1/2-inch iron rod with plastic cap stamped 'SURVCON INC.' set for an interior corner of said called 0.872 acre tract and being in the existing northerly right of way line of Lateral "Y-57" as conveyed to El Paso County Water Improvement District No. 1 and recorded in Document No. 96004128 of the O.P.R.E.P.C.T. for the beginning of a curve to the right; thence as follows:

Southwesterly, along said northerly right of way line of lateral "Y-57", an arc distance of 19.04 feet with said curve to the right having a Radius of 94.82 feet, a Delta Angle of 11°30'18" and a Chord Bearing and Distance of South 83°34'20" West, 19.01 feet to a 1/2-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set [to be replaced with TxDOT Type II monument [4-inch bronze disk set in concrete] after acquisition is complete] at 60.00 feet left of and perpendicular to Farm to Market Road No. 76 (FM 76) Baseline Station 78+42.88 and being in the proposed northeasterly right of way line of FM 76 for the **POINT OF BEGINNING**, having surface coordinates of X=447,814.40 and Y=10,621,770.07;

Revised: December, 2008
July, 2008
Parcel 38
Page 2 of 3

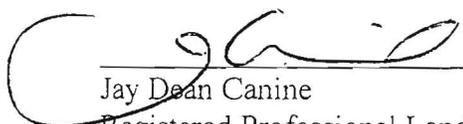
- (1) **THENCE** Northwesterly, continuing along said northerly right of way line of lateral "Y-57", an arc distance of 22.66 feet with said curve to the right having a Radius of 94.82 feet, a Delta Angle of $13^{\circ}41'42''$ and a Chord Bearing and Distance of North $83^{\circ}49'41''$ West, 22.61 feet to a 1/2-inch iron rod with plastic cap stamped 'SURVCON INC.' set for the southeasterly corner of said 0.872 acre tract, being at the intersection of said existing northerly right of way line of Lateral "Y-57" with the existing northeasterly right of way line of FM 76 (North Loop Road) being 50 feet wide as shown on the TxDOT Right of Way map for SH 76, identified with a Control Section Job Number of 674-1-5 and dated January 1949;
- (2) **THENCE** North $21^{\circ}37'49''$ West, along said existing northeasterly right of way line of FM 76, a distance of 80.89 feet to a 1/2-inch iron rod with plastic cap stamped 'SURVCON INC.' set for the southeasterly corner of said 0.872 acre tract and the intersection of said existing northeasterly right of way line of FM 76 with the existing southerly right of way line of Moon Road (55 feet wide) as occupied;
- (3) **THENCE** North $83^{\circ}35'11''$ East, along said existing southerly right of way line of Moon Road, a distance of 62.28 feet to a 1/2-inch iron rod with TxDOT aluminum cap set [to be replaced with TxDOT Type II monument [4-inch bronze disk set in concrete] after acquisition is complete] at 100.46 feet left of and perpendicular to FM 76 Baseline Station 77+69.16 and being in the proposed northeasterly right of way line of FM 76;
- (4) **THENCE** South $42^{\circ}59'11''$ West, along said proposed northeasterly right of way line of FM 76, a distance of 44.55 feet to a 1/2-inch iron rod with TxDOT aluminum cap set [to be replaced with TxDOT Type II monument [4-inch bronze disk set in concrete] after acquisition is complete] at 60.00 feet left of and perpendicular to FM 76 Baseline Station 77+87.42 for the beginning of a curve to the right;
- (5) **THENCE** Southeasterly, continuing along said proposed northeasterly right of way line of FM 76, an arc distance of 34.56 feet with said curve to the right, having a Radius of 3,880.00 feet, a Delta Angle of $00^{\circ}30'38''$ and a Chord Bearing and Distance of South $21^{\circ}53'08''$ East, 34.56 feet to a point which falls in the middle of a one-story stucco building at 60.00 feet left of and perpendicular to FM 76 Baseline Station 78+21.45 for the end of a said curve to the right;

Revised: December, 2008
July, 2008
Parcel 38
Page 3 of 3

- (6) **THENCE** South 21°37'49" East, continuing along said proposed northeasterly right of way line of FM 76, a distance of 21.43 feet to the **POINT OF BEGINNING** and containing a computed area of 0.0523 of one acre (2,278 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat of the same date. The proposed baseline information recited herein is based on a design schematic drawing provided by TxDOT El Paso.

I, Jay Dean Canine, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.



Jay Dean Canine
Registered Professional Land Surveyor
No. 4345

Date

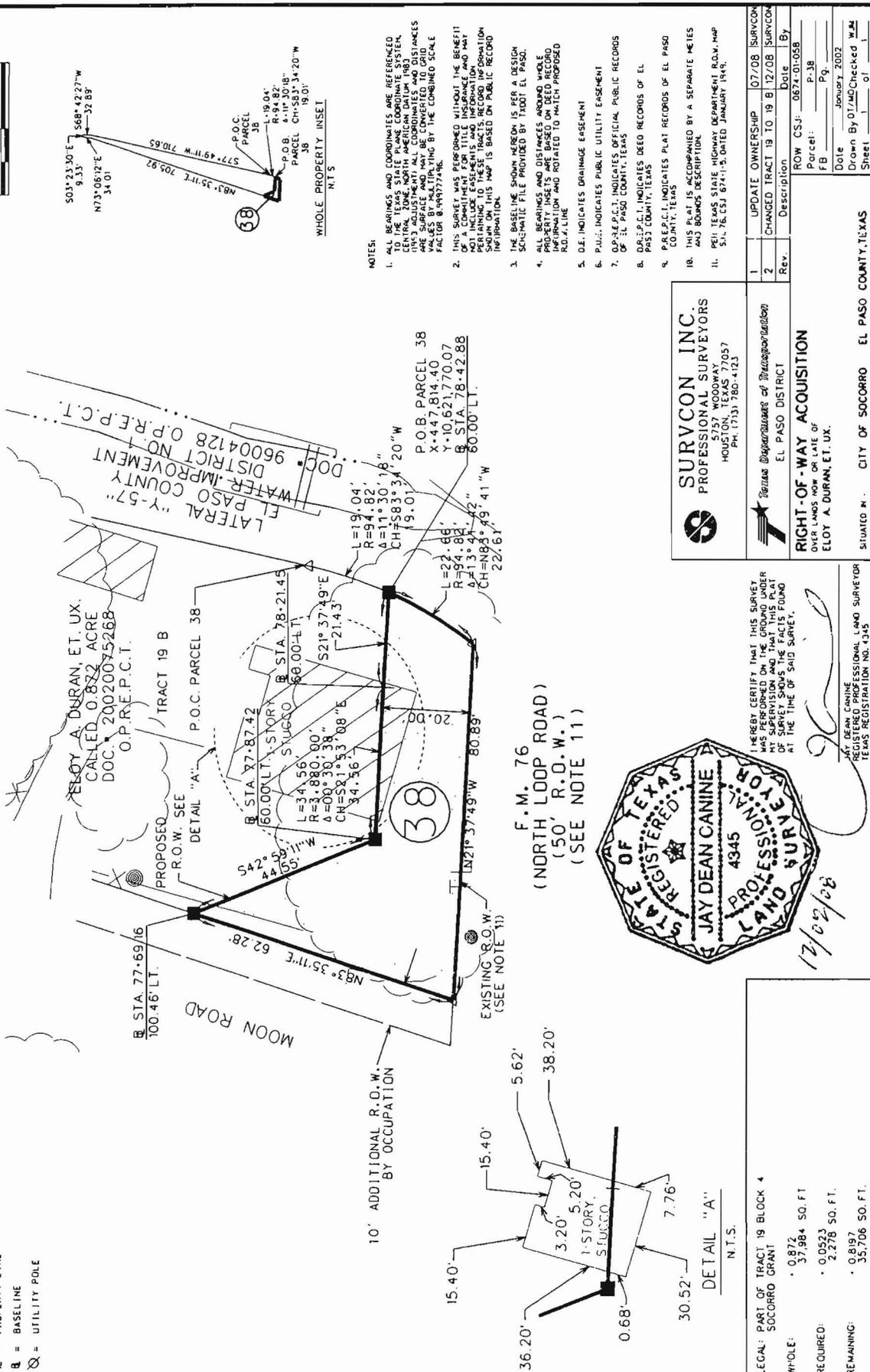
12/02/08



SURVCON INC.
5757 Woodway, Suite 101 West
Houston, Texas 77057
(713) 780-4123
July, 2008
Revised: December, 2008

SOCORRO GRANT- BLOCK 4

- SURVEY LEGEND**
- = FOUND TxDOT BRONZE DISK IN CONCRETE
 - = SET 1/2" I.R. W/TxDOT ALUM. CAP (TO BE REPLACED W/TxDOT BRONZE DISK IN CONCRETE AFTER ACQUISITION IS COMPLETE)
 - = SET 1/2" IRON ROD W/TxDOT ALUM. CAP UNLESS OTHERWISE NOTED
 - = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - △ = FOUND 4" x 4" CONCRETE MONUMENT
 - ⊠ = SET 1/2" I.R. W/PLASTIC CAP STAMPED "SURVCON INC."
 - R = PROPERTY LINE
 - ⊕ = BASELINE
 - ⊙ = UTILITY POLE



- NOTES:**
- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83). ADJUSTMENT ALL COORDINATES AND DISTANCES TO THE NAD 83 DATUM USING THE CONVERSION FACTOR 0.99977748.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY BE SUBJECT TO UNDISCOVERED ENCUMBRANCES PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP IS BASED ON PUBLIC RECORD INFORMATION.
 - THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TxDOT EL PASO.
 - ALL BEARINGS AND DISTANCES AROUND WHOLE PROPERTY INSETS ARE BASED ON DEED RECORD INFORMATION AND ADJUSTED TO MATCH PROPOSED R.O.W. LINE.
 - D.E. INDICATES DRAINAGE EASEMENT
 - P.A.U.C. INDICATES PUBLIC UTILITY EASEMENT
 - O.P.R.E.P.C.T. INDICATES OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS
 - D.B.I.P.C.L. INDICATES DEED RECORDS OF EL PASO COUNTY, TEXAS
 - P.B.P.C.L. INDICATES PLAT RECORDS OF EL PASO COUNTY, TEXAS
 - THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION
 - PREV. TEXAS STATE HIGHWAY DEPARTMENT R.O.W. MAP S.N. 78, CSJ, 6741, DATED JANUARY, 1949.

SURVCON INC
PROFESSIONAL SURVEYORS
HOUSTON, TEXAS 77057
PH. (713) 780-4123

Texas Department of Transportation
EL PASO DISTRICT

RIGHT-OF-WAY ACQUISITION
OVER LANDS NOW OR LATE OF
ELOY A. DURAN, ET. UX.

SITUATED IN CITY OF SOCORRO EL PASO COUNTY, TEXAS

DATE OWNERSHIP 07/08 SURVCON
CHANGED TRACT 19 B 12/08 SURVCON

Rev.	Description	Date	By
ROW CSJ	0674-01-058		
Parcel:	P.38		
FB	Pg.		
Date	January, 2002		
Drawn By	07/JAD	Checked	WJM
Sheet	1	of	1



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION AND THAT THIS PLAT OF SURVEY SHOWS THE FACTS FOUND AT THE TIME OF SAID SURVEY.

JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345

LEGAL: PART OF TRACT 19 BLOCK 4 SOCORRO GRANT

WHOLE:	REQUIRED:	REMAINING:
• 0.872	• 0.0523	• 0.8197
37,984 SQ. FT.	2,276 SQ. FT.	35,706 SQ. FT.

County: El Paso
ROW CSJ No.: 0674-01-058
Highway: FM 76 (North Loop Road)
Parcel: 38
From: 0.3 Miles West of El Paso/Socorro City Limits
To: 0.28 Miles East of FM 1281 (Horizon Boulevard)

AND IN ADDITION THERETO:

Title to all of that **(Masonry Building and Wood Frame Porch)** located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north 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.

Account No:
C.S.J. No.: 0922-33-115
County: Webb
Highway: Cuatro Vientos Road
Project Limits: FROM: Mangana-Hein Road
TO: 1.0 Miles South of SH-359

Date: April 8, 2008

FIELD NOTES FOR PARCEL NO. 16

BEING A 0.16 ACRE TRACT OF LAND, situated in Laureano Salinas, Porcion 36, Abstract 473, Webb County, Texas. Being out of a tract of land owned by E. L. Cantu containing 1077.9 acres and a 6 acre roadway, this 0.16 acre is out of that 6 acre roadway being a 10 vara strip of land used for access to this 1077.9 as per deed recorded in volume 167, pages 357-361 of the Webb County Deed Records, Texas. This 0.16 acre tract of land being more particularly described as follows:

COMMENCING at a found P.K. Nail, said point being at the centerline intersection of Exodus Drive and Carolina Street in Cuatro Vientos Subdivision, Phase I as per plat recorded in volume 22, page 25 of the Plat Records of Webb County, Texas, having a surface coordinate of $x=674,629.14$ and $y=17,055,230.28$. All bearings and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00003.

- (1) **THENCE, SOUTH 52°06'13" East**, a distance of **720.81 FEET** to a set $\frac{3}{8}$ " iron rod, said point being the northwest corner of said parcel and the **POINT OF BEGINNING**.

BEGINNING at a set $\frac{3}{8}$ " iron rod, said point being the northwest corner of said acre parcel and said point being at right angle to the proposed right-of-way baseline and a distance of 125.00 feet and at station 200+02.16 and said having a surface coordinate of $x = 675,197.95$ and $y = 17,054,787.53$.

- (1) **THENCE, NORTH 89°32'50" East**, a distance of **250.01 FEET** to a set $\frac{3}{8}$ " iron rod, for the northeast corner of this tract;
- (2) **THENCE, SOUTH**, a distance of **27.78 FEET** (an access line) to a set $\frac{3}{8}$ " iron rod for the southeast corner hereof;
- (3) **THENCE, SOUTH 89°32'50" West**, a distance of **250.01 FEET** to a set $\frac{3}{8}$ " iron rod for the southwest corner hereof;
- (4) **THENCE, NORTH**, a distance of **27.78 FEET** to the point of beginning and containing 0.16 of an acre of land, more or less.

A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION. ACCESS IS ALLOWED ACROSS THE "ACCESS MANAGEMENT LINE" TO THE HIGHWAY FACILITY FROM REMAINDER OF THE ABUTTING PROPERTY IN ACCORDANCE WITH THE STATEWIDE POLICY AS SET FORTH IN THE DEPARTMENTAL PUBLICATION ENTITLED TxDOT ACCESS MANAGEMENT MANUAL AS MAY BE AMENDED FROM TIME TO TIME.

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS DESCRIPTION IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 8th DAY OF April 2008 A.D.

Bern F. Slight
BERNAL FREDERICK SLIGHT, R.P.L.S. #5328



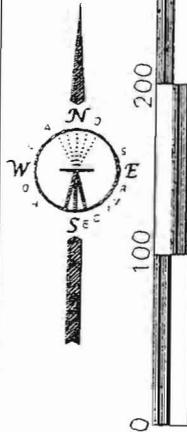
EXHIBIT "B"
SEE EXHIBIT "A"
PREPARED EVEN DATE

SURVEY 36
LAUREANO SALINAS
A-473

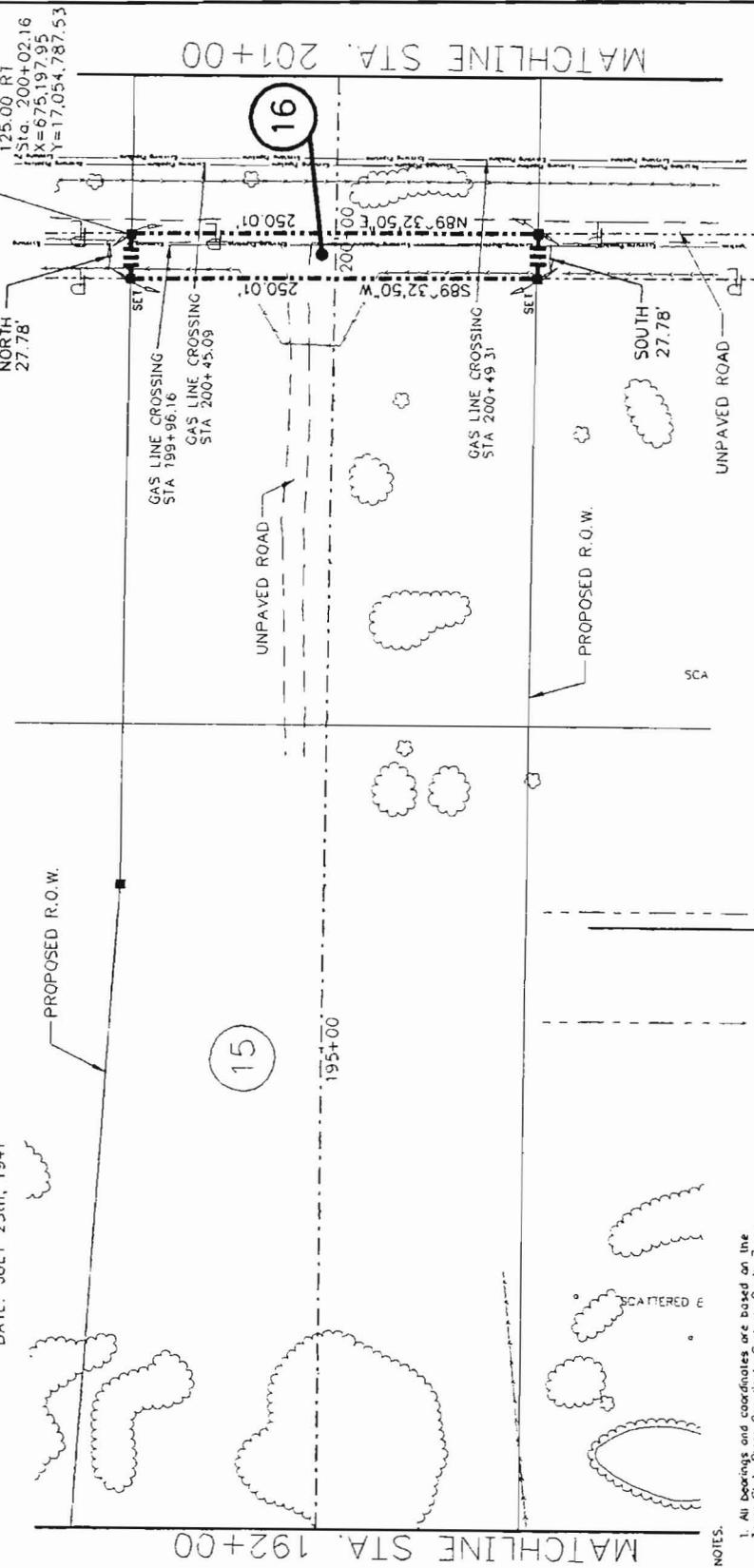
16

DEED ACREAGE: 6.0
BEG STA: 199+73.89 END STA: 200+03.65
OWNER: E.L. CANTU
VOL: 167 PAGE: 357-361 W.C.D.R.
DATE: JULY 23th, 1941

SCALE 1" = 100'



P.O.B.
PARCEL 16
125.00 RT
Sta. 200+02.16
X=675,197.95
Y=17,054,787.53



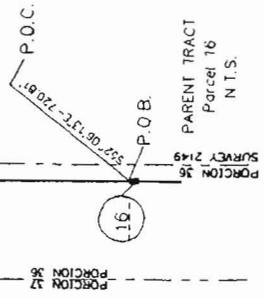
EXISTING	TAKING	REMAINING
6.0 AC	0.1594 AC	5.8406 AC.
		6,944,6613 SF

PARCEL PLAT
SHOWING PARCEL NO. 16
PROPERTY OF
E.L. CANTU

Parcel No. 16
Sheet 2 of 2

ROW CSJ NO.: 0322-33-115
HOWLAND SURVEYING, INC APRIL, 2008

- NOTES:
- All bearings and coordinates are based on the Town of Howland Survey, 1933, as shown on the North American Datum 1983 (1993 Ad). All distances and coordinates shown are surface and may be converted to grid by dividing by a reciprocal combined scale factor of 1.00003.
 - Set 11. Indicates Texas Department of Transportation survey shown on a 5/8" iron rod, unless otherwise depicted herein.
 - Set 1: Indicates 5/8"-high iron rod with plastic cap marked "Howland Engineering and Surveying CO" unless otherwise depicted herein.
 - Survey Line and Parcel Line locations are approximate and based upon the best available evidence.
 - A.M.L. signifies Access Management Line
 - Remainder Acreage is based on difference between Acreage called for in deed, minus acreage taken.



County: Denton
Parcel: 7
Highway: F.M. Road 720
Project Limits: From Garza Road
 To Eldorado Parkway
CSJ: 1567-01-032

Page 1 of 4
May 2005

LEGAL DESCRIPTION FOR PARCEL 7

BEING a 9,436 square foot tract of land situated in the David M. Cule Survey, Abstract No. 226, in the Town of Little Elm, Denton County, Texas, and being a part of that tract of land described in Quitclaim Deed to Joyce Robins as recorded in Volume 2769, Page 0969 of the Deed Records of Denton County, Texas, and also being a part of Lot 7 of Block A of Southside Acres Subdivision, an addition to Denton County, Texas as recorded in Volume 2, Page 103 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at 1/2-inch found iron rod having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North=7110022.2908 feet, East=2439949.3983 feet for the southwest corner of said Lot 7, said point also being on the east right-of-way line of Highland Drive (60 foot right-of-way);

THENCE North 04 degrees 10 minutes 37 seconds West, along said easterly right-of-way line, same being the west line of said Lot 7, a distance of 274.10 feet to a set Aluminum Disk on a 5/8-inch iron rod (hereafter referred to as "set A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North=7110295.6594 feet, East=2439929.4335 feet for the POINT OF BEGINNING, said point being the intersection of said east right-of-way line and said west line with the new southerly right-of-way line of F.M. Road 720 (variable width right-of-way);**

- 1) THENCE North 04 degrees 10 minutes 37 seconds West, continuing along said easterly right-of-way line and said west line, a distance of 42.98 feet to a point on the existing southerly right-of-way line of F.M. Road 720 (variable width right-of-way) for the northwest corner of said Lot 7;
- 2) THENCE South 69 degrees 38 minutes 25 seconds East, departing said east right-of-way line and said west line and along said existing southerly right-of-way line, a distance of 305.10 feet to a 2-inch found iron pipe for the common northeast corner of said Lot 7 and northwest corner of Lot 6 of said Block A of Southside Acres Subdivision;
- 3) THENCE South 24 degrees 09 minutes 56 seconds East, departing said existing southerly right-of-way line and along the common line between said Lots 7 and 6, a distance of 42.08 feet to a set A.D. for the intersection of said common line with said new southerly right-of-way line;**
- 4) THENCE North 69 degrees 38 minutes 25 seconds West, departing said common line and along said new southerly right-of-way line, a distance of 310.91 feet to a set A.D. for corner;**

County: Denton
Parcel: 7
Highway: F.M. Road 720
Project Limits: From Garza Road
To Eldorado Parkway
CSJ: 1567-01-032

Page 2 of 4
May 2005

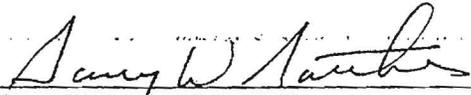
5) THENCE South 53 degrees 05 minutes 29 seconds West, continuing along said new southerly right-of-way line, a distance of 10.81 feet to the POINT OF BEGINNING AND CONTAINING 9,436 square feet or 0.2166 acres of land, more or less.

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

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610110". Convergence angle at "RO610110" is + 00 degrees 51 minutes 46.2 seconds as computed by Corpscon for Windows Version 5.11.08. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

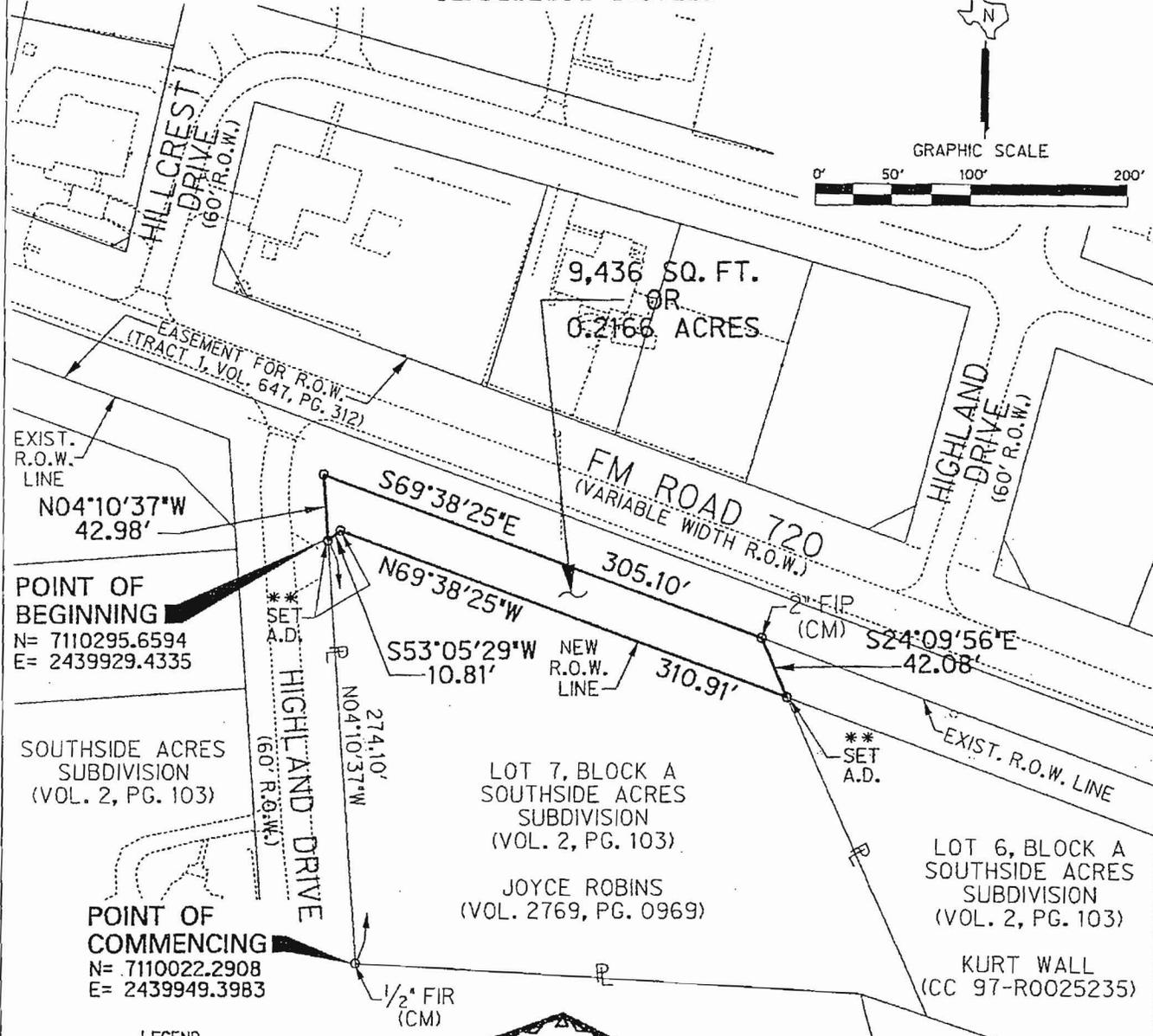
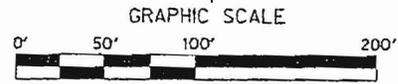
Access to the transportation facility from the adjacent property is controlled in accordance with the TxDOT Access Management Manual dated June 1, 2004, or as updated by TxDOT.

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


GARY W. MATTHEWS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5534
5-27-2005



PARCEL 7
DAVID M. CULE SURVEY,
ABSTRACT NO. 226



LEGEND

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

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



HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.

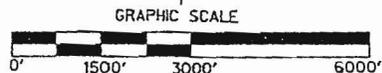
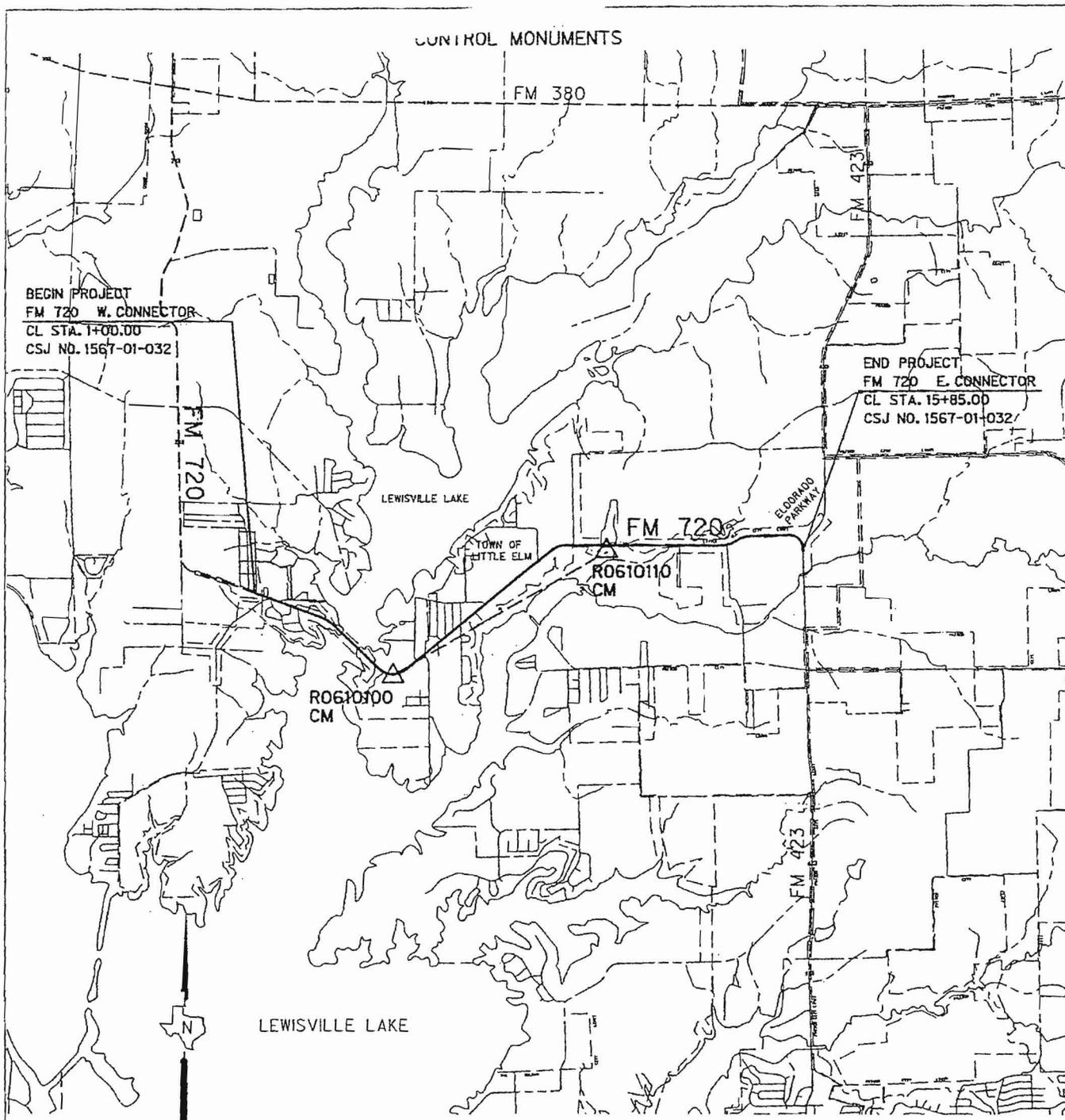
Gary W. Matthews
 GARY W. MATTHEWS, R.P.L.S. TEXAS No. 5534

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station 'R0610110'. Convergence angle at 'R0610110' is + 00 degrees 51 minutes 46.2 seconds as computed by Corpcoran for Windows Version 5.11.08. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

A PLAT OF A SURVEY OF
 A 9,436 SQ. FT. TRACT OF LAND
 IN THE DAVID M. CULE
 SURVEY ABSTRACT No. 226
 AND BEING IN THE TOWN OF LITTLE ELM
 DENTON COUNTY, TEXAS

5-27-2005
 MAY, 2005
 DATE

3/4



GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000150630

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
R0610100	7107586.40292	2443873.58642	3 1/2" ALUM. ALLOY TXDOT DISC
R0610110	7112847.08985	2452927.68465	3 1/2" ALUM. ALLOY TXDOT DISC

NOTE:

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station 'R0610110'. Convergence angle at 'R0610110' is + 00 degrees 51 minutes 45.2 seconds as computed by Corpscon for Windows Version 5.11.08. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

A PLAT OF A SURVEY OF
A 9,436 SQ. FT. TRACT OF LAND
IN THE DAVID M. CULE SURVEY,
ABSTRACT NO. 226
AND BEING IN THE TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

MAY, 2005
DATE

4/4

County: Denton
Highway: FM 720
CSJ: 1567-01-032
Parcel: 7 & 7E

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

County: Denton
Parcel: 7E
Highway: F.M. Road 720
Project Limits: From Garza Road
 To Eldorado Parkway
CSJ: 1567-01-032

Page 1 of 4
July 2008

LEGAL DESCRIPTION FOR PARCEL 7E

BEING a 750 square foot tract of land situated in the David M. Cule Survey, Abstract No. 226, in the Town of Little Elm, Denton County, Texas, and being a part of Lot 7, Block A of Southside Acres Subdivision, an addition to the Town of Little Elm as recorded in Volume 2, Page 103 of the Plat Records of Denton County, Texas, and also being a part of that tract of land described in Quitclaim Deed to Joyce Robins as recorded in Volume 2769, Page 0969 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North=7110022.2908 feet, East=2439949.3983 feet for the southwest corner of said Lot 7, Block A, said point being on the east right-of-way line of Highland Drive (60 foot right-of-way) as dedicated by the plat of said Southside Acres Subdivision;

THENCE North 04 degrees 10 minutes 37 seconds West, along said east right-of-way line, a distance of 274.10 feet to a set Aluminum Disk on a 5/8-inch iron rod (hereafter referred to as "set A.D.") for corner, said point being the intersection of said east right-of-way line with the new southwesterly right-of-way line of F.M. 720 (variable width right-of-way);

THENCE North 53 degrees 05 minutes 29 seconds East, departing said east right-of-way line and along said new southwesterly right-of-way line, a distance of 10.81 feet to a set A.D. for corner;

THENCE South 69 degrees 38 minutes 25 seconds East, continuing along said new southwesterly right-of-way line, a distance of 204.41 feet to a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North=7110231.0367 feet, East=2440129.7214 feet for the POINT OF BEGINNING;

- 1) THENCE South 69 degrees 38 minutes 25 seconds East, continuing along said new southwesterly right-of-way line, a distance of 30.00 feet to a point for corner;
- 2) THENCE South 20 degrees 21 minutes 35 seconds West, departing said new southwesterly right-of-way line, a distance of 25.00 feet to a point for corner;
- 3) THENCE North 69 degrees 38 minutes 25 seconds West, a distance of 30.00 feet to a point for corner;

County: Denton
Parcel: 7E
Highway: F.M. Road 720
Project Limits: From Garza Road
 To Eldorado Parkway
CSI: 1567-01-032

Page 2 of 4
July 2008

- 4) THENCE North 20 degrees 21 minutes 35 seconds East, a distance of 25.00 feet to the POINT OF BEGINNING AND CONTAINING 750 square feet or 0.0172 acre of land, more or less.

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

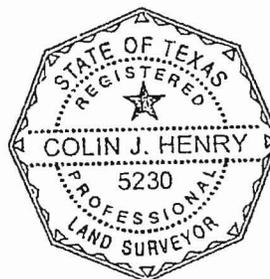
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610110". Convergence angle at "RO610110" is + 00 degrees 51 minutes 46.2 seconds as computed by Corpscon for Windows Version 5.11.08. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

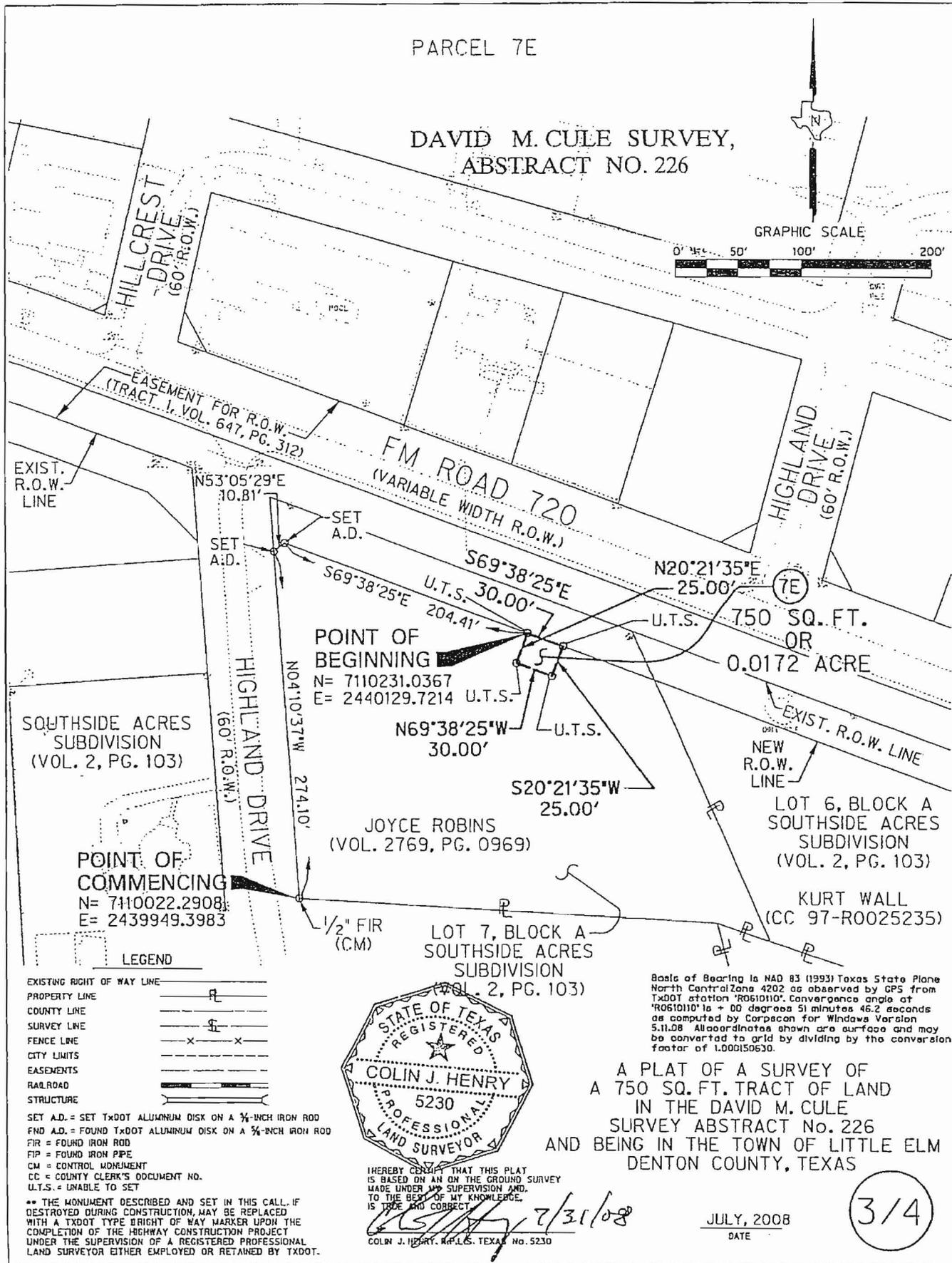
Access to the transportation facility from the adjacent property is controlled in accordance with the TxDOT Access Management Manual dated June 1, 2004, or as updated by TxDOT.

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

 7/31/08

Colin J. Henry, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5230
Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
(972) 346-6200





PARCEL 7E

DAVID M. CULE SURVEY,
ABSTRACT NO. 226

GRAPHIC SCALE



HILLCREST DRIVE
(60' R.O.W.)

EASEMENT FOR R.O.W.
(TRACT. 1, VOL. 647, PG. 312)

EXIST. R.O.W. LINE

N53°05'29"E
10.81'

SET A.D.

SET A.D.

FM ROAD 720
(VARIABLE WIDTH R.O.W.)

HIGHLAND DRIVE
(60' R.O.W.)

N20°21'35"E

25.00'
U.T.S. 750 SQ. FT.
OR
0.0172 ACRE

POINT OF BEGINNING

N= 7110231.0367
E= 2440129.7214 U.T.S.

N69°38'25"W
30.00'

U.T.S.

S20°21'35"W
25.00'

JOYCE ROBINS
(VOL. 2769, PG. 0969)

LOT 6, BLOCK A
SOUTHSIDE ACRES
SUBDIVISION
(VOL. 2, PG. 103)

KURT WALL
(CC 97-RO025235)

SOUTHSIDE ACRES
SUBDIVISION
(VOL. 2, PG. 103)

HIGHLAND DRIVE
(60' R.O.W.)

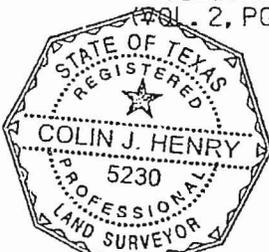
POINT OF COMMENCING
N= 7110022.2908
E= 2439949.3983

LEGEND

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

SET A.D. = SET TxDOT ALUMINUM DISK ON A 3/8-INCH IRON ROD
 FND A.D. = FOUND TxDOT ALUMINUM DISK ON A 3/8-INCH IRON ROD
 FIR = FOUND IRON ROD
 FIP = FOUND IRON PIPE
 CM = CONTROL MONUMENT
 CC = COUNTY CLERK'S DOCUMENT NO.
 U.T.S. = UNABLE TO SET

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



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

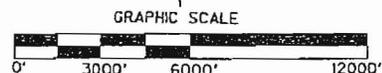
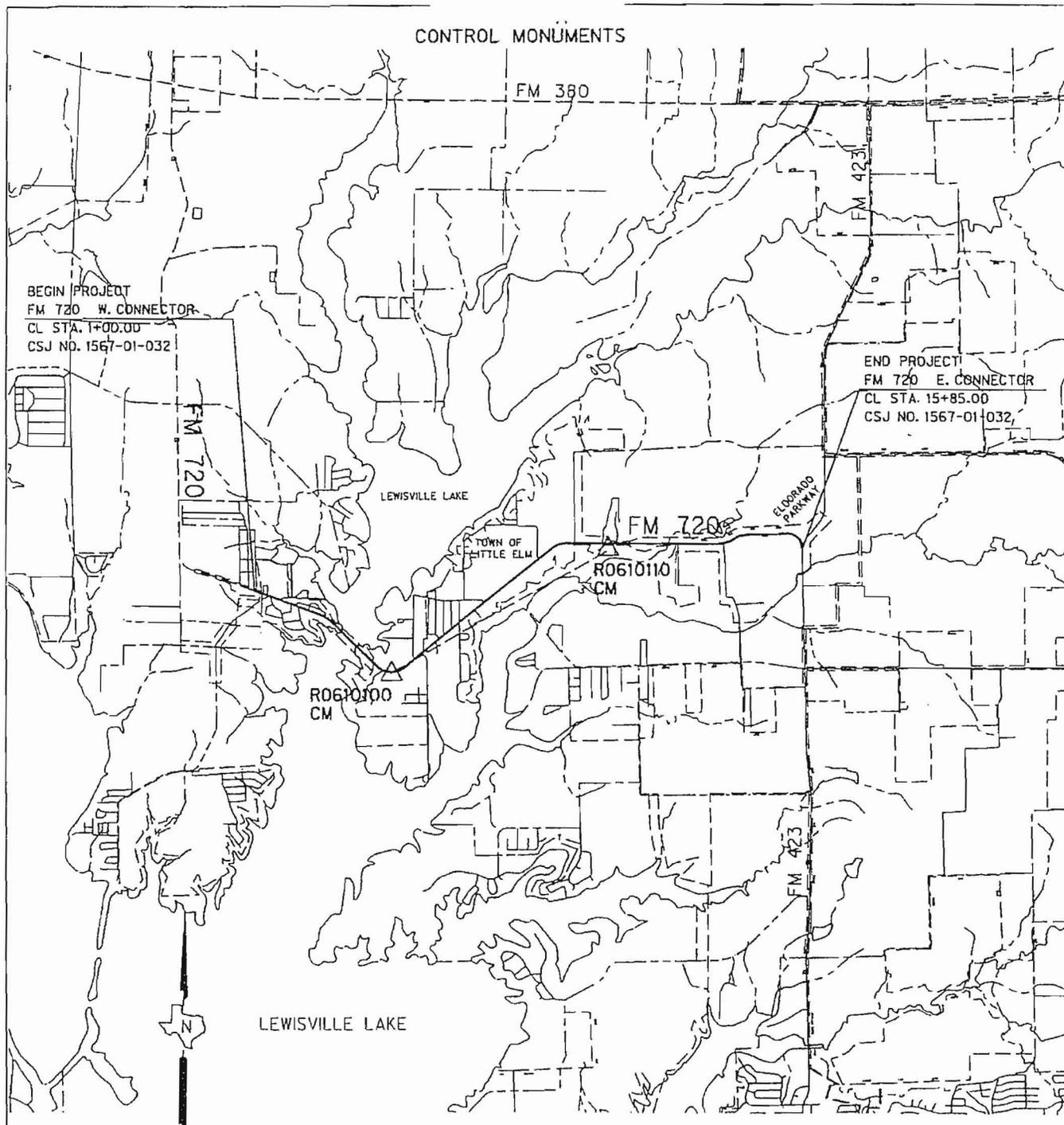
COLIN J. HENRY, M.P.L.S., TEXAS No. 5230

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station 'R0610110'. Convergence angle at 'R0610110' is + 00 degrees 51 minutes 46.2 seconds as computed by Corpcor for Windows Version 5.11.08. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

A PLAT OF A SURVEY OF
A 750 SQ. FT. TRACT OF LAND
IN THE DAVID M. CULE
SURVEY ABSTRACT No. 226
AND BEING IN THE TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

JULY, 2008
DATE

3/4



GRID COORDINATE = SURFACE COORDINATE DIVIDED BY 1.000150630

POINT NO.	SURFACE NORTHING	SURFACE EASTING	DESCRIPTION
R0610100	7107586.40292	2443873.58642	3 1/2" ALUM. ALLOY TXDOT DISC
R0610110	7112847.08985	2452927.68465	3 1/2" ALUM. ALLOY TXDOT DISC

A PLAT OF A SURVEY OF
A 750 SQ. FT. TRACT OF LAND
IN THE DAVID M. CULE SURVEY,
ABSTRACT NO. 226
AND BEING IN THE TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

NOTE:
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station 'R0610110'. Convergence angle at 'R0610110' is + 00 degrees 51 minutes 46.2 seconds as computed by Corpscon for Windows Version 5.11.08. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

JULY, 2008
DATE

4/4

Revised March 10, 2009
Revised March 30, 2008
November 15, 2004
Parcel 91
Sheet 1 of 3

County: Zapata
Highway: U. S. 83
RCSJ: 0038-03-030
CCSJ: 0038-03-025

PROPERTY DESCRIPTION FOR PARCEL 91

Being 0.3977 (17,323 sq. ft.) of land out of the San Ygnacio Subdivision of the J. V. Borrego Grant, Abstract 209 of Ejidos, Zapata County, Texas; and being a portion of that certain Part 23, called 414.7 acres conveyed to Margarita Benevides Vda, De Benevides, Maria Benevides De Gutierrez, Pedro Benevides, Maria Del Refugio Benevides, Ninfa Benevides Vda, De Vidaurri and Jose Benevides, by Deed; recorded in Volume 65, Page 51, in the Deed Records of Zapata County, Texas; said 0.3977 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a found ½-inch iron rod for the North corner of that certain called 3.8288 acre tract of land conveyed to Lorenzo M. Del Rio, et. al., as recorded in Volume 735, Page 483 of the Deed Records of Zapata County, Texas, also being the North corner of Lot 11 and the East corner of Lot 12 of the Replat of Tract No. 11, a subdivision recorded in Volume 3, Page 133 of the Deed Records of Zapata County, Texas; thence as follows:

- South 37°00'53" West, with the Southeast line of Lot 12, and the Northwest line of Lot 11, a distance of 383.38 feet to a set 5/8-inch iron rod with aluminum "TXDOT" cap on the Proposed Northeast Right-of-Way of U. S. 83;
- South 52°59'07" East, with the Proposed Northeast line of U. S. 83, a distance of 257.66 feet to a set 5/8-inch iron rod with aluminum "TXDOT" cap on the Southeast line of said Lot 11, and the Northwest line of said 414.7 acres, for the POINT OF BEGINNING of the herein described 0.3977 acre (17,323 sq. ft.) tract of land; said point having coordinates of X = 690,766.13 and Y = 16,897,533.50, also being 150.32 feet Northeast of and at right angles to centerline survey station 2461+35.49 of U.S. 83;

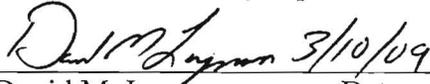
Revised March 10, 2009
Revised March 30, 2008
November 15, 2004
Parcel 91
Sheet 2 of 3

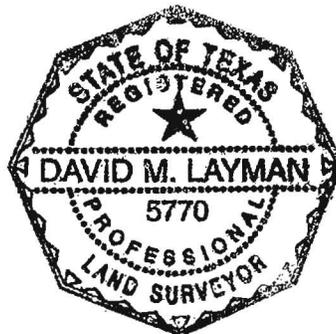
- (1) **THENCE** South 52°59'07" East, with the Proposed Northeast Right-of-Way of U. S. 83, a distance of 86.62 feet to a point for the common line of said 414.7 acre tract and that certain Part 24, called 527 acres conveyed to Margarita Uribe by Last Will and Testament of Ernesto M. Uribe, in Probate 1004, Zapata County Texas;
- (2) **THENCE** South 54°37'19" West, with the Northwest line of said 527 acre tract, and the Southeast line of said 414.7 acre tract, a distance of 209.83 feet to a set 5/8-inch iron rod with aluminum "TXDOT" cap, on the Existing Northeast Right-of-Way of U. S. 83 (100.00 foot R.O.W., recorded in Volume 72, Page 364 in the Deed Records of Zapata County, Texas), also being the South corner of the herein described tract of land;
- (3) **THENCE** North 52°59'07" West, with the Existing Northwest Right-of-Way of U. S. 83, a distance of 86.62 feet to a set 5/8-inch iron rod with aluminum "TXDOT" cap for the West corner of said 414.7 acre tract, same being the Southwest corner of said Lot 11;
- (3) **THENCE** North 54°37'23" East, with the Northwest line of said 414.7 acre tract, and the Southeast line of said Lot 11, a distance of 209.83 feet to the **POINT OF BEGINNING**; containing 0.3977 acres (17,323 sq. ft.) of land.

Note: Plat to accompany this legal description.

All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, and NAD 83. All coordinates and distances shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000040.

I David M. Layman, a Registered Professional Land Surveyor, hereby certify that, the legal description hereon and the accompanying plat represents an actual survey made on the ground under my supervision.


David M. Layman, Date
Texas Registration No. 5770
Dannenbaum Engineering Corp.
3100 West Alabama,
Houston, TX 77098



PORCION 6

ZAPATA COUNTY

SAN YGNACIO SUBDIVISION

J.V. BORREGO GRANT, A-209
ZAPATA COUNTY

CELEO GONZALEZ JOSE ME GONZALES,
LUCRECIE GONZALEZ AND
ELENO GONZALEZ
CALLED 1095 ACRES
VOL 13, PG 420 D.R.Z.C.T.
DECEMBER 15, 1898

J.M. SANCHEZ
REMAINDER OF 405.82 ACRE TRACT
CALLED SHARE 29A
AUGUST 23, 1943
VOL 49, 599 D.R.Z.C.T.



N 52°59'07"W 1063.29'

N 52°59'07"W 1968.71'

STA. 2460+00, 149.67' LT.

EXISTING R.O.W U.S. 83

U.S. 83

EXISTING R.O.W U.S. 83

100' R.O.W.
VOL. 28 PG. 434-435 D.R.Z.C.T.

N 52°59'07"W 1084.95'

N 52°59'07"W 86.62'

N 52°59'07"W 194.18'

2460+00

PROPOSED CENTERLINE

N 52°59'00" W, 7985.49'

S 54°37'19"W 209.83'

N 54°37'19"E 209.83'

91

S 52°59'07"E

S 52°59'07"E 257.66'

S 52°59'07"E 1543.20'

STA. 2460+00, 150.32' RT.

P.O.B. PROPOSED R.O.W. U.S. 83

PARCEL 91
Sta. 2461+35.49, 150.32' Rt.
X = 690,766.13
Y = 16,897,533.50

LOT 11

LOT 12

LORENZO M. DEL RIO,
GENARO E. URIBE AND
DANIEL E. URIBE
CALLED 3,8288 ACRES
VOL. 735, PG. 483 D.R.Z.C.T.

REPLAT OF TRACT NO. 11
PHASE I OUT OF SHARE 29-A
SAN IGNACIO SUBDIVISION
VOLUME 3, PG. 133 D.R.Z.C.T.

P.O.C.
PARCEL 91
FND 1/2" IR

S 52°59'07"E 379.33'

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
414.7	0.3977 17,323 S.F.		414.3

CELEO GONZALEZ JOSE ME GONZALES,
LUCRECIE GONZALEZ AND
ELENO GONZALEZ
CALLED 1095 ACRES
VOL 13, PG 420 D.R.Z.C.T.
DECEMBER 15, 1898

S 54°37'19"W 7263.32'
LAST WILL AND TESTAMENT OF
MARGARITA URIBE
PROBATE 1004
JOSE C. SANCHEZ, J.C.T.
VOL. 364, PG. 698 C.F.Z.C.T.

S 54°37'19"W 209.83'
CALLED 4147 ACRES
MARGARITA URIBE PART 23
PEDRO BENAVIDES, MARIA DA DE BENAVIDES,
MINA BENAVIDES
VOL. 65, PGS 51 Z.C.D.R.

DATUM NOTE:
ALL BEARINGS AND COORDINATES SHOWN ARE BASED
ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY A COMBINED
ADJUSTMENT FACTOR OF 1.000040.

○ - 5/8" Iron rod w/ aluminum cap stamped "TXDOT"

● - Marker found "as noted"

P.O.B. - Point Of Beginning

P.O.C. - Point Of Commencing

PL - Property Line

SL - Survey Line

Z - Fee Hook

CL - Proposed Centerline

D.R.Z.C.T. - DEED RECORDS OF ZAPATA COUNTY

I, DAVID M. LAYMAN, A REGISTERED PROFESSIONAL
LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT
HEREON AND THE ACCOMPANYING LEGAL DESCRIPTION
REPRESENT AN ACTUAL SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION.



David M. Layman 3/10/09
DAVID M. LAYMAN, DATE
TEXAS REGISTRAR NO. 5770
DANNENBAUM ENGINEERING CORP.
3100 WEST ALABAMA
HOUSTON, TX 77098

Scale in Feet
50 100 150

REVISED MARCH 10, 2009
REVISED MARCH 30, 2008
Sheet 3 of 3

PLAT OF

PARCEL 91

DANNENBAUM

DANNENBAUM ENGINEERING CORPORATION
3100 W. ALABAMA, HOUSTON TEXAS 77098
NOVEMBER 15, 2004 SCALE: 1" = 100'

STATE	DIST.	COUNTY	
TEXAS	12	ZAPATA	
CONT.	SECT.	JOB	HIGHWAY NO.
0038	03	030	U.S. 83

County: Rockwall
Highway: Farm to Market 740
R.O.W. CSJ: 1014-03-047
DGN. CSJ: 1014-03-039

Page 1 of 3
Revised: Nov. 28, 2008

Description of Parcel 42

BEING a 112 square feet tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being a part of Lot 5, Block A of Benton Court Addition, an addition to the City of Rockwall as recorded in Cabinet D, Slide 69 of the Plat Records of Rockwall County, Texas and also being a part of that tract conveyed to Barbara Hollins as recorded in Volume 5236, Page 18 of the Deed Records of Rockwall County, Texas, said 112 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Hollins tract and also being the northwest corner of Lot 4, Block A of said Addition and being on the existing eastern right of way line of Farm to Market 740;

THENCE North 05 degrees 36 minutes 32 seconds East, along the existing eastern right of way line of Farm to Market 740, a distance of 149.67 feet to a 5/8" iron rod with TxDOT cap set at the intersection of the existing eastern right of way line of Farm to Market 740 and the new eastern right of way line of Farm to Market 740 and being the POINT OF BEGINNING;**

1) THENCE North 05 degrees 36 minutes 32 seconds East, continuing along the existing eastern right of way line of Farm to Market 740, a distance of 15.00 feet to the intersection of the existing eastern right of way line of Farm to Market 740 and the existing southern right of way line of Benton Way (variable width right of way);

2) THENCE South 89 degrees 33 minutes 22 seconds East, along the existing southern right of way line of Benton Way, a distance of 15.00 feet to a 5/8" iron rod with TxDOT cap set at the intersection of the existing southern right of way line of Benton Way and the new eastern right of way line of Farm to Market 740;**

3) THENCE South 48 degrees 01 minutes 35 seconds West, along the new eastern right of way line of Farm to Market 740, a distance of 22.15 feet to the POINT OF BEGINNING and containing 112 square feet (0.0025 acres) of land, more or less.

County: Rockwall
Highway: Farm to Market 740
R.O.W. CSJ: 1014-03-047
DGN. CSJ: 1014-03-039

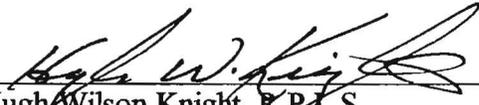
Page 2 of 3
Revised: Nov. 28, 2008

Description of Parcel 42

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 1.000146135.



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





June 2007
Parcel No. 41B
Page 1 of 5 Pages

County: Brazoria
Highway: S.H. 35
Project Limits: From: Harris County Line
To: FM 518
Account: 8012-2-39

PROPERTY DESCRIPTION FOR PARCEL NO. 41B

Being a 0.0432 of one hectare (0.1067 of one acre; 4,646 square feet) parcel of land, situated in Brazoria County, Texas, located in the H. T & B. R. R. Company Survey (Abstract-542), and being out of a tract of land described as 16.221 acres in that deed from Margaret Dickson Halik to Hiep Pham, Inc., executed July 6, 2005, and recorded in County Clerks File No. 2005-039306 of the Official Public Records Of Real Property Brazoria County; said 0.0432 of one hectare parcel also being out of and a part of Lot 37 of the W. Zychlinski Subdivision according to the map or plat thereof recorded in Volume 29, Page 43 of the Deed Records of Brazoria County; said 0.0432 of one hectare parcel being more particularly described as follows:

COMMENCING at a 25 millimeter (1 inch) iron pipe found for an interior corner of said 16.221 acre tract and being the most northerly west corner of a tract of land described as a 6.110 acre residue of a 6.235 acre tract of land in that deed from The Frost National Bank, San Antonio, Texas, Charter Number 5179 to Barclay V. Barnett, executed September 1, 1998, and recorded in County Clerk's File Number 98-037233 of the Official Public Records Of Real Property Brazoria County; thence as follows:

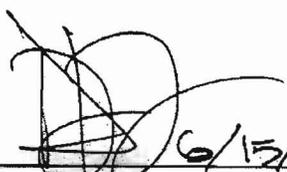
South 02° 39' 54" East, along the most northerly west line of said 6.110 acre residue and an interior line of said 16.221 acre tract, a distance of 3.962 meters (13.00 feet) to an interior corner of said 6.110 acre residue and a southeast corner of said 16.221 acre tract.

South 87° 12' 46" West, along the south line of said 16.221 acre tract and the north line of said 6.110 acre residue a distance of 400.166 meters (1,312.88 feet) to a 16 millimeter (5/8 inch) iron rod with Texas Department of Transportation (TxDOT) aluminum disk set in the proposed east right-of-way line of State Highway 35 (41.149 meters wide) (135 feet wide) for the POINT OF BEGINNING of the herein described parcel having surface coordinates of X=959,872.354 and Y=4,199,402.250; all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.

June 2007
Parcel No. 41B
Page 2 of 5 Pages

- 1) THENCE, South 87° 12' 46" West, continuing along the south line of said 16.221 acre tract and the north line of said 6.110 acre residue, a distance of 4.572 meters (15.00 feet) to a point in the existing east right-of-way line of said State Highway 35 (100 feet wide) from which a found 13 millimeter (1/2 inch) iron rod bears North 87° 12' 46" East, a distance of 0.620 of one meter (2.03 feet), said point being the southwest corner of said 16.221 acre tract and the northwest corner of said 6.110 acre residue;
- 2) THENCE, North 02° 39' 54" West, along the existing east right-of-way line of said State Highway 35 and the west line of said 16.221 acre tract, a distance of 94.416 meters (309.76 feet) to a point from which a found 25 millimeter (1 inch) iron rod bears North 87° 11' 24" East, a distance of 0.542 of one meter (1.78 feet), said point marking the northwest corner of said 16.221 acre tract, the southwest corner of a 1.26 acre residue of a tract of land described as 10 acres in that deed from Anton A. Halik and wife, Maude J. Halik to Donald E. Halik, executed February 26, 1960, and recorded in Volume 762, Page 240 of the Deed Records of Brazoria County, the southwest corner of a roadway easement (40 feet wide) with a reversionary clause in that deed from Donald E. Halik and wife Margie Halik to the City of Pearland, executed September 1, 1964, and recorded in Volume 890, Page 235 of the Deed Records of Brazoria County;
- 3) THENCE, North 87° 11' 24" East, along the north line of said 16.221 acre tract, the south line of said 1.26 acre residue and the south line of said roadway easement (40 feet wide), a distance of 4.572 meters (15.00 feet), to a PK nail set in the proposed east right-of-way line of said State Highway 35;
- 4) THENCE, South 02° 39' 54" East, along the proposed east right-of-way line of said State Highway 35, a distance of 94.418 meters (309.77 feet), to the POINT OF BEGINNING and containing 0.0432 of one hectare (0.1067 of one acre; 4,646 square feet) of land.

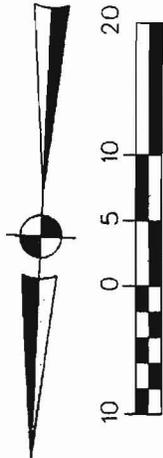
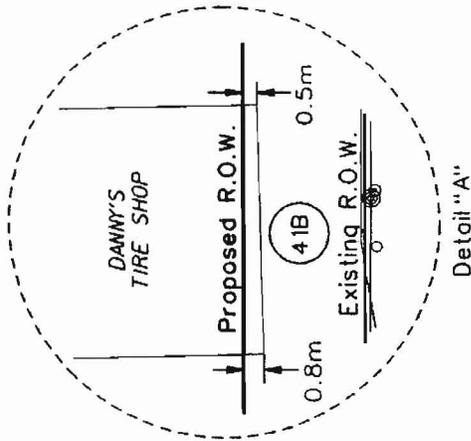
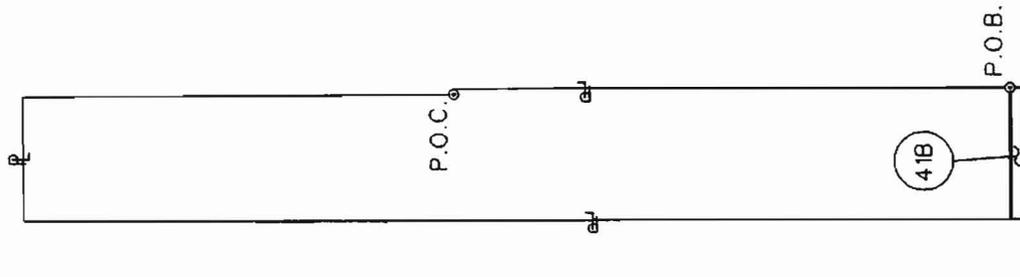
A plat of even date herewith accompanies this property description.


6/15/07
Registered Professional Land Surveyor
RODS Surveying, Inc.



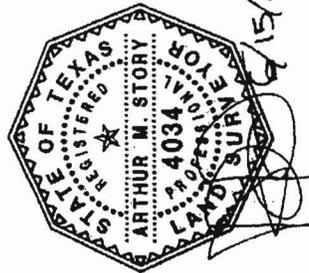
Notes:

1. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999870.
2. Set : Indicates Texas Department of Transportation aluminum disk on a 16 millimeter (5/8 inch) iron rod.
3. English units are provided for information only.
4. A property description of even date herewith accompanies this plat.



1 : 500

	HECTARES	ACRES	SQUARE FEET
EXISTING	6.5645	16.221	
TAKING	0.0432	0.1067	4.646
REMAINING	6.5213	16.114	



PARCEL PLAT
SHOWING PROPERTY OF
HIEP PHAM, INC.

S.H. 35
ACCOUNT NO. 8012-2-39
RODS SURVEYING, INC.
JUNE 2007
SCALE: 1 : 500

BRAZORIA COUNTY
CSJ 0178-02-072

Parcel No. 41B
Sheet 3 of 5

STATE HIGHWAY 35
(MAIN STREET)

**H.T.&B. R.R. CO. SURVEY, SECTION No. 2,
CERTIFICATE No. 361, A-542**



1 : 500



1.26 ACRES
RESIDUE OF
10.0 ACRES
DONALD E. HALIK
VOL. 762, PG. 240
FEB. 26, 1960
D.R.B.C.

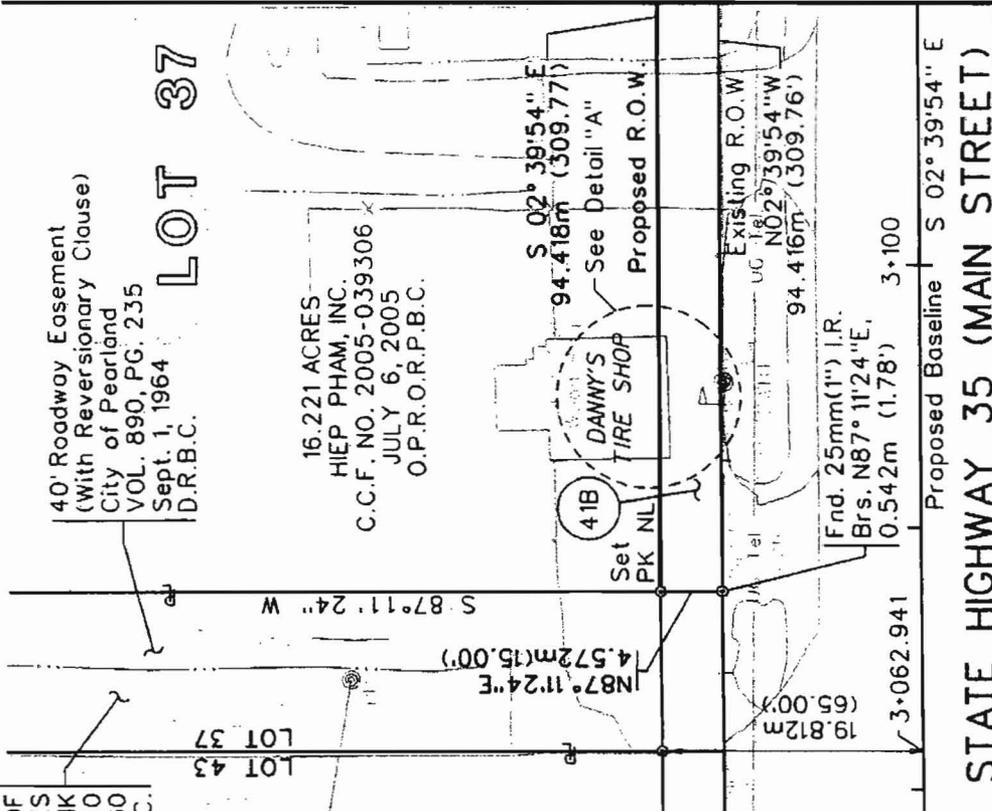
40' Roadway Easement
(With Reversionary Clause)
City of Pearland
VOL. 890, PG. 235
Sept. 1, 1964
D.R.B.C.

LOT 37

16.221 ACRES
HIEP PHAM, INC.
C.C.F. NO. 2005-039306
JULY 6, 2005
O.P.R.O.R.P.B.C.

LOT 43
LOT 37

MATCH LINE STA. 3+120.000



**W. ZYCHLINSKI
SUBD.
VOL. 29, PG. 43,
D.R.B.C.**

PARCEL PLAT
SHOWING PROPERTY OF

HIEP PHAM, INC.

S.H. 35
ACCOUNT NO. 8012-2-39
RODS SURVEYING, INC.
BRAZORIA COUNTY
CSJ 0178-02-072
JUNE 2007
SCALE: 1 : 500

Parcel No. 41B
Sheet 4 of 5

STATE HIGHWAY 35 (MAIN STREET)

Fnd. 25mm(1") I.R.
Brs. N87° 11' 24" E,
0.542m (1.78')

3+100

Proposed Baseline | S 02° 39' 54" E

19.8123
(65.00')

N87° 11' 24" E
14.572m(15.00')

S 87° 11' 24" W

S 02° 39' 54" E
94.416m (309.77')

Existing R.O.W.
N02° 39' 54" W
94.416m (309.76')

Proposed R.O.W.

See Detail "A"

Set PK NL

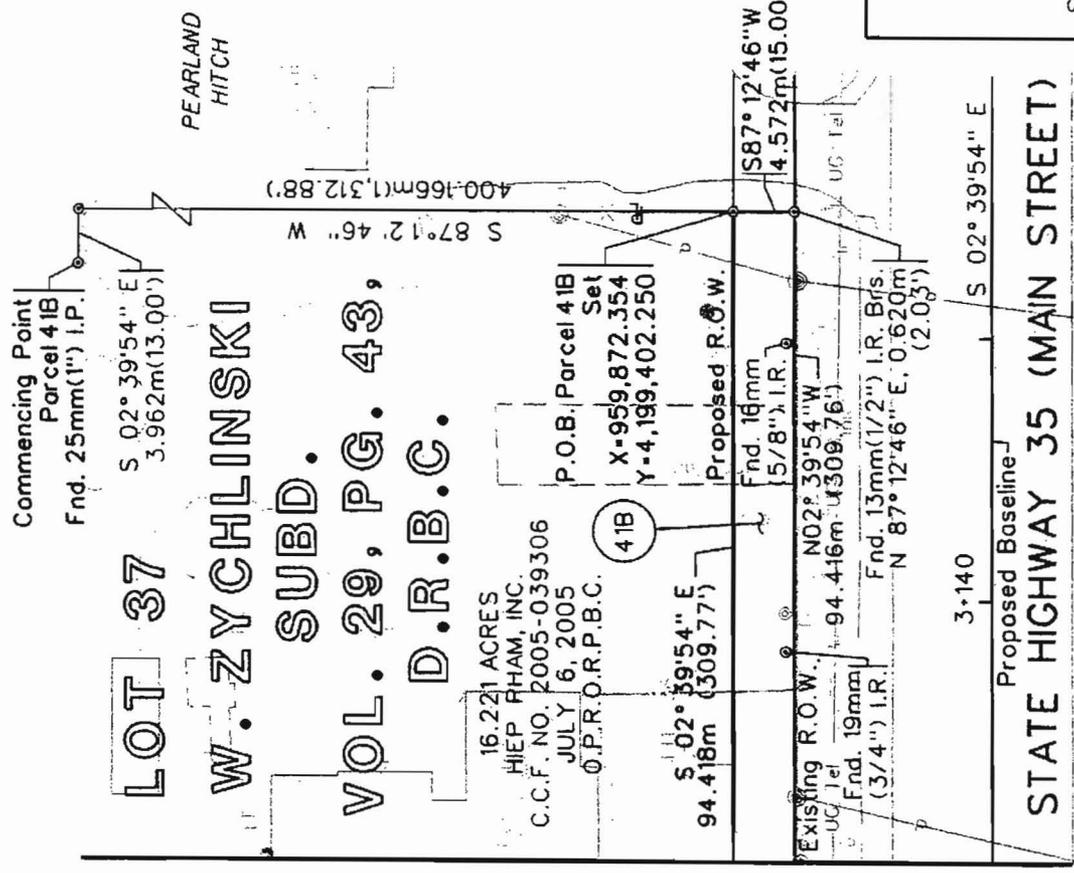
DANNY'S
TIRE SHOP

41B

**H.T.&B. R.R. CO. SURVEY, SECTION No. 2,
CERTIFICATE No. 361, A-542**



MATCH LINE STA. 3+120.000



6.110 ACRES
RESIDUE OF 6.235 ACRES
BARCLAY V. BARNETT
C.C.F. No. 98-037233
SEP. 1, 1998
O.P.R.O.R.P.B.C.

16.221 ACRES
HIEP PHAM, INC.
C.C.F. NO. 2005-039306
JULY 6, 2005
O.P.R.O.R.P.B.C.

PARCEL PLAT
SHOWING PROPERTY OF
HIEP PHAM, INC.
BRAZORIA COUNTY
ACCOUNT NO. 8012-2-39 CSJ 0178-02-072
RODS SURVEYING, INC. JUNE 2007
SCALE: 1:500

STATE HIGHWAY 35 (MAIN STREET)
Parcel No. 41B
Sheet 5 of 5

Revised January 23, 2008
December 8, 2006
Parcel 710B
Page 1 of 5 Pages

County: Harris
Highway: I.H. 10
Project Limits: From 0.41 miles west of Washington Avenue to Taylor Street
RCSJ Number: 0271-07-260

PROPERTY DESCRIPTION FOR PARCEL 710B

Being 0.0030 of one acre (131 square feet) parcel of land situated in the John Austin Survey, Abstract Number 1, City of Houston, Harris County, Texas; being part of and out of that certain 0.0523 of one acre described in deed from Andrea Schiro Morel and Christopher Morel to Daniel Hunter (herein referred to as the "Hunter Tract"), dated June 2, 2006, as recorded under Harris County Clerk's File (H.C.C.F.) Number Z558662, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); and being part of and out of Lot 4, Block 1, QUANTUM TOWNHOMES ADDITION SECTION 1, as shown on plat thereof recorded under Film Code Number 578244, Map Records of Harris County, Texas; the herein described 0.0030 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod set in the existing north right-of-way line of Marina Street, based on a varying width (no deed information found); said iron rod also marking the southwest corner of said Hunter Tract, and the southeast corner of that certain tract described in deed from H. Quantum Corporation to Andrea S. Morel (herein referred to as the "Morel Tract"), dated April 17, 2006, as recorded under H.C.C.F. Number Z246883, O.P.R.R.P.H.C.; said iron rod also marking the south common corner of Lots 4 and 3 of said Block 1; thence as follows;

North 01°48'02" West, with the west line of said Hunter Tract, the east line of said Morel Tract, and the common line of said Lots 4 and 3, a distance of 91.13 feet to a P.K. nail set in the proposed south right-of-way and access denial line of Interstate Highway (I.H.) 10, based on a varying width; said nail also marking the POINT OF BEGINNING of the herein described parcel, and having surface coordinates of X=3,109,847.68 and Y=13,849,121.60; all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 Adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013;

Revised January 23, 2008
December 8, 2006
Parcel 710B
Page 2 of 5 Pages

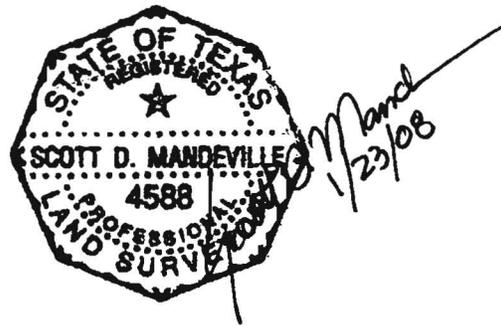
- 1) THENCE, North 01°48'02" West, with the west line of said Hunter Tract, the east line of said Morel Tract, and the common line of said Lots 4 and 3, a distance of 3.42 feet to a point in the existing south right-of-way line of I.H. 10, based on a varying width, described in deeds to the State of Texas, as recorded in: Volume 5960, Page 355, dated June 5, 1965; Volume 5815, Page 145, dated January 2, 1965; Volume 5971, Page 594, dated April 22, 1965; Volume 5822, Page 444, dated January 14, 1965; Volume 5565, Page 595, dated May 25, 1964; Volume 5506, Page 19, dated April 9, 1964; Volume 5713, Page 102, dated October 7, 1964; Volume 5777, Page 530, dated October 8, 1964; Volume 5589, Page 9, dated June 26, 1964; Volume 5518, Page 257, dated April 9, 1964; Volume 5726, Page 72; and Volume 5636, Page 206, all in the Deed Records of Harris County, Texas; said point also being the northwest corner of said Hunter Tract, the northeast corner of said Morel Tract, and the north common corner of said Lots 4 and 3;
- 2) THENCE, North 87°11'20" East, with the existing north right-of-way line of said I.H. 10, a distance of 24.00 feet to a point for the northeast corner of said Hunter Tract and said Lot 4, and the northwest corner of that certain called 4,906.15 square feet described in deed from Emma R. Norton Dotson and husband, Al Dotson, and Susie Belle Clemons Norton to E.O. Keith and wife, Aldina Keith (herein referred to as the "Keith Tract"), dated December 6, 1976, as recorded under H.C.C.F Number E979472, O.P.R.R.P.H.C., from which a 5/8-inch iron rod found for reference bears North 01°48'02" West, 0.49 feet;
- 3) THENCE, South 01°48'02" East, with the east line of said Hunter Tract and said Lot 4, and the west line of said Keith Tract, a distance of 7.47 feet to a point (unable to set) in the proposed south right-of-way and access denial line of the aforesaid I.H. 10;
- 4) THENCE, Northwesterly, along the proposed south right-of-way and access denial line of said I.H. 10, and a non-tangent curve to the right, having a radius of 5,904.70 feet, an arc length of 24.27 feet, a central angle of 00°14'08", and a chord which bears North 83°12'26" West, 24.27 feet to the POINT OF BEGINNING, and containing 0.0030 of one acre (131 square feet) parcel of land.

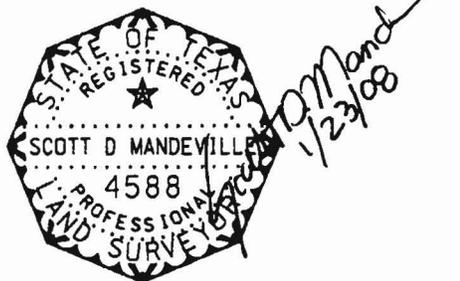
Access will not be permitted to the highway facility from the remainder of the property lying south of I.H. 10.

Revised January 23, 2008
December 8, 2006
Parcel 710B
Page 3 of 5 Pages

This description was revised on January 23, 2008, to reflect changes to the corner monumentation.

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





LEGEND OF CORNER MONUMENTATION:

- FOUND CORNER MONUMENT, AS INDICATED
- FOUND TXDOT CAP/MONUMENT
- SET 5/8" x 36" IRON ROD WITH PLASTIC CAP STAMPED, "A.L. SIKES RPLS 2914", UNLESS OTHERWISE INDICATED
- SET 5/8" x 36" IRON ROD WITH TXDOT ALUMINUM CAP

GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM; SOUTH CENTRAL ZONE; NAD 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

2	1/23/08	REVISE CORNER MONUMENTATION
1	12/8/06	SPLIT PARCEL 710 INTO 710A&B
NO.	DATE	REVISION

**PARCEL PLAT OF
PARCEL 710B**

PARCEL NUMBER	EXISTING ACREAGE	TAKING ACRES	SQ. FT.	REMAINDER ACREAGE
710A	=0.0523	0.0030	131	0.0493

ANDREW LONNIE SIKES, INC.



• SURVEYING & MAPPING •

11415 BEDFORD ST. HOUSTON, TX 77031
PHONE (281) 561-8118

1925 LONGMIRE RD. #3 CONROE, TX 77304
PHONE (936) 441-7132

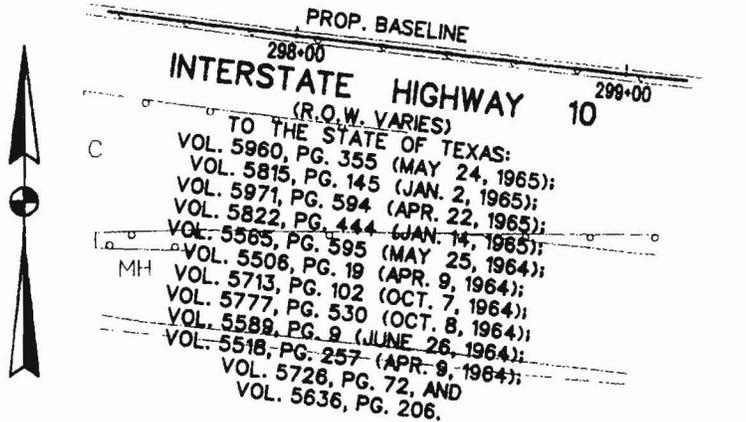
STATE	COUNTY	HWY. NO.	DATE
TEXAS	HARRIS	I.H. 10	12/8/06
CONTROL NO.	SECTION NO.	JOB NO.	SCALE
0271	07	260	1"=50'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C-1	5,904.70'	00°14'08"	24.27'	N 83°12'26" W	24.27'

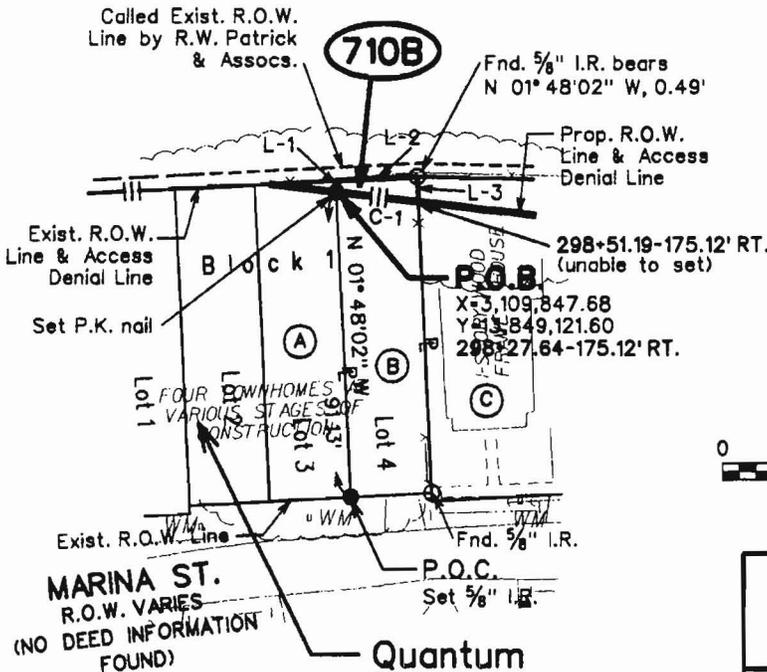
JOHN AUSTIN SURVEY
ABSTRACT NO. 1

BASELINE CURVE DATA

P.I. STATION	-302+12.19
DELTA	-12° 32'37" LT.
DEGREE OF CURVE	-1° 00'00"
TANGENT	-629.70'
LENGTH	-1,254.36'
RADIUS	-5,729.58'
P.C. STATION	-295+82.49
P.T. STATION	-308+36.85



- (A) H. QUANTUM CORPORATION
TO ANDREA S. MOREL
APRIL 17, 2006
H.C.C.F. NO. Z246883,
O.P.R.R.P.H.C.
- (B) ANDREA SCHIRO MOREL &
CHRISTOPHER MOREL
TO DANIEL HUNTER
JUNE 2, 2006
H.C.C.F. NO. Z558662,
O.P.R.R.P.H.C.
- (C) EMMA R. NORTON DOTSON
AND HUSBAND, AL DOTSON,
AND SUSIE BELLE CLEMONS
NORTON TO E.O. KEITH AND
WIFE, ALDINA KEITH
DEC. 6, 1976
H.C.C.F. NO. E979472,
O.P.R.R.P.H.C.
CALL 4,906.15 SQ. FT.



Quantum
Townhomes
Addition Section 1
(Film Code No.
578244, M.R.H.C.)

LINE	DISTANCE	BEARING
L-1	3.42'	N 01° 48' 02" W
L-2	24.00'	N 87° 11' 20" E
L-3	7.47'	S 01° 48' 02" E

PARCEL PLAT OF
PARCEL 710B

ANDREW LONNIE SIKES, INC.

• SURVEYING & MAPPING •



11415 BEDFORD ST. HOUSTON, TX 77031
PHONE (281) 561-8118

1825 LONGMIRE RD. #3 CONROE, TX 77304
PHONE (936) 441-7132

STATE	COUNTY	HWY. NO.	DATE
TEXAS	HARRIS	I.H. 10	12/8/06
CONTROL NO.	SECTION NO.	JOB NO.	SCALE
0271	07	260	1"=50'

County: Dallas
Highway: S.H. 183
R.O.W. CSJ: 0094-03-098

Page 1 of 3
May 20, 2005

Description for Parcel 34

BEING a 17 square feet tract of land, more or less, in the Jacob Castor Survey, Abstract No. 311, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Mario J. Sanchez as recorded in Volume 2003140, Page 5271 of the Deed Records of Dallas County, Texas, and being a part of Lot 12, Block 24 of Plymouth Park Addition No. 4, an Addition to the City of Irving as recorded in Volume 21, Page 211 of said Deed Records, said 17 square feet being more particularly described by metes and bounds as follows;

COMMENCING at a point on the northern right of way line of Puritan Drive at the southeast corner of said Sanchez tract and being the southwest corner of a tract as conveyed to Robert M. and Bobbye S. Sanford as recorded in Volume 99055, Page 0741 of said Deed Records and being Lot 13, Block 24 of said Plymouth Park Addition No. 4;

THENCE North 00 degrees 41 minutes 00 seconds West, leaving the northern right of way line of Puritan Drive and along the common line of said Sanchez tract and said Sanford tract, a distance of 130.39 feet to a 5/8" iron rod with TxDOT cap set on the new southern right of way line of State Highway 183, and being the beginning of a Control of Access Line and being the POINT OF BEGINNING;

1) THENCE North 86 degrees 58 minutes 46 seconds West, along the new southern right of way line of State Highway 183 and along the Control of Access Line, a distance of 23.32 feet to a 5/8" iron rod with TxDOT cap set ** at the intersection of the new and existing southern right of way lines of State Highway 183 from which the northwest corner of said Mario J. Sanchez tract and the northeast corner of Lot 11, Block 24, of said Plymouth Park No. 4 Addition bears South 89 degrees 28 minutes 41 seconds West along the existing southern right of way and Control of Access Line a distance of 41.73 and being the end of this Control of Access Line;

2) THENCE North 89 degrees 28 minutes 41 seconds East, from the intersection of the new and the existing southern right of way lines of State Highway 183, along the existing southern right of way line of State Highway 183, a distance of 23.27 feet to the northeast corner of said Sanchez tract and the northwest corner of said Sanford tract, from which a 3/8" iron rod found bears North 00 degrees 41 minutes 00 seconds West, a distance of 0.32 feet;

3) THENCE South 00 degrees 41 minutes 00 seconds East, leaving the existing southern right of way line of State Highway 183 and along the common line of said Sanchez tract and said Sanford tract, a distance of 1.44 feet to the POINT OF BEGINNING and containing 17 square feet [0.0004 ac.] of land, more or less.

County: Dallas
Highway: S.H. 183
R.O.W. CSJ: 0094-03-098

Page 2 of 3
May 20, 2005

Description for Parcel 34

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

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

** 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. 5-20-05
Texas Registration No. 4872 Date

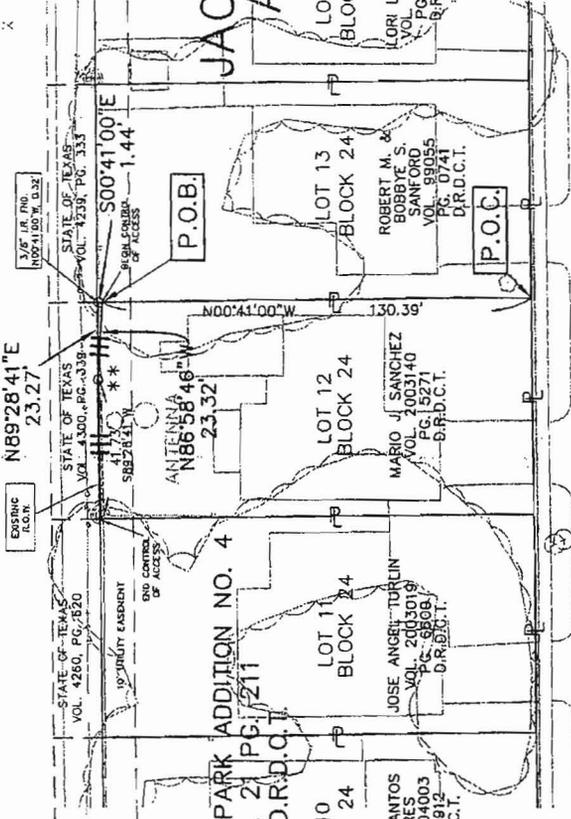
Douphrate & Associates, Inc.
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
Ph. (972) 771-9004



EXHIBIT "A"
Page 3 of 3

S.H. 183

VARIABLE WIDTH R.O.W.



JACOB CASTOR SURVEY
ABSTRACT NO. 311

PURITAN DRIVE
50' R.O.W.

A PLAT OF A SURVEY
PARCEL 34
FOR S.H. 183
17.00 SQ. FT. (0.0004 AC.)
TRACT OF LAND IN THE
JACOB CASTOR SURVEY
ABSTRACT NUMBER 311
CITY OF IRVING
DALLAS COUNTY, TEXAS
MAY 20, 2005

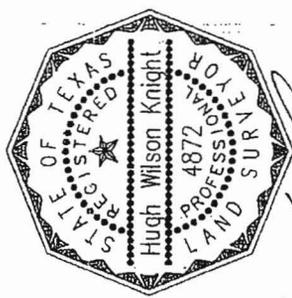
LEGEND

- 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 = TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD SET IN CONCRETE
- BD = TADOT BRONZE DISK SET IN CONCRETE
- ** THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM. ALL DISTANCES (UNLESS NOTED OTHERWISE) ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADOT CONVERSION FACTOR OF 1.000136506

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



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

R.O.W. CSJ:0094-03-098

County: DALLAS
Highway: I.H. 30
ROW CSJ: 1068-04-139

Page 1 of 3
December 1, 2006

Legal Land Description for Parcel 2

BEING all of the 0.0730 acres of that certain parcel situated in the William Coombs Survey, Abstract No. 290, in the City of Dallas, Dallas County, Texas, which was conveyed to Morris Kunofsky, as evidenced by the deed recorded in Volume 97117 at page 3102 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found for the northeast corner of said Kunofsky parcel and the southwest corner of a parcel of land as conveyed to Mahesh and Lovkesh Kalia, as evidenced by the deed recorded in Volume 96071 at page 3424 of said Deed Records, also lying on the existing north right-of-way line of Interstate Highway 30, a variable width right-of-way;

1. THENCE, along said existing north right-of-way line, South 00°28'48" East, a distance of 27.94 feet to an "X" cut in concrete found for the southeast corner of said Kunofsky parcel;
2. THENCE, continuing along said existing north right-of-way line, South 85°17'51" West, a distance of 63.69 feet to a point for corner at the beginning of a tangent curve to the right having a central angle of 89°17'37", a radius of 39.88 feet, and a long chord which bears North 50°03'20" West for a distance of 56.05 feet;
3. THENCE, continuing along said existing north right-of-way line and along said curve to the right, an arc distance of 62.16 feet to an "X" cut in concrete found for the northwest corner of said Kunofsky parcel and southwest corner of a parcel of land conveyed to Kashish Corporation, as evidenced by the deed recorded in Volume 96094 at page 4387 of said Deed Records;
4. THENCE, along the common line between said Kunofsky and Kashish Corporation parcels, South 88°28'28" East, a distance of 106.25 feet to the POINT OF BEGINNING; containing an area of 3182 square feet [0.0730 acres] of land, more or less.

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

County: DALLAS
Highway: I.H. 30
ROW CSJ: 1068-04-139

Page 2 of 3
December 1, 2006

Legal Land Description for Parcel 2

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

Dennis R. Maloney, Jr.

1-12-07

Dennis R. Maloney, Jr.
Texas Registration No. 5431

Date

NTB Associates, Inc.
9101 LBJ Freeway, Ste. 420
Dallas, TX 75243
Ph. 214-954-4495



WILLIAM COOMBS SURVEY
ABSTRACT NO. 290



SCALE: 1" = 20'

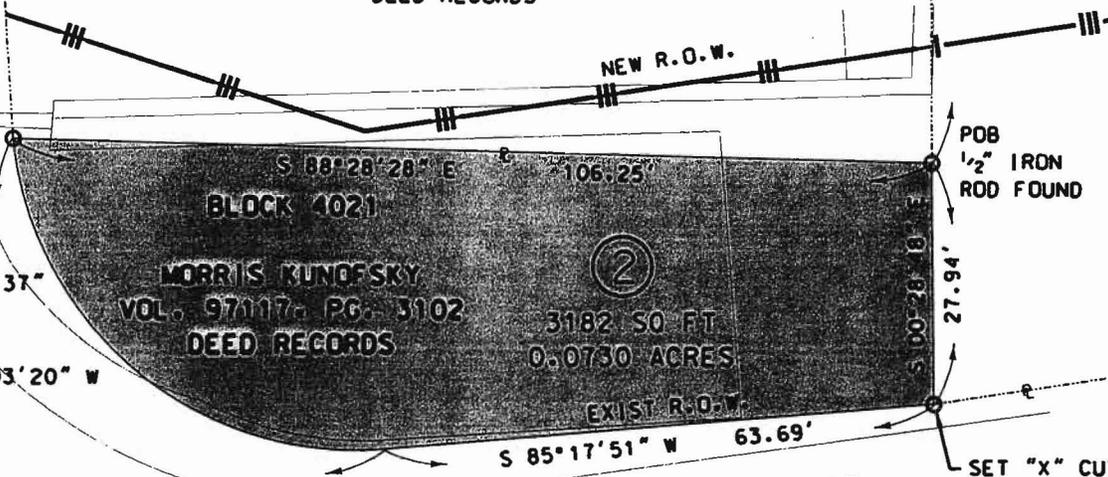
(VARIABLE WIDTH R.O.W.)
SYLVAN AVE.

MAHESH &
LOVKESH
KALIA
VOL. 96071.
PG. 3424
DEED
RECORDS

KASHISH CORP.
VOL. 96094. PG. 4387
DEED RECORDS

Δ
R 89°17'37"
L 39.88'
CH 62.16'
CH BRG N 50°03'20" W
56.05'

FOUND
"x" CUT



BLOCK 4021

MORRIS KUNOFSKY
VOL. 97117. PG. 3102
DEED RECORDS

3182 SQ. FT.
0.0730 ACRES

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

SET "x" CUT



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

LEGEND

- | | | | |
|----------|------------------------|--------|--|
| — | PROPOSED ROW | ----- | EASEMENT |
| | EXISTING ROW | ----- | RAILROADS |
| ----- | PROPERTY LINE | ----- | STRUCTURE |
| ----- | COUNTY LINE | P.O.C. | POINT OF COMMENCING |
| --- --- | CONTROL OF ACCESS LINE | P.O.B. | POINT OF BEGINNING |
| ----- | SURVEY LINE | ■ | FOUND CONC. MONUMENT |
| -x-x- | FENCE LINE | ● | SET 3/8" STEEL ROD WITH ALUMINUM TXDOT CAP |
| ----- | CITY LIMITS | ○ | SET OR FOUND MONUMENTATION |

NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM-NAD 83 NORTH CENTRAL ZONE. SCALE FACTOR: 1.000136506.

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

ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGE: 3 OF 3

DIST. NAME DALLAS	PLAT OF A SURVEY OF PROPERTY MORRIS KUNOFSKY	COUNTY DALLAS
PARCEL NO. 2	ROW CSJ: 0134-09-057 1H 30	DATE DEC. 15, 2006
ROW PARCEL 3182 SQ FT 0.0730 AC		

County. DALLAS
Highway: US 80 AT SH 352 INTERCHANGE
RIGHT-OF-WAY CSJ 0095-02-106

PAGE 1 OF 3
SEPTEMBER 20, 2007

DESCRIPTION FOR PARCEL 4

BEING 27,531 SQUARE FEET OF LAND, SITUATED IN ARCHIBALD B. LANIER SURVEY ABSTRACT 806, CITY OF SUNNYVALE, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED BY DEED TO PAUL E. CASH, AS RECORDED IN VOLUME 2003093, PAGE 8718, DEED RECORD, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 5/8 INCH IRON ROD FOUND FOR THE INTERIOR SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO FRY STREET LP., AS RECORDED IN VOLUME 2003204, PAGE 9872, DEED RECORD, DALLAS COUNTY, TEXAS, ALSO BEING AN INTERIOR CORNER OF A TRACT OF LAND CONVEYED BY DEED TO DALLAS POWER & LIGHT CO., AS RECORDED IN VOLUME 221, PAGE 287, DEED RECORD, DALLAS COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST MOST SOUTHERLY CORNER OF SAID FRY STREET LP. TRACT BEARS SOUTH 84 DEGREES 00 MINUTES 02 SECONDS EAST, 14.67 FEET AND HAVING N.A.D. 83, TEXAS STATE PLANE, NORTH CENTRAL ZONE, SURFACE COORDINATE OF NORTH 6,974,014.52, EAST 2,565,259.35;

THENCE NORTH 06 DEGREES 04 MINUTES 56 SECONDS EAST, 486.02 FEET WITH THE COMMON LINE OF SAID FRY STREET LP. TRACT AND THE DALLAS POWER & LIGHT CO. TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID THE FRY STREET LP. TRACT AND THE NORTHWEST CORNER OF SAID DALLAS POWER & LIGHT CO. TRACT ALSO BEING IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 80 (VARIABLE WIDTH RIGHT-OF-WAY) AS PER RIGHT-OF-WAY MAP (CONTROL 430, SECTION 01, JOB 39) REVISED AUGUST 1990;

THENCE SOUTH 79 DEGREES 45 MINUTES 21 SECONDS EAST, 111.94 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, TO 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID PAUL E. CASH TRACT, AND THE NORTEAST CORNER OF SAID DALLAS POWER & LIGHT CO. TRACT, ALSO BEING THE **POINT OF BEGINNING** HAVING N.A.D. 83, TEXAS STATE PLANE, NORTH CENTRAL ZONE, SURFACE COORDINATE OF NORTH 6,974,477.89, EAST 2,565,421.00;

- 1) **THENCE** SOUTH 79 DEGREES 57 MINUTES 18 SECONDS EAST, 8.71 FEET TO AN ANGEL POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80;
- 2) **THENCE** SOUTH 87 DEGREES 12 MINUTES 25 SECONDS EAST, 505.90 FEET WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 3) **THENCE** 71 25 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, THROUGH A CENTRAL ANGLE OF 00 DEGRESS 42 MINUTES 45 SECONDS WITH A RADIUS OF 5729.58 FEET, A TANGENT LENGTH OF 35.63 FEET AND A CHORD WHICH BEARS SOUTH 40 DEGREES 20 MINTUES 46 SECONDS EAST, 71.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET IN THE NEW PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, ALSO BEING THE BEGINNING OF AN ACCESS DENIAL LINE;

County: DALLAS
Highway: US 80 AT SH 352 INTERCHANGE
RIGHT-OF-WAY CSJ. 0095-02-106

PAGE 2 OF 3
SEPTEMBER 20, 2007

DESCRIPTION FOR PARCEL 4

- 3) **THENCE** NORTH 87 DEGREES 00 MINUTES 07 SECONDS WEST, 565.94 FEET WITH THE NEW SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, ALSO BEING AN ACCESS DENIAL LINE TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET IN THE COMMON LINE OF SAID PAUL E. CASH TRACT AND THE DALLAS POWER & LIGHT CO. TRACT, ALSO BEING THE END OF THE ACCESS DENIAL LINE;
- 4) **THENCE** NORTH 05 DEGREES 47 MINUTES 21 SECONDS EAST, 51.14 FEET WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 27,531 SQUARE FEET OR 0.632 OF AN ACRE OF LAND, MORE OR LESS.

Surveyed on the ground JUNE 2007

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

Bearing Basis: are relative to true north obtained from GPS observation N.A.D. 83, Texas North Central, (Texas Department of transportation Scale factor is applied)

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor.(0.999863513)

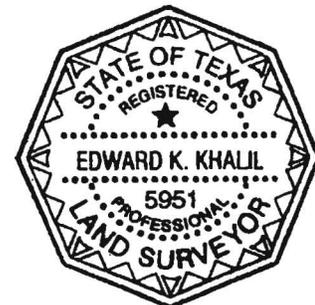
Note: In accordance with the Texas Board of Professional Land Surveying, General Rules of Procedure and Practices, 663 19(9), this "report" consists of the Real Property Description included herein, and Map of Survey attached herewith.

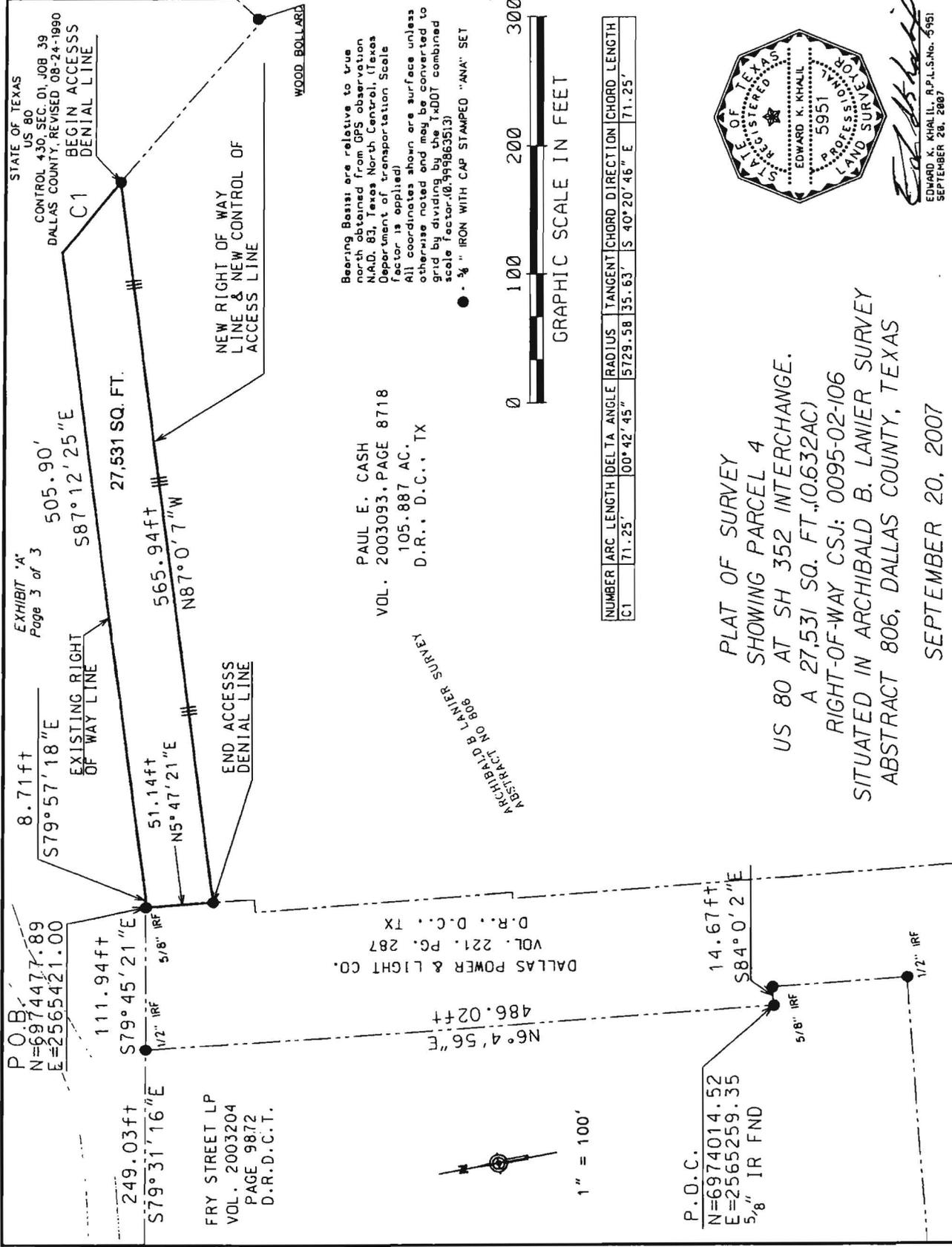
Note: In accordance with the Texas Board of Professional Land Surveying, General Rules of Procedures and Practices, 663 19(7), "The cited instruments are not necessarily the current owners of the subject property, but are the documents containing the descriptions of the boundaries as surveyed."

I, Edward K. Khalil, a Registered Professional Land Surveyor in the State of Texas, Hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



EDWARD K. KHALIL
Registered Professional Land Surveyor No. 5951
SEPTEMBER 20, 2007





EDWARD K. KHALIL, R.P.L.S.No. 5951
SEPTEMBER 28, 2007

PLAT OF SURVEY
SHOWING PARCEL 4
US 80 AT SH 352 INTERCHANGE.
A 27,531 SQ. FT. (0.632AC)
RIGHT-OF-WAY CSJ: 0095-02-106
SITUATED IN ARCHIBALD B. LAWIER SURVEY
ABSTRACT 806, DALLAS COUNTY, TEXAS

SEPTEMBER 20, 2007

Date: August 30, 2006

ROW CSJ: 0086-14-036
County: Webb
Highway: Loop 20
Limits: From: 0.4 Mi. South of SH 359/Loop 20 Intersection
To: 0.9 Mi. North of SH 359/Loop 20 Intersection

FIELD NOTES FOR PARCEL 2, PHASE 2

Being 0.669 of one acre (29,123 square feet) of land, situated in Porcion No. 31, Abstract No. 3116, Jose Trevino Original Grantee, Webb County, Texas, being out that certain 5.602 acre tract of land, conveyed from Ramiro A. Gonzalez, et ux, to Miguel Rodriguez, et ux, by deed dated July 21, 1999, recorded in Volume 796, Page 435, Official Public Records of Webb County, Texas; the subject 0.669 of one acre tract of land, being more particularly described in two parts by metes and bounds as follows:

PARCEL 2, PART 1:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc.", set for a re-entrant northwesterly corner of said 5.602 acre tract, also the northeasterly most northerly corner of that certain 81.6 acre tract of land, conveyed to Evelyn B. Summers, by deed executed February 24, 1959, as recorded in Volume 268, Page 393, Deed Records Webb County, thence as follows:

South 07°43'14" East, with the common line between the west line of said 5.602 acre tract and the easterly line of said 81.6 acre tract, a distance of 306.39 feet to a 5/8-inch iron rod with plastic cap marked "RODS Surveying" set for the **POINT OF BEGINNING** of the herein described parcel and the beginning of an access denial line, at its intersection with the proposed northeasterly right of way line of Cuatro Vientos Road, based on 130.00 feet width, and having surface coordinates of X=677,787.48 and Y=17,070,411.96; bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a reciprocal combined scale factor of 1.00003.

1. **THENCE, SOUTH 43°01'47" EAST**, with said proposed northeasterly right of way line and said access denial line, a distance of 334.40 feet to a 5/8 inch iron rod with plastic cap marked "RODS Surveying" set for corner and the end of said access denial line on the common line between said 5.602 acre tract and the said 81.6 acre tract;

THENCE, with the common line between said 5.602 acre-tract and said 81.6 acre tract, the following courses and distances:

2. **SOUTH 79°12'26" EAST**, a distance of 60.15 feet to a point for corner;
3. **NORTH 76°25'51" WEST**, a distance of 60.35 feet to a point for corner;

Parcel 2, Phase 2

4. **NORTH 48°23'05" WEST**, a distance of 118.13 feet to a point for the southeasterly corner of the herein described parcel;
5. **NORTH 07°43'14" WEST**, a distance of 164.60 feet to the **POINT OF BEGINNING** and containing 0.485 of one acre (21,146 square feet) of land in Part 1.

PARCEL 2, PART 2:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc.", set for a re-entrant northwesterly corner of said 5.602 acre tract, also the northeasterly most northerly corner of said 81.6 acre tract of land thence as follows:

North 80°20'53" West, with the common line between the northwesterly most southerly line of said 5.602 acre tract and a northerly line of said 81.6 acre tract, a distance of 290.76 feet to a 5/8-inch iron rod with plastic cap marked "RODS Surveying" set for the **POINT OF BEGINNING** of the herein described parcel, at its intersection with the proposed northeasterly right of way line of Cuatro Vientos Road, based on 130.00 feet width, on an access denial line and having surface coordinates of X=677,459.67 and Y=17,070,764.32; bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a reciprocal combined scale factor of 1.00003.

1. **THENCE, NORTH 80°20'53" WEST**, continuing with said common line and the access denial line, a distance of 192.67 feet to a 5/8 inch iron rod with plastic cap marked "RODS Surveying" set for corner and the end of said access denial line on a curve to the right on the proposed southwesterly right of way line of Cuatro Vientos Road, based on 130.00 feet width;
2. **THENCE**, in a northwesterly direction, with said proposed southwesterly right of way line, along said curve to the right having a central angle of 02°24'48", a radius of 1413.14 feet, an arc length of 59.52 feet, a chord bearing of North 33°45'17" West, a chord distance of 59.52 feet to a 5/8 inch iron rod with plastic cap marked "RODS Surveying" set for corner and the beginning of an access denial line on the common line between the northwesterly most northerly line of said 5.602 acre tract and the southerly line of that certain 11.8626 acre tract of land, also referred to as Tract One, conveyed from Miguel Benavides, et al, to Arguindegui Oil Co., by deed dated December 21, 1979, recorded in Volume 610, Page 585, Deed Records of Webb County, Texas;
3. **THENCE, SOUTH 79°50'37" WEST**, with said common line and the access denial line, a distance of 185.30 feet to a 5/8 inch iron rod with plastic cap marked "RODS Surveying" set for corner and the end of said access denial line on a curve to the left on the proposed northeasterly right of way line of Cuatro Vientos Road;

Parcel 2, Phase 2

4. **THENCE**, in a southeasterly direction, with said proposed northeasterly right of way line, along said curve to the left having a central angle of $02^{\circ}50'47''$, a radius of 1,283.14 feet, an arc length of 63.74 feet, a chord bearing of South $39^{\circ}35'30''$ East, a chord distance of 63.74 feet to the **POINT OF BEGINNING** and containing 0.183 of one acre (7,977 square feet) of land in Part 2 and a total of 0.669 of one acre (29,123 square feet) of land;

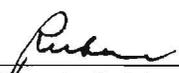
A plat of even date herewith accompanies this metes and bounds description. (See Exhibit Plat "B")

Access is prohibited across the "ACCESS DENIAL LINE" to the transportation facility from the adjacent property.

STATE OF TEXAS:
COUNTY OF WEBB:

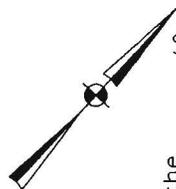
I hereby certify that this description is true and correct according to an actual survey made on the ground under my supervision.

This 30th day of August 2006 A. D.



Ruben A. Calderon
RPLS No. 5109

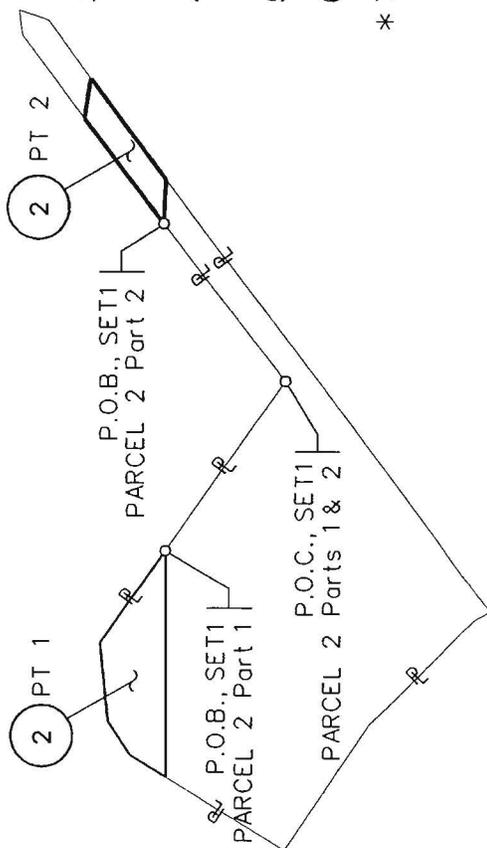




NOTES:

EXHIBIT "B"
SEE EXHIBIT "A" PREPARED EVEN DATE

1. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum 1983, (1993 Adj). All distances and coordinates shown are surface and may be converted to grid by dividing by a reciprocal combined scale factor of 1.00003.
2. Set : Indicates Texas Department of Transportation aluminum disc on a 5/8 inch iron rod, unless otherwise depicted hereon.
3. Set1 : Indicates 5/8 inch iron rod with plastic cap marked "RODS Surveying", unless otherwise depicted hereon.
4. Survey and Porcion Line locations are approximate and based upon the best available evidence.
5. A.D.L. signifies Access Denial Line.
6. —||— signifies Access Denial Line.
- * 7. Remainder Acreage is based in difference between acreage called for in deed, minus acreage taken.

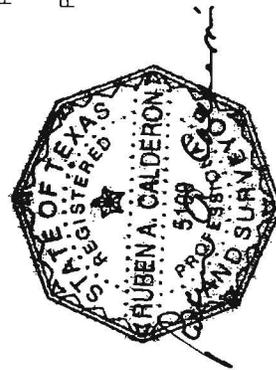


Inset Parcel 2, Phase 2

EXISTING	TAKING	REMAINING
5.602 AC.	0.485 AC. 21,146 SQ.FT.	4.934 AC.
	0.183 AC. 7977 SQ.FT.	

PART 1

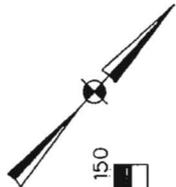
PART 2



Parcel No.2, Phase 2
Sheet 1 of 3

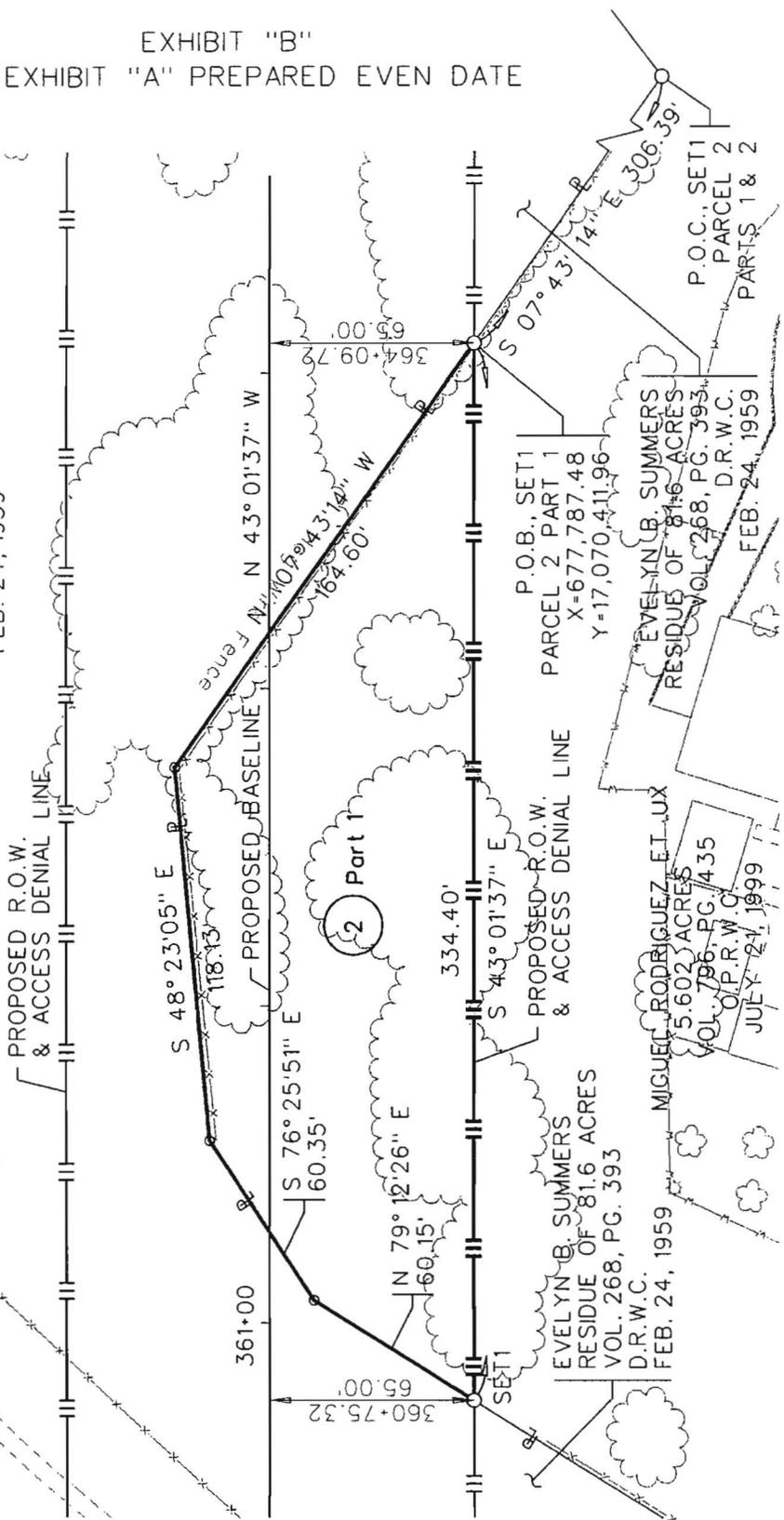
PARCEL PLAT
SHOWING PARCEL NO. 2, PHASE 2
PROPERTY OF
MIGUEL RODRIGUEZ, et ux
R.O.W. C.S.J. NO.: 0086-14-036
RODS SURVEYING, INC. AUG. 30, 2006

**PORCION No. 31,
ABSTRACT No. 3116,
JOSE TREVINTE
ORIGINAL GRANTEE**



EVELYN B. SUMMERS
RESIDUE OF 81.6 ACRES
VOL. 268, PG. 393
D.R.W.C.
FEB. 24, 1959

EXHIBIT "B"
SEE EXHIBIT "A" PREPARED EVEN DATE



Parcel No. 2, Phase 2
Sheet 2 of 3

**PORCION NO. 31, ABSTRACT NO. 3116,
JOSE TREVINO ORIGINAL GRANTEE**

EVELYN B. SUMMERS
RESIDUE OF 81.6 ACRES
VOL. 268, PG. 393
D.R.W.C.
FEB. 24, 1959

CA=02° 24' 48"
R=1,413.14'
L=59.52'
CHB=N 33° 45' 17" W
CHD=59.52'

CUATRO VIENTOS ROAD (130' ROW)

PC 368+45.94

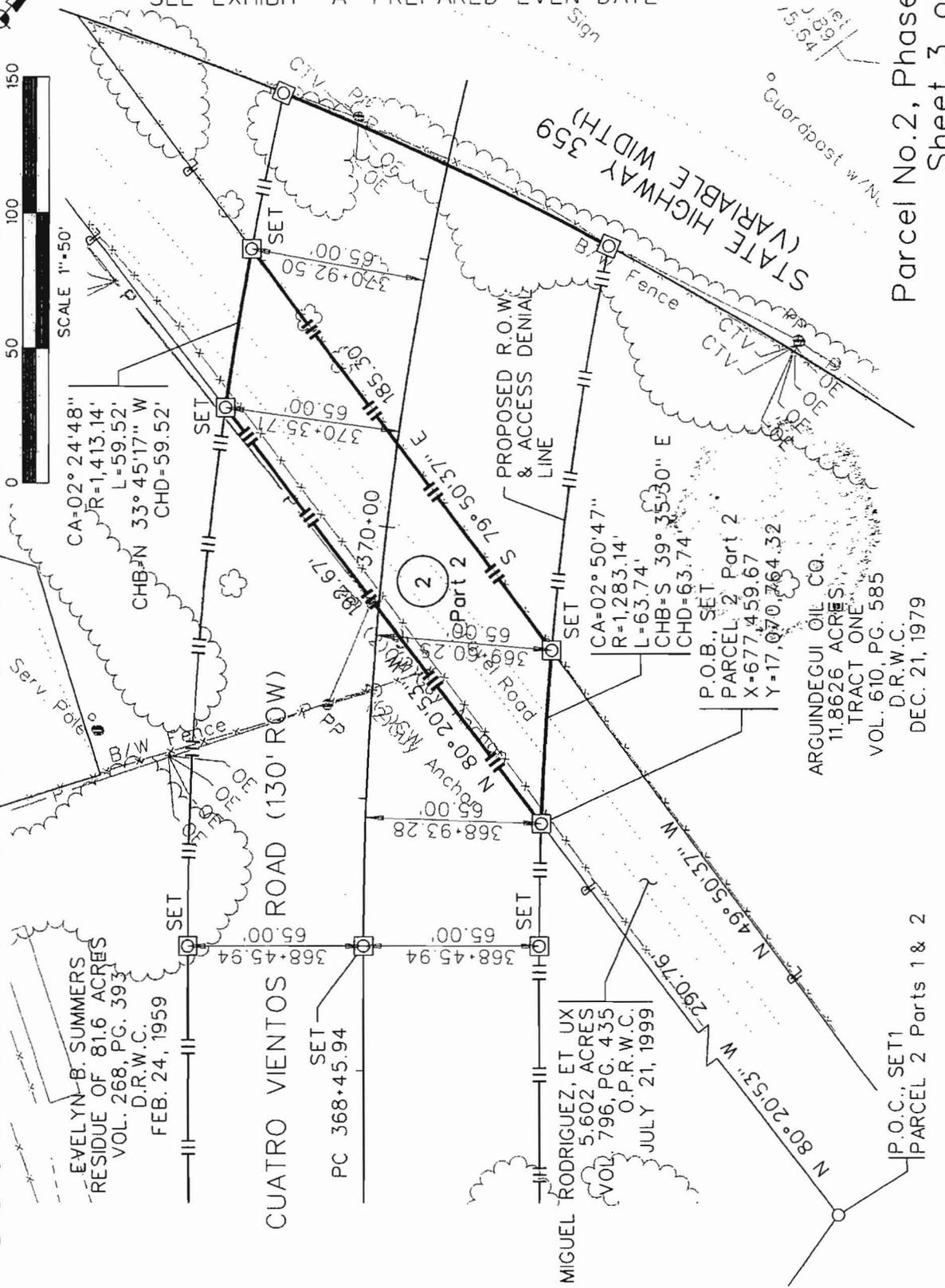
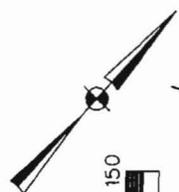
MIGUEL RODRIGUEZ, ET UX
5,602 ACRES
VOL. 796, PG. 435
O.P.R.W.C.
JULY 21, 1999

ARGUINDEGUI OIL CO.
11.8626 ACRES
TRACT ONE
VOL. 610, PG. 585
D.R.W.C.
DEC. 21, 1979

P.O.C., SET1
PARCEL 2 Parts 1 & 2

Parcel No.2, Phase 2
Sheet 3 of 3

EXHIBIT "B"
SEE EXHIBIT "A" PREPARED EVEN DATE



Revised Date: January 30th, 2009

ROW CSJ: 0086-14-036
County: Webb
Highway: Loop 20
Limits: From: 0.4 Mi. South of SH 359/Loop 20 Intersection
To: 0.9 Mi. North of SH 359/Loop 20 Intersection

FIELD NOTES FOR PARCEL 3, PHASE 2

Being 0.312 of one acre (13,591 square feet) of land, situated in Porcion No. 31, Abstract No. 3116, Jose Trevino Original Grantee, Webb County, Texas, being out of that certain 1.7466 acre tract of land also referred to as Tract No. 7, conveyed from Arguindegui Investments, Ltd., to Arguindegui Railway Services, Ltd., by deed dated September 14, 2007, recorded in Volume 2443, Page 835, Official Public Records of Webb County, Texas; the subject 0.312 of one acre of land, being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for a point on a curve to the right on the existing southerly right of way line of Loop 20, based on variable width, being the common northwesterly most easterly corner of that certain 81.6 acre tract, conveyed to Evelyn B. Summers, by deed executed February 24, 1959, recorded in Volume 268, Page 393, Deed Records Webb County, Texas, and the northerly most westerly corner of that certain 5.602 acre tract, conveyed to Miguel Rodriguez, et ux, by deed executed July 21, 1999, as recorded in Volume 796, Page 435, Official Public Records of Webb County, Texas, thence as follows:

In a northeasterly direction, with said existing southerly right of way line of Loop 20, along said curve to the right, having a central angle of 05°17'26", a radius of 1,372.39 feet, an arc length of 126.73 feet, a chord bearing of North 66°37'17" East, a chord distance of 126.68 feet to a 5/8 inch iron rod with TxDOT aluminum disk in concrete set on the proposed westerly right of way line of Cuatro Vientos Road, based on 130.00 feet width for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of X=677,206.27 and Y=17,070,895.97; bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a reciprocal combined scale factor of 1.00003.

1. **THENCE**, continuing in a northeasterly direction, with said existing southerly right of way line of Loop 20, along said curve to the right, having a central angle of 05°34'08", a radius of 1,372.39 feet, an arc length of 133.39 feet, a chord bearing of North 72°03'04" East, a chord distance of 133.34 feet to a 5/8 inch iron rod with TxDOT aluminum disk in concrete set for corner on a curve to the left and the beginning of an "Access Denial Line" on the proposed easterly right of way line of Cuatro Vientos Road based on 130.00 feet width;

Parcel 3, Phase 2

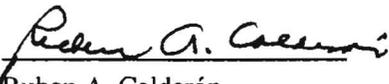
2. **THENCE**, in a southeasterly direction, with said proposed easterly right of way line of Cuatro Vientos Road and the "Access Denial Line", along said curve to the left, having a central angle of $06^{\circ}43'37''$, a radius of 1,283.14 feet, an arc length of 150.65 feet, a chord bearing of South $34^{\circ}48'19''$ East, a chord distance of 150.56 feet to a 5/8 inch iron rod with TxDOT aluminum disk in concrete set for corner and the end of said "Access Denial Line", on the common boundary line between said 1.7466 acre tract southerly line and said 5.602 acre tract northerly line;
3. **THENCE, NORTH $79^{\circ}50'37''$ WEST**, with the common boundary line between said 1.7466 acre tract and said 5.602 acre tract, a distance of 185.30 feet to a 5/8-inch iron rod with TxDOT aluminum disk in concrete set for corner and the beginning of an "Access Denial Line", on a curve to the right on the proposed westerly right of way line of Cuatro Vientos Road;
4. **THENCE**, in a northwesterly direction, with said proposed westerly right of way line of Cuatro Vientos Road and said "Access Denial Line", along said curve to the right, having a central angle of $02^{\circ}22'04''$, a radius of 1,413.14 feet, an arc length of 58.40 feet, a chord bearing of North $31^{\circ}21'51''$ West, a chord distance of 58.40 feet to the end of said an "Access Denial Line" and the **POINT OF BEGINNING** of the herein described parcel and containing 0.312 of one acre (13,591 square feet) of land.

A plat of even date herewith accompanies this metes and bounds description. (See Exhibit Plat "B")

Access is prohibited across the "ACCESS DENIAL LINE" to the transportation facility from the adjacent property.

STATE OF TEXAS:
COUNTY OF WEBB:

I hereby certify that this description is true and correct according to an actual survey made on the ground under my supervision


Ruben A. Calderon
RODS Surveying, Inc.
Date: January 30th, 2009

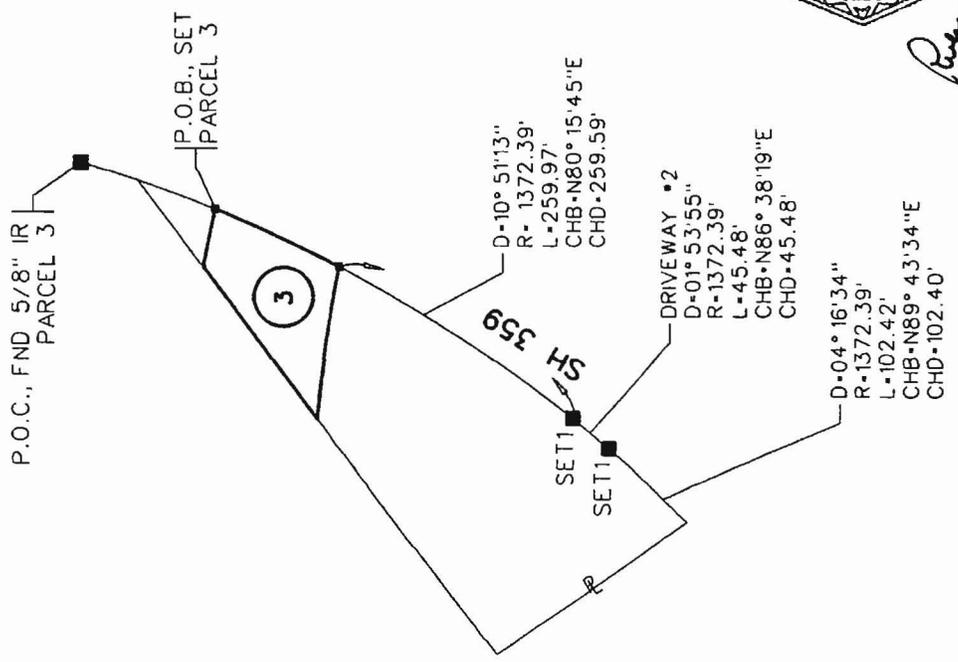




NOTES:

1. All bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, North American Datum 1983, (1993 Adj). All distances and coordinates shown are surface and may be converted to grid by dividing by a reciprocal combined scale factor of 1.00003.
2. Set : Indicates Texas Department of Transportation aluminum disc on a 5/8 inch iron rod, unless otherwise depicted hereon.
3. Set1 : indicates 5/8 inch iron rod with plastic cap marked "RODS Surveying", unless otherwise depicted hereon.
4. Survey and Porcion Line locations are approximate and based upon the best available evidence.
5. A.D.L. signifies Access Denial Line.
6. —||— signifies Access Denial Line.
- * 7. Remainder Acreage is based in difference between acreage called for in deed, minus acreage taken.

EXHIBIT "B"
SEE EXHIBIT "A" PREPARED EVEN DATE



EXISTING	TAKING	REMAINING
1.7466 AC.	0.312 AC.	1.3804 AC. RT.
	13,591 SQ. FT.	0.0542 AC. LT.

PARCEL PLAT
SHOWING PARCEL NO. 3, PHASE 2
PROPERTY OF
ARGUINDEGUI RAILWAY SERVICES

R.O.W. C.S.J. NO.: 0086-14-036
RODS SURVEYING, INC. REVISED JAN. 30, 2009
FILE: N:\Pate Eng 021\2022003\CAD\PARCELS\PHASE 2\Parcel03_1P12.dwg



1/30/2009

Inset Parcel 3, Phase 2
Parcel No.3, Phase 2
Sheet 1 of 2

Job No. 06-2481
June 29, 2007
Revised 04-02-08
Changed CSJ number

County: Comal
Highway: State Highway No. 46
ROW C.S.J. No.: 0215-02-050

PROPERTY DESCRIPTION OF PARCEL NO. 13

Being a 2.085 acre (90,805 square feet) parcel of land, more or less, being out of the J.M. Steiner Survey No. 596, Abstract No. 571, and the Johann Kneupper Survey No. 442, Abstract No. 312, Comal County, Texas, being all of the called 1.976 acre tract conveyed to Charles C. Martin, a Single Man, by deed filed for record on Sept. 15, 1993 and recorded in Volume 912, Page 240, Official Public Records, Comal County, Texas, which 2.085 acre (90,805 square feet) of land more particularly described by metes and bounds as follows:

BEGINNING at a ½" rebar found in the proposed northeast right-of-way line of State Highway No. 46, at the northeast corner of the called 1.976 acre tract, said point being the northwest corner of a called 8.30 acre tract conveyed to Grote-McGilvrey Investments, LP., recorded in Document No. 200506021987, Official Public Records, Comal County, Texas, said point being 220.71 feet left of proposed centerline station 1537+15.90;

- (1) **THENCE** South. 21°47'09" West, along a proposed northeast right-of-way line of State Highway No. 46, along an Access Denial Line for this parcel, the southeast boundary line of the called 1.976 acre tract, the northwest boundary line of the called 8.30 acre tract, at a distance of 108.48 feet passing a point* for the end of the Access Denial Line for this parcel at 112.23 feet left of proposed centerline station 1537+15.81, continuing a distance of 87.23 feet, a total distance of 195.71 feet to a ½" rebar with "MDS" cap set for corner in the existing northeast right-of-way line of State Highway No. 46, said point being the south corner of the called 1.976 acre tract, the west corner of the called 8.30 acre tract;
- (2) **THENCE** North. 68°15'38" West, along the existing northeast right-of-way line of State Highway No. 46, a distance of 833.06 feet to a ½" rebar with "MDS" cap set for corner at the west corner of the called 1.976 acre tract, an angle point in the south boundary line of a called 30.182 acre tract conveyed to Kensing Iron Works, Inc., a Texas Corporation recorded in Document No. 200106001992, Official Public Records, Comal County, Texas;
- (3) **THENCE** North. 88°38'59" East, along the north boundary line of the called 1.976 acre tract and the proposed northeast right-of-way line of State Highway No. 46, the south boundary line of the called 30.182 acre tract, a distance of 74.94 feet to a point** for angle;

- (4) **THENCE** South. 84°06'04" East, continuing along the north boundary line of the called 1.976 acre tract, the south boundary line of the called 30.182 acre tract, a distance of 75.51 feet to a point* at the beginning of an Access Denial Line for this parcel, said point being the intersection of the north boundary line of the called 1.976 acre tract with the proposed northeast right-of-way line of State Highway No. 46 at 75.00 feet left of proposed centerline station 1530+24.26;
- (5) **THENCE** along the proposed northeast right-of-way line of State Highway No. 46, the north boundary line of the called 1.976 acre tract, and the Access Denial Line, the following courses and distances:
- a. South. 84°06'04" East, a distance of 75.76 feet to a point* for angle at 95.68 feet left of proposed centerline station 1530+97.14;
 - b. South. 79°54'41" East, a distance of 88.82 feet to a point* for angle at 113.62 feet left of proposed centerline station 1531+84.13;
 - c. South. 79°38'50" East, a distance of 542.44 feet to the **PLACE OF BEGINNING** containing 2.085 acres (90,805 square feet) of land, more or less.

Note: The basis of bearing recited herein is the Texas Department of Transportation right-of-way map of State Highway No. 46. This description was prepared from a survey made on the ground by employees of M.D.S. Land Surveying Company, Inc. The square footage recited herein is based on mathematical calculations and is subject to the rules of rounding and significant numbers. The monuments described as set herein may be replaced with a TxDOT Type II Right-of-Way Monument upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT. A plat of survey with same date accompanies this description.

Point* denotes a calculated point to be replaced with a TxDOT Type II Right-of-Way Monument upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

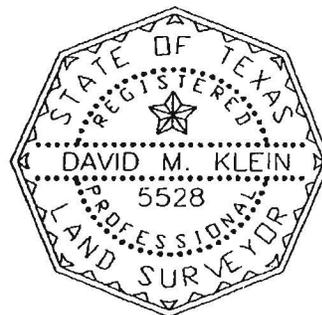
Point** denotes a calculated point to be replaced with an aluminum cap on rod stamped "TxDOT ROW" upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Point*** denotes a calculated point to be replaced with an aluminum cap on rod stamped "TxDOT ACCESS DENIAL" upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.



David Michael Klein R.P.L.S. # 5528



**JOHANN KNEUPPER
SURVEY NO. 442
ABSTRACT NO. 312**

KENSING IRON WORKS, INC.,
A TEXAS CORPORATION
CALLED 30.182 ACRES
DOC. NO. 200106001992
O.P.R.

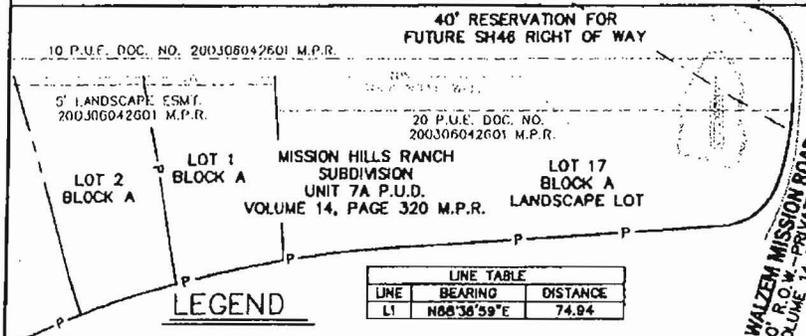
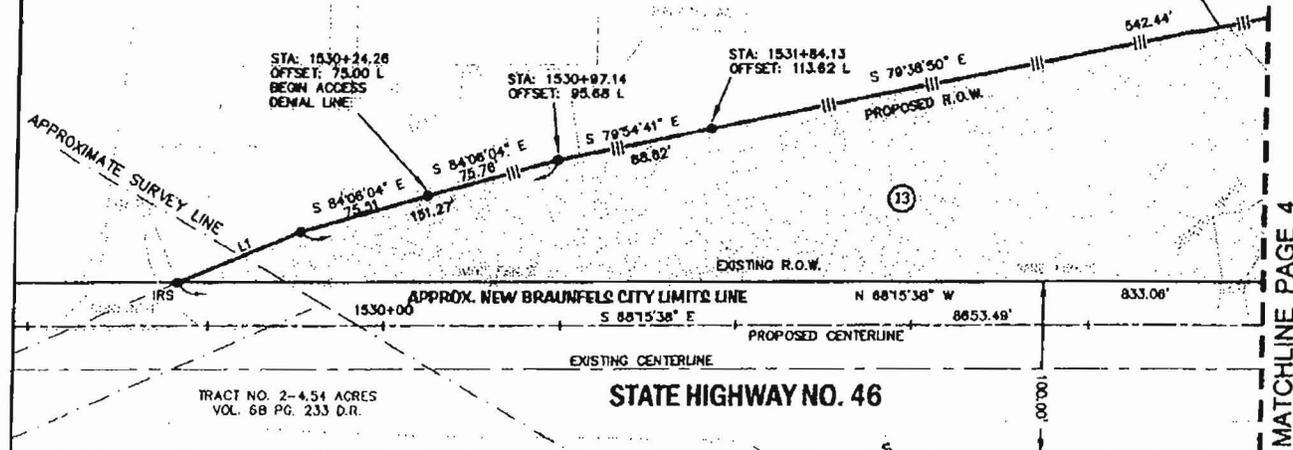
GRAPHIC SCALE



(1 inch = 100 feet.)

OWNER: CHARLES C. MARTIN
CALLED 1.976 ACRES (FOUND 2.085 ACRES)
VOLUME 912, PAGE 240, O.P.R.

REVISIONS:
04-02-06 CHANGED CSJ NUMBER



NOTES

1. A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON NAD83(86) TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE) AS FURNISHED BY TxDOT.
3. COORDINATES AND DISTANCES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. STATION AND OFFSETS SHOWN ARE BASED ON CENTERLINE.
5. THE SQUARE FOOTAGE RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND IS SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
6. THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENTS AND NOT BASED ON FIELD DIMENSIONS.
7. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE".
8. THE MONUMENTS DESCRIBED AND SET HEREON 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.

LEGEND

- ⊙ TYPE II TxDOT MONUMENT SET
- ⊙ TYPE II TxDOT MONUMENT FOUND
- ⊗ TYPE I TxDOT MONUMENT FOUND
- CALCULATED POINT (NOT SET)
- IR ● 1/2" REBAR FOUND
- IRS ● 1/2" REBAR W/MDS CAP SET
- O.P.R. OFFICIAL PROPERTY RECORDS OF COMAL CO.
- D.R. DEED RECORDS OF COMAL CO.
- M.P.R. MAP & PLAT RECORDS OF COMAL CO.
- P.O.B. PLACE OF BEGINNING
- U.E. EXISTING UTILITY EASEMENT
- D.E. EXISTING DRAINAGE EASEMENT
- M.E. EXISTING MAINTENANCE EASEMENT
- B.S.L. EXISTING BUILDING SETBACK LINE
- (X) PARCEL NUMBER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°36'59"E	74.94

**J.M. STEINER
SURVEY NO. 596
ABSTRACT NO. 571**

NORTH



M.D.S. LAND SURVEYING CO.
113 FALLS COURT, SUITE 800
BOERNE, TEXAS 78006
PHONE: (830) 249-9188

<p>TEXAS DEPARTMENT OF TRANSPORTATION</p>		
DIST. 15	PLAT OF PARCEL 13 S.H. 46	COUNTY COMAL
R.O.W. C.S.J. 0215-02-050		SURVEY DATE JUNE 29, 2007
R.O.W. ACQUISITION: 2.085 ACRES (90,805 sq. ft.)		
REMAINDER: N/A		

JOHANN KNEUPPER
SURVEY NO. 442
ABSTRACT NO. 312

REVISIONS:
04-02-08 CHANGED CSJ NUMBER

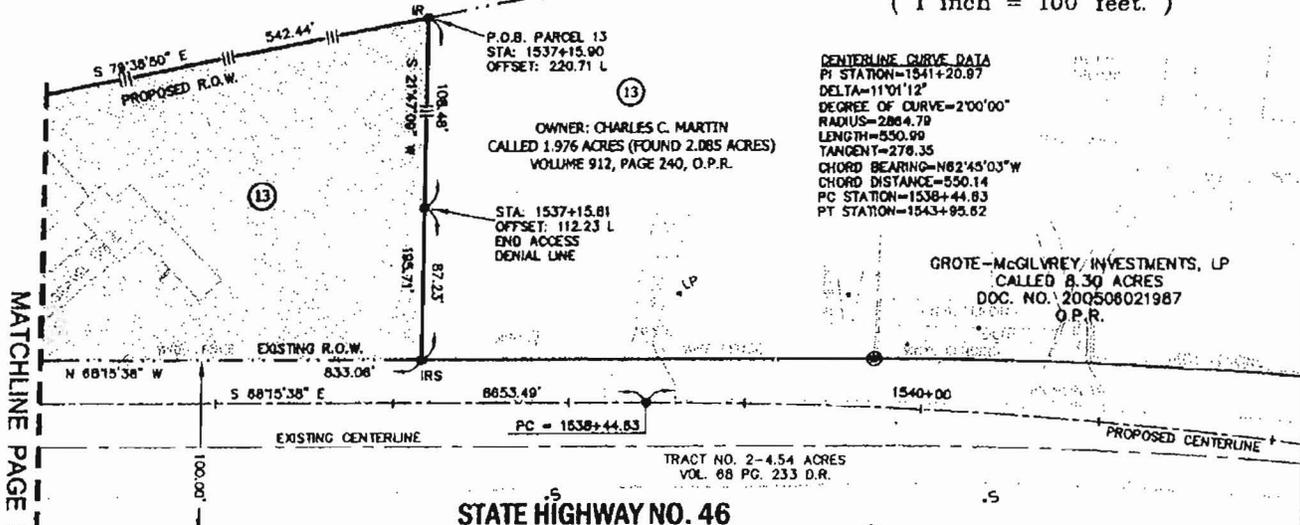
KENSING IRON WORKS, INC.,
A TEXAS CORPORATION
CALLED 30.182 ACRES
DOC. NO. 200106001992
O.P.R.

APPROX. NEW BRAUNFELS
CITY LIMITS LINE

GRAPHIC SCALE



(1 inch = 100 feet.)



CENTERLINE CURVE DATA
PI STATION=1541+20.97
DELTA=11°01'12"
DEGREE OF CURVE=2°00'00"
RADIUS=2864.79
LENGTH=550.99
TANGENT=278.35
CHORD BEARING=N82°45'03"W
CHORD DISTANCE=550.14
PC STATION=1538+44.83
PT STATION=1543+85.62

OWNER: CHARLES C. MARTIN
CALLED 1.976 ACRES (FOUND 2.085 ACRES)
VOLUME 912, PAGE 240, O.P.R.

GROTE-McGILVREY INVESTMENTS, LP
CALLED 8.30 ACRES
DOC. NO. 200508021987
O.P.R.

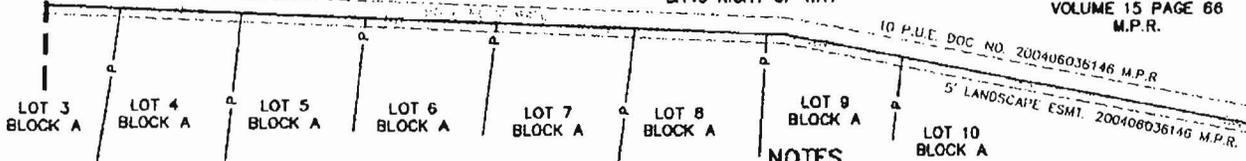
MATCHLINE PAGE 3

STATE HIGHWAY NO. 46

TRACT NO. 2-4.54 ACRES
VOL. 68 PG. 233 D.R.

LOT 32 BLOCK A
LANDSCAPE LOT AND
RESERVATION FOR FUTURE
SH46 RIGHT OF WAY

MISSION HILLS RANCH
SUBDIVISION
UNIT 8 P.U.D.
VOLUME 15 PAGE 66
M.P.R.



LEGEND

- ⊙ TYPE II TxDOT MONUMENT SET
- ⊙ TYPE II TxDOT MONUMENT FOUND
- ⊠ TYPE I TxDOT MONUMENT FOUND
- CALCULATED POINT (NOT SET)
- IR ● 1/2" REBAR FOUND
- IRS ● 1/2" REBAR W/MDS CAP SET
- O.P.R. OFFICIAL PROPERTY RECORDS OF COMAL CO.
- D.R. DEED RECORDS OF COMAL CO.
- M.P.R. MAP & PLAT RECORDS OF COMAL CO.
- P.O.B. PLACE OF BEGINNING
- U.E. EXISTING UTILITY EASEMENT
- D.E. EXISTING DRAINAGE EASEMENT
- M.E. EXISTING MAINTENANCE EASEMENT
- B.S.L. EXISTING BUILDING SETBACK LINE
- (X) PARCEL NUMBER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°38'59"E	74.94
L2	S84°06'04"E	75.51

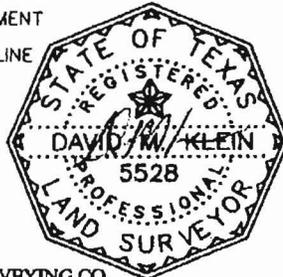


13

NORTH

NOTES

1. A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON NAD83(86) TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE) AS FURNISHED BY TxDOT.
3. COORDINATES AND DISTANCES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. STATION AND OFFSETS SHOWN ARE BASED ON CENTERLINE.
5. THE SQUARE FOOTAGE RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND IS SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
6. THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENTS AND NOT BASED ON FIELD DIMENSIONS.
7. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE".
8. THE MONUMENTS DESCRIBED AND SET HEREON 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.



M.D.S. LAND SURVEYING CO.
113 FALLS COURT, SUITE 800
BOERNE, TEXAS 78006
PHONE: (830) 249-9188

<p>TEXAS DEPARTMENT OF TRANSPORTATION</p>		
DIST. 15	PLAT OF PARCEL 13	COUNTY COMAL
R.O.W. C.S.J. 0215-02-050		SURVEY DATE JUNE 29, 2007
S.H. 46		
R.O.W. ACQUISITION: 2.085 ACRES (90,805 sq. ft.)		
REMAINDER: N/A		

County: Dallas
Highway: I.H. 30
R.O.W CSJ: 1068-04-132
Account: 9118-01-031

Page 1 of 3
July, 2003

Description for Parcel 12

BEING a 0.0592 acre tract of land situated in the David R. Cameron Survey, Abstract No. 296 in the City of Dallas, Dallas County, Texas and being a part of Lots 87, 88 and 89, Block P/7171 of Joe Irwin Addition No. 7 per plat recorded in Volume 10, page 421 of the Plat Records of Dallas County, Texas (PRDCT). Said lots being owned by Marty Logan's House of Colour, Inc., as evidenced by instrument of record in Volume 94080, Page 4840, of the Deed Records of Dallas County, Texas (DRDCT). Said 0.0592 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the intersection of the existing west right of way line of State Highway Loop 12 with the southeast line of Lot 84, Block P/7171, from which a found TxDOT brass disc bears North 78°56'52" West, a distance of 1.89 feet;

THENCE North 50°02'15" East, along said right of way and along the southeast line of Block P/7171, a distance of 203.32 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for the new west right of way line of State Highway Loop 12 and for the POINT OF BEGINNING and for the beginning of a Control of Access Line;:**

- (1) THENCE North 08°31'00" West, along the new west right of way line of State Highway Loop 12 and along said Control of Access Line, a distance of 51.75 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the left and having a radius of 10,701.19 feet;:**
- (2) THENCE along the new west right of way line of State Highway Loop 12 and said Control of Access Line and along said curve through a central angle of 00°32'14", an arc distance of 100.35 feet, and a chord which bears North 08°46'35" West, a distance of 100.35 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at the intersection of the south right of way line of Jim Street with the existing west right of way line of State Highway Loop 12, same being the end of the Control Access Line;:**
- (3) THENCE South 23°15'51" East, along the existing west right of way line State Highway Loop 12, a distance of 135.72 feet to a broken concrete monument found;

County: Dallas
Highway: I.H. 30
R.O.W CSJ: 1068-04-132
Account: 9118-01-031

Page 2 of 3
July, 2003

Description for Parcel 12

- (4) THENCE South 50°02'15" West, along the existing west right of way line of State Highway Loop 12, a distance of 39.96 feet to the POINT OF BEGINNING, and containing 2,578 square feet or 0.0592 acres of land, more or less.

IN ADDITION, a Control of Access Line delineating a denial of access to the transportation facility from the adjacent property along the common boundary of State Highway Loop 12 is described as follows:

BEGINNING at a set 5/8-inch iron rod with TxDOT aluminum cap for the most southerly corner of the hereinabove described 0.0592-acre tract;

- (1) THENCE South 50°02'15" West, along the southeast line of Dallas City Block P/7171, a distance of 60.09 feet to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of this Control of Access Line.

** 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.

Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

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.

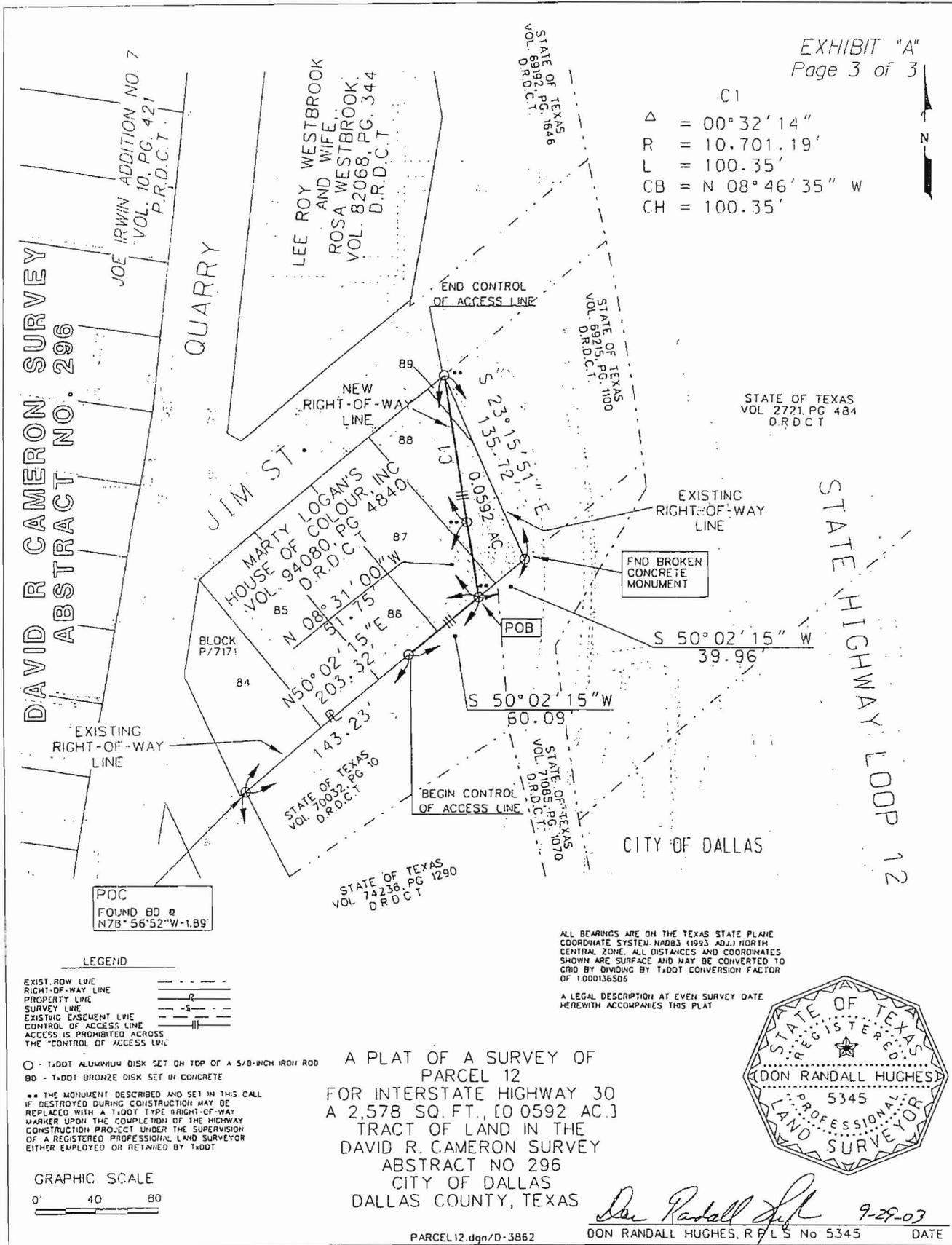
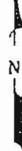

Don Randall Hughes Date 9-29-03
Texas Registration No. 5345

PBS&J
5999 Summerside Drive
Suite 202
Dallas, Texas 75252
Phone (972) 380-2605



EXHIBIT "A"
Page 3 of 3

CI
 $\Delta = 00^{\circ}32'14''$
 $R = 10,701.19'$
 $L = 100.35'$
 $CB = N 08^{\circ}46'35'' W$
 $CH = 100.35'$



POC
FOUND BD @
N78°56'52"W-1.89'

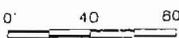
LEGEND

- EXIST. ROW LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE

- - 1xDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD
- BD - 1xDOT BRONZE DISK SET IN CONCRETE

•• THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION MAY BE REPLACED WITH A 1xDOT TYPE RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY 1xDOT

GRAPHIC SCALE



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY 1xDOT CONVERSION FACTOR OF 1.000136506

A LEGAL DESCRIPTION AT EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

A PLAT OF A SURVEY OF
 PARCEL 12
 FOR INTERSTATE HIGHWAY 30
 A 2,578 SQ. FT. [0.0592 AC.]
 TRACT OF LAND IN THE
 DAVID R. CAMERON SURVEY
 ABSTRACT NO 296
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS



Don Randall Hughes 9-29-07
 DON RANDALL HUGHES, R.L.S. No 5345 DATE

ROW CSJ: 1068-04-132
Parcel: 12
Bisection Clause: Cat I

AND IN ADDITION THERETO:

Title to all of that (Metal Building) 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.

January, 2005
Parcel 153
Page 1 of 6 Pages

County: Montgomery
Highway: Interstate Highway 45
Project Limits: 0.60 mile north of Loop 336 North to 0.043 mile south of Loop 336 South
Part 2 – SH 105 to 0.043 mile south of Loop 336 South
RCSJ No.: 0675-08-089

Property Description for Parcel No. 153

Being a 0.4074 acre (17,747 square foot) parcel of land in the Ransom House Survey, Abstract No. 245, Montgomery County, Texas, and being out of Reserve "A" of Conroe Regional Medical Center recorded in Cabinet H, Sheet 169A, Montgomery County Map Records, said 0.4074 acre of land also being out of that certain tract of land described in deed dated May 26, 1993 from Montgomery County Hospital District to Conroe Hospital Corporation recorded under County Clerk's File No. 9326900 of the Official Public Records of Real Property of Montgomery County, Texas, and an 1% undivided interest in which was conveyed to CHCA Conroe L.P., as described in deed dated December 30, 1999 from Conroe Hospital Corporation, recorded under County Clerk's File No. 2000-012507 of the Official Public Records of Real Property of Montgomery County, Texas; said 0.4074 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the south right-of-way line of Medical Center Boulevard (53 feet wide per Cabinet H, Sheet 169A, Montgomery County Map Records) for the point of tangency of a curve to the right; thence as follows:

North 64 deg. 59 min. 45 sec. East, along the south right-of-way line of said Medical Center Boulevard and the north line of said Conroe Hospital Corporation and CHCA Conroe L.P. tract, a distance of 93.02 feet to a Type II concrete monument set in the proposed west right-of-way line of Interstate Highway 45 for the northwest corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, North 64 deg. 59 min. 45 sec. East, continuing along the south right-of-way line of said Medical Center Boulevard and the north line of said Conroe Hospital Corporation and CHCA Conroe L.P. tract, a distance of 39.29 feet to 5/8 inch iron rod found in the existing west right-of-way line of Interstate Highway 45 (width varies per Volume 409, Page 302, Montgomery County Deed Records) for the northeast corner of said Conroe Hospital Corporation and CHCA Conroe L.P. tract and the northeast corner of the herein described parcel, said point also being in a non-tangent curve to the left whose center bears North 64 deg. 13 min. 16 sec. East;

January, 2005
Parcel 153
Page 2 of 6 Pages

- 2.) THENCE, in a southeasterly direction, along the existing west right-of-way line of Interstate Highway 45, with said non-tangent curve to the left, having a radius of 7,789.53 feet, an arc length of 757.73 feet, a central angle of 05 deg. 34 min. 24 sec., and a chord which bears South 28 deg. 33 min. 56 sec. East, 757.43 feet to the northeast corner of Unrestricted Reserve "A" of the Partial Replat of Block 1, Unrestricted Reserve "A" of River Pointe - Section One recorded in Cabinet J, Sheet 2, Montgomery County Map Records, the northeast corner of a certain tract of land described in deeds dated April 28, 1997 and August 27, 1997 to LTHV #1, L.P. recorded under County Clerk's File Nos. 9726664 and 9817492 of the Official Public Records of Real Property of Montgomery County, Texas, the southeast corner of said Conroe Hospital Corporation and CHCA Conroe L.P. tract, and the southeast corner of the herein described parcel;
- 3.) THENCE, South 70 deg. 53 min. 18 sec. West, along the south line of said Conroe Hospital Corporation and CHCA Conroe L.P. tract and the north line of said LTHV #1, L.P. tract, a distance of 24.05 feet to 5/8 inch iron rod with aluminum cap set in the proposed west right-of-way line of Interstate Highway 45 for the southwest corner of the herein described parcel, said point also being in a non-tangent curve to right whose center bears North 58 deg. 43 min. 43 sec. East;
- 4.) THENCE, in a northwesterly direction, along the proposed west right-of-way line of Interstate Highway 45, with said non-tangent curve to the right, having a radius of 7,853.56 feet, an arc length of 738.83 feet, a central angle of 05 deg. 23 min. 25 sec., and a chord which bears North 28 deg. 34 min. 34 sec. West, 738.56 feet to a Type II concrete monument set for an angle point of the herein described parcel;
- 5.) THENCE, North 70 deg. 02 min. 59 sec. West, continuing along the proposed west right-of-way line of Interstate Highway 45, a distance of 23.17 feet to the POINT OF BEGINNING and containing 0.4074 acre (17,747 square feet) of land.

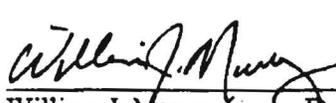
Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,833,419.74 and Y=10,102,347.65. All bearings are based on the Texas State Plane Coordinate System, NAD 83(1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00003.
2. A survey plat titled "Parcel 153" of even survey date herewith accompanies this description.
3. Access is permitted to the highway facility from the remainder of the abutting property.

January, 2005
Parcel 153
Page 3 of 6 Pages

I, William J. Massey, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey was prepared from an actual on-the-ground survey of the property described herein conducted by me or under my supervision and that this survey correctly represents the facts found at the time of the survey.

Survey date: October 18, 2002

 1/19/05
Date
William J. Massey
Registered Professional Land Surveyor
Texas Registration No. 4793

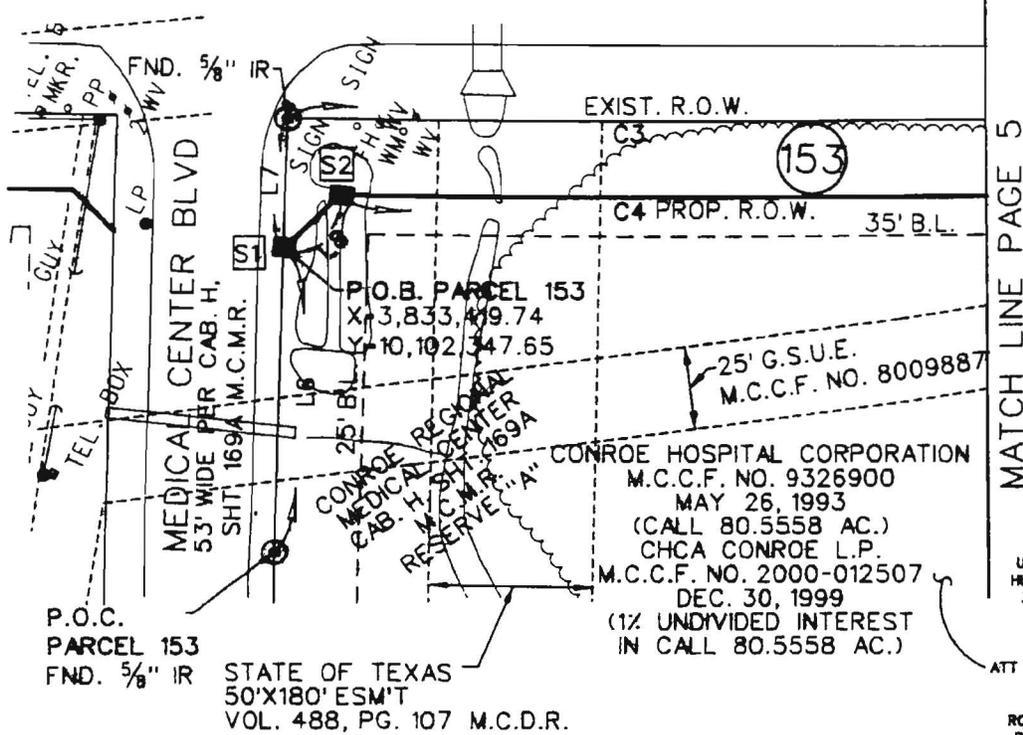
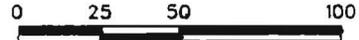


Parcel No. 153 Prepared By:
Landtech Consultants, Inc.
2627 North Loop West, Suite 224
Houston, Texas 77008
(713) 861-7068

MANSUE HWY SURVEY, A-240

INTERSTATE HWY. 45
(WIDTH VARIES 850+00)

PROP. BASELINE IH 45 LVOL. 409, PG. 302
(M.C.D.R.)



CURVE DATA				
CURVE	RADIUS	Δ	ARC LENGTH	CHORD
C3	7,788.53'	5° 34' 24"	757.73'	S 28° 33' 58" E 757.43'
C4	7,853.56'	5° 23' 25"	738.83'	N 28° 34' 34" W 738.58'

UNLOCATED ESM'TS.
HUMBLE PL 383/515,
381/408, 870/848
G.S.U. 8138223
800887
DE 100' 8020753
ATT 18.5' 302/52, 8127721
SWBT 905/835
8400844
ROAD ESM'T 8322010
PL & TEL. 8842555
ROW 8638347

PROPOSED BASELINE
CURVE DATA
P.L. STA. 850+12.38
R-7,838.91'
Δ-16° 00' 02" (LT.)
D-0° 45' 00"
L-2,133.53'
T-1,073.75'
CH-S28° 36' 55" E, 2,126.80'
P.L. COORDINATES:
X=3,833,574.11
Y=10,102,293.36

LEGEND	
	Existing R.O.W. Line
	Proposed R.O.W. Line
	Property Line
	"ACCESS DENIAL LINE"
	Existing Fence
	Parcel Number

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
80.5558	0.4074 17,747		80.15

- ⊙ PROPERTY CORNER (FOUND AS NOTED)
- FOUND TYPE I CONC. MON.
- SET TYPE I CONC. MON. (UNLESS OTHERWISE NOTED)
- SET 5/8" IR W/ TIXDOT ALUMINUM CAP STAMPED "COA" MARKING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)
- SET 3/4" I.R. W/ ALUM. CAP (EXCEPT AS NOTED)
- M.C.D.C. - MONTGOMERY COUNTY DISTRICT COURT
- M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
- M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- G.S.U.E. - GULF STATES UTILITIES EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT

STATION & OFFSETS IH 45 BASELINE	
S1	848+90.53, 189.65' RT.
S2	849+06.75, 173.49' RT.

LINE DATA		
LINE	BEARING	LENGTH
L6	N 84° 59' 45" E	93.02'
L7	N 84° 59' 45" E	38.29'
L8	N 70° 02' 58" W	23.17'

- NOTES:
- All coordinates and bearings shown herein are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983, 1993 adjustment as provided by TxDOT-Houston District. All distances and coordinates shown herein are surface feet and may be converted to grid by dividing by the TxDOT Montgomery County surface adjustment factor of 1.00083.
 - Property Description with even survey date accompanies this plat.
 - Offsets to proposed baseline IH 45 shown herein are not to scale.
 - Survey line locations are approximate.
 - Access is permitted to the highway facility from the remainder of the drifting property.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: OCTOBER 18, 2002

William J. Massey
WILLIAM J. MASSEY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4793, STATE OF TEXAS

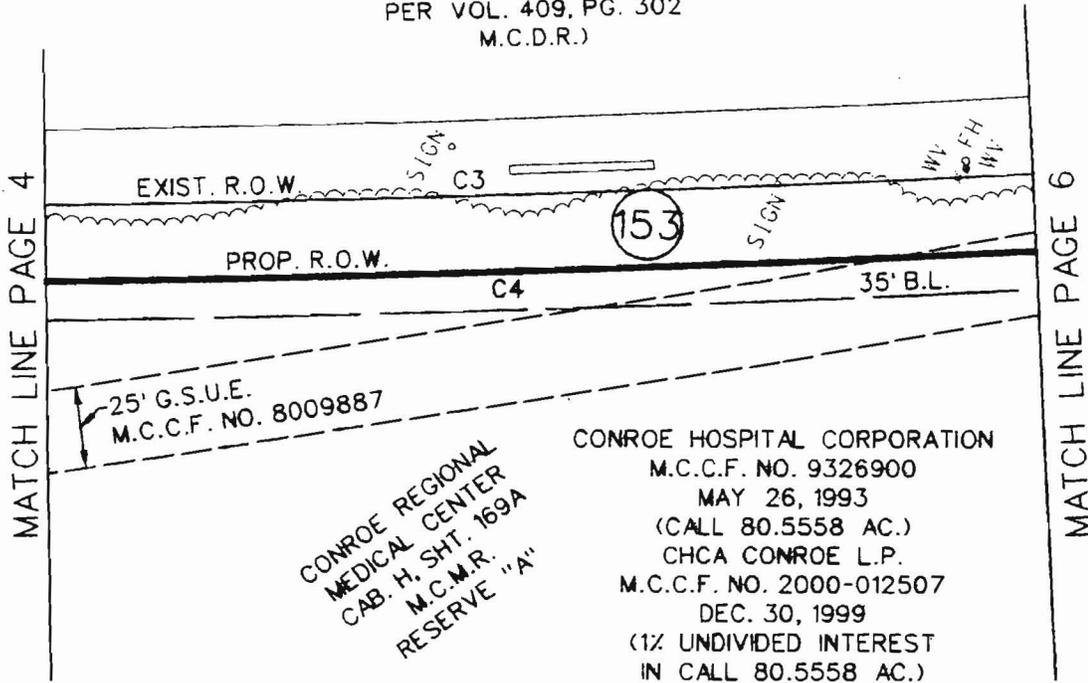


PARCEL PLAT SHOWING
PARCEL 153

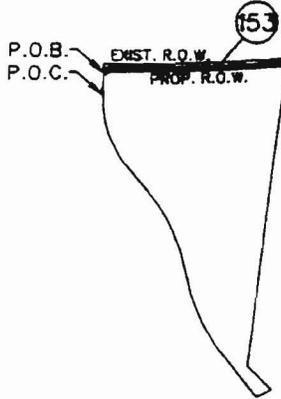
IH 45 MONTGOMERY COUNTY
R.O.W. CSJ 0875-08-089
LANDTECH CONSULTANTS, INC. JANUARY 2005
PAGE 4 OF 6 SCALE: 1"=50'

RANSON HOUSE SURVEY, A-245

PROP. BASELINE IH 45
INTERSTATE HWY. 45
(WIDTH VARIES)
PER VOL. 409, PG. 302
M.C.D.R.)



UNLOCATED ESMTS.
HUMBLE PL 393/515,
381/409, 670/849
G.S.U. 8136223
8009887
DE 100' 8020753
ATT 16.5' 302/52, 8127721
SWBT 905/835
8400644
ROAD ESM'T 8322010
PL & TEL. 8942555
ROW 8638347



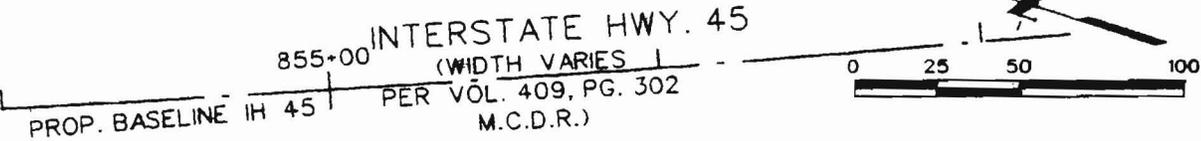
PROPOSED BASELINE
CURVE DATA
P.I. STA. 850+12.38
R=7,639.91'
 $\Delta=16^\circ 00' 02''$ (LT.)
D=0° 45' 00"
L=2,133.53'
T=1,073.75'
CH=S26° 36' 55"E, 2,126.60'
P.I. COORDINATES:
X=3,833,574.11
Y=10,102,293.36

CURVE DATA				
CURVE	RADIUS	Δ	ARC LENGTH	CHORD
C3	7,789.53'	5° 34' 24"	757.73'	S 28° 33' 56" E 757.43'
C4	7,853.56'	5° 23' 25"	738.83'	N 28° 34' 34" W 738.56'

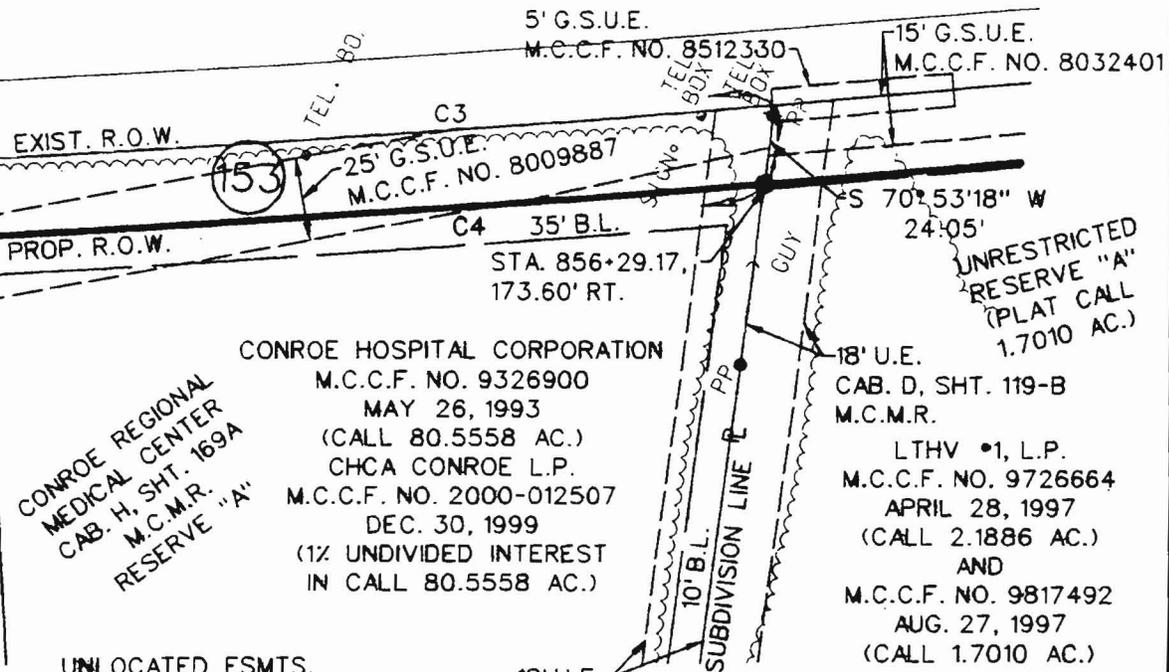
PARCEL PLAT SHOWING
PARCEL 153

IH 45 MONTGOMERY COUNTY
R.O.W. CSJ 0875-08-089
LANDTECH CONSULTANTS, INC. JANUARY, 2005
PAGE 5 OF 6 SCALE: 1"=50'

RANSOM HOUSE SURVEY, A-245



MATCH LINE PAGE 5



CONROE REGIONAL
MEDICAL CENTER
CAB. H, SHT. 169A
M.C.M.R.
RESERVE "A"

CONROE HOSPITAL CORPORATION
M.C.C.F. NO. 9326900
MAY 26, 1993
(CALL 80.5558 AC.)
CHCA CONROE L.P.
M.C.C.F. NO. 2000-012507
DEC. 30, 1999
(1/2 UNDIVIDED INTEREST
IN CALL 80.5558 AC.)

LTHV #1, L.P.
M.C.C.F. NO. 9726664
APRIL 28, 1997
(CALL 2.1886 AC.)
AND
M.C.C.F. NO. 9817492
AUG. 27, 1997
(CALL 1.7010 AC.)

UNLOCATED ESMTS.
HUMBLE PL 393/515,
381/409, 670/849
G.S.U. 8136223
8009887
DE 100' 8020753
ATT 16.5' 302/52, 8127721
SWBT 905/835
8400644
ROAD ESM'T 8322010
PL & TEL. 8942555
ROW 8638347

PROPOSED BASELINE
CURVE DATA
P.I. STA. 850+12.38
R=7,639.91'
 $\Delta=16^\circ 00' 02''$ (LT.)
D=0° 45' 00"
L=2,133.53'
T=1,073.75'
CH-S26° 36' 55"E, 2126.60'
P.I. COORDINATES:
X=3,833,574.11
Y=10,102,293.36

PARTIAL REPLAT OF
BLOCK 1, UNRESTRICTED RESERVE "A"
RIVER POINTE-SECTION ONE
CAB. J, SHT. 2 M.C.M.R.

CURVE DATA				
CURVE	RADIUS	Δ	ARC LENGTH	CHORD
C3	7,789.53'	5° 34' 24"	757.73'	S 28° 33' 58" E 757.43'
C4	7,853.56'	5° 23' 25"	738.83'	N 28° 34' 34" W 738.56'

PARCEL PLAT SHOWING
PARCEL 153

IH 45 MONTGOMERY COUNTY
R.O.W. CSJ 0873-08-089
LANDTECH CONSULTANTS, INC. JANUARY, 2005
PAGE 6 OF 8 SCALE: 1"=50'

Revised: August, 2007
January, 2005
Parcel 156A
Page 1 of 4 Pages

County: Montgomery
Highway: Interstate Highway 45
Project Limits: 0.60 mile north of Loop 336 North to 0.043 mile south of Loop 336 South
Part 2 – SH 105 to 0.043 mile south of Loop 336 South
RCSJ No.: 0675-08-089

Property Description for Parcel No. 156A

Being a 0.0536 acre (2,333 square foot) parcel of land in the Ransom House Survey, Abstract No. 245, Montgomery County, Texas, and being out Unrestricted Reserve "A" of the Partial Replat of Block 1, Unrestricted Reserve "A" of River Pointe-Section One recorded in Cabinet J, Sheet 2, Montgomery County Map Records, said 0.0536 acre of land also being out of a certain tract of land described in deed dated July 1, 2003 from LTHV #1, L.P. to Jay Prabhu Kantu, Inc. recorded under County Clerk's File No. 2003-080447 of the Official Public Records of Real Property of Montgomery County, Texas; said 0.0536 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the south line of a certain tract of land described in deed dated May 26, 1993 to Comroe Hospital Corporation recorded under County Clerk's File No. 9326900 of the Official Public Records of Real Property of Montgomery County, Texas and the south line of a certain tract of land described in deed dated December 30, 1999 to CHCA Conroe L.P. recorded under County Clerk's File No. 2000-012507 of the Official Public Records of Real Property of Montgomery County, Texas for the northwest corner of said Unrestricted Reserve "A" of the Partial Replat of Block 1, Unrestricted Reserve "A" of River Pointe-Section One and the northwest corner of said Jay Prabhu Kantu, Inc. tract; thence as follows:

North 70 deg. 53 min. 18 sec. East, along the south line of said Comroe Hospital Corporation and CHCA Conroe L.P. tract and the north line of said Jay Prabhu Kantu, Inc. tract, a distance of 604.55 feet to a 5/8 inch iron rod with aluminum cap set in the proposed west right-of-way line of Interstate Highway 45 for the northwest corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, North 70 deg. 53 min. 18 sec. East, continuing along the south line of said Comroe Hospital Corporation and CHCA Conroe L.P. tract and the north line of said Jay Prabhu Kantu, Inc. tract, a distance of 24.05 feet to a point in the existing west right-of-way line of Interstate Highway 45 (width varies per Condemnation Cause No. 4173, Montgomery County District Court) for the southeast corner of said Comroe Hospital Corporation and CHCA Conroe L.P. tract, the northeast corner of said Jay Prabhu Kantu, Inc. tract, and the northeast corner of the herein described parcel, said point also being in a non-tangent curve to the left whose center bears North 58 deg. 38 min. 51 sec. East;

Revised: August, 2007
January, 2005
Parcel 156A
Page 2 of 4 Pages

- 2.) THENCE, in a southeasterly direction, along the existing west right-of-way line of Interstate Highway 45, with said non-tangent curve to the left, having a radius of 7,789.53 feet, an arc length of 99.08 feet, a central angle of 00 deg. 43 min. 44 sec., and a chord which bears South 31 deg. 43 min. 00 sec. East, 99.08 feet to a point for the northeast corner of a certain tract of land described in deed dated November 10, 2005 to Cal Tex Hospitality, LLC recorded under County Clerk's File No. 2005-127439 of the Official Public Records of Real Property of Montgomery County, Texas, the common east corner of Unrestricted Reserve "A" and Unrestricted Reserve "B" of said Partial Replat of Block 1, Unrestricted Reserve "A" of River Pointe-Section One, the southeast corner of said Jay Prabhu Kantu, Inc. tract, and the southeast corner of the herein described parcel;
- 3.) THENCE, South 70 deg. 53 min. 18 sec. West, along the south line of said Jay Prabhu Kantu, Inc. tract and the north line of said Cal Tex Hospitality, LLC tract, a distance of 24.20 feet to a 5/8 inch iron rod with aluminum cap set in the proposed west right-of-way line of Interstate Highway 45 for the southwest corner of the herein described parcel, said point also being in a non-tangent curve to the right whose center bears North 58 deg. 00 min. 22 sec. East;
- 4.) THENCE, in a northwesterly direction, along the proposed west right-of-way line of Interstate Highway 45, with said non-tangent curve to the right, having a radius of 7,853.56 feet, an arc length of 99.05 feet, a central angle of 00 deg. 43 min. 21 sec., and a chord which bears North 31 deg. 37 min. 57 sec. West, 99.04 feet to the POINT OF BEGINNING and containing 0.0536 acre (2,333 square feet) of land.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,833,794.79 and Y=10,101,691.16. All bearings are based on the Texas State Plane Coordinate System, NAD 83(1993 Adj.), Central Zone. All bearings and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00003.
2. A survey plat titled "Parcel 156A" of even survey date herewith accompanies this description.
3. Access is permitted to the highway facility from the remainder of the abutting property.
4. Revision performed on August, 2007 consists of splitting Parcel 156 into Parcels 156A and 156B.

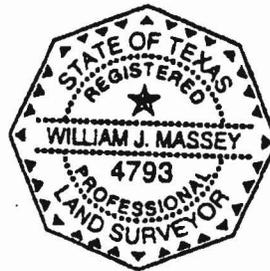
Revised: August, 2007
January, 2005
Parcel 156A
Page 3 of 4 Pages

I, William J. Massey, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey was prepared from an actual on-the-ground survey of the property described herein conducted by me or under my supervision and that this survey correctly represents the facts found at the time of the survey.

Survey date: October 18, 2002



William J. Massey Date
Registered Professional Land Surveyor
Texas Registration No. 4793



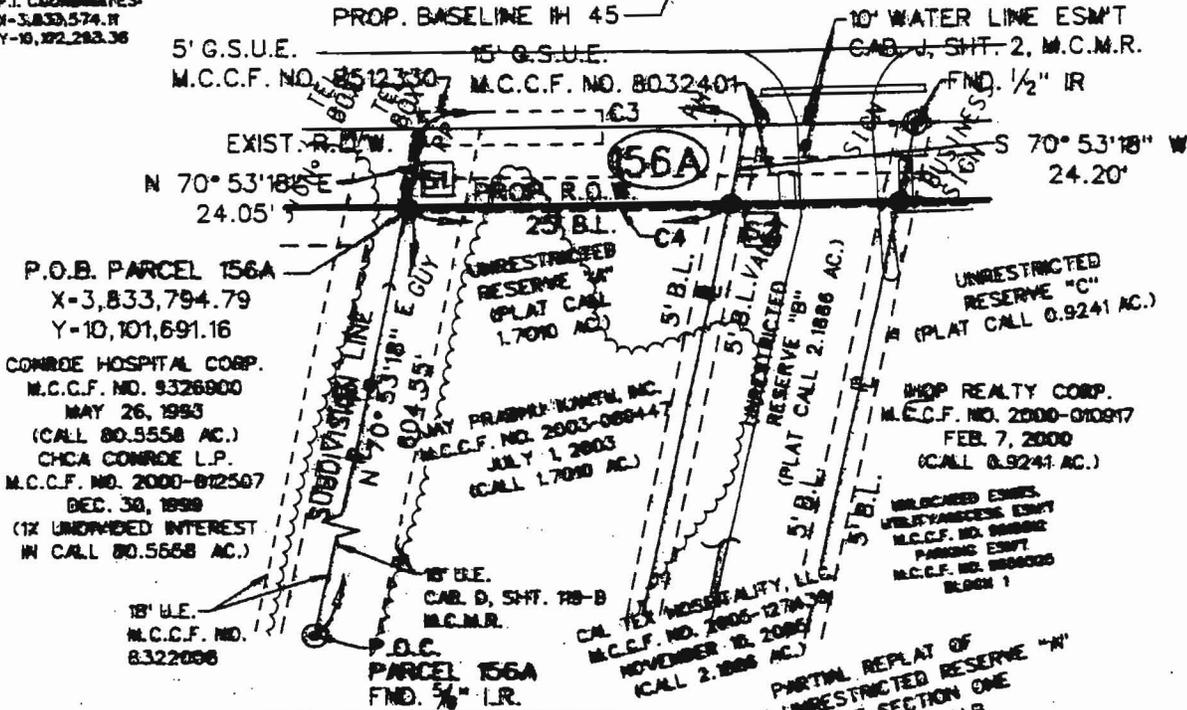
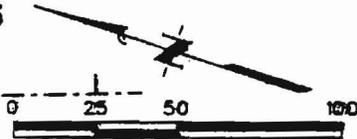
Parcel No. 156A Prepared By:
Landtech Consultants, Inc.
2627 North Loop West, Suite 224
Houston, Texas 77008
(713) 861-7068

RANCO HOUSE SURVEY, A-015

PROPOSED BASELINE
CURVE DATA

P.L. STA. 850-12.38
R-7.83897
Δ=10°00'00" (L.T.)
D=6" 49'00"
L=2,133.53'
T=1,093.75'
CM=528° 36'58" E, 2,125.88'
P.L. COORDINATES:
X=3,833,574.8
Y=10,102,283.36

INTERSTATE HWY. 45 857-00
(WIDTH VARIES)
PER CONDEMNATION CAUSE NO. 4173
M.C.D.C.)

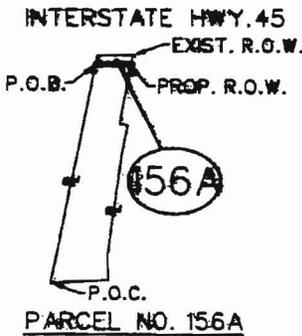


CURVE DATA				
CURVE	INDIC	Δ	ARC LENGTH	CHORD
C3	7,788.57	0° 43' 44"	98.09'	S 37° 43' 58" E 98.09'
C4	7,853.59	0° 43' 27"	98.05'	N 37° 39' 57" W 98.04'

STATION & OFFSETS IN 45 BASELINE	
S1	856-29.17, 173.60' RT.
S2	857-26.02, 173.64' RT.

- LEGEND**
- Existing R.O.W. Line
 - Proposed R.O.W. Line
 - Property Line
 - "ACCESS DENIAL LINE"
 - Existing Fence
 - Parcel Number
- ⊙ PROPERTY CORNER (FOUND AS NOTED)
 ⊙ FOUND TYPE | CONC. MON.
 ⊙ SET TYPE | CONC. MON.
 ⊙ UNLESS OTHERWISE NOTED
 ⊙ SET 1/2" OR 3/4" THICK ALUMINUM CAP
 STAMPED "CON" IMPROVING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)
 ⊙ SET 3/4" OR 1" W/ALUM. CAP (EXCEPT AS NOTED)
 M.C.D.C. - MONTGOMERY COUNTY DISTRICT COURT
 M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
 M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
 M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
 G.S.U.E. - GULF STATES UTILITIES EASEMENT
 S.S.E. - SANITARY SEWER EASEMENT
 U.E. - UTILITY EASEMENT
 A.E. - AERIAL EASEMENT
 B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
1.7010	0.6536 2,333		1.647



- NOTES:**
- All coordinates and bearings shown herein are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. 1983 adjustment as provided by Texas-Northern District. All distances and coordinates shown herein are surface feet and may be converted to grid by dividing by the Texas Montgomery County surface adjustment factor of 1.0000.
 - Property Description with own survey date accompanies this plat.
 - Offsets to proposed baseline in 45 shown herein are not to scale.
 - Survey line locations are approximate.
 - Access is permitted to the highway facility from the remainder of the abutting property.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
 SURVEY DATE: OCTOBER 18, 2002
William J. Massey
 WILLIAM J. MASSEY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4793, STATE OF TEXAS



REV. 8/07-PARCEL 156 SPLIT INTO
PARCELS 156A & 156B

**PARCEL PLAT SHOWING
PARCEL 156A**

IN 45 MONTGOMERY COUNTY
 R.O.W. CSJ 0575-08-089
 LANDTECH CONSULTANTS, INC. JANUARY 2005
 PAGE 4 OF 4 SCALE: 1"=50'

Page 1 of 6
PARCEL 464A
4/22/2008

County:	Travis	Segment:	5
Parcel No.:	464A	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: 0440-06-008

DESCRIPTION OF PARCEL 464A

DESCRIPTION OF A 138,504 SQUARE FOOT, 3.180 ACRE TRACT OF LAND OUT OF THE JOSE SEFERINO MORA SURVEY NUMBER 6, ABSTRACT NUMBER 522, LOCATED IN THE CITY OF MUSTANG RIDGE, TRAVIS COUNTY, TEXAS, BEING PART OF A CALLED 6.943 ACRE TRACT DESCRIBED BY GENERAL WARRANTY DEED DATED NOVEMBER 20, 1984 TO DONALD N. DAILEY AND SPOUSE, JOYCE A. DAILEY, AS RECORDED IN VOLUME 8908, PAGE 660 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.) (HEREINAFTER REFERRED TO AS A 6.943 ACRE TRACT), SAID 138,504 SQUARE FOOT, 3.180 ACRE TRACT, 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 north corner of a called 1.00 acre tract of land described by Warranty Deed to Donald N. Dailey and wife, Joyce Homan Dailey, as recorded in Volume 4651, Page 584 of the Deed Records of Travis County (D.R.T.C.), (hereinafter referred to as a 1.00 acre tract), said point also being on the existing southwest right-of-way line of County Road 176 (a variable width right-of-way), same being an east corner of said 6.943 acre tract;

THENCE South 41° 49' 47" West, departing said existing southwest right-of-way line and along the common line of said 6.943 acre tract and said 1.00 acre tract, a distance of 3.96 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set on the proposed north right-of-way line of C.R. 176 (a variable width right-of way) for the **POINT OF BEGINNING** of the herein described tract, said point being located 947.69 feet left of S.H. 130 Baseline Station 3027+11.12;

- 1) **THENCE** South 41° 49' 47" West, departing said proposed north right-of-way line and continuing along said common line and along a south line of the herein described tract, a distance of 157.44 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set for corner on the proposed south right-of-way line of C.R. 176, said point being the beginning of a non-tangent curve to the left, having a delta angle of 18° 44' 17", a radius of 945.00 feet and from which the radius point of said curve bears South 12° 29' 41" West;



- 2) **THENCE** departing said common line and along the common line of said proposed south right-of-way line and the herein described tract, and along said curve to the left for an arc distance of 309.05 feet, a chord bearing of North 86° 52' 27" West, and a chord distance of 307.68 feet to a Texas Department of Transportation Type II monument set for corner, said point being located 70.00 feet right of C.R. 176 Baseline P.C. Station 18+26.48;
- 3) **THENCE** South 83° 45' 24" West, continuing along said common line, a distance of 74.15 feet to a Texas Department of Transportation Type II monument set for an ell corner of the herein described tract;
- 4) **THENCE** South 35° 43' 56" West, continuing along said common line, a distance of 64.04 feet to a Texas Department of Transportation Type II monument set at the intersection of said proposed south right-of-way line and the proposed east right-of-way line of S.H. 130 (a variable width right-of-way);
- 5) **THENCE** South 06° 14' 36" East, departing said proposed south right-of-way line and along the common line of said proposed east right-of-way line and the herein described tract, a distance of 379.73 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set on a southeast line of said 6.943 acre tract, same being on the northwest line of a called 2.94 acre tract described by Special Warranty Deed to Maurice Minette, Jr., as recorded in Volume 12823, Page 48 of the R.P.R.T.C. (hereinafter referred to as a 2.94 acre tract);
- 6) **THENCE** South 41° 49' 11" West, departing said proposed east right-of-way line and along the common line of said 6.943 acre tract and said 2.94 acre tract and along a southeast line of the herein described tract, a distance of 88.43 feet to a 1/2-inch iron rod found for corner, said point being the east corner of a called 4.55 acre tract described by Assumption Deed to Morris E. Alexander, as recorded in Volume 7229, Page 1963, of the D.R.T.C. (hereinafter referred to as a 4.55 acre tract), said point being located 344.22 feet left of S.H. 130 Baseline Station 3032+52.68;
- 7) **THENCE** North 43° 44' 13" West, departing said 2.94 acre tract and along the common line of said 6.943 acre tract and said 4.55 acre tract and along a southwest line of the herein described tract, a distance of 355.62 feet to a calculated point for corner, said point being in the southeast line of a called 6.503 acre tract described by General Warranty Deed to Clyde L. Morrison and Jerry C. Morrison, as recorded in Volume 8665, Page 317 of the R.P.R.T.C. (hereinafter referred to as a 6.503 acre tract);



- 8) **THENCE** North $46^{\circ} 33' 47''$ East, departing said 4.55 acre tract and along the common line of said 6.503 acre tract and said 6.943 acre tract and along the northwest line of the herein described tract, a distance of 585.90 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set on said proposed north right-of-way line of C.R. 176, said point being located 594.49 feet left of S.H. 130 Baseline Station 3026+16.34, said point being the beginning of a non-tangent curve to the right, having a delta angle of $10^{\circ} 04' 18''$, a radius of 1,085.00 feet and from which the radius point of said curve bears South $02^{\circ} 40' 35''$ East;
- 9) **THENCE** departing said 6.503 acre tract, and along the common line of said proposed north right-of-way line and the herein described tract and with said curve to the right, for an arc distance of 190.73 feet, a chord bearing of South $87^{\circ} 38' 26''$ East, and a chord distance of 190.48 feet to a Texas Department of Transportation Type II monument set for corner;
- 10) **THENCE** South $74^{\circ} 23' 15''$ East, continuing along said common line, a distance of 159.54 feet to a Texas Department of Transportation Type II monument set for the Point of Curvature of a tangent curve to the right, having a delta angle of $00^{\circ} 57' 32''$, a radius of 1,085.00 feet and from which the radius point of said curve bears South $15^{\circ} 36' 45''$ West;
- 11) **THENCE** continuing along said common line, and with said curve to the right for an arc distance of 18.16 feet, a chord bearing of South $73^{\circ} 54' 29''$ East and a chord distance of 18.16 feet, to the **POINT OF BEGINNING** of the herein described tract and containing 138,504 square feet, 3.180 acres of land, more or less.

NOTES:

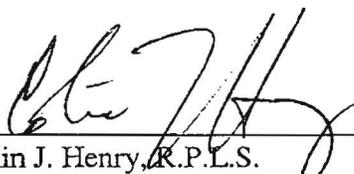
All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (CORS96 EPOCH 2002.00), Texas South Central Zone (4204). All distances shown hereon are surface distances. The S.H. 130 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00013.

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



Page 4 of 6
PARCEL 464A
4/22/2008

That I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 4/22/08

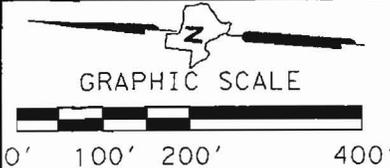
Colin J. Henry, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 5230
Halff Associates, Inc.,
4030 West Braker Lane
Suite 450
Austin, Texas 78759-5356
512-252-8184



EXHIBIT " " "

PAGE 5 OF 6
4/22/2008

PLAT TO ACCOMPANY PARCEL DESCRIPTION

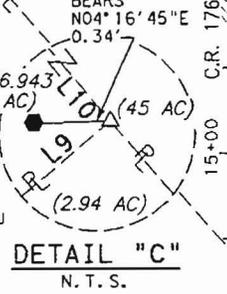
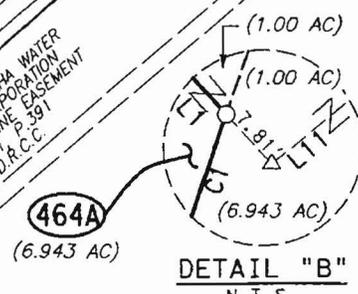


ALBERT M. LEAVY
SURVEY NO. 5
ABSTRACT NO. 481

PROPOSED CURVE DATA
 PI STA. = 22+95.74
 N = 13,931,396.82
 E = 2,384,365.10
 D.O.C. = 05°38'42"
 DELTA = 49°37'29" (RT)
 RADIUS = 1,015.00'
 T = 469.26'
 L = 879.11'
 CB = S71°25'51"E
 CD = 851.89'
 PC STA. = 18+26.48
 N = 13,931,345.79
 E = 2,383,898.62
 PT STA. = 27+05.59
 N = 13,931,074.51
 E = 2,384,706.16

(464A)
 3.180 AC.
 138,504 SQ. FT.
 DONALD N. DAILEY
 AND SPOUSE, JOYCE
 A. DAILEY
 (6.943 AC)
 GENERAL WARRANTY DEED
 V.8908, P.660
 R.P.R.T.C.

EXISTING R.O.W. LINE
 APPROXIMATE SURVEY LINE
 EXISTING R.O.W. LINE
 PROPOSED R.O.W. LINE
 C.R. 176
 (VARIABLE R.O.W.)
 CREEDMORE-MAHA WATER
 SUPPLY CORPORATION
 20' WATER LINE EASEMENT
 V.527, P.391
 D.R.C.C.



S.H. 130 BASELINE 3020+00
 S06°14'36"E 14,928.15'
 CREEDMORE-MAHA WATER
 SUPPLY CORPORATION
 20' WATER LINE EASEMENT
 V.4741, P.2124
 P.R.T.C.

- [A]** REMAINDER AREA NORTH
26,929 S.F., 0.618 AC.
- [B]** REMAINDER AREA SOUTH
137,004 S.F., 3.145 AC.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S41°49'47"W	157.44'
(L1)	(S42°W)	(171.5')
L2	S83°45'24"W	74.15'

U.S. 183
 (100' R.O.W.)
 STATE OF TEXAS
 CSJ: 0152-01-006 V.586, P.263, D.R.T.C.
 EXISTING R.O.W. LINE & PROPOSED R.O.W. LINE

JOSE SEFERINO MORA
 SURVEY NO.6
 ABSTRACT NO. 522



 4630 WEST BRANDER LANE SUITE 450 AUSTIN, TEXAS 78756 (512) 252-0184	PARCEL PLAT PARCEL 464A		PARCEL NUMBER 464A	
	FILE P464A-R	TURNPIKE PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION 3.180 138,504
	SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	COUNTY TRAVIS	DEED AREA 6.943 302,437
		R.O.W.-C. S. J. NO. 0440-06-008		REMAINDER AREA 3.763 163,933

EXHIBIT " " "

PAGE 6 OF 6
4/22/2008

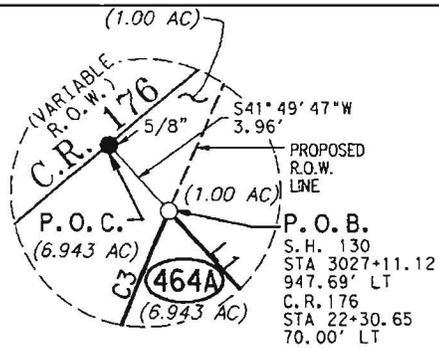
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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
N.T.S.	NOT TO SCALE
(XXXX)	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.T.C.	DEED RECORDS OF TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.R.T.C.	OFFICIAL RECORDS OF TRAVIS 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 C OR B
---	PROPOSED EASEMENT LINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION

- 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 NO280027 AND NO280037 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. 7110037, EFFECTIVE DATE FEBRUARY 11, 2008.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: NONE
- 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".

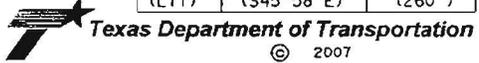
I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Colin J. Henry 4/22/08
 COLIN J. HENRY REGISTERED PROFESSIONAL LAND SURVEYOR DATE
 TEXAS REGISTRATION NO. 5230



NUMBER	BEARING	DISTANCE
L3	S35° 43' 56" W	64.04'
L4	S06° 14' 36" E	379.73'
L5	S41° 49' 11" W	88.43'
(L5)	(S42° W)	(482')
L6	N43° 44' 13" W	355.62'
L7	N46° 33' 47" E	585.90'
L8	S74° 23' 15" E	159.54'
L9	S46° 28' 13" E	250.94'
(L9)	(N46° 18' W)	(255.5')
L10	N43° 15' 05" E	161.94'
(L10)	(S43° 43' W)	(161.9')
L11	N46° 08' 13" W	254.61'
(L11)	(S45° 58' E)	(260')

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18° 44' 17"	945.00'	309.05'	307.68'	N86° 52' 27" W
C2	10° 04' 18"	1,085.00'	190.73'	190.48'	S87° 38' 26" E
C3	00° 57' 32"	1,085.00'	18.16'	18.16'	S73° 54' 29" E



	PARCEL PLAT PARCEL 464A		PARCEL NUMBER 464A	ACRES	SQUARE FEET
	FILE P464A-R	TURNIPIKE PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION	3.180 138,504
	SCALE NONE	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 0440-06-008	DEED AREA	6.943 302,437
		COUNTY TRAVIS		REMAINDER AREA	3.763 163,933

Travis County
SH 130
CSJ 0440-06-008
Parcel 464A

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.

Page 1 of 5
PARCEL 506A
4/3/2008

County: Caldwell **Segment: 5**
Parcel No.: 506A **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 506A

DESCRIPTION OF A 201,325 SQUARE FOOT, 4.622 ACRE TRACT OF LAND OUT OF THE ISAAC JACKSON SURVEY, ABSTRACT NO. 157, LOCATED IN CALDWELL COUNTY, TEXAS, BEING PART OF A CALLED 47.497 ACRE TRACT OF LAND DESCRIBED BY GIFT DEED DATED AUGUST 6, 2003, TO JACQUELINE SUE FRANCO AND TERRANCE G. YBARRA, AS RECORDED IN VOLUME 348, PAGE 667 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY (O.P.R.C.C.) (HEREINAFTER REFERRED TO AS A 47.497 ACRE TRACT), SAID 201,325 SQUARE FOOT, 4.622 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF ASSOC INC." set for an exterior ell corner on the south line of said 47.497 acre tract same being the southeast corner of a called 2.00 acre tract described by Warranty Deed dated June 17, 1988, to Ronald Eugene Ybarra as recorded in Volume 9, Page 735 of the O.P.R.C.C. (hereinafter referred to as a 2.00 acre tract);

THENCE North 10° 32' 34" West, along the common line of said 47.497 acre tract and said 2.00 acre tract, a distance of 150.01 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF ASSOC INC." set for an interior ell corner in the south line of said 47.497 acre tract same being the northeast corner of said 2.00 acre tract;

THENCE South 88° 31' 26" West, continuing along said common line, a distance of 275.62 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 S.H.130 (a variable width right-of-way), for the **POINT OF BEGINNING** of the herein described tract, said point being located 446.73 feet left of S.H. 130 Baseline Station 3231+67.52;



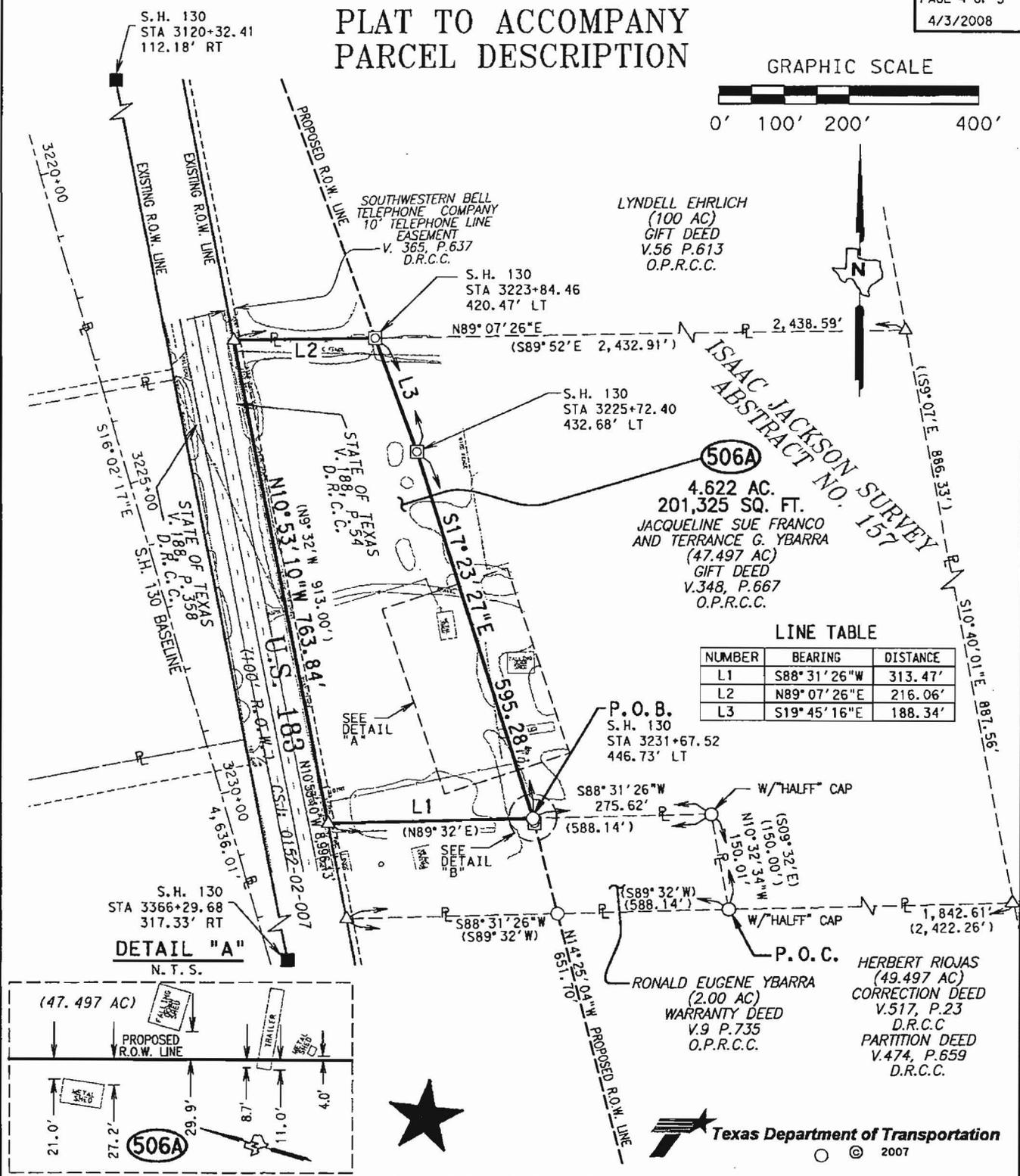
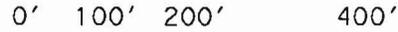
Page 2 of 5
PARCEL 506A
4/3/2008

- 1) **THENCE** South 88° 31' 26" 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, a distance of 313.47 feet to a calculated point for corner on the east right-of-way line of U.S. Highway 183 (a 100 foot right-of-way);
- 2) **THENCE** North 10° 53' 10" West, departing said 2.00 acre tract and along the common line of said 47.497 acre tract and said east right-of-way line and along the west line of the herein described tract, a distance of 763.84 feet to a calculated point for corner at the southwest corner of a called 100 acre tract described by Gift Deed to Lyndell Ehrlich as recorded in Volume 56, Page 613 of the O.P.R.C.C. (hereinafter referred to as a 100 acre tract);
- 3) **THENCE** North 89° 07' 26" East, departing said east right-of-way line and along the common line of said 100 acre tract and said 47.497 acre tract and along the north line of the herein described tract, a distance of 216.06 feet to a Texas Department of Transportation Type II monument set for corner on the proposed east right-of-way line of S.H. 130, said point being located 420.47 feet left of S.H. 130 Baseline Station 3223+84.46;
- 4) **THENCE** South 19° 45' 16" East, departing said common line and along the common line of said proposed east right-of-way line and the herein described tract, a distance of 188.34 feet to a set Texas Department of Transportation Type II monument for corner, said point being located 432.68 feet left of S.H. 130 Baseline Station 3225+72.40;
- 5) **THENCE** South 17° 23' 27" East, continuing along said common line, a distance of 595.28 feet to the **POINT OF BEGINNING** of the herein described tract and containing 201,325 square feet, 4.622 acres of land, more or less.



PLAT TO ACCOMPANY PARCEL DESCRIPTION

GRAPHIC SCALE



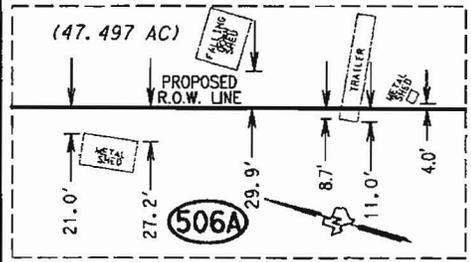
LYNELLE EHRlich
(100 AC)
GIFT DEED
V.56 P.613
O.P.R.C.C.

506A
4.622 AC.
201,325 SQ. FT.
JACQUELINE SUE FRANCO
AND TERRANCE G. YBARRA
(47.497 AC)
GIFT DEED
V.348, P.667
O.P.R.C.C.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S88°31'26"W	313.47'
L2	N89°07'26"E	216.06'
L3	S19°45'16"E	188.34'

DETAIL "A"
N. T. S.



P.O.B.
S.H. 130
STA 3231+67.52
446.73' LT

P.O.C.
HERBERT RIOJAS
(49.497 AC)
CORRECTION DEED
V.517, P.23
D.R.C.C.
PARTITION DEED
V.474, P.659
D.R.C.C.

Texas Department of Transportation
© 2007

	PARCEL PLAT PARCEL 506A		PARCEL NUMBER	506A	
	TURNPIKE PROJECT STATE HIGHWAY 130		ACRES	4.622	SQUARE FEET
	FILE P 506A-R	DISTRICT AUS	DEED AREA	47.497	2,068,969
	SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	REMAINDER AREA	42.875

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

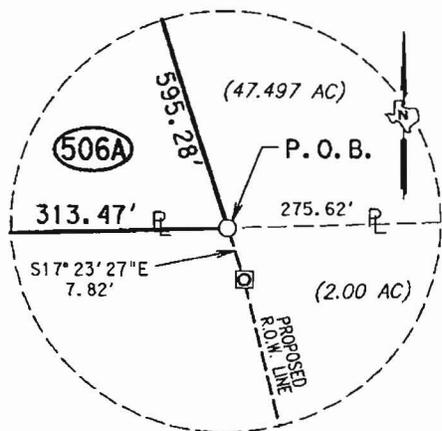
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- ⊕ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ⊙ FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- 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 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 C OR B
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION

- 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 NO280027 AND NO280037 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. 0506057 EFFECTIVE DATE OCTOBER 26, 2007.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: 10.g. & 10.h.
- 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.

Colin J. Henry 4/3/08

COLIN J. HENRY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230



DETAIL "B"
N. T. S.



<p>4030 WEST BRAKER LANE SUITE 450 AUSTIN, TEXAS 78759 (612) 262-8184</p>	PARCEL PLAT PARCEL 506A		PARCEL NUMBER 506A	ACRES 4.622	SQUARE FEET 201,325	
	FILE P 506A-R	TURNPIKE PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION	4.622	201,325
	SCALE NONE	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL	DEED AREA	47.497 2,068,969
				REMAINDER AREA	42.875	1,867,644

Caldwell County
SH 130
CSJ 3583-01-002
Parcel 506A

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.

May 2009
Parcel 506A

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 Mobile Home 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.

May 2009
Parcel 506A

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 Deck 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.

Page 1 of 5
Parcel 800
Rev.1
July 14, 2008

County: Caldwell **Segment:** 6.1
Parcel No.: 800 **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 800

DESCRIPTION OF 5.558 ACRES (242,110 SQUARE FEET) OF LAND OUT OF THE ALMERION DICKINSON SURVEY, ABSTRACT NO. 5, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 20.45 ACRES IN A DEED TO GAYLE L. TURNER, OF RECORD IN VOLUME 489, PAGE 465, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 5.558 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron pipe found at an east corner of that tract described as 200.000 acres, Tract F, in a deed to Robert Glass Langford, of record in Volume 158, Page 711, Official Public Records of Real Property, Caldwell County, Texas and at an angle point in the southwest line of said Turner tract, same being in the existing northeast right-of-way (ROW) line of County Road 242;

THENCE, with the southwest line of said Turner tract and the existing northeast ROW line of County Road 242, the following two (2) courses:

S30°17'33"E 211.20 feet to a fence corner post found; and

S60°20'20"E 33.54 feet to a calculated point at the south corner of said Turner tract, same being at an interior ell corner of the existing ROW line of said County Road 242;

THENCE, with the southeast line of said Turner tract and the existing northwest ROW line of County Road 242, N48°39'41"E 741.75 feet to a TEXAS



Page 2 of 5
Parcel 800
Rev.1
July 14, 2008

DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set, for the POINT OF BEGINNING and the south corner of the herein described tract, same being in the proposed west ROW line of S.H. 130, 728.81 feet right of S.H. 130 Baseline Station 4143+73.80;

THENCE, with the west line of this tract and the proposed west ROW line of S.H. 130, crossing said Turner tract, the following two (2) courses, numbered 1 and 2;

- 1) **N15°55'47"E**, passing at 533.58 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" 456.33 feet for a total distance of **989.91 feet** to a TxDOT Type II concrete monument set; and
- 2) with this "access denial line", **N08°22'47"W 37.15 feet** to a 1/2" iron rod set with a TxDOT aluminum cap for the northwest corner of this tract and the end of this "access denial line", same being in the northwest line of said Turner tract and a southeast line of said Langford tract, 931.12 feet right of S.H. 130 Baseline Station 4133+70.11;
- 3) THENCE, with the northwest line of this tract and said Turner tract and a southeast line of said Langford tract, **N48°47'45"E 116.77 feet** to a 3/4" iron rod found at the north corner of this tract and said Turner tract, and an east corner of said Langford tract, same being in the existing southwest ROW line of S.H. 80 and the southwest line of that tract described as 5.007 acres in a deed to the State of Texas, of record in Volume 142, Page 459, Deed Records, Caldwell County, Texas;
- 4) THENCE, with the northeast line of this tract and said Turner tract and the existing southwest ROW line of S.H. 80 and the southwest line of said 5.007 acre State of Texas tract, **S21°26'28"E 602.09 feet** to a calculated point at the east corner of this tract and said Turner tract, same being at the point of intersection of the existing southwest ROW line of S.H. 80 and the existing northwest ROW line of County Road 242, from which a 5/8" iron rod found bears **N48°39'41"E 1.10 feet**;
- 5) THENCE, with the southeast line of this tract and said Turner tract and the existing northwest ROW line of County Road 242, **S48°39'41"W 764.79 feet** to the POINT OF BEGINNING and containing 5.558 acres (242,110 square feet) within these metes and bounds, more or less.



Page 3 of 5
Parcel 800
Rev.1
July 14, 2008

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:

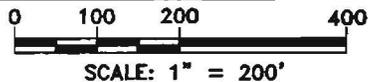
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731
(512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description. S.H. 130/Parcel 800 Rev.2, 2008





"EXHIBIT _____"

PAGE 4 OF 5
REV 1
07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

	ACRES	SQUARE FEET
ACQUISITION	5.558	242,110
SURVEYED AREA	20.480	892,125
REMAINDER AREA	14.922	650,015



SH 80
BASELINE
CURVE DATA
PI STA=133+08.80
N=13,837,893.55
E=2,352,750.75
 $\Delta=06^{\circ}30'00"$ (LT)
DEG=00^{\circ}30'00"
R=11,459.16'
T=650.69'
A=1,299.99'
C=1,299.29'
CB=S 24^{\circ}42'42" E
PC STA=126+58.11
N=13,837,287.98
E=2,352,988.83
PT STA=139+58.10
N=13,838,468.28
E=2,352,445.66

ROBERT GLASS LANGFORD
VOL. 158, PG. 711
O.P.R.R.P.C.C.
TRACT F EXHIBIT "3"
(200.000 AC.)

GAYLE L TURNER
VOL. 489, PG. 465
O.P.R.R.P.C.C.
(20.45 AC.)

P.O.B.
STA. 4143+73.80
728.81' RT.

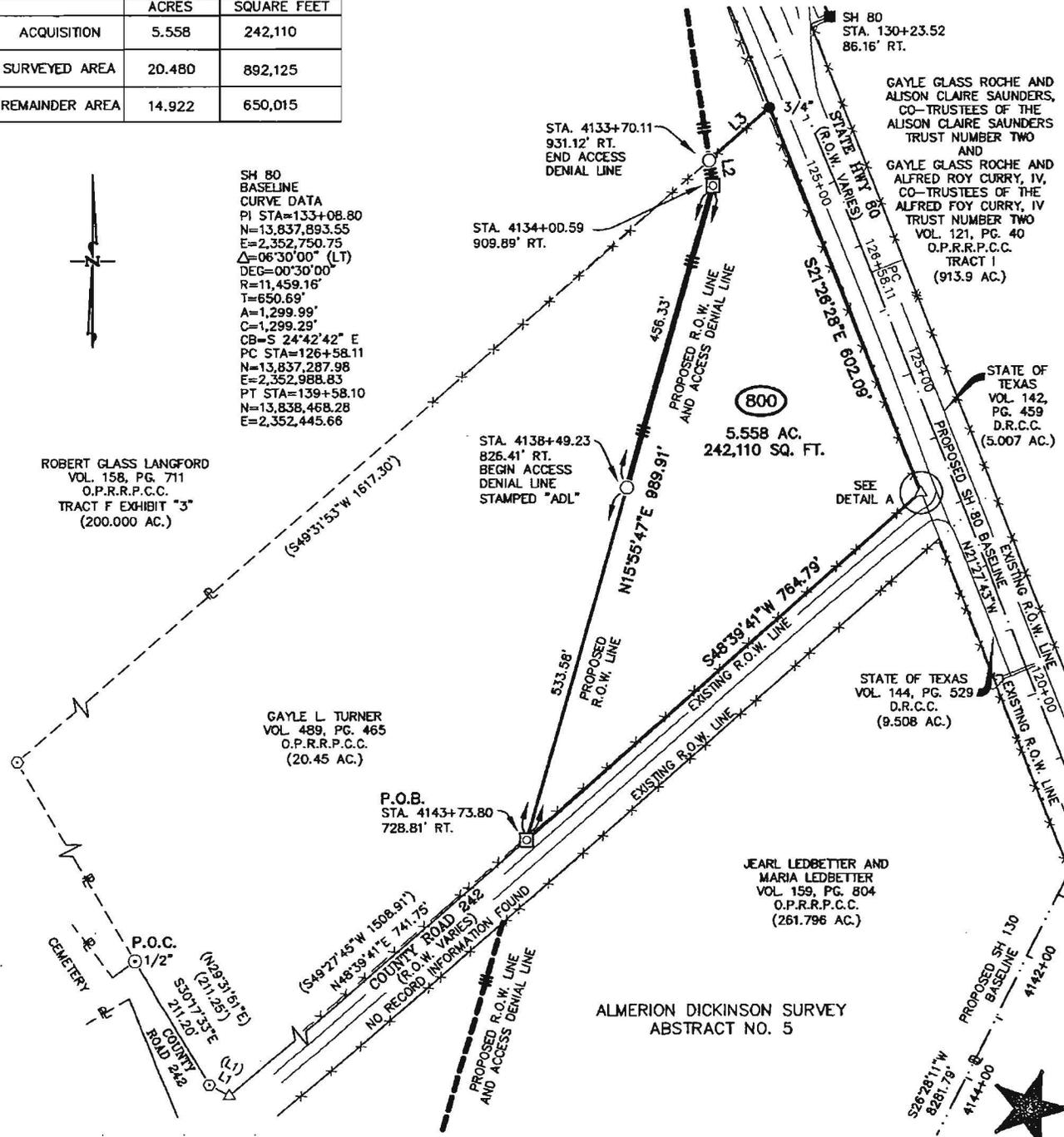
JEARL LEDBETTER AND
MARIA LEDBETTER
VOL. 159, PG. 804
O.P.R.R.P.C.C.
(261.796 AC.)

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 I
(913.9 AC.)

STATE OF
TEXAS
VOL. 142,
PG. 459
D.R.C.C.
(5.007 AC.)

STATE OF TEXAS
VOL. 144, PG. 529
D.R.C.C.
(9.508 AC.)



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

PARCEL PLAT SHOWING PROPERTY OF GAYLE L TURNER			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 800
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



"EXHIBIT ____"

PAGE 5 OF 5
REV 1
07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

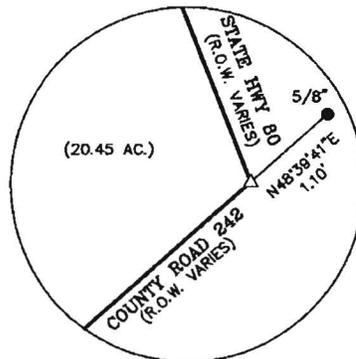
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL 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. 0703007, EFFECTIVE DATE, JANUARY 4, 2008.
- 4) ITEMS 10.c. (VOL. 104, PG. 309), 10.d. (VOL. 104, PG. 312) AND 10.e. (VOL. 104, PG. 314) IN SCHEDULE B OF THE TITLE COMMITMENT CANNOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ITEM 10.f. (VOL. 243, PG. 20) IS A BLANKET RIGHT-OF-WAY EASEMENT.
- 6) ITEMS 10.n. (VOL. 150, PG. 141) AND 10.o. (VOL. 189, PG. 450) DO NOT APPLY TO THIS TRACT.
- 7) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 8) 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)
- ⊙ FENCE POST
- △ 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

LINE TABLE

LINE	BEARING	LENGTH
L1	S60°20'20"E	33.54
(L1)	(N59°46'01"W)	(31.44)
L2	N08°22'47"W	37.15
L3	N48°47'45"E	116.77



DETAIL A:
N.T.S.

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



McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8501

PARCEL PLAT SHOWING PROPERTY OF GAYLE L. TURNER			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 800
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.D.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



Page 1 of 10
Parcel 1626
Rev.1
August 29, 2008

County: Caldwell **Segment:** 6.1
Parcel No.: 1626 **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 1626

DESCRIPTION OF 46.538 ACRES (2,027,209 SQUARE FEET) OF LAND OUT OF THE JOHN S. STUMP SURVEY, ABSTRACT NO. 263, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 60 ACRES IN A DEED TO DANIEL NOLTE, OF RECORD IN VOLUME 324, PAGE 555, DEED RECORDS, CALDWELL COUNTY, TEXAS AND A PORTION OF THAT TRACT DESCRIBED AS 95.00 ACRES IN A DEED TO DANIEL WILLIAM NOLTE, OF RECORD IN VOLUME 513, PAGE 23, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 46.538 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED, IN TWO (2) PARTS, BY METES AND BOUNDS AS FOLLOWS:

Part 1 – 40.500 acres (1,764,161 square feet):

COMMENCING at a 1/2" iron pipe found at an angle point in the southeast line of that tract described as 83.035 acres in a deed to W.A. Ross and wife, Barbara E. Ross, of record in Volume 376, Page 128, Deed Records, Caldwell County, Texas and the northwest line of that tract described as 34.778 acres in a contract of sale between W.A. Ross and the Texas Veterans Land Board, of record in Volume 43, Page 84, Official Public Records of Real Property, Caldwell County, Texas;

THENCE, with the southeast line of said 83.035 acre Ross tract and the northwest line of said 34.778 acre Ross tract, S46°47'05"W 739.76 feet to a calculated point at the south corner of said 83.035 acre Ross tract and the east corner of said 60 acre Nolte tract;

THENCE, with the southwest line of said 83.035 acre Ross tract and the northeast line of said 60 acre Nolte tract, N36°03'55"W 666.89 feet to a 1/2" iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, for the POINT OF BEGINNING and the east corner of the herein described tract, and the beginning of this "access denial line", same being in the proposed southeast right-of-way (ROW) line of S.H. 130, 339.54 feet left of S.H. 130 Baseline Station 3822+25.14;



Page 2 of 10
Parcel 1626
Rev.1
August 29, 2008

THENCE, with the southeast line of this tract, with this "access denial line" and the proposed southeast ROW line of S.H. 130, crossing said 60 acre Nolte tract and said 95.00 acre Nolte tract, the following three (3) courses, numbered 1 through 3;

- 1) **S33°14'59"W 1414.04 feet** to a TxDOT Type II concrete monument set;
- 2) **S22°38'43"W**, passing at 7.81 feet a TxDOT Type II concrete monument set, and continuing 646.38 feet for a total distance of **654.19 feet** to a TxDOT Type II concrete monument set; and
- 3) **S23°23'21"W 597.92 feet** to a 1/2" iron rod set with a TxDOT aluminum cap for the southeast corner of this tract and the end of this "access denial line", same being in a southwest line of said 95.00 acre Nolte tract and the northeast line of that tract described as 114.18 acres in a deed to Josh Pipkin Deaton, of record in Volume 95, Page 779, Official Public Records of Real Property, Caldwell County, Texas, 278.58 feet left of S.H. 130 Baseline Station 3849+86.33;
- 4) THENCE, with the southwest line of this tract and a southwest line of said 95.00 acre Nolte tract and the northeast line of said Deaton tract, **N41°22'38"W 146.87 feet** to a fence corner post found at an interior ell corner of this tract and said 95.00 acre Nolte tract and the north corner of said Deaton tract;
- 5) THENCE, with a southeast line of this tract and said 95.00 acre Nolte tract and the northwest line of said Deaton tract, **S49°07'19"W 848.83 feet** to a 1/2" iron rod set with a TxDOT aluminum cap for the south corner of this tract and the beginning of this "access denial line", same being in the proposed northwest ROW line of S.H. 130, 231.40 feet right of S.H 130 Baseline Station 3856+83.03;

THENCE, with a northwest line of this tract, with this "access denial line" and the proposed northwest ROW line of S.H. 130, crossing said 95.00 acre Nolte tract, the following two (2) courses, numbered 6 and 7;

- 6) **N23°35'32"E**, passing at 21.78 feet a TxDOT Type II concrete monument set and continuing 1330.91 feet for a total distance of **1352.69 feet** to a TxDOT Type II concrete monument set; and



Page 3 of 10
Parcel 1626
Rev.1
August 29, 2008

- 7) **N08°57'26"E 487.14 feet** to a TxDOT Type II concrete monument set at a westerly corner of this tract and the end of this "access denial line", same being in the northwest line of said 95.00 acre Nolte tract in Volume 513, Page 23, and the southeast line of that tract described as 95.00 acres in a deed to Daniel W. Nolte and wife, Linda J. Nolte, of record in Volume 513, Page 16, Deed Records, Caldwell County, Texas, 325.51 feet right of S.H. 130 Baseline Station 3838+56.37;
- 8) THENCE, with a northwest line of this tract and said 95.00 acre Nolte tract in Volume 513, Page 23, and the southeast line of said 95.00 acre Nolte tract in Volume 513, Page 16, **N48°37'13"E 779.12 feet** to a calculated point for an interior ell corner of this tract and the north corner of said 95.00 acre Nolte tract in Volume 513, Page 23, and the east corner of said 95.00 acre Nolte tract in Volume 513, Page 16, same being in the southwest line of said 60 acre Nolte tract;
- 9) THENCE, with a southwest line of this tract and the southwest line of said 60 acre Nolte tract and the northeast line of said 95.00 acre Nolte tract in Volume 513, Page 16, **N41°31'09"W 365.46 feet** to a 1/2" iron rod set with a TxDOT aluminum cap for a northerly west corner of this tract and the beginning of this "access denial line", same being in the proposed northwest ROW line of S.H. 130, 363.90 feet right of S.H. 130 Baseline Station 3830+43.33;
- THENCE, with a northwest line of this tract, with this "access denial line" and the proposed northwest ROW line of S.H. 130, crossing said 60 acre Nolte tract, the following two (2) courses, numbered 10 and 11;
- 10) **N23°27'56"E 88.58 feet** to a TxDOT Type II concrete monument set; and
- 11) **N34°18'12"E 984.12 feet** to a 1/2" iron rod set with a TxDOT aluminum cap for the north corner of this tract and the end of this "access denial line", same being in the northeast line of said 60 acre Nolte tract and the southwest line of said 83.035 acre Ross tract, 410.18 feet right of S.H. 130 Baseline Station 3820+45.68;
- 12) THENCE, with the northeast line of this tract and said 60 acre Nolte tract and the southwest line of said 83.035 acre Ross tract, **S36°03'55"E 771.07 feet** to the POINT OF BEGINNING and containing 40.500 acres (1,764,161 square feet) within these metes and bounds, more or less.



Page 4 of 10
Parcel 1626
Rev.1
August 29, 2008

Part 2 – 6.039 acres (263.048 square feet):

COMMENCING at a 1 1/2" iron pipe found at the south corner of said 95.00 acre Nolte tract in Volume 513, Page 16 and a west corner of said 95.00 acre Nolte tract in Volume 513, Page 23, same being in the existing northeast ROW line of County Road 109;

THENCE, with a southwest line of said 95.00 acre Nolte tract in Volume 513, Page 23 and the existing northeast ROW line of County Road 109, S41°27'25"E 53.27 feet to a TxDOT Type II concrete monument set for the POINT OF BEGINNING and west corner of the herein described tract, same being in the proposed northwest ROW line of S.H. 130, 935.02 feet right of S.H. 130 Baseline Station 3877+80.34;

THENCE, with the northwest line of this tract and the proposed northwest ROW line of S.H. 130, crossing said 95.00 acre Nolte tract in Volume 513, Page 23, the following four (4) courses, numbered 13 through 16;

- 13) **N52°19'58"E 41.30 feet** to a TxDOT Type II concrete monument set;
- 14) **S67°16'15"E**, passing at 40.01 feet a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line" and continuing 372.41 feet for a total distance of **412.42 feet** to a TxDOT Type II concrete monument set;
- 15) with this "access denial line", **N82°30'48"E 342.06 feet** to a TxDOT Type II concrete monument set; and
- 16) continuing with this "access denial line", **N35°22'22"E 340.02 feet** to a 1/2" iron rod set with a TxDOT aluminum cap for the north corner of this tract and the end of this "access denial line", same being in a northeast line of said 95.00 acre Nolte tract in Volume 513, Page 23, and the southwest line of said Deaton tract, 320.18 feet right of S.H. 130 Baseline Station 3869+40.56;
- 17) THENCE, with the northeast line of this tract and a northeast line of said 95.00 acre Nolte tract in Volume 513, Page 23, and the southwest line of said Deaton tract, **S40°58'00"E 231.70 feet** to a 1/2" iron pipe found at the east corner of this tract and an east corner of said 95.00 acre Nolte tract in Volume 513, Page 23, and the north corner of that tract described as 21.80 acres in a deed to John C. Owen and wife, Ruby M. Owen, of record in Volume 182, Page 538, Official Public Record of Real Property, Caldwell County, Texas;



Page 5 of 10
Parcel 1626
Rev.1
August 29, 2008

18)THENCE, with the southeast line of this tract and a southeast line of said 95.00 acre Nolte tract in Volume 513, Page 23 and the northwest line of said Owen tract, **S47°57'01"W 833.61 feet** to a 1 1/2" iron pipe found at the south corner of this tract and a south corner of said 95.00 acre Nolte tract in Volume 513, Page 23 and the west corner of said Owen tract, same being in the existing northeast ROW line of County Road 109;

19)THENCE, with the southwest line of this tract and a southwest line of said 95.00 Nolte tract in Volume 513, Page 23, and the existing northeast ROW line of County Road 109, **N41°27'25"W 727.97 feet** to the POINT OF BEGINNING and containing 6.039 acres (263,048 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".

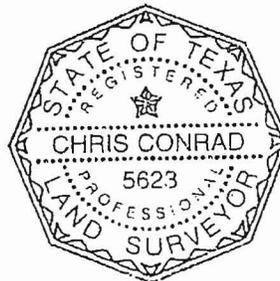
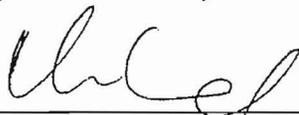
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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 29th day of August, 2008 A.D.

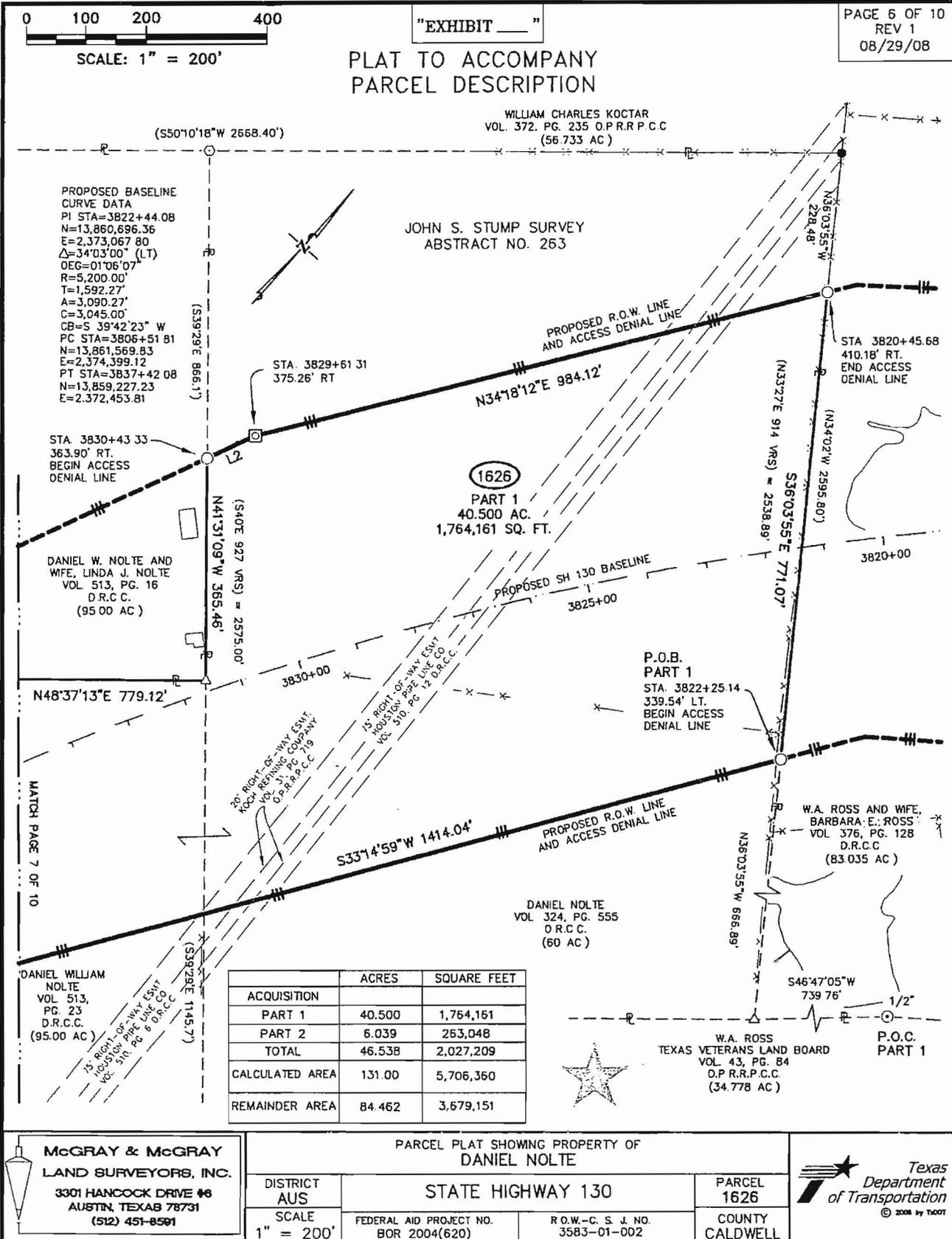
SURVEYED BY:

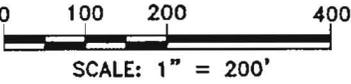
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731
(512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623
Note: There is a plat to accompany this description SH130/Parcel 1626 R-3, 2008







"EXHIBIT ____"

PAGE 8 OF 10
REV 1
08/29/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

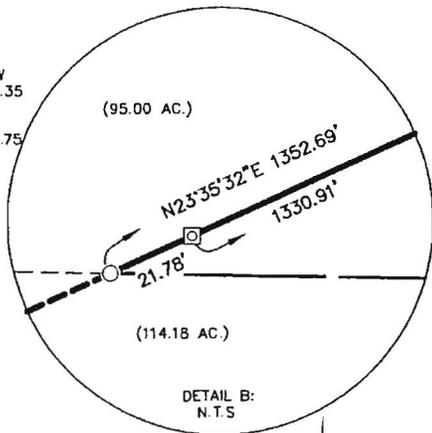
JOHN S. STUMP SURVEY
ABSTRACT NO. 263

DANIEL W. NOLTE AND
WIFE, LINDA J. NOLTE
VOL 513, PG. 16
D.R.C.C.
(95.00 AC)



(S50°10'W 3539.5')
(N50°10'E 3539.5')

PROPOSED SH 130
BASELINE
CURVE DATA
PI STA=3869+83.83
N=13,856,236.19
E=2,371,203.77
Δ=25°42'29" (RT)
DEG=00°59'16"
R=5,800.00'
T=1,323.48'
A=2,602.40'
C=2,580.62'
CB=S 35°32'08" W
PC STA=3856+60.35
N=13,857,457.31
E=2,371,714.11
PT STA=3882+62.75
N=13,855,357.31
E=2,370,214.23



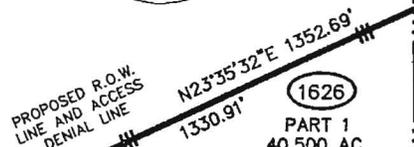
DANIEL WILLIAM NOLTE
VOL. 513, PG 23
D.R.C.C.
(95.00 AC)

MATCH PAGE 7 OF 10

MATCH PAGE 9 OF 10

(S50°10'W 1995.9')

STA 3856+83.03
231.40' RT.
BEGIN ACCESS
DENIAL LINE

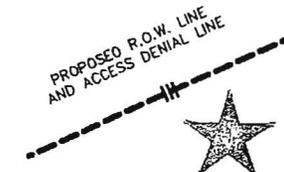


1626
PART 1
40.500 AC.
1,764,161 SQ. FT.

S49°07'19"W 848.83'

JDSH PIPKIN DEATON
VOL 95, PG. 779
O.P.R.R.P.C.C.
(114.18 AC)

PROPOSED SH 130 BASELINE
3860+00



McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING PROPERTY OF DANIEL NOLTE			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 1626
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C S. J. NO. 3583-01-002	COUNTY CALDWELL



"EXHIBIT ____"

PAGE 10 OF 10
REV 1
08/29/08

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. 0703091, EFFECTIVE DATE, SEPTEMBER 5, 2007.
- 4) ITEMS 10.e (VOL. 458, PG. 375) AND 10.k (VOL. 143, PG. 4) IN SCHEDULE B OF THE TITLE COMMITMENT ARE 15' WATER PIPELINE EASEMENTS GRANTED TO MAXWELL WATER SUPPLY CORP. AND ARE TO BE CENTERED ON THE PIPE AS INSTALLED.
- 5) ITEM 10.c (VOL. 246, PG. 115) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT AFFECT THIS TRACT.
- 6) ITEM 10.d (VOL. 338, PG. 1) IN SCHEDULE B IS A 10' WATER PIPELINE EASEMENT GRANTED TO MAXWELL WATER SUPPLY CORP. AND IS TO BE CENTERED ON THE PIPE AS INSTALLED.
- 7) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY
- 8) 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)
- ⊙ FENCE POST
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ 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

08/29/08

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°22'38"W	146.87
L2	N23°27'56"E	88.58
L3	N52°19'58"E	41.30
L4	S67°16'15"E	40.01
L5	S41°27'25"E	53.27



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

PARCEL PLAT SHOWING PROPERTY OF DANIEL NOLTE			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 1626
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C S. J. NO. 3583-01-002	COUNTY CALDWELL



Page 1 of 5
PARCEL 443A
Rev.1
10/10/2008

County: Travis **Segment:** 5
Parcel No.: 443A **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: 0440-06-008

DESCRIPTION OF PARCEL 443A

DESCRIPTION OF A 12,226 SQUARE FOOT, 0.281 ACRE TRACT OF LAND OUT OF THE ALBERT M. LEAVY SURVEY NUMBER 5, ABSTRACT NO. 481, LOCATED IN THE CITY OF MUSTANG RIDGE, TRAVIS COUNTY, TEXAS, BEING PART OF LOT 3 OF ALBERT JONES ADDITION, AN ADDITION TO THE CITY OF MUSTANG RIDGE, AS RECORDED IN DOCUMENT NUMBER 200600098 OF THE PLAT RECORDS OF TRAVIS COUNTY (P.R.T.C.), AND BEING PART OF A CALLED 2.761 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED, DATED AUGUST 14, 2008, TO CASSANDRA MEDRANO, AS RECORDED IN DOCUMENT NUMBER 2008137957 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), SAID 12,226 SQUARE FOOT, 0.281 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found at the north corner of said Albert Jones Addition, said point also being the east corner of a called 25 acre tract of land described by Deed to Abraham Winn and wife, Hazel Winn, recorded in Volume 1408, Page 115 of the Deed Records of Travis County, (D.R.T.C.), same being described in Probate Deed to Juanita Winn Williams, J.D. Winn, Roy Lee Winn, Curtie Mae Winn Morris, Ethelene Winn Black, Abraham Winn, Jr., James Lee Winn and Joseph Winn, recorded in Volume 982, Page 1027, of the Probate Records of Travis County, (hereinafter referred to as 25 acre tract);

THENCE South 42° 22' 18" West, along the common line of said 25 acre tract and said Albert Jones Addition, passing a calculated point at a distance of 881.28 feet for the common corner of said Lot 3 and Lot 4 of said Albert Jones Addition and continuing along the common line of said 25 acre tract and said Albert Jones Addition, a total distance of 1,004.93 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 358.69 feet left of S.H. 130 Baseline Station 2952+91.70;



Page 2 of 5
PARCEL 443A
Rev.1
10/10/2008

- 1) **THENCE** South $06^{\circ} 14' 36''$ East, departing the common line of said 25 acre tract and said Albert Jones Addition, and along the common line of said proposed east right-of-way line and the east line of the herein described tract, a distance of 222.03 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set, said point being located 359.99 feet left of S.H. 130 Baseline Station 2955+17.25, said point also being on the common line of said Lot 3 and Lot 2 of said addition;
- 2) **THENCE** North $47^{\circ} 37' 42''$ West, departing said proposed east right-of-way line, and along said common line, same being the southwest line of the herein described tract, a distance of 166.58 feet to a calculated point for corner, said point being on the common line of said Albert Jones Addition and said 25 acre tract;
- 3) **THENCE** North $42^{\circ} 22' 18''$ East, departing said common line, and along the common line of said Albert Jones Addition and said 25 acre tract, same being the northwest line of the herein described tract, a distance of 146.79 feet to the **POINT OF BEGINNING** of the herein described tract, and containing 12,226 square feet, 0.281 acres of land, more or less.

NOTES:

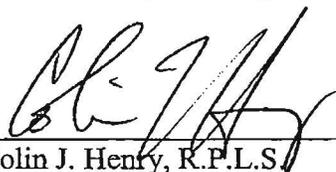
All bearings shown hereon are based upon the Texas State Plane Coordinate System, NAD83 (CORS96 EPOCH 2002.00), Texas South Central Zone (4204). All distances shown hereon are surface distances. The S.H. 130 State Plane Grid to Project Surface Adjustment Scale Factor is 1.00013.

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



Page 3 of 5
PARCEL 443A
Rev.1
10/10/2008

That I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 10/10/08

Colin J. Henry, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5230
Half Associates, Inc.,
4030 West Braker Lane
Suite 450
Austin, Texas 78759-5356
512-252-8184

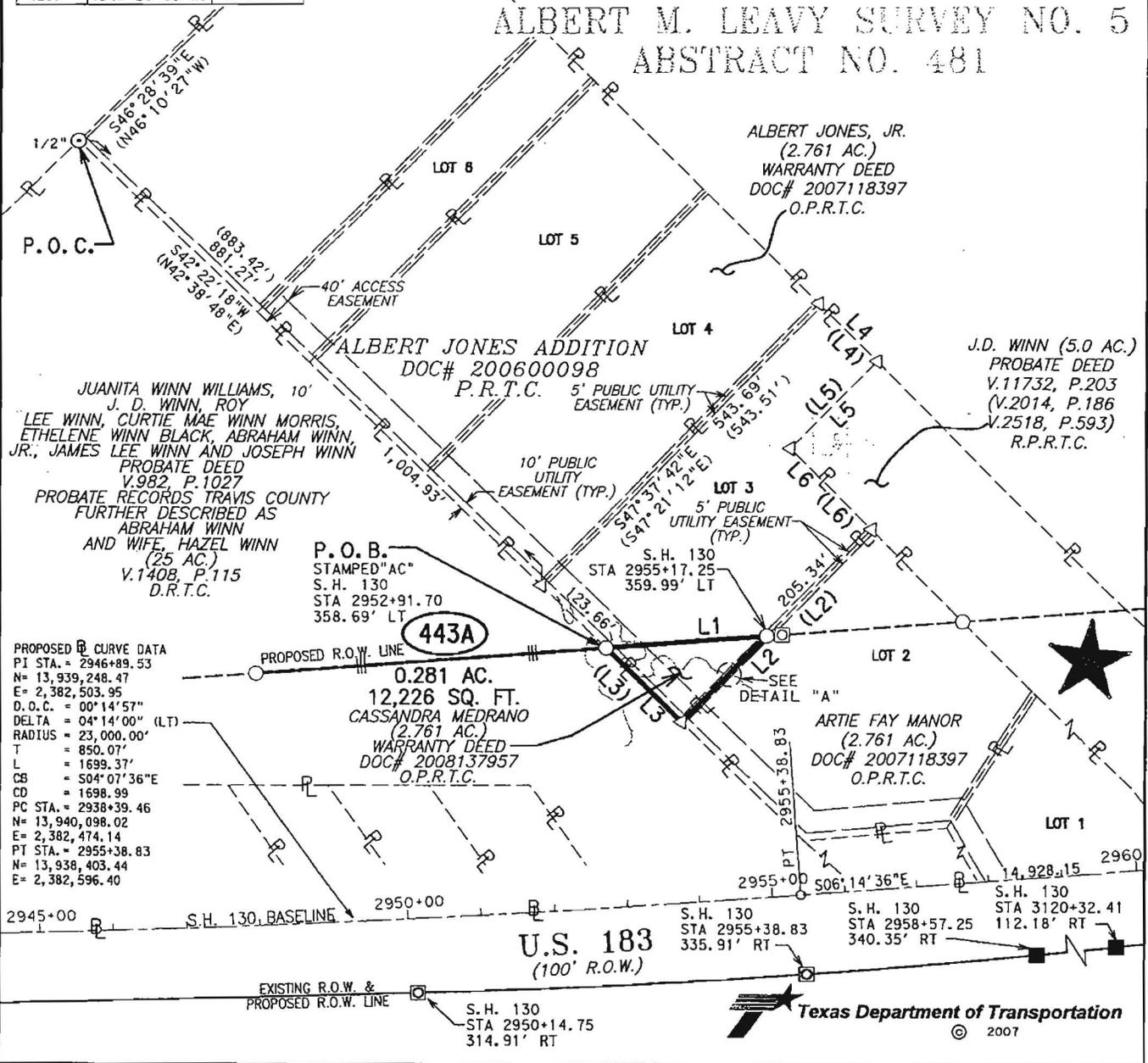
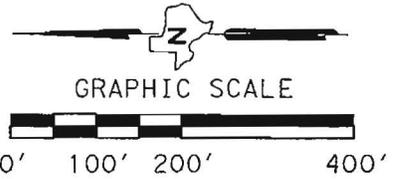


PAGE 4 OF 5
REV. 1
10/10/2008

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S06°14'36"E	222.03'
L2	N47°37'42"W	166.58'
(L2)	(N47°21'22"E)	(371.49')
L3	N42°22'18"E	146.79'
(L3)	(N42°38'48"E)	(271.97')
L4	S42°58'12"W	113.36'
(L4)	(S43°14'31"W)	(111.71')
L5	N47°20'49"W	168.93'
(L5)	(N47°04'29"W)	(168.92')
L6	S42°58'12"W	157.93'
(L6)	(S43°20'05"W)	(161.17')

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



PARCEL PLAT PARCEL 443A		PARCEL NUMBER	443A	
FILE P443A-R	TURNIPIKE PROJECT STATE HIGHWAY 130	DISTRICT	ACQUISITION	ACRES
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	COUNTY	DEED AREA	SQUARE FEET
	R.O.W.-C. S. J. NO. 0440-06-008	TRAVIS	REMAINDER AREA	

ACQUISITION	0.281	12,226
DEED AREA	2.761	120,269
REMAINDER AREA	2.480	108,043

PAGE 5 OF 5
REV. 1
10/10/2008

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

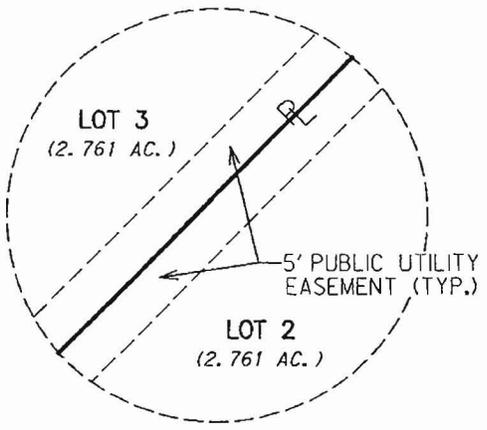
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊗ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- ⬢ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- 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.T.C. DEED RECORDS OF TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.R.T.C. OFFICIAL RECORDS OF TRAVIS 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 $\frac{1}{4}$ 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

- 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 NO280027 AND NO280037 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. 03070588, EFFECTIVE DATE AUGUST 27, 2008.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: 10.b, 10.c.
- 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.

Colin J. Henry 10/10/08

COLIN J. HENRY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230



DETAIL "A"
N.T.S.



<p>4030 WEST BRAKER LANE SUITE 450 AUSTIN, TEXAS 78759 (512) 222-8184</p>	PARCEL PLAT		PARCEL NUMBER		443A	
	PARCEL 443A		ACRES		12,226	
	FILE P443A-R	TURNIPIKE PROJECT	DISTRICT AUS	ACQUISITION	0.281	12,226
	SCALE NONE	STATE HIGHWAY 130	COUNTY TRAVIS	DEED AREA	2.761	120,269
FEDERAL AID PROJECT NO. BOR 2004(620)		R.O.W.-C. S. J. NO. 0440-06-008		REMAINDER AREA	2.480	108,043

Travis County
SH 130
CSJ 0440-06-008
Parcel 443A

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.

County: Travis **Segment:** 5
Parcel No.: 443C **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: 0440-06-008

DESCRIPTION OF PARCEL 443C

DESCRIPTION OF A 120,052 SQUARE FOOT, 2.756 ACRE TRACT OF LAND OUT OF THE ALBERT M. LEAVY SURVEY NUMBER 5, ABSTRACT NO. 481, LOCATED IN THE CITY OF MUSTANG RIDGE, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 OF ALBERT JONES ADDITION, AN ADDITION TO THE CITY OF MUSTANG RIDGE, AS RECORDED IN DOCUMENT NUMBER 200600098 OF THE PLAT RECORDS OF TRAVIS COUNTY (P.R.T.C.), AND BEING ALL OF A CALLED 2.761 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED, DATED OCTOBER 25, 2006, TO ALFRED JONES AND CYNTHIA D. LOWERY, AS RECORDED IN DOCUMENT NUMBER 2007118397 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), SAID 120,052 SQUARE FOOT, 2.756 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found at the north corner of said Albert Jones Addition, said point also being the east corner of a called 25 acre tract of land described by Deed to Abraham Winn and wife, Hazel Winn, recorded in Volume 1408, Page 115 of the Deed Records of Travis County, (D.R.T.C.), same being described in Probate Deed to Juanita Winn Williams, J.D. Winn, Roy Lee Winn, Curtie Mae Winn Morris, Ethelene Winn Black, Abraham Winn, Jr., James Lee Winn and Joseph Winn, recorded in Volume 982, Page 1027, of the Probate Records of Travis County (hereinafter referred to as 25 acre tract);

THENCE South 42° 22' 18" West, along the common line of said 25 acre tract and said Albert Jones Addition, a distance of 1,386.20 feet to a calculated point for the northeast corner of a called 1 acre tract described by Warranty Deed to Applee Dawson, recorded in Volume 11058, Page 0001 of the Real Property Records of Travis County (R.P.R.T.C.) (hereinafter referred to as a 1 acre tract);



THENCE South 07° 03' 38" East, departing the common line of said 25 acre tract and said Albert Jones Addition, and along the common line of said Albert Jones Addition and said 1 acre tract, a distance of 199.27 feet to a calculated point for the **POINT OF BEGINNING** of the herein described tract, said point being 76.79 feet left of S.H. 130 Baseline Station 2957+46.87;

- 1) **THENCE** South 59° 17' 25" East, departing the common line of said Albert Jones Addition and said 1 acre tract, and along the common line of the herein described tract and Lot 1 and Lot 2 of said Albert Jones Addition, a distance of 221.80 feet to a calculated point for corner on the north line of a called 5.0 acre tract described by Probate Deed to J.D. Winn, recorded in Volume 11732, Page 203, of the R.P.R.T.C. (hereinafter referred to as a 5.0 acre tract);
- 2) **THENCE** South 42° 58' 12" West, departing the common line of said Lot 1 and Lot 2, and along the common line of the herein described tract and said Albert Jones Addition and said 5.0 acre tract, a distance of 182.26 feet to a calculated point for corner;
- 3) **THENCE** South 51° 11' 12" West, continuing along said common line, a distance of 422.95 feet to a calculated point for corner on the east right-of-way line of U.S. Highway 183 (a 100 foot right-of-way), said point being located 240.39 feet right of S.H. 130 Baseline Station 2962+26.95, from which a 1-inch iron pipe found bears North 61° 35' 36" East, a distance of 1.41 feet;
- 4) **THENCE** North 06° 14' 12" West, along said east right-of-way line of U.S. Highway 183, and along the common line of the herein described tract and said Albert Jones Addition, a distance of 320.69 feet to a calculated point for corner, said point being on the common line of said Albert Jones Addition and said 1 acre tract;
- 5) **THENCE** North 57° 04' 22" East, departing said east right-of-way line of U.S. Highway 183 and along the common line of the herein described tract and said Albert Jones Addition and said 1 acre tract, a distance of 354.94 feet to the **POINT OF BEGINNING**, and containing 120,052 square feet, 2.756 acres of land, more or less.

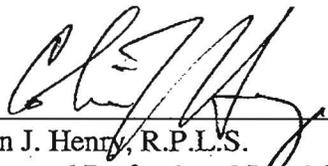


NOTES:

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.

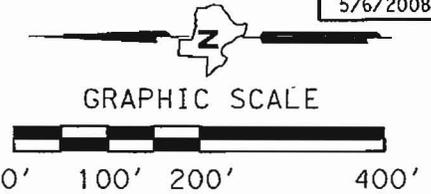
That I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 5/6/08
_____ Date

Colin J. Henry, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5230
Halff Associates, Inc.,
4030 West Braker Lane
Suite 450
Austin, Texas 78759-5356
512-252-8184



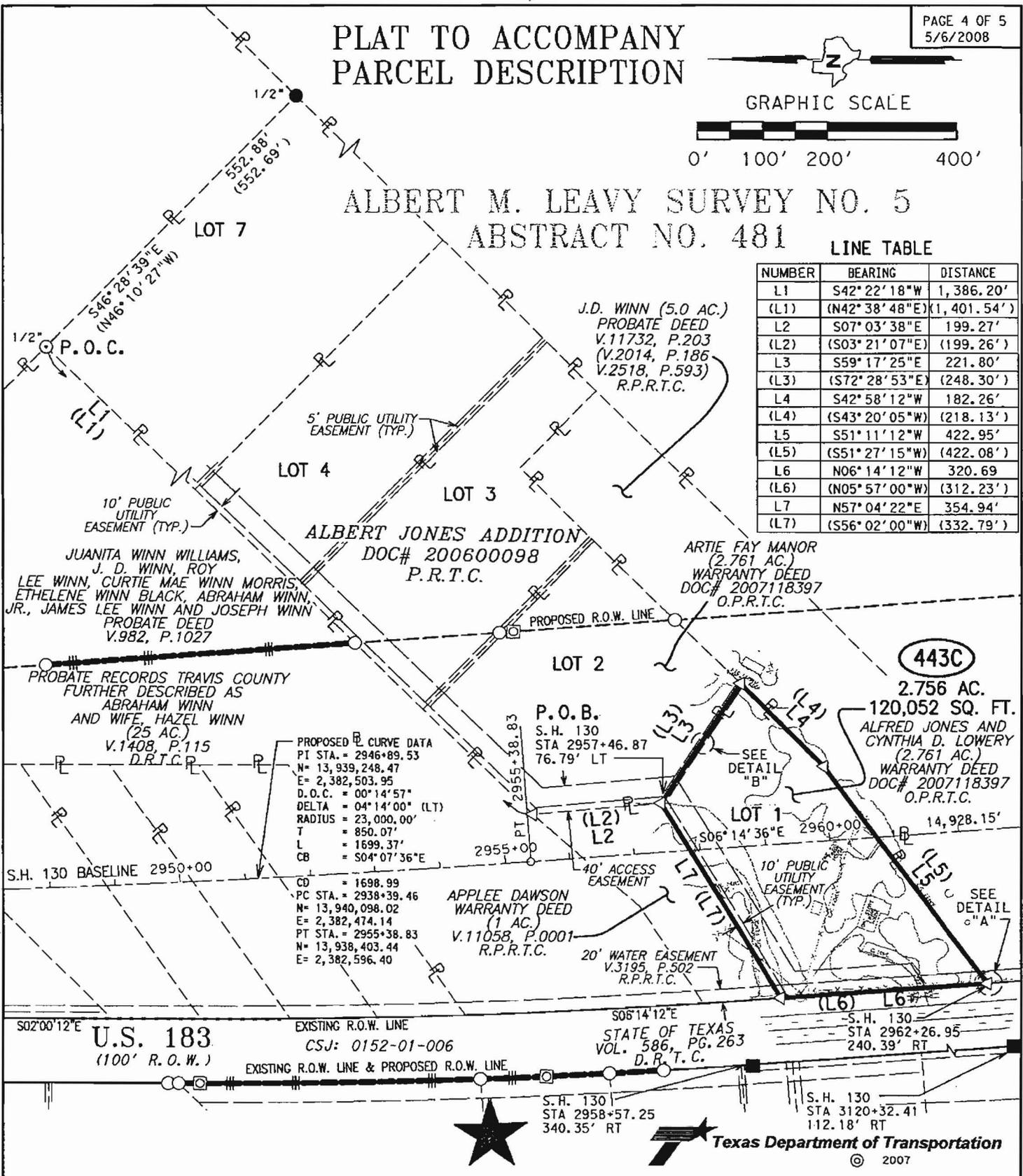
PLAT TO ACCOMPANY PARCEL DESCRIPTION



ALBERT M. LEAVY SURVEY NO. 5 ABSTRACT NO. 481

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S42°22'18"W	1,386.20'
(L1)	(N42°38'48"E)	(1,401.54')
L2	S07°03'38"E	199.27'
(L2)	(S03°21'07"E)	(199.26')
L3	S59°17'25"E	221.80'
(L3)	(S72°28'53"E)	(248.30')
L4	S42°58'12"W	182.26'
(L4)	(S43°20'05"W)	(218.13')
L5	S51°11'12"W	422.95'
(L5)	(S51°27'15"W)	(422.08')
L6	N06°14'12"W	320.69'
(L6)	(N05°57'00"W)	(312.23')
L7	N57°04'22"E	354.94'
(L7)	(S56°02'00"W)	(332.79')



<p>4030 WEST BRANKER LANE SUITE 450 AUSTIN, TEXAS 78756 (512) 252-8104</p>	PARCEL PLAT PARCEL 443C		PARCEL NUMBER 443C	ACRES 2.756	SQUARE FEET 120,052	
	FILE P443C-R	TURNPIKE PROJECT STATE HIGHWAY 130		ACQUISITION 2.756	120,052	
	SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 0440-06-008	SURVEYED AREA 2.756	120,052	REMAINDER AREA -
	DISTRICT AUS COUNTY TRAVIS			SURVEYED AREA 2.756	120,052	

LEGEND

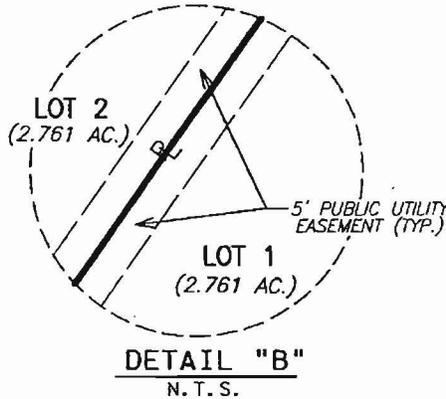
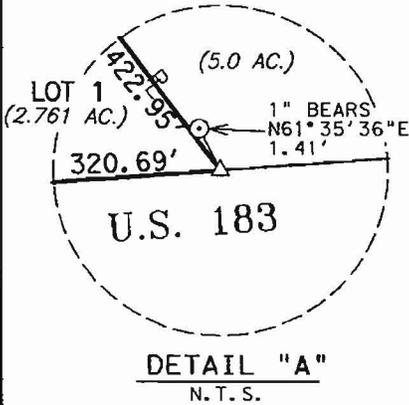
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- ◐ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ⊙ FENCE POST
- 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. T. C. DEED RECORDS OF TRAVIS COUNTY
- P. R. T. C. PLAT RECORDS OF TRAVIS COUNTY
- R. P. R. T. C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O. R. T. C. OFFICIAL RECORDS OF TRAVIS 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 R
- 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. 7120088 ,EFFECTIVE DATE DECEMBER 13, 2007.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: 10.b.
- 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.

Colin J. Henry 5/6/08
COLIN J. HENRY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230



 <small>4030 WEST BRAKER LANE SUITE 450 AUSTIN, TEXAS 78758 (512) 252-6154</small>	PARCEL PLAT PARCEL 443C			PARCEL NUMBER 443C		
	FILE P443C-R	TURNPIKE PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION	ACRES 2.756	SQUARE FEET 120,052
	SCALE NONE	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 0440-06-008	COUNTY TRAVIS	SURVEYED AREA	120,052
				REMAINDER AREA	-	-