

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 3

VARIOUS Districts

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

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

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

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

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

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VARIOUS Districts

NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Brazoria	SH 35	12	0178-02-072	12
Collin	US 380	14	0135-05-024	19
Dallas	SH Loop 12	1	0581-02-115	15
Dallas	SH 183	6	0094-03-098	41
Dallas	SH 183	2	0094-03-098	48
Dallas	SH 183	19	0094-03-098	66
Dallas	SH 183	11	0094-03-098	18 & 18E
Dallas	SH 183	3	0094-03-098	64
Dallas	SH 183	4	0094-03-099	38
Dallas	SH 183	17	0094-03-099	35
Dallas	SH 183	7	0094-03-100	6
Dallas	SH 183	16	0094-03-100	4
Dallas	SH 183	8	0094-03-100	49
Dallas	SH 183	5	0094-03-100	64
Dallas	SH 183	13	0094-03-100	20
Dallas	SH 183	15	0094-03-100	26
Dallas	SH 183	18	0094-03-100	58
Denton	US 380	9	0134-09-057	4
Denton	US 380	10	0134-09-057	7

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Caldwell	SH 130	V	3583-01-002	1639AC
Caldwell	SH 130	P	3583-01-002	642A
Caldwell	SH 130	Q	3583-01-002	642B
Caldwell	SH 130	R	3583-01-002	659
Caldwell	SH 130	S	3583-01-002	663
Caldwell	SH 130	N	3583-01-002	639
Caldwell	SH 130	O	3583-01-002	640
Caldwell	SH 130	EE	3583-01-002	1525E
Caldwell	SH 130	U	3583-01-002	1622
Caldwell	SH 130	W	3583-01-002	1641AC
Caldwell	SH 130	X	3583-01-002	1802
Caldwell	SH 130	M	3583-01-002	512
Caldwell	SH 130	T	3583-01-002	1552AC
Dallas	SH 183	E	0094-03-098	33
Dallas	SH 183	C	0094-03-098	9AC
Dallas	SH 183	D	0094-03-098	77
Dallas	SH 183	I	0094-03-099	39
Dallas	SH 183	F	0094-03-100	1
Dallas	SH 183	B	0094-03-100	69AC
Dallas	SH 183	A	0094-03-100	52

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VARIOUS Districts

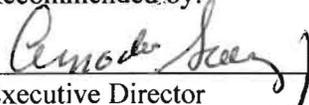
CONTROLLED ACCESS, continued

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Dallas	SH 183	J	0094-03-100	59
Dallas	SH 183	H	0094-03-100	60
Dallas	SH 183	G	0094-03-100	54
Dallas	US 80	L	0095-02-106	5AC & 5TE
Guadalupe	SH 130	CC	3583-02-002	851
Guadalupe	SH 130	AA	3583-02-002	825
Guadalupe	SH 130	DD	3583-02-002	828
Guadalupe	SH 130	Y	3583-02-002	809
Guadalupe	SH 130	BB	3583-02-002	827
Guadalupe	SH 130	Z	3583-02-002	819
Midland	SH 349	K	1718-07-030	26EX

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

111766 MAR 26 09

Minute Number Date Passed

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Parcel 642A
Rev. 1
July 14, 2008

County: Caldwell
Parcel No.: 642A
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of 1327, end of Segment 4
(Sta. 2938+00) in Travis County
To: IH 10 near Seguin, in Guadalupe County, Texas
Segment: 6.1
From: Sta. 3376+00
To: Sta. 4223+00
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-01-002

PROPERTY DESCRIPTION FOR PARCEL 642A

DESCRIPTION OF 15.573 ACRES (678,366 SQUARE FEET) OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 98.75 ACRES IN A DEED TO CHARLES D. SPILLMANN AND JANE SPILLMANN, OF RECORD IN VOLUME 425, PAGE 477, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 15.573 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the southwest corner of the remainder of said 98.75 acre Spillmann tract and the southeast corner of that tract described as 69.72 acres, Tract Two, in a deed to SHB Family LP, a Texas Limited Partnership, of record in Volume 511, Page 51, Official Public Records of Real Property, same being in the north line of that tract described as 202.58 acres, Tract One, in a deed to SHB Family LP, a Texas Limited Partnership, of record in Volume 511, Page 51, Official Public Records of Real Property, Caldwell County, Texas;

THENCE, with the south line of said 98.75 acre Spillmann tract and the north line of said 202.58 acre SHB Family tract, N78°36'40"E 1036.69 feet to a 1/2" iron rod set with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, for the POINT OF BEGINNING and easterly southwest corner of the herein described tract, same being in the proposed west right-of-way (ROW) line of S.H. 130, 1137.00 feet left of S.H. 130 Baseline Station 3600+26.37;



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- 1) THENCE, with a west line of this tract and the proposed west ROW line of S.H. 130, crossing said 98.75 acre Spillmann tract, **N14°59'45"W** passing at 444.92 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", 371.45 feet for a total distance of **816.37 feet** to a TxDOT Type II concrete monument set, 385.00 feet left of S.H. 130 Baseline Station 3597+08.64;
- 2) THENCE, with a south line of this tract, this "access denial line", and the proposed south ROW line of S.H. 130, continuing across said 98.75 acre Spillmann tract, **S52°05'59"W 1128.08 feet** to a 1/2" iron rod set with TxDOT aluminum cap at the westerly southwest corner of this tract and the end of this "access denial line", same being in the west line of the remainder of said 98.75 acre Spillmann tract and the east line of said 69.72 acre SHB Family tract, 385.00 feet left of S.H. 130 Baseline Station 3608+36.72;
- 3) THENCE, with a west line of this tract and the west line of the remainder of said 98.75 acre Spillmann tract and the east line of said 69.72 acre SHB Family tract, **N15°49'19"W 816.29 feet** to a 1/2" iron rod found at the northwest corner of this tract and the remainder of said 98.75 acre Spillmann tract and the northeast corner of said 69.72 acre SHB Family tract, same being in the south line of that tract described as 2.86 acres in a deed to Mary Faye Barnes, of record in Volume 118, Page 296, Official Public Records of Real Property, Caldwell County, Texas;
- 4) THENCE, with the north line of this tract and of said 98.75 acre Spillmann tract and the south line of said Barnes tract, **N79°03'07"E 1181.80 feet** to a calculated point at the northeast corner of this tract and said 98.75 acre Spillmann tract, same being in the existing west ROW line of F.M. 2001 and the west line of that tract described as 1.49 acres in a deed to the State of Texas, of record in Volume 275, Page 207, Deed Records, Caldwell County, Texas;
- 5) THENCE, with the east line of this tract and of said 98.75 acre Spillmann tract, and the existing west ROW line of F.M. 2001 and the west line of said 1.49 acre State of Texas tract, **S10°21'06"E 1116.14 feet** to a 1/2" iron rod found at the southeast corner of this tract and said 98.75 acre Spillmann tract, the northeast corner of said 202.58 acre SHB Family tract, the southwest



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corner of said 1.49 acre State of Texas tract, and the northwest corner of that tract described as 0.29 of one acre in a deed to the State of Texas, of record in Volume 275, Page 250, Deed Records, Caldwell County, Texas;

- 6) THENCE, with a south line of this tract and the south line of said 98.75 acre Spillmann tract and the north line of said 202.58 acre SHB Family tract, **S78°36'40"W 37.65 feet** to the POINT OF BEGINNING and containing 15.573 acres (678,366 square feet) within these metes and bounds, more or less.

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

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

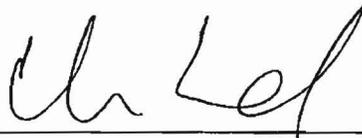
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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

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

SURVEYED BY:

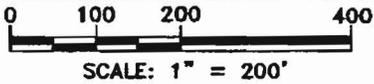
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731
(512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

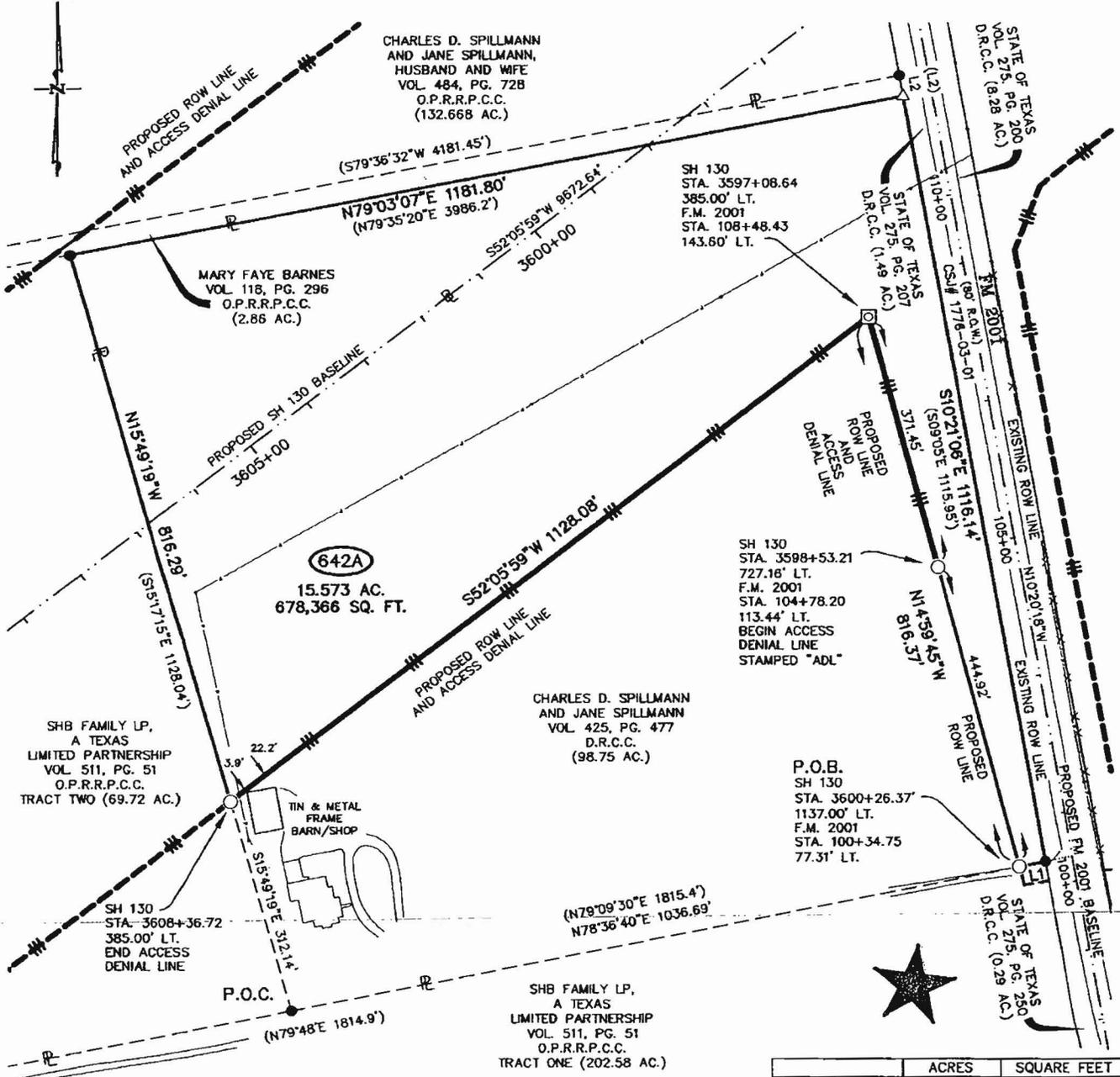
Note: There is a plat to accompany this description. S.H. 130/Parcel 642A Rev. 2, 2008





"EXHIBIT ____"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68

	ACRES	SQUARE FEET
ACQUISITION	15.573	678,366
SURVEYED AREA	29.014	1,263,839
REMAINDER AREA	13.441	585,473

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
(512) 451-8691

PARCEL PLAT SHOWING PROPERTY OF
CHARLES D. SPILLMANN, ET UX

STATE HIGHWAY 130

PARCEL 642A

COUNTY CALDWELL

DISTRICT AUS
SCALE 1" = 200'

FEDERAL AID PROJECT NO. BOR 2004(620)

R.O.W.-C. S. J. NO. 3583-01-002



"EXHIBIT ____"

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07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, CF NO. 0703074, EFFECTIVE DATE, AUGUST 17, 2007.
- 4) ITEM 10.g. (VOL. 132, PG. 520) IN SCHEDULE B OF THE TITLE COMMITMENT CANNOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ITEMS 10.c. (VOL. 353, PG. 363) AND 10.h. (VOL. 346, PG. 51 AND VOL. 352, PG. 370) IN SCHEDULE B OF THE TITLE COMMITMENT ARE 10' WATER PIPELINE EASEMENTS GRANTED TO POLONIA WATER SUPPLY AND ARE TO BE CENTERED ON THE PIPE AS INSTALLED.
- 6) ITEMS 10.d. (VOL. 4, PG. 443), 10.e. (VOL. 4, PG. 472) AND 10.f. (VOL. 4, PG. 501) 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)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- PROPERTY LINE
- S.H. 130 BASELINE
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- P.O.B POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.C.C. DEED RECORDS, CALDWELL COUNTY
- O.P.R.R.P.C.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY
- DISTANCE SHOWN NOT TO SCALE
- APPROXIMATE SURVEY LINE
- ACCESS DENIAL LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°36'40"W	37.65
L2	N10°21'06"W	30.00
(L2)	(S09°50'E)	(30.0)

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



07/14/08

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



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

PARCEL PLAT SHOWING PROPERTY OF
CHARLES D. SPILLMANN, ET UX

DISTRICT AUS	STATE HIGHWAY 130		PARCEL 642A
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



County: Caldwell
Parcel No.: 642B
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of 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

Segment: 6.1
From: Sta. 3376+00
To: Sta. 4223+00

PROPERTY DESCRIPTION FOR PARCEL 642B

DESCRIPTION OF 45.733 ACRES (1,992,137 SQUARE FEET) OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 202.58 ACRES, TRACT ONE, IN A DEED TO SHB FAMILY LP, A TEXAS LIMITED PARTNERSHIP, OF RECORD IN VOLUME 511, PAGE 51, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS AND A PORTION OF THAT TRACT DESCRIBED AS 69.72 ACRES, TRACT TWO, IN SAID DEED TO SHB FAMILY LP, A TEXAS LIMITED PARTNERSHIP, OF RECORD IN VOLUME 511, PAGE 51, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 45.733 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS, BY METES AND BOUNDS AS FOLLOWS:

Part 1 – 0.023 of one acre (1,022 square feet)

COMMENCING at a 1/2" iron rod found at the southeast corner of said 69.72 acre SHB Family tract and the southwest corner of that tract described as 98.75 acres in a deed to Charles D. Spillmann and Jane Spillmann, of record in Volume 425, Page 477, Deed Records, Caldwell County, Texas, same being in the north line of said 202.58 acre SHB Family tract;

THENCE, with the north line of said 202.58 acre SHB Family tract and the south line of said 98.75 acre Spillmann tract, N78°36'40"E 1074.34 feet to a 1/2" iron rod found at the northeast corner of said 202.58 acre SHB Family tract and the southeast corner of said 98.75 acre Spillmann tract, same being in the existing west right-of-way (ROW) line of F.M. 2001, at the southwest corner of that tract described as 1.49 acres in a deed to the State of Texas, of record in Volume 275, Page 207, Deed Records, Caldwell County,



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Texas, and at the northwest corner of that tract described as 0.29 of one acre in a deed to the State of Texas, of record in Volume 275, Page 250, Deed Records, Caldwell County, Texas;

THENCE, with the east line of said 202.58 acre SHB Family tract and the existing west ROW line of F.M. 2001 and the west line of said 0.29 of one acre State of Texas tract, **S10°21'06"E 28.32 feet** to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set, for the POINT OF BEGINNING and southeast corner of the herein described tract, same being in the proposed south (ROW) line of S.H. 130, 1178.92 feet left of S.H. 130 Baseline Station 3600+05.78;

THENCE, with the south and west lines of this tract and the proposed south and west ROW lines of S.H. 130, crossing said 202.58 acre SHB Family tract, the following two (2) courses, numbered 1 and 2:

- 1) **S79°39'12"W 35.40 feet** to a TxDOT Type II concrete monument set at the southwest corner of this tract, 1162.54 feet left of S.H. 130 Baseline Station 3600+37.16; and
- 2) **N14°59'45"W 27.73 feet** to a 1/2" iron rod set with a TxDOT aluminum cap at the northwest corner of this tract, same being in the north line of said 202.58 acre SHB Family tract and the south line of said 98.75 acre Spillmann tract;
- 3) THENCE, with the north line of this tract and of said 202.58 acre SHB Family tract and the south line of said 98.75 acre Spillmann tract, **N78°36'40"E 37.65 feet** to a 1/2" iron rod found at the northeast corner of this tract and said 202.58 acre SHB Family tract and the southeast corner of said 98.75 acre Spillmann tract, same being in the existing west ROW line of F.M. 2001, at the southwest corner of said 1.49 acre State of Texas tract and at the northwest corner of said 0.29 of one acre State of Texas tract;
- 4) THENCE, with the east line of this tract and of said 202.58 acre SHB Family tract and the existing west ROW line of F.M. 2001 and the west line of said 0.29 of one acre State of Texas tract, **S10°21'06"E 28.32 feet** to the POINT OF BEGINNING and containing 0.023 of one acre (1,022 square feet) within these metes and bounds, more or less.



Part 2 – 45.710 acres (1,991,115 square feet)

COMMENCING at a 1" iron pipe found at the west corner of said 202.58 acre SHB Family tract and the southwest corner of said 69.72 acre SHB Family tract, same being in the northeast line of that tract described as 51.82 acres in a deed to Mary Barnes, of record in Volume 408, Page 608, Deed Records, Caldwell County, Texas;

THENCE, with the southwest line of said 202.58 acre SHB Family tract and the northeast line of said 51.82 acre Barnes tract, S32°01'52"E 321.04 feet to a 1/2" iron rod set with TxDOT aluminum cap, for the POINT OF BEGINNING and west corner of the herein described tract and the beginning of this "access denial line", same being in the proposed northwest ROW line of S.H. 130, 369.27 feet right of S.H. 130 Baseline Station 3631+02.88;

THENCE, with the northwest line of this tract and the proposed northwest ROW line of S.H. 130, crossing said 202.58 acre SHB Family tract and continuing across said 69.72 acre SHB Family tract, the following six (6) courses, numbered 5 through 10;

- 5) with this "access denial line", with a curve to the right, whose intersection angle is **00°38'29"**, radius is **5,485.00 feet**, an arc distance of **61.39 feet**, the chord of which bears **N33°01'40"E 61.39 feet** to a TxDOT Type II concrete monument set;
- 6) with this "access denial line", **N09°44'19"E 110.06 feet** to a TxDOT Type II concrete monument set;
- 7) with this "access denial line", with a curve to the right, whose intersection angle is **03°31'04"**, radius is **5,530.00 feet** passing at an arc distance of 150.05 feet a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing for an arc distance of 30.20 feet, passing at an arc distance of 180.25 feet a 1/2" iron rod set with TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" for an arc distance of 159.27 feet for a total arc distance of **339.52 feet**, the chord of which bears **N36°09'08"E 339.47 feet** to the TxDOT Type II concrete monument set;
- 8) with this "access denial line", **N63°35'16"E 105.77 feet** to a TxDOT Type II concrete monument set;



9) with this "access denial line", with a curve to the right, whose intersection angle is $13^{\circ}11'33''$, radius is **5,485.00 feet**, an arc distance of **1,262.95 feet**, the chord of which bears $N45^{\circ}30'12''E$ **1260.16 feet** to a TxDOT Type II concrete monument set; and

10)with this "access denial line", $N52^{\circ}05'59''E$ **814.42 feet** to a 1/2" iron rod set with TxDOT aluminum cap for a north corner of this tract and the end of this "access denial line", same being in the north line of said 69.72 acre SHB Family tract and the south line of that tract described as 2.86 acres in a deed to Mary Faye Barnes, of record in Volume 118, Page 296, Official Public Records of Real Property, Caldwell County, Texas, 385.00 feet right of S.H. 130 Baseline Station 3605+56.57;

11)THENCE, with the north line of this tract and of said 69.72 acre SHB Family tract and the south line of said 2.86 acre Barnes tract, $N79^{\circ}03'07''E$ **29.92 feet** to a 1/2" iron rod found at the northeast corner of this tract and said 69.72 acre SHB Family tract and the northwest corner of said 98.75 acre Spillmann tract;

12)THENCE, with the east line of this tract and of said 69.72 acre SHB Family tract and the west line of said 98.75 acre Spillmann tract, $S15^{\circ}49'19''E$ **816.29 feet** to a 1/2" iron rod set with TxDOT aluminum cap at the east corner of this tract and the beginning of this "access denial line", same being in the proposed southeast ROW line of S.H. 130;

THENCE, with the southeast line of this tract, this "access denial line", and the proposed southeast ROW line of S.H. 130, crossing said 69.72 acre SHB Family tract and continuing across said 202.58 acre SHB Family tract, the following three (3) courses, numbered 13 through 15;

13) $S52^{\circ}05'59''W$ passing at 583.05 feet a TxDOT Type II concrete monument set and continuing 40.04 feet, for a total distance of **623.09 feet** to TxDOT Type II concrete monument set;

14)with a curve to the left, whose intersection angle is $12^{\circ}45'21''$, radius is **4,715.00 feet**, an arc distance of **1,049.70 feet**, the chord of which bears $S45^{\circ}43'19''W$ **1047.53 feet** to a TxDOT Type II concrete monument set; and

15)with a curve to the left, whose intersection angle is $11^{\circ}46'25''$, radius is **4,000.00 feet**, an arc distance of **821.95 feet**, the chord of which bears



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Parcel 642B
Rev. 1
June 13, 2008

S33°27'26"W 820.50 feet, to a 1/2" iron rod set for the south corner of this tract and the end of this "access denial line", same being in the southwest line of said 202.58 acre SHB Family tract and the northeast line of said 51.82 acre Barnes tract, 381.74 feet left of S.H. 130 Baseline Station 3634+84.92;

16)THENCE, with the southwest line of this tract and of said 202.58 acre SHB Family tract and the northeast line of said 51.82 acre Barnes tract, N32°01'52"W 841.87 feet to the POINT OF BEGNNING and containing 45.710 acres (1,991,115 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 13th day of June, 2008 A.D.

SURVEYED BY:

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

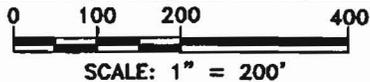


Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description. S.H. 130/Parcel 642B Rev.2, 2008



PAGE 6 OF 9
REV 1
06/13/08

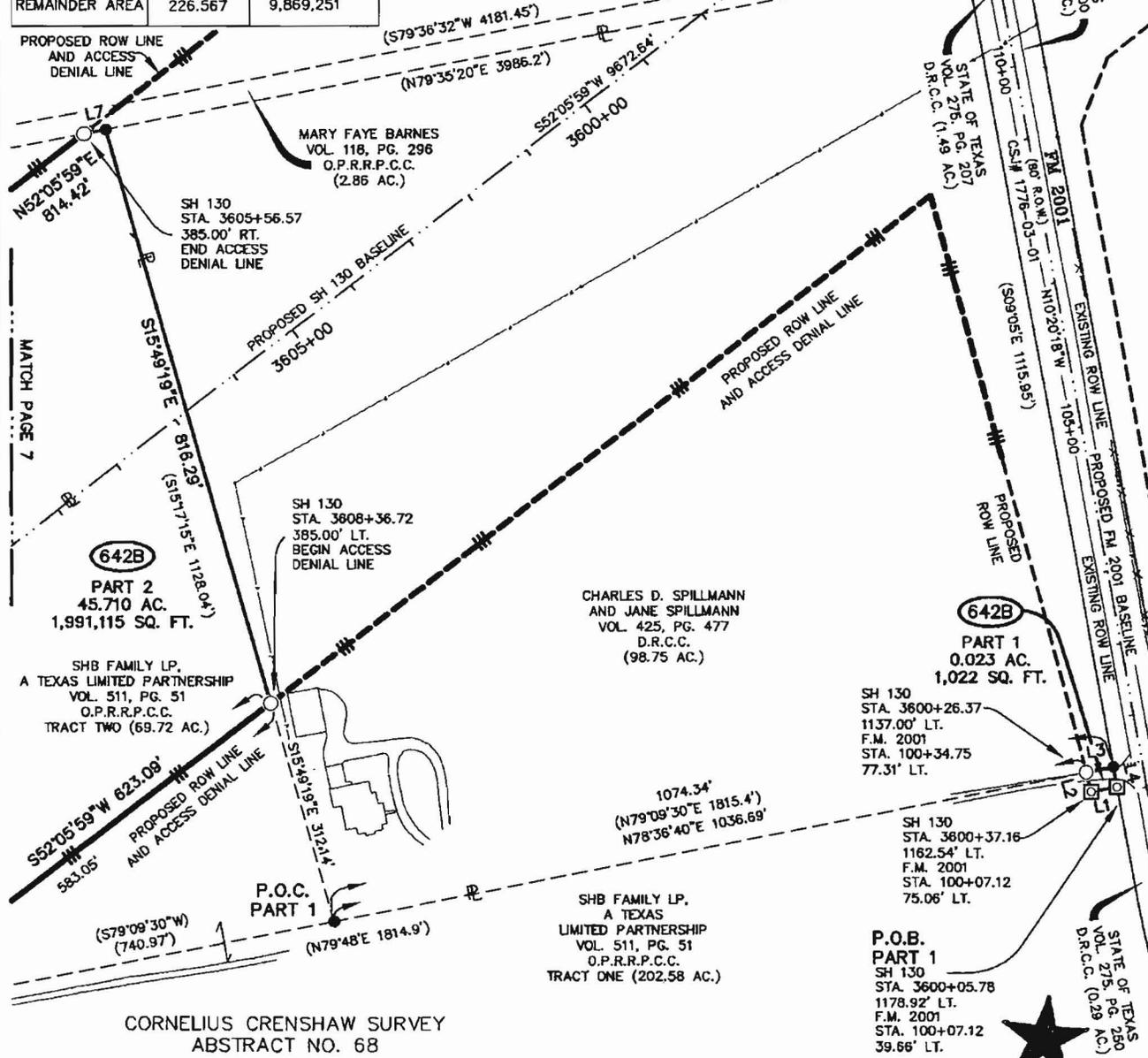


"EXHIBIT ____"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

ACQUISITION	ACRES	SQUARE FEET
PART 1	0.023	1,022
PART 2	45.710	1,991,115
TOTAL	45.733	1,992,137
DEED AREA	272.30	11,861,388
REMAINDER AREA	226.567	9,869,251

CHARLES D. SPILLMANN
AND JANE SPILLMANN,
HUSBAND AND WIFE
VOL. 484, PG. 72B
O.P.R.R.P.C.C.
(132.668 AC.)



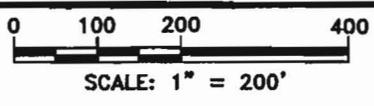
CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78701
(512) 451-8501

PARCEL PLAT SHOWING PROPERTY OF SHB FAMILY LP, A TEXAS LIMITED PARTNERSHIP			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 642B
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL

Texas
Department
of Transportation
© 2008 by TxDOT

PAGE 7 OF 9
REV 1
06/13/08



"EXHIBIT ____"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

PROPOSED BASELINE
CURVE DATA
PI STA=3658+66.19
N=13,875,105.60
E=2,374,875.72
 $\Delta=82^{\circ}13'21"$ (LT)
DEG=01 $^{\circ}07'28"$
R=5,095.00'
T=4,446.42'
A=7,311.60'
C=6,700.17'
CB=S 10 $^{\circ}59'18"$ W
PC STA=3614+19.77
N=13,877,836.99
E=2,378,384.31
PT STA=3687+31.37
N=13,871,259.67
E=2,377,107.19



CHARLES D. SPILLMANN
AND JANE SPILLMANN,
HUSBAND AND WIFE
VOL. 484, PG. 728
O.P.R.R.P.C.C.
(132.668 AC.)

MARY FAYE BARNES
VOL. 118, PG. 296
O.P.R.R.P.C.C.
(2.86 AC.)

CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68

SHB FAMILY LP,
A TEXAS
LIMITED PARTNERSHIP
VOL. 511, PG. 51
O.P.R.R.P.C.C.
TRACT TWO (69.72 AC.)

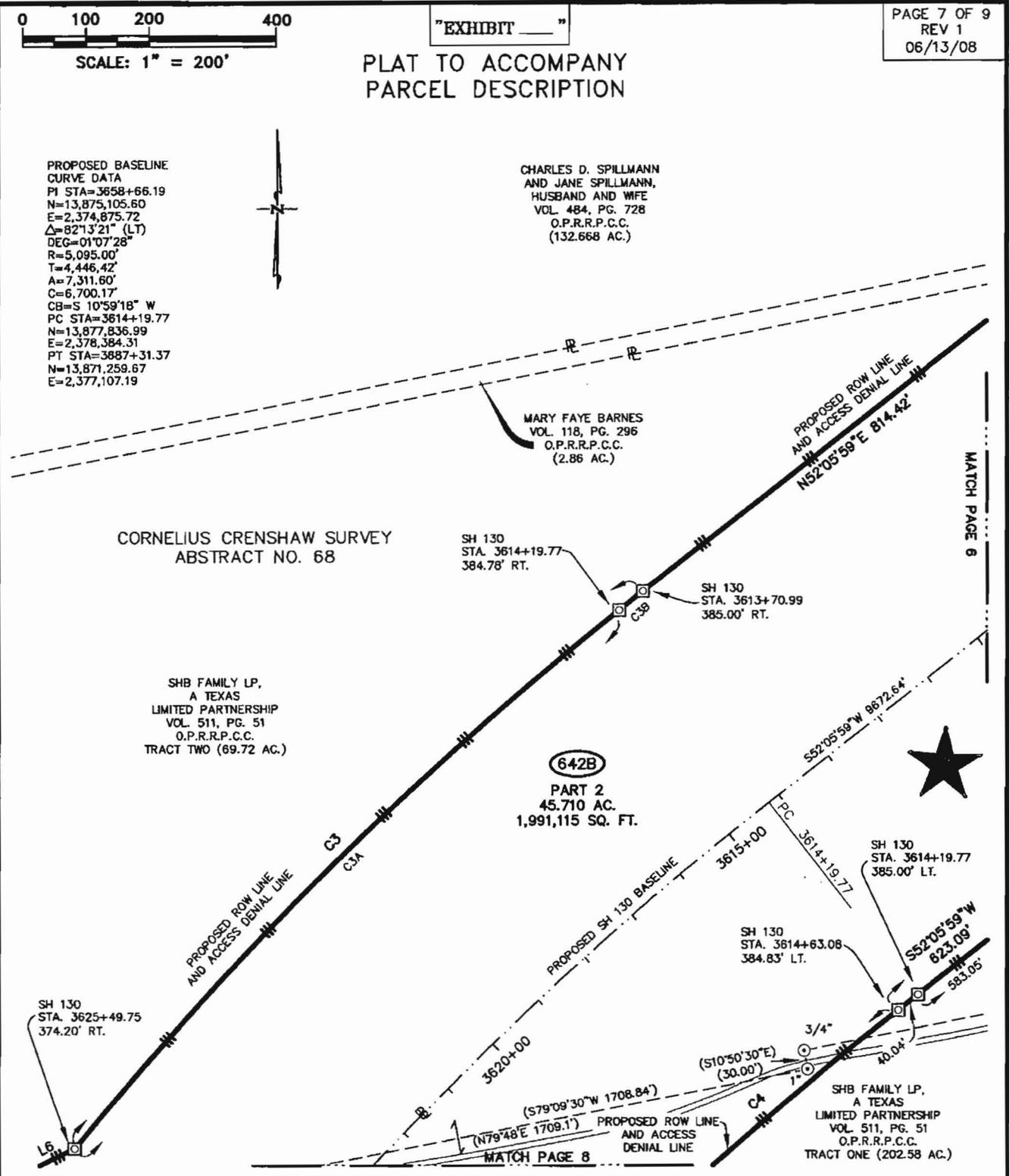
642B
PART 2
45,710 AC.
1,991,115 SQ. FT.

SH 130
STA. 3614+19.77
385.00' LT.

SH 130
STA. 3614+63.08
384.83' LT.

SHB FAMILY LP,
A TEXAS
LIMITED PARTNERSHIP
VOL. 511, PG. 51
O.P.R.R.P.C.C.
TRACT ONE (202.58 AC.)

SH 130
STA. 3625+49.75
374.20' RT.



McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 461-8691

PARCEL PLAT SHOWING PROPERTY OF SHB FAMILY LP, A TEXAS LIMITED PARTNERSHIP			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 642B
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL

Texas
Department
of Transportation
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"EXHIBIT ____"

PAGE 9 OF 9
REV 1
06/13/08

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. 0703074, EFFECTIVE DATE, AUGUST 17, 2007.
- 4) ITEM 10.g. (VOL. 132, PG. 520) IN SCHEDULE B OF THE TITLE COMMITMENT CANNOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ITEMS 10.c. (VOL. 353, PG. 363) AND 10.h. (VOL. 346, PG. 51 AND VOL. 352, PG. 370) IN SCHEDULE B OF THE TITLE COMMITMENT ARE 10' WATER PIPELINE EASEMENTS GRANTED TO POLONIA WATER SUPPLY AND ARE TO BE CENTERED ON THE PIPE AS INSTALLED.
- 6) ITEMS 10.d. (VOL. 4, PG. 443), 10.e. (VOL. 4, PG. 472) AND 10.f. (VOL. 4, PG. 501) 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)
- ⊙ SQUARE-HEAD BOLT FOUND
- ⊕ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- P PROPERTY LINE
- ℓ 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.



06/13/08

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S79°39'12"W	35.40
L2	N14°59'45"W	27.73
L3	N78°36'40"E	37.65
L4	S10°21'06"E	28.32
L5	N09°44'19"E	110.06
L6	N63°35'16"E	105.77
L7	N79°03'07"E	29.92

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	61.39	5485.00	00°38'29"	30.70	N33°01'40"E	61.39
C2	339.52	5530.00	03°31'04"	169.82	N36°09'08"E	339.47
C2A	150.05	5530.00	01°33'17"	75.03	N35°10'15"E	150.04
C2B	30.20	5530.00	00°18'47"	15.10	N36°06'16"E	30.20
C2C	159.27	5530.00	01°39'00"	79.64	N37°05'10"E	159.26
C2D	180.25	5530.00	01°52'03"	90.13	N35°19'38"E	180.25
C3	1262.95	5485.00	13°11'33"	634.28	N45°30'12"E	1260.16
C3A	1214.18	5485.00	12°41'00"	609.58	N45°14'55"E	1211.70
C3B	48.77	5485.00	00°30'34"	24.39	N51°50'42"E	48.77
C4	1049.70	4715.00	12°45'21"	527.03	S45°43'19"W	1047.53
C5	821.95	4000.00	11°46'25"	412.42	S33°27'26"W	820.50

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

PARCEL PLAT SHOWING PROPERTY OF
SHB FAMILY LP, A TEXAS LIMITED PARTNERSHIP

DISTRICT AUS	STATE HIGHWAY 130		PARCEL 642B
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 659
Rev.1
July 14, 2008

County: Caldwell **Segment:** 6.1
Parcel No.: 659 **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 659

DESCRIPTION OF 24.664 ACRES (1,074,355 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 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; SAID 24.664 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the north corner of that tract described as 60 acres in a deed to Daniel Nolte, of record in Volume 324, Page 555, Deed Records, Caldwell County, Texas, and the east corner of that tract described as 56.733 acres in a deed to William Charles Koctar, of record in Volume 372, Page 235, Official Public Records of Real Property, Caldwell County, Texas, same being in the southwest line of Ross tract;

THENCE, with the southwest line of said Ross tract and the northeast line of said Nolte tract, S36°03'55"E 228.48 feet to a 1/2" iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, for the POINT OF BEGINNING, the beginning of this "access denial line", and west corner of the herein described tract, same being in the proposed northwest right-of-way (ROW) line of S.H. 130, 410.18 feet right of S.H. 130 Baseline Station 3820+45.68;

THENCE, with the northwest line of this tract, this "access denial line", and the proposed northwest ROW line of S.H. 130, crossing said Ross tract, the following four (4) courses, numbered 1 through 4;



Page 2 of 5
Parcel 659
Rev.1
July 14, 2008

- 1) **N34°18'12"E 49.92 feet** to a TxDOT Type II concrete monument set;
- 2) **N50°41'00"E 1323.43 feet** to a TxDOT Type II concrete monument set;
- 3) **N30°24'31"W 228.07 feet** to a TxDOT Type II concrete monument set;
and
- 4) **N59°35'29"E 43.00 feet** to a TxDOT Type II concrete monument set for the north corner of this tract and the end of this "access denial line", same being in the northeast line of said Ross tract and the existing southwest ROW line of County Road 218, 594.36 feet right of S.H. 130 Baseline Station 3807+14.05;

THENCE, with the northeast line of this tract and said Ross Tract and the existing southwest ROW line of County Road 218 and continuing with the existing southwest ROW line of County Road 217, the following three (3) courses, numbered 5 through 7;

- 5) **S31°33'32"E 946.81 feet** to a calculated point;
- 6) **S35°17'32"E 40.68 feet** to a calculated point; and
- 7) **S29°34'32"E 381.04 feet** to a TxDOT Type II concrete monument set for the east corner of this tract and the beginning of this "access denial line", same being in the proposed southeast ROW line of S.H. 130, 771.69 feet left of S.H. 130 Baseline Station 3807+93.57;

THENCE, with the southeast line of this tract, this "access denial line", and the proposed southeast ROW line of S.H. 130, crossing said Ross tract, the following three (3) courses numbered 8 through 10;

- 8) **N43°34'28"W 371.22 feet** to a TxDOT Type II concrete monument set;
- 9) **S51°58'30"W 1130.41 feet** to a TxDOT Type II concrete monument set; and
- 10) **S33°14'59"W 146.78 feet** to a 1/2" iron rod set with a TxDOT aluminum cap for the end of this "access denial line", same being in the southwest line of said Ross tract and the northeast line of said Nolte tract, 339.54 feet left of S.H. 130 Baseline Station 3822+25.14;



Page 3 of 5
Parcel 659
Rev.1
July 14, 2008

11)THENCE, with the southwest line of this tract and said Ross tract and the northeast line of said Nolte tract, **N36°03'55"W 771.07 feet** to the POINT OF BEGINNING and containing 24.664 acres (1,074,355 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".~~

The monuments cited, for this parcel were not set as of the date this parcel description. The monuments cited will be set after acquisition of the parcel by a Registered Professional Land Surveyor, under the supervision of McGray & McGray Land Surveyors, Inc.

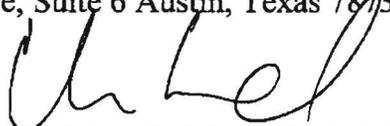
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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 659 Rev.1, 2008



"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. 0703090, EFFECTIVE DATE, AUGUST 31, 2007.
- 4) ITEMS 10.c. (VOL. 173, PG. 276) IN SCHEDULE B OF THE TITLE COMMITMENT CANNOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ITEM 10.f. (VOL. 511, PG. 11) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT APPLY TO THIS TRACT.
- 6) ITEM 10.g. (VOL. 31, PG. 726) IN SCHEDULE B OF THE TITLE COMMITMENT IS A BLANKET RIGHT-OF-WAY EASEMENT.
- 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".
- 9) THE MONUMENTS CITED FOR THIS PARCEL WERE NOT SET AS OF THE DATE OF THIS PARCEL PLAT. THE MONUMENTS CITED WILL BE SET AFTER ACQUISITION OF THE PARCEL BY A REGISTERED PROFESSIONAL LAND SURVEYOR, UNDER THE SUPERVISION OF MCGRAY & MCGRAY LAND SURVEYORS, INC.

LEGEND

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

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



07/14/08

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

LINE TABLE

LINE	BEARING	LENGTH
L1	N34°18'12"E	49.92
L2	N30°24'31"W	228.07
L3	N59°35'29"E	43.00
L4	S35°17'32"E	40.68
(L4)	(S33°16'E)	(40.52)
L5	S29°34'32"E	381.04
(L5)	(S27°33'E)	(659.44)
L6	N43°34'28"W	371.22
L7	S33°14'59"W	146.78



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

PARCEL PLAT SHOWING PROPERTY OF
W.A. ROSS, ET UX

DISTRICT AUS	STATE HIGHWAY 130		PARCEL 659
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL

 Texas
Department
of Transportation
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Page 1 of 5
Parcel 663
Rev.2
August 1, 2008

County: Caldwell **Segment:** 6.1
Parcel No.: 663 **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 663

DESCRIPTION OF 10.829 ACRES (471,728 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 21.80 ACRES IN A DEED TO JOHN C. OWEN AND WIFE, RUBY M. OWEN, OF RECORD IN VOLUME 182, PAGE 538, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 10.829 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the east corner of said Owen tract, same being in the southwest 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;

THENCE, with the northeast line of said Owen tract and the southwest line of said Deaton tract, N42°09'14"W 872.94 feet to a 1/2" iron rod set with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap set, for the POINT OF BEGINNING and 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, 259.03 feet left of S.H. 130 Baseline Station 3870+68.07;

- 1) THENCE, with a southeast line of this tract, this "access denial line", and the proposed southeast ROW line of S.H. 130 crossing said Owen tract, S33°27'36"W 509.70 feet to a TxDOT Type II concrete monument set;



Page 2 of 5
Parcel 663
Rev.2
August 1, 2008

THENCE, with the southeast line of this tract, this "access denial line", and the proposed southeast ROW line of S.H. 130, continuing across said Owen tract, the following two (2) courses, numbered 2 and 3;

- 2) **S26°56'07"E 625.26 feet** to a TxDOT Type II concrete monument set;
and
- 3) **S48°26'43"W 26.25 feet** to a TxDOT Type II concrete monument set for the south corner of this tract and the end of this "access denial line", same being in a southwest line of said Owen tract and the existing northeast ROW line of County Road 109, 890.74 feet left of S.H. 130 Baseline Station 3877+74.92;

THENCE, with the southwest line of this tract and said Owen tract and the existing northeast ROW line of County Road 109, the following three (3) courses, numbered 4 through 6;

- 4) **N41°49'03"W 406.17 feet** to a 1" iron pipe found;
- 5) **S47°52'57"W 155.93 feet** to a calculated point; and
- 6) **N41°49'03"W 686.18 feet** to a 1½" iron pipe found at the west corner of this tract and said Owen tract, and the south corner 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;
- 7) THENCE, with the northwest line of this tract and said Owen tract and the southeast line of said Nolte tract, **N47°57'01"E 833.61 feet** to a 1/2" iron pipe found at the north corner of this tract and said Owen tract and the east corner of said Nolte tract, same being in the southwest line of said Deaton tract;
- 8) THENCE, with the northeast line of this tract and said Owen tract and the southwest line of said Deaton tract, **S42°09'14"E 361.22 feet** to the POINT OF BEGINNING and containing 10.829 acres (471,728 square feet) within these metes and bounds, more or less.



Page 3 of 5
Parcel 663
Rev.2
August 1, 2008

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 1st day of August, 2008 A.D.

SURVEYED BY:

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

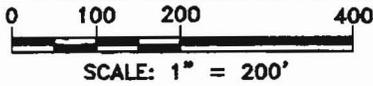


A handwritten signature in cursive script, appearing to read "Chris Conrad", written over a horizontal line.

Chris Conrad, Reg. Professional Land Surveyor No. 5623

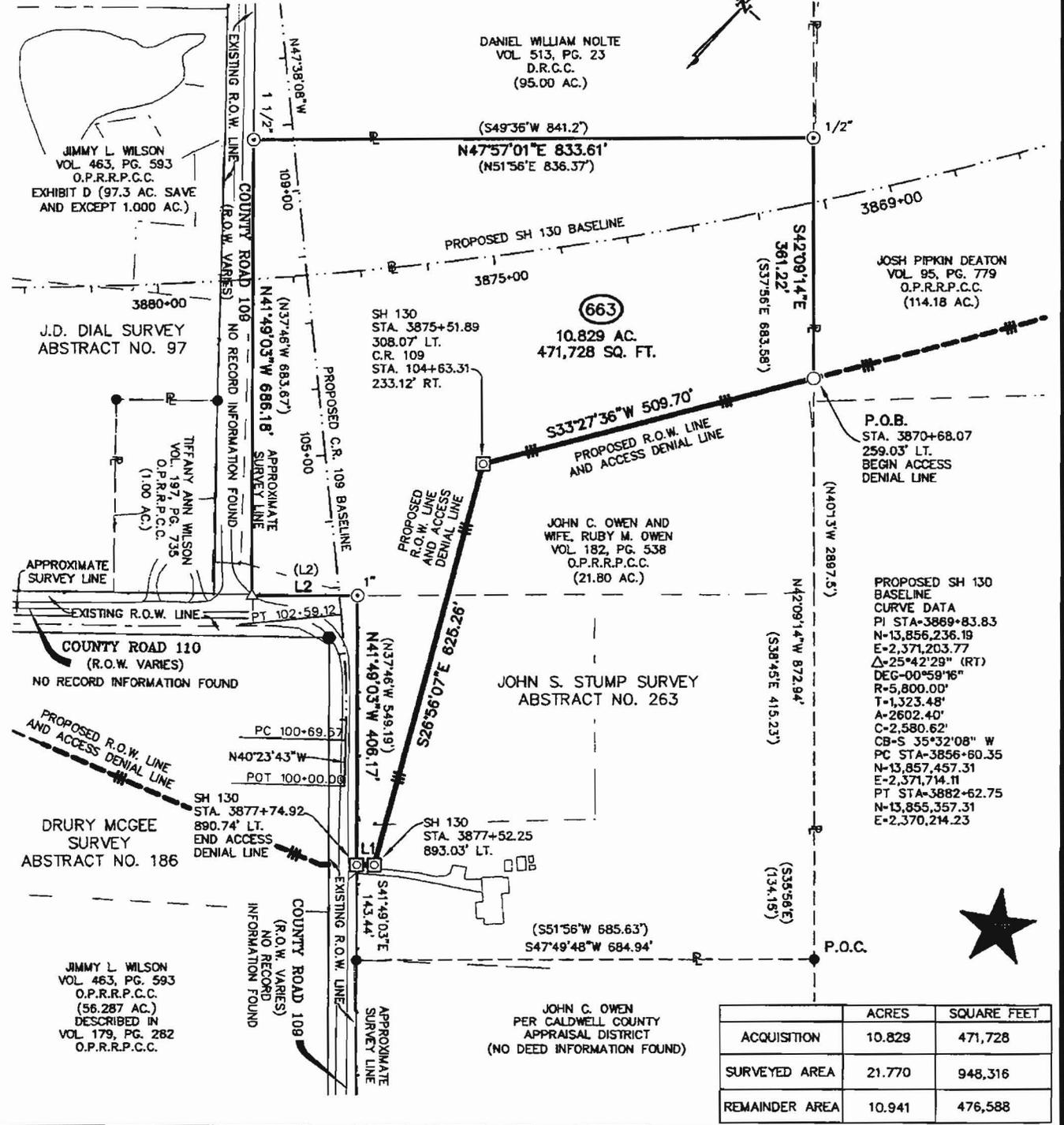
Note: There is a plat to accompany this description. S.H. 130/Parcel 663 R3, 2008





"EXHIBIT ____"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



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

PARCEL PLAT SHOWING PROPERTY OF JOHN C. OWEN, ET UX			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 663
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 2
08/01/08

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. 0703094, EFFECTIVE DATE, JUNE 14, 2007.
- 4) ITEM 10.c. (VOL. 246, PG. 129) IN SCHEDULE B OF THE TITLE COMMITMENT CANNOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ITEM 10.e. (VOL. 377, PG. 362) IN SCHEDULE B OF THE TITLE COMMITMENT IS A 15' WATER PIPELINE EASEMENT GRANTED TO MAXWELL WATER SUPPLY CORPORATION AND IS TO BE CENTERED ON THE PIPE AS INSTALLED.
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

LEGEND

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°26'43"W	26.25
L2	S47°52'57"W	155.93
(L2)	(S51°56'W)	(155.51)

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.



08/01/08



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 JOHN C. OWEN, ET UX			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 663
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BCR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



Page 1 of 4
PARCEL 1552-AC
5/20/2008

County:	Caldwell	Segment:	5
Parcel No.:	1552-AC	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

DENIAL OF ACCESS DESCRIPTION OF PARCEL 1552-AC

BEING A DENIAL OF ACCESS LINE DELINEATING A DENIAL OF ACCESS TO AND FROM THE TRANSPORTATION FACILITY AND TO AND FROM THE ADJACENT PROPERTY IN THE ISAAC JACKSON SURVEY, ABSTRACT NO. 157, LOCATED IN CALDWELL COUNTY, TEXAS, ALONG THE COMMON WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183 (A 100 FOOT RIGHT-OF-WAY) AND THE EAST LINE OF A CALLED 4.928 ACRE TRACT OF LAND AS DESCRIBED BY SPECIAL WARRANTY DEED DATED MARCH 13, 1991 TO CINCO J INVESTMENTS, INC., AS RECORDED IN VOLUME 56, PAGE 556 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY (O.P.R.C.C.) (HEREINAFTER REFERRED TO AS A 4.928 ACRE TRACT), SAID DENIAL OF ACCESS LINE AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF ASSOC INC." set for the southwest corner of said 4.928 acre tract;

THENCE North 79° 20' 07" East, along the south line of said 4.928 acre tract, a distance of 1,495.51 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set for the **POINT OF BEGINNING** of this Denial of Access Line, said point being the southeast corner of said 4.928 acre tract, same being on the existing west right-of-way line of U.S. Highway 183 (a 100 foot right-of-way), said point also being located 318.72 feet right of S.H. 130 Baseline Station 3369+07.84, said point further being the Point of Curvature of a nontangent curve to the right, having a delta angle of 00° 33' 57", a radius of 11,509.77 feet and from which the radius point of said curve bears North 77° 09' 55" East;



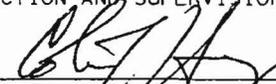
LEGEND

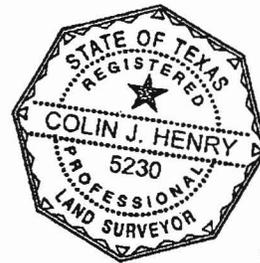
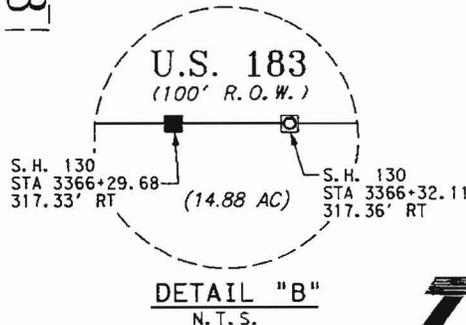
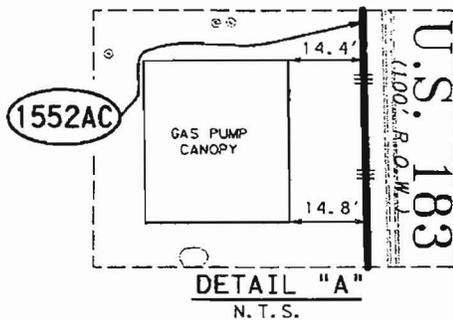
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊠ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- ⬢ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ 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. C. C. DEED RECORDS OF CALDWELL COUNTY
- P. R. C. C. PLAT RECORDS OF CALDWELL COUNTY
- 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. 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
- 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 B
- 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 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. 0803029, EFFECTIVE DATE APRIL 14, 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
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230
5/20/08
DATE



 <small>4030 WEST BRAKER LANE SUITE 450 AUSTIN, TEXAS 78759 (512) 252-8184</small>	PARCEL PLAT PARCEL 1552AC		PARCEL NUMBER	1552AC		
	FILE P 1552AC	TURNPIKE PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION	--	--
	SCALE NONE	FEDERAL AND PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	DEED AREA	4.928	214.664
		COUNTY CALDWELL		REMAINDER AREA	--	--

Page 1 of 7
Parcel 1622
Rev. 1
August 15, 2008

County: Caldwell **Segment:** 6.1
Parcel No.: 1622 **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 1622

DESCRIPTION OF 22.007 ACRES (958,619 SQUARE FEET) OF LAND OUT OF THE J.D. DIAL SURVEY, ABSTRACT NO. 97, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 36.959 ACRES, LESS AND EXCEPT 4.619 ACRES, IN A DEED TO EDUARDO FELIPE REYNA, OF RECORD IN VOLUME 326, PAGE 569, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS (SAID 4.619 ACRES SUBSEQUENTLY CONVEYED AS 4.618 ACRES TO GUILLERMO VILLARREAL, OF RECORD IN VOLUME 351, PAGE 634, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS) AND ALL OF THAT TRACT DESCRIBED AS 11.99 ACRES IN A DEED TO EDUARDO FELIPE REYNA, OF RECORD IN VOLUME 326, PAGE 574, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 22.007 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the west corner of said 36.959 acre Reyna tract and the south corner of that remainder portion of that tract described as 433.16 acres in a deed to JoAnn Hotchkiss, of record in Volume 320, Page 3, Deed Records, Caldwell County, Texas, same being in the northeast line of that tract described as 200 acres, Eighth Tract, in a deed to RonJon Ranch, LTD., of record in Volume 492, Page 320, Official Public Records of Real Property, Caldwell County, Texas;

THENCE, with the southwest line of said 36.959 acre Reyna tract and the northeast line of said RonJon tract, S41°35'31"E 1283.13 feet to a 1/2" iron rod set with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, for the POINT OF BEGINNING and southerly west corner of the herein described



Page 2 of 7
Parcel 1622
Rev. 1
August 15, 2008

tract and the beginning of this "access denial line", same being in the proposed northwest right-of-way (ROW) line of S.H. 130, 415.00 feet right of S.H. 130 Baseline Station 3918+75.04;

1) THENCE, with a northwest line of this tract, this "access denial line", and the proposed northwest ROW line of S.H. 130, crossing said 36.959 acre Reyna tract, **N48°23'22"E**, passing at 148.61 feet a TxDOT Type II concrete monument set, and continuing 110.76 feet for a total distance of **259.37 feet** to a 1/2" iron rod set with a TxDOT aluminum cap for an exterior ell corner of this tract and the end of this "access denial line", same being in an interior northeast line of said Reyna remainder tract and in the southwest line of said Villarreal tract;

THENCE, with an interior northeast line of this tract and of said Reyna remainder tract, same being the southwest line of said Villarreal tract, the following three (3) courses, numbered 2 through 4;

- 2) **S47°09'28"E 304.72 feet** to a 1/2" iron rod found;
- 3) **S60°57'07"E 64.06 feet** to a fence corner post found; and
- 4) **S51°45'36"E 76.21 feet** to a 1/2" iron rod found at an interior ell corner of this tract and of said Reyna remainder tract and the south corner of said Villarreal tract;

THENCE, with an interior west line of this tract and of said Reyna remainder tract and the east line of said Villarreal tract, the following five (5) courses, numbered 5 through 9;

- 5) **N58°37'11"E 72.11 feet** to a calculated point;
- 6) **N42°21'41"E 80.86 feet** to a calculated point;
- 7) **N01°23'31"W 39.29 feet** to a calculated point;
- 8) **N23°58'59"W 123.86 feet** to a calculated point; and



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Parcel 1622
Rev. 1
August 15, 2008

- 9) **N09°06'56"E 127.38 feet** to a fence corner post found at an interior ell corner of this tract and of said Reyna remainder tract and the northeast line of said Villarreal tract;
- 10) THENCE, with an interior southwest line of this tract and of said Reyna remainder tract and the northeast line of said Villarreal tract, **N48°48'59"W 216.09 feet** to a 1/2" iron rod set with a TxDOT aluminum cap for an exterior ell corner of this tract and the beginning of this "access denial line", same being in the proposed northwest ROW line of S.H. 130;
- 11) THENCE, with a northwest line of this tract, this "access denial line", and the proposed northwest ROW line of S.H. 130, crossing said 36.959 acre Reyna tract, **N48°23'22"E**, passing at 62.24 feet a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 30.00 feet, passing at 92.24 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" 158.49 feet, for a total distance of **250.73 feet** to a 1/2" iron rod set with TxDOT aluminum cap at the westerly north corner of this tract and the end of this "access denial line", same being in a northeast line of said 36.959 acre Reyna tract and the southwest line of that tract described as 5.0 acres in a deed to Ernest Dailey and wife, Elaine Dailey, of record in Volume 411, Page 164, Deed Records, Caldwell County, Texas, 415.00 feet right of S.H. 130 Baseline Station 3910+15.09;
- 12) THENCE, with a northeast line of this tract and said 36.959 acre Reyna tract and the southwest line of said 5.0 acre Dailey tract, **S40°30'32"E 163.76 feet** to a 1/2" iron rod found at an interior ell corner of this tract, an easterly corner of said 36.959 acre Reyna tract and the south corner of said 5.0 acre Dailey tract, same being in the northwest line of said 11.99 acre Reyna tract;
- THENCE, with a northwest line of this tract and the northwest line of said 11.99 acre Reyna tract and the southeast line of said 5.0 acre Dailey tract and continuing with the southeast line of that tract described as 20.0 acres in a contract of sale between Ernest Culver Dailey and the Texas Veterans Land Board, of record in Volume 422, Page 294, Deed Records, Caldwell County, Texas, the following two (2) courses, numbered 13 and 14;

13) **N34°47'10"E 340.97 feet** to a calculated point; and



Page 4 of 7
Parcel 1622
Rev. 1
August 15, 2008

- 14) **N42°42'52"E 212.50 feet** to a 1/2" iron rod found at the easterly north corner of this tract and the north corner of said 11.99 acre Reyna tract and the east corner of said Dailey and Texas Veterans Land Board tract, same being in the southwest line of that tract described as 23.08 acres in a deed to Cecilia R. Villarico, of record in Volume 419, Page 675, Official Public Records of Real Property, Caldwell County, Texas;
- 15) **THENCE**, with a northeast line this tract and the northeast line of said 11.99 acre Reyna tract and the southwest line of said Villarico tract, **S41°51'08"E 790.67 feet** to a 1" iron pipe found at the east corner of this tract and said 11.99 acre Reyna tract, the south corner of said Villarico tract, same being in the proposed southeast ROW line of SH 130 and the beginning of this "access denial line", same being in the existing northwest ROW line of County Road 110;
- THENCE**, with the southeast line of this tract and said 11.99 acre Reyna tract and the proposed southeast ROW line of SH 130 and the existing northwest ROW line of County Road 110, with this "access denial line", the following two (2) courses, numbered 16 and 17;
- 16) **S48°49'27"W 864.15 feet** to a 1/2" iron rod found at the south corner of said 11.99 acre Reyna tract and the east corner of said 36.959 acre Reyna tract; and
- 17) continuing with the southeast line of said 36.959 acre Reyna tract, **S48°52'03"W 326.13 feet** to a 1/2" iron rod found and replaced with a TxDOT Type II concrete monument set at the end of this "access denial line" at the easterly south corner of this tract and said 36.959 acre Reyna tract and the east corner of that tract described as one acre in a deed to R.V. Martindale, of record in Volume 23, Page 536, Deed Records, Caldwell County, Texas;
- 18) **THENCE**, with a southwest line of this tract and said 36.959 acre Reyna tract and the northeast line of said Martindale tract, **N43°14'32"W 201.19 feet** to a 1/2" iron rod found at an interior ell corner of this tract and said 36.959 acre Reyna tract and the north corner of said Martindale tract;
- 19) **THENCE**, with a southeast line of this tract and said 36.959 acre Reyna tract and the northwest line of said Martindale tract, **S49°18'13"W 207.26 feet** to a



Page 5 of 7
Parcel 1622
Rev. 1
August 15, 2008

1/2" iron rod found at the westerly south corner of this tract and said 36.959 acre Reyna tract and the west corner of said Martindale tract, same being in the northeast line of said RonJon tract;

20) THENCE, with a southwest line of this tract and said 36.959 acre Reyna tract and the northeast line of said RonJon tract, **N41°35'31"W 639.50 feet** to the POINT OF BEGINNING and containing 22.007 acres (958,619 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".

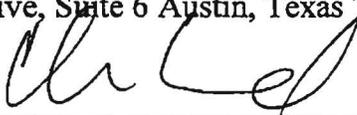
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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 15th day of August, 2008 A.D.

SURVEYED BY:

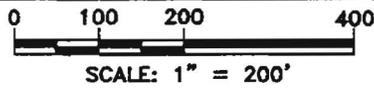
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731
(512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description. SH130/Parcel 1622 Rev. 4, 2008



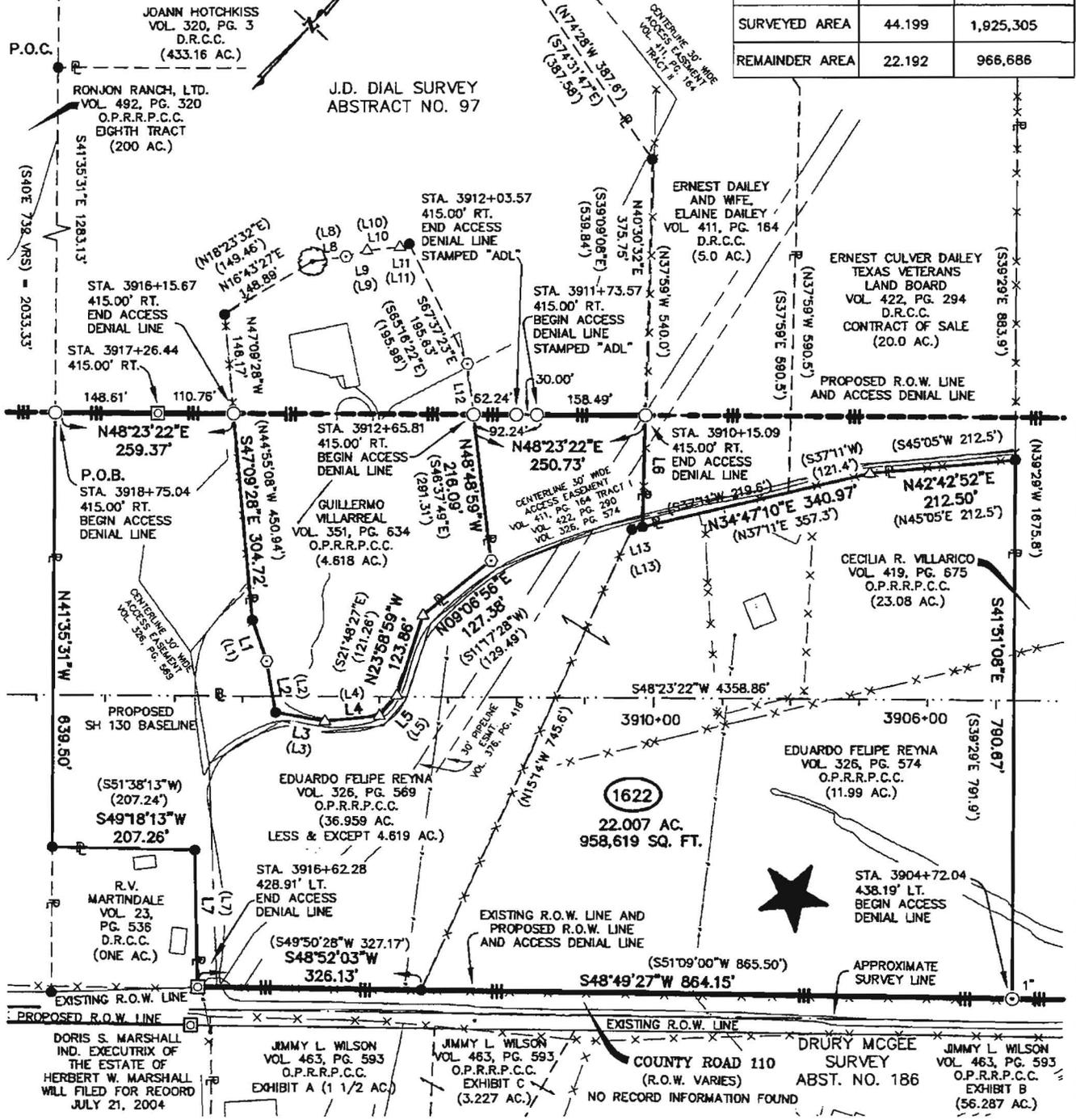


"EXHIBIT ____"

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

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

	ACRES	SQUARE FEET
ACQUISITION	22.007	958,619
SURVEYED AREA	44.199	1,925,305
REMAINDER AREA	22.192	966,686



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

PARCEL PLAT SHOWING PROPERTY OF EDUARDO FELIPE REYNA			
STATE HIGHWAY 130			
DISTRICT AUS	FEDERAL AID PROJECT NO. BOR 2004(620)		PARCEL 1622
SCALE 1" = 200'	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL	

Texas
Department
of Transportation
© 2008 by TxDOT

"EXHIBIT ___"

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

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.
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- 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. 0703097, EFFECTIVE DATE, OCTOBER 24, 2007.
- 4) ITEM 10.d. (VOL. 340, PG. 739) IN SCHEDULE B OF THE TITLE COMMITMENT IS A 10' WATER PIPELINE EASEMENT GRANTED TO MAXWELL WATER SUPPLY CORPORATION AND IS TO BE CENTERED ON THE PIPE AS INSTALLED.
- 5) ITEM 10.f. (VOL. 179, PG. 711) IN SCHEDULE B OF THE TITLE COMMITMENT IS A BLANKET RIGHT-OF-WAY EASEMENT.
- 6) THE RESTRICTIONS CITED IN ITEM 1. (VOL. 389, PG. 566 AND VOL. 507, PG. 11) IN SCHEDULE B OF THE TITLE COMMITMENT ARE EITHER NOTED ON THE SURVEY PLAT OR ADDRESSED ABOVE.
- 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)
- △ CALCULATED POINT
- ⊙ FENCE POST
- ⊙ TREE 15" ELM
- ℙ PROPERTY LINE
- ℙ 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°57'07"E	64.06
(L1)	(N58°36'19"W)	(63.72)
L2	S51°45'36"E	76.21
(L2)	(N49°22'19"W)	(76.31)
L3	N58°37'11"E	72.11
(L3)	(S60°47'43"W)	(72.11)
L4	N42°21'41"E	80.86
(L4)	(S44°32'13"W)	(80.86)
L5	N01°23'31"W	39.29
(L5)	(S00°47'01"W)	(39.29)
L6	S40°30'32"E	163.76
L7	N43°14'32"W	201.19
(L7)	(N40°46'15"W)	(208.47)
L8	N39°38'57"E	49.18
(L8)	(N43°50'41"E)	(49.96)
L9	N32°12'12"E	32.70
(L9)	(N35°37'35"E)	(32.25)
L10	N42°12'29"E	48.46
(L10)	(N43°22'46"E)	(48.81)
L11	N29°02'55"E	14.68
(L11)	(N32°02'52"E)	(14.53)
L12	N48°48'59"W	75.10
L13	S34°27'39"W	16.09
(L13)	(S37°00'36"W)	(16.16)

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

08/15/08

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



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

PARCEL PLAT SHOWING PROPERTY OF EDUARDO FELIPE REYNA			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 1622
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 6
Parcel 1639-AC
August 29, 2008

County: Caldwell **Segment:** 6.1
Parcel No.: 1639-AC **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 1639-AC

DESCRIPTION OF AN ACCESS DENIAL LINE OUT OF THE FRANCIS BERRY SURVEY, ABSTRACT NO. 2, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THE NORTHWEST AND SOUTHWEST LINES OF THAT TRACT DESCRIBED AS 50.906 ACRES, IN A DEED TO SCOTTIE C. PENDERGRASS AND WIFE, JEANNE M. PENDERGRASS, OF RECORD IN VOLUME 181, PAGE 446, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID ACCESS DENIAL LINE BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS, BY METES AND BOUNDS AS FOLLOWS:

PART 1

COMMENCING at a 1/2" iron rod found at an interior ell corner of said Pendergrass tract, and the east corner of that tract described as 1.128 acres in a deed to Shara Boatright-Pendergrass and Adam Pendergrass, of record in Volume 363, Page 480, Official Public Records of Real Property, Caldwell County, Texas;

THENCE, with a southwest line of said Pendergrass tract and the northeast line of said Boatright-Pendergrass tract, N33°13'21"W 326.46 feet to a 1/2" iron rod found at the POINT OF BEGINNING of this "access denial line", at the west corner of said Pendergrass tract and the north corner of said Boatright-Pendergrass tract, same being in the existing southeast Right-of-Way (ROW) line of C.R. 217 and the proposed southeast ROW line of S.H. 130, 383.43 feet left of S.H. 130 Baseline Station 3800+87.74;

- 1) THENCE, with this "access denial line," the northwest line of said Pendergrass tract and the existing southeast ROW line of C.R. 217 and the proposed southeast ROW line of S.H. 130, N57°55'38"E 185.16 feet a 1/2" iron rod set with a Texas Department of Transportation (TxDOT) aluminum cap at the north corner of said Pendergrass tract and the west corner of that tract described as 69.00 acres, in a deed to Edwin G. Holter, of record in Volume 222, Page 360, Official Public Records of Real Property, Caldwell



County, Texas, and the end of this "access denial line", 387.30 feet left of S.H. 130 Baseline Station 3799+02.62.

PART 2

Commencing at a 1/2" iron rod found at an interior ell corner of said Pendergrass tract and the south corner of that tract described as 2.00 acres in a deed to Jesse Parra, Jr., and wife, Rebecca Parra of record in Volume 216, Page 559, Official Public Records of Real Property, Caldwell County, Texas;

THENCE, with a northeast line of said Pendergrass tract and the southwest line of said Parra tract, N33°32'09"W 329.71 feet to a 1/2" iron rod found at the POINT OF BEGINNING of this "access denial line", at a north corner of said Pendergrass tract and the west corner of said Parra tract, same being in the existing southeast Right-of-Way (ROW) line of C.R. 217, and the proposed southeast ROW line of S.H. 130, 381.45 feet left of S.H. 130 Baseline Station 3805+03.16;

THENCE, with this "access denial line", the existing northwest and southwest lines of said Pendergrass tract and the existing southeast and northeast ROW lines of C.R. 217 and the proposed southeast and northeast ROW lines of S.H. 130, the following six (6) courses, numbered 2 through 7;

- 2) **S55°41'33"W 60.77 feet** to a fence post found;
- 3) **S34°47'30"W 59.35 feet** to a fence post found;
- 4) **S16°36'00"W 58.85 feet** to a fence post found;
- 5) **S03°38'26"E 51.15 feet** to a fence post found;
- 6) **S25°45'05"E 56.69 feet** to a 1/2" iron rod set with a TxDOT aluminum cap; and
- 7) **S30°00'19"E 149.77 feet** to a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", 692.53 feet left of S.H. 130 Baseline Station 3807+13.40.

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.



Page 3 of 6
Parcel 1639-AC
August 29, 2008

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:

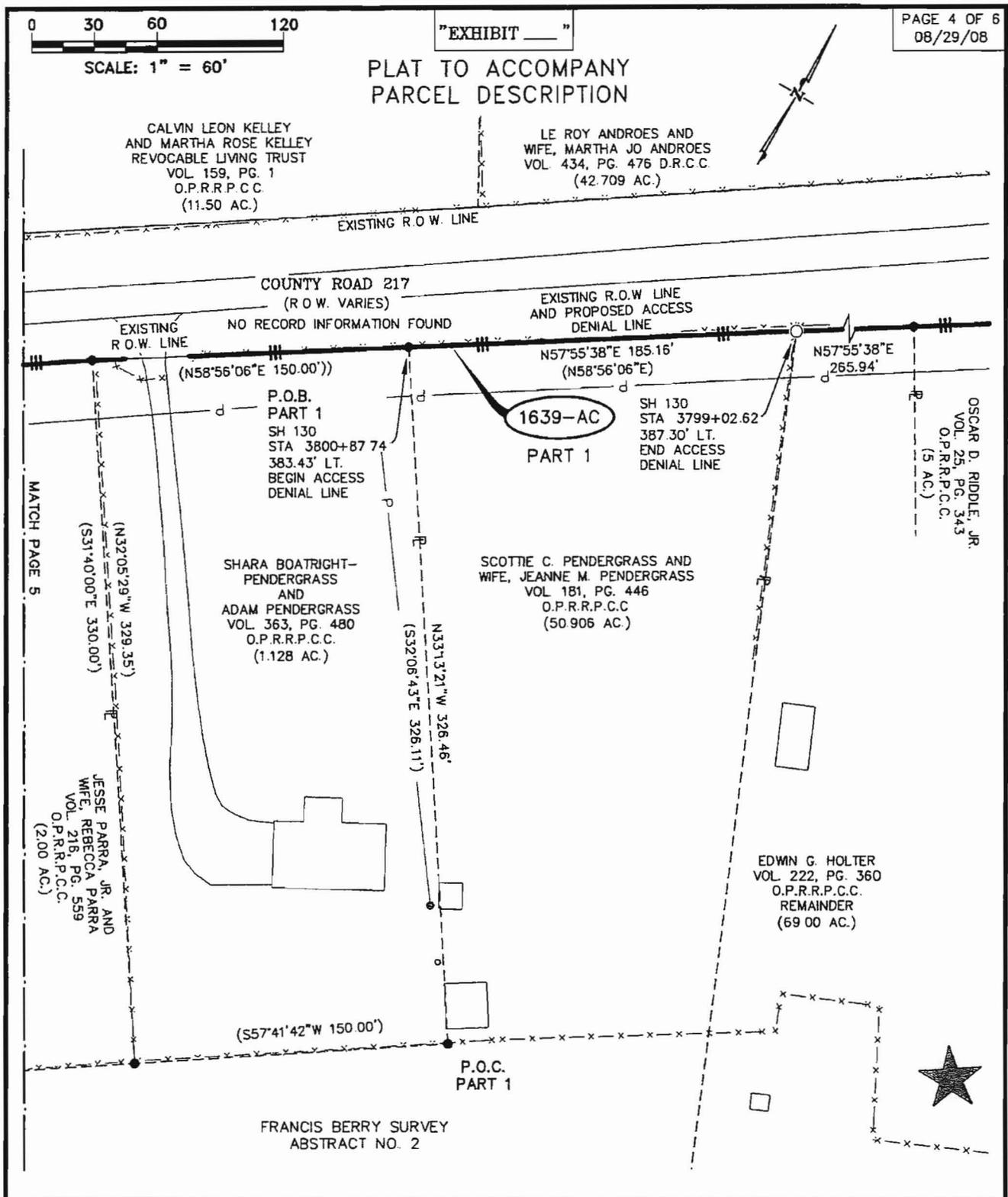
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731
(512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

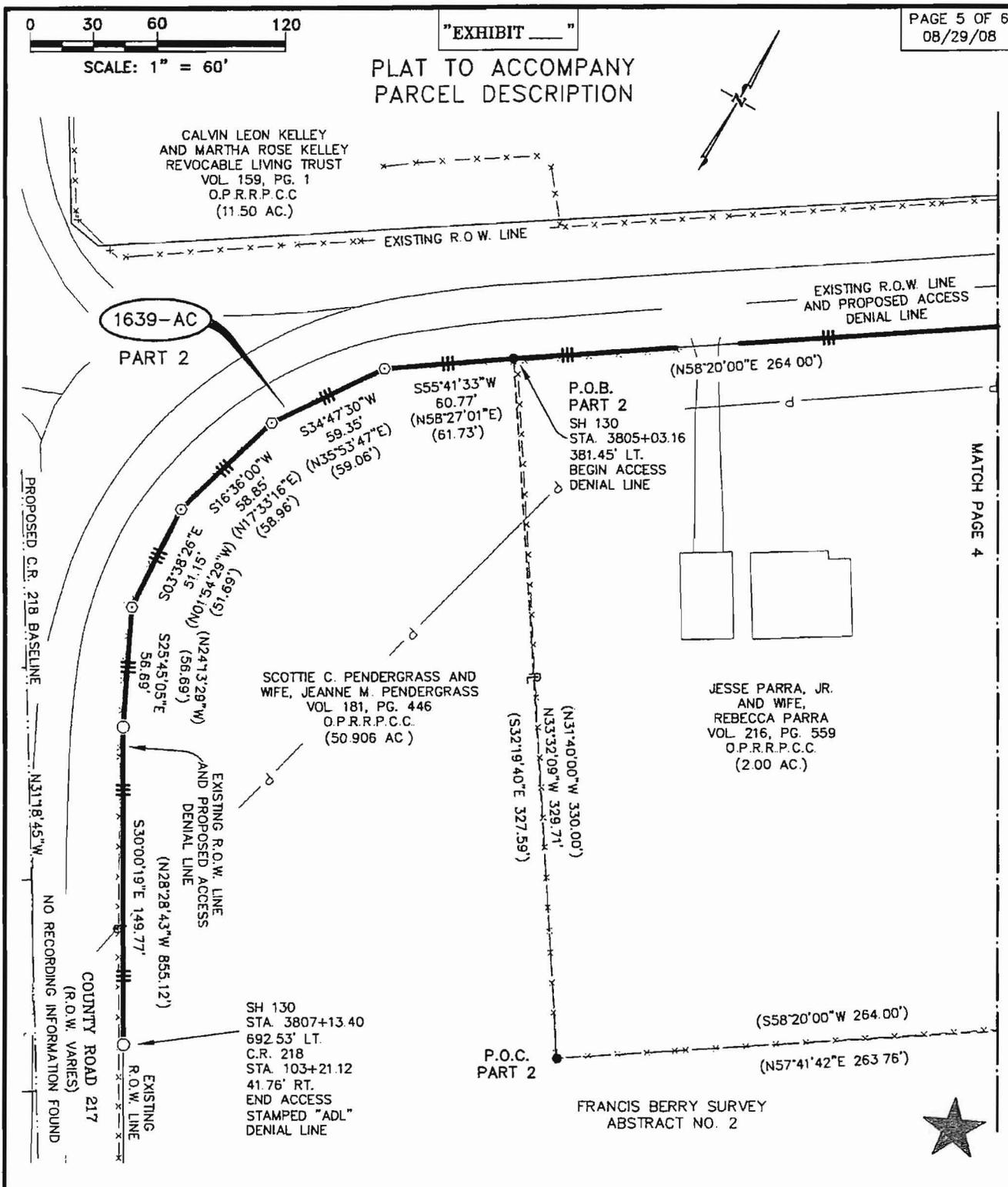
Note: There is a plat to accompany this description. S.H. 130/Parcel 1639-AC Rev.1, 2008





PAGE 4 OF 6
08/29/08

<p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 (512) 451-8591</p>	<p>PARCEL PLAT SHOWING PROPERTY OF SCOTTIE C. PENDERGRASS, ET UX</p>			<p>Texas Department of Transportation © 2008 by TxDOT</p>	
	<p>DISTRICT AUS</p>	<p>STATE HIGHWAY 130</p>			<p>PARCEL 1639-AC</p>
	<p>SCALE 1" = 60'</p>	<p>FEDERAL AID PROJECT NO. BOR 2004(620)</p>	<p>R.O.W.-C S. J. NO. 3583-01-002</p>		<p>COUNTY CALDWELL</p>



PAGE 5 OF 6
08/29/08

"EXHIBIT ____"

SCALE: 1" = 60'

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

CALVIN LEON KELLEY
AND MARTHA ROSE KELLEY
REVOCABLE LIVING TRUST
VOL 159, PG. 1
O.P.R.R.P.C.C.
(11.50 AC.)

1639-AC
PART 2

EXISTING R.O.W. LINE

EXISTING R.O.W. LINE
AND PROPOSED ACCESS
DENIAL LINE

P.O.B.
PART 2
SH 130
STA. 3805+03.16
381.45' LT.
BEGIN ACCESS
DENIAL LINE

MATCH PAGE 4

SCOTTIE C. PENDERGRASS AND
WIFE, JEANNE M. PENDERGRASS
VOL 181, PG. 446
O.P.R.R.P.C.C.
(50.906 AC)

JESSE PARRA, JR.
AND WIFE,
REBECCA PARRA
VOL 216, PG. 559
O.P.R.R.P.C.C.
(2.00 AC.)

SH 130
STA. 3807+13.40
692.53' LT.
C.R. 218
STA. 103+21.12
41.76' RT.
END ACCESS
STAMPED "ADL"
DENIAL LINE

P.O.C.
PART 2

FRANCIS BERRY SURVEY
ABSTRACT NO. 2



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

PARCEL PLAT SHOWING PROPERTY OF SCOTTIE C. PENDERGRASS, ET UX			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 1639-AC
SCALE 1" = 60'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



"EXHIBIT ____"

PAGE 6 OF 6
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. 0806023, EFFECTIVE DATE, AUGUST 5, 2008
- 4) ITEM 10.c. (VOL. 208, PG. 143), 10.d. (VOL. 219, PG. 567), 10.e. (VOL. 256, PG. 367), 10.f. (VOL. 338, PG. 460), 10.g. (VOL. 429, PG. 447), 10.h. (VOL. 57, PG. 6) AND 10.i. (VOL. 181, PG. 446) DO NOT AFFECT THIS ACCESS DENIAL LINE.
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE"

LEGEND

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

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



Chris Conrad

08/29/08

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

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

PARCEL PLAT SHOWING PROPERTY OF SCOTTIE C. PENDERGRASS			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 1639-AC
SCALE 1" = 60'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C.S.J. NO. 3583-01-002	COUNTY CALDWELL



Page 1 of 4
Parcel 1641-AC
August 18, 2008

County: Caldwell
Parcel No.: 1641-AC
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-01-002

Segment: 6.1
From: Sta. 3376+00
To: Sta. 4223+00

PROPERTY DESCRIPTION FOR PARCEL 1641-AC

DESCRIPTION OF AN ACCESS DENIAL LINE OUT OF THE FRANCIS BERRY SURVEY, ABSTRACT NO. 2, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THE NORTHWEST LINE OF THAT TRACT DESCRIBED AS 2.00 ACRES, IN A DEED TO JESSE PARRA, JR., AND WIFE REBECCA PARRA, OF RECORD IN VOLUME 216, PAGE 559, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID ACCESS DENIAL LINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the south corner of said Parra tract and an interior ell corner of that tract described as 50.906 acres in a deed to Scottie C. Pendergrass and wife Jeanne M. Pendergrass, of record in Volume 181, Page 446, Official Public Records of Real Property, Caldwell County, Texas;

THENCE, with the southwest line of said Parra tract and a northeast line of said Pendergrass tract, N33°32'09"W 329.71 feet to a 1/2" iron rod found at the POINT OF BEGINNING of this "access denial line", at the west corner of said Parra tract and a north corner of said Pendergrass tract, same being in the existing southeast Right-of-Way (ROW) line of C.R. 217 and the proposed southeast ROW line of S.H. 130, 381.45 feet left of S.H. 130 Baseline Station 3805+03.16;

- 1) THENCE, with this "access denial line", the northwest line of said Parra tract and the existing southeast ROW line of said C.R. 217 and the proposed southeast ROW line of S.H. 130, N56°28'58"E, passing at 78.27 feet to a 1/2" iron rod set with a Texas Department of Transportation (TxDOT) aluminum cap stamped "ADL" for the end of this "access denial line", continuing 30.00 feet passing at 108.27 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" 155.71 feet for a total distance of 263.98 feet to a 1/2" iron rod found at the north corner of said Parra tract and the west corner of that tract described as 1.128 acres in a deed to Shara Boatright-Pendergrass and Adam Pendergrass, of record in Volume 363, Page 480, Official Public Records of Real Property, Caldwell County, Texas and the end of this "access denial line", 380.30 feet left of S.H. 130 Baseline Station 3802+39.18.



Page 2 of 4
Parcel 1641-AC
August 18, 2008

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 18th day of August, 2008 A.D.

SURVEYED BY:

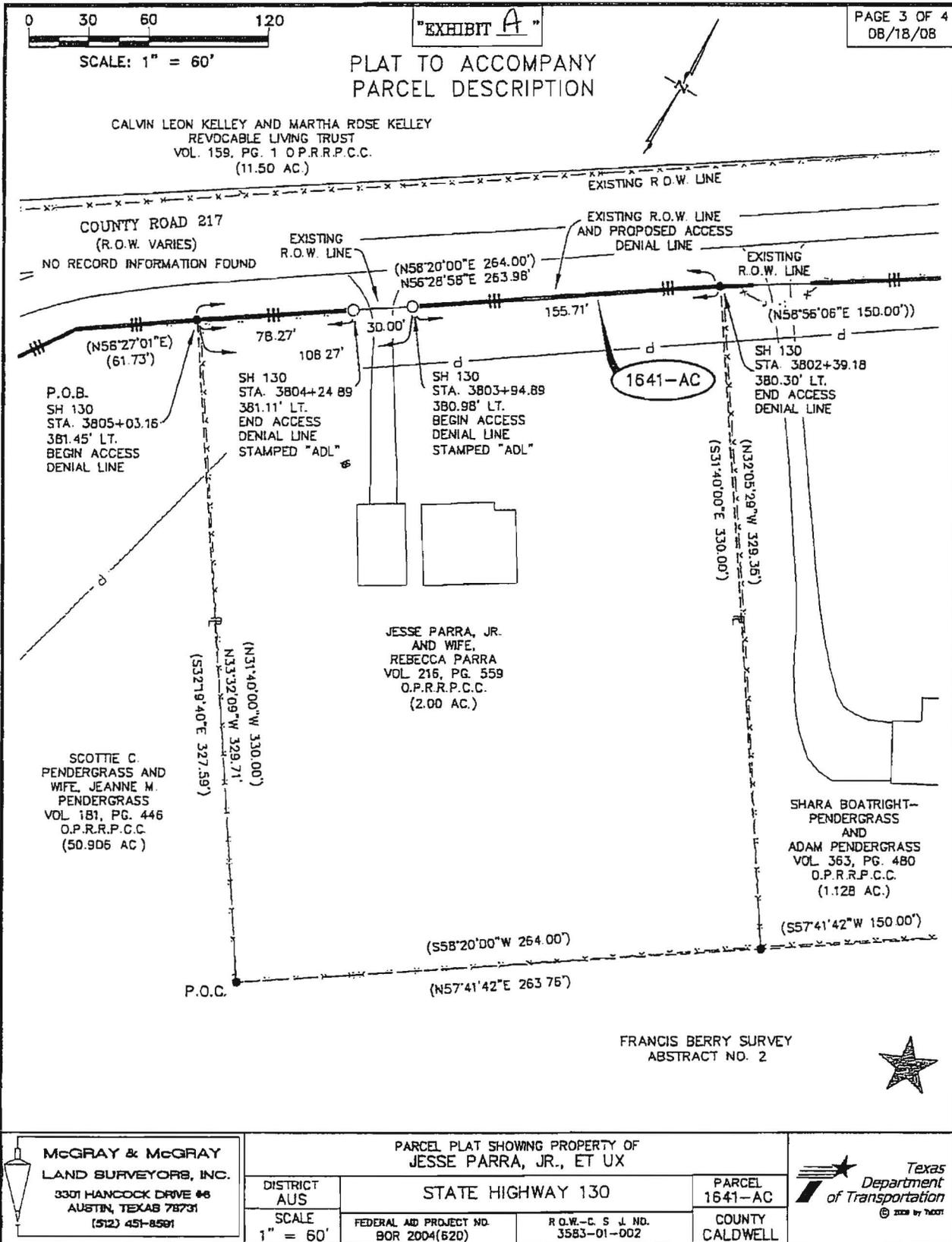
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731
(512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description. S.H. 130/Parcel 1641-AC, 2008





"EXHIBIT A"

PAGE 4 OF 4
08/18/08

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. 0806025, EFFECTIVE DATE, AUGUST 4, 2008
- 4) ITEM 10.c (VOL. 208, PG. 143), 10.d (VOL. 219, PG. 567), 10.e (VOL. 256, PG. 367), 10.f (VOL. 338, PG. 460), 10.g (VOL. 429, PG. 447) AND 10.h (VOL. 57, PG. 6) DO NOT AFFECT THIS ACCESS DENIAL LINE
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE"

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊠ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- ◉ 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℓ PROPERTY LINE
- ℓ 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.



08/18/08

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



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

PARCEL PLAT SHOWING PROPERTY OF
JESSE PARRA, JR., ET UX

DISTRICT
AUS

STATE HIGHWAY 130

PARCEL
1541-AC

SCALE
1" = 60'

FEDERAL AID PROJECT NO.
BOR 2004(620)

R.D.W.-C. 5 J. NO.
3583-01-002

COUNTY
CALDWELL

Texas
Department
of Transportation
© 2005 by TxDOT

Page 1 of 7
Parcel 1802
Rev.1
July 14, 2008

County: Caldwell **Segment:** 6.1
Parcel No.: 1802 **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 1802

DESCRIPTION OF 0.498 OF ONE ACRE (21,690 SQUARE FEET) OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 1.167 ACRES, IN A DEED TO FORREST M. WILSON AND FRED WILLMS, OF RECORD IN VOLUME 47, PAGE 662, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 0.498 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS, BY METES AND BOUNDS AS FOLLOWS:

Part 1 – 0.474 of one acre (20,646 square feet)

COMMENCING at a 1/2" iron rod found at the southwest corner of that tract described as 65.24 acres in a deed to Forrest M. Wilson and wife, Fayrene Wilson, of record in Volume 396, Page 85, Deed Records, Caldwell County, Texas, and in a deed for 10% interest to Stephen F. Wilson, of record in Volume 513, Page 218, Deed Records, Caldwell County, Texas, same being the northwest corner of that tract described as 5.26 acres in a deed to Forrest M. Wilson and wife, Kathaline Wilson, of record in Volume 56, Page 920, Official Public Records of Real Property, Caldwell County, Texas, same being in the east line of that tract described as 128.1 acres, Fourth Tract, in a deed to John F. Baugh, of record in Volume 362, Page 53, Deed Records, Caldwell County, Texas;

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

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



Page 2 of 7
Parcel 1802
Rev.1
July 14, 2008

THENCE, with an east line of said 128.1 acre Baugh tract and a west line of said 5.26 acre Wilson tract, $S10^{\circ}34'12''E$ 540.23 feet to a fence corner post found at the southwest corner of said 5.26 acre Wilson tract and a southeast corner of said 128.1 acre Baugh tract, same being in the north line of said Wilson and Willms tract;

THENCE, with the north line of said Wilson and Willms tract and a south line of said 128.1 acre Baugh tract, $S78^{\circ}51'22''W$ 595.46 feet to 1/2" iron rod set with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap in the proposed northwest right-of-way (ROW) line of S.H. 130;

THENCE, with the proposed northwest ROW line of S.H. 130, crossing said Wilson and Willms tract, $S54^{\circ}32'53''W$ 72.88 feet to a 1/2" iron rod set with TxDOT aluminum cap, for the POINT OF BEGINNING and southwest corner of the herein described tract and the beginning of this "access denial line", same being in a north line of that tract described as 270.795 acres in a deed to Wm. Terry Bray, Trustee, of record in Volume 479, Page 246, Deed Records, Caldwell County, Texas, same being 372.66 feet right of S.H.130 Baseline Station 3580+07.66;

- 1) THENCE, with the northwest line of this tract, this "access denial line", and the proposed northwest ROW line of said S.H. 130, crossing said Wilson and Willms tract, $N54^{\circ}32'53''E$ 72.88 feet to a 1/2" iron rod set with TxDOT aluminum cap at the northwest corner of this tract and the end of this "access denial line", same being in the north line of said Wilson and Willms tract and a south line of said 128.1 acre Baugh tract;
- 2) THENCE, with the north line of this tract and said Wilson and Willms tract and a south line of said 128.1 acre Baugh tract, continuing with a south line of said 5.26 acre Wilson tract, and continuing with the south line of that tract described as 21.63 acres in a deed to Fred Willms, of record in Volume 396, Page 75, Deed Records, Caldwell County, Texas, $N78^{\circ}51'22''E$ at 595.46 feet passing a fence post found, continuing 30.00 feet passing at 625.46 feet a fence corner post found and continuing 29.53 feet for a total distance of **655.00 feet** to a fence corner post found at the northeast corner of this tract and of said Wilson and Willms tract, same being an exterior ell corner of said Bray tract;
- 3) THENCE, with the east line of this tract and said Wilson and Willms tract and a west line of said Bray tract, $S11^{\circ}05'29''E$ 30.00 feet to a fence corner post found at the southeast corner of this tract and said Wilson and Willms tract, same being an interior ell corner of said Bray tract;



Page 3 of 7
Parcel 1802
Rev.1
July 14, 2008

- 4) THENCE, with the south line of this tract and said Wilson and Willms tract and a north line of said Bray tract, **S78°51'22"W 721.39 feet** to the POINT OF BEGINNING and containing 0.474 of one acre (20,646 square feet) within these metes and bounds, more or less.

Part 2 – 0.024 of one acre (1,044 square feet)

Commencing at a TxDOT Type I concrete monument found in the existing east ROW line of F.M. 2001, at existing F.M. 2001 Station 408+62.3, 40.00 feet left, CSJ 1776-03-01, and the east line of that tract described as 8.28 acres in a deed to the State of Texas, of record in Volume 275, Page 200, Deed Records, Caldwell County, Texas, same being in the west line of said 128.1 acre Baugh tract;

THENCE, with the existing east ROW line of F.M. 2001 and the east line of said 8.28 acre State of Texas tract and the west line of said 128.1 acre Baugh tract, **S10°21'06"E 613.04 feet** to a fence corner post found at the southwest corner of said 128.1 acre Baugh tract and the northwest corner of said Wilson and Willms tract;

THENCE, with the north line of said Wilson and Willms tract and the south line of said 128.1 acre Baugh tract, **N78°51'22"E 34.81 feet** to a 1/2" iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, for the POINT OF BEGINNING and northeast corner of the herein described tract, same being in the proposed east ROW line of S.H. 130, 822.11 feet right of S.H. 130 Baseline Station 3588+32.46;

- 5) THENCE, with the east line of this tract and the proposed east ROW line of said S.H. 130, crossing said Wilson and Willms tract, **S10°20'48"E 30.00 feet** to 1/2" iron rod set with TxDOT aluminum cap at the southeast corner of this tract, same being in the south line of said Wilson and Willms tract and the north line of said Bray tract;
- 6) THENCE, with the south line of this tract and said Wilson and Willms tract and the north line of said Bray tract, **S78°51'22"W 34.81 feet** to a calculated point at the southwest corner of this tract and said Wilson and Willms tract and the northwest corner of said Bray tract, same being in the existing east ROW line of F.M. 2001 and the east line of said 8.28 acre State of Texas tract;
- 7) THENCE, with the west line of this tract and said Wilson and Willms tract and the existing east ROW line of F.M. 2001 and the east line of said 8.28 acre State of Texas tract, **N10°21'06"W 30.00 feet** to a fence post found at the northwest corner of this



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Rev.1
July 14, 2008

tract and said Wilson and Willms tract and the southwest corner of said 128.1 acre Baugh tract;

- 8) THENCE, with the north line of this tract and said Wilson and Willms tract and the south line of said 128.1 acre Baugh tract, N78°51'22"E 34.81 feet to the POINT OF BEGINNING and containing 0.024 of one acre (1,044 square feet) within these metes and bounds, more or less.

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

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

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

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

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

SURVEYED BY:

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



Chris Conrad, Reg. Professional Land Surveyor No. 5623
Note: There is a plat to accompany this description. S.H. 130/Parcel 1802 Rev.2, 2008





SCALE: 1" = 200'

"EXHIBIT ____"

PAGE 5 OF 7
REV 1
07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

ACQUISITION	ACRES	SQUARE FEET
PART 1	0.474	20,646
PART 2	0.024	1,044
TOTAL	0.498	21,690
DEED AREA	1.167	50,835
REMAINDER AREA	0.669	29,145



W.C. WILLIAMS SURVEY
ABSTRACT NO. 300

FORREST M. WILSON AND
WIFE, FAYRENE WILSON
90% INTEREST
VOL. 396, PG. 85 D.R.C.C.
(65.24 AC.)

STEPHEN F. WILSON
10% INTEREST
VOL. 513, PG. 218 D.R.C.C.
(65.24 AC.)

P.O.C.
(N80°E 482.4')
FORREST M.
WILSON,
AND WIFE,
KATHALINE
WILSON
VOL. 56,
PG. 920
O.P.R.R.P.C.C.
(5.26 AC.)

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

(S81°W 290 VARAS)
(N79°17'E 804.6')

S78°33'54"W 804.46'
S78°33'54"W 874.59'
(S79°17'W 874.25')

GLEN E. SCHULZ AND
ALAN F. SCHULZ
VOL. 123, PG. 605
O.P.R.R.P.C.C.
(21.72 AC.)

FRED WILLMS
VOL. 396, PG. 75
D.R.C.C.
(21.63 AC.)

FRED WILLMS
VOL. 396, PG. 80
D.R.C.C.
(21.63 AC.)

1802
PART 1
0.474 AC.
20,646 SQ. FT.

FORREST M. WILSON AND
FRED WILLMS
VOL. 47, PG. 662
O.P.R.R.P.C.C.
(1.167 AC.)

STA. 3579+34.85
369.55' RT.
END ACCESS
DENIAL LINE

P.O.B.
STA. 3580+07.66
372.66' RT.
BEGIN ACCESS
DENIAL LINE

(S81°W 585 VARAS)
(N80°16'E 1694.9')
N78°51'22"E 655.00'
625.46'
595.46'
S78°51'22"W 721.39'
(S80°16'W 1694.9')

RIGHT-OF-WAY
ESMT.
VOL. 53, PG. 259
O.P.R.R.P.C.C.

CORNELIUS CRENSHAW SURVEY
ABSTRACT 68

(S79°29'W 30')
29.53'

S11°05'29"E
30.00'
(S08°56'E 30')

WM. TERRY BRAY, TRUSTEE
VOL. 479, PG. 246
D.R.C.C.
(270.795 AC.)

PROPOSED SH 130 BASELINE
3570+00

(S79°29'W 1221.0')
N78°26'53"E 2003.91'
(N78°37'17"E 2630.34')

APPROXIMATE
SURVEY LINE

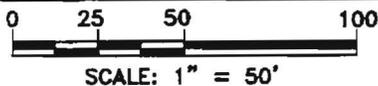
BYRD
LOCKHART
SURVEY
ABSTRACT
NO. 17



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

PARCEL PLAT SHOWING PROPERTY OF FORREST M. WILSON, ET AL			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 1802
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL

Texas
Department
of Transportation
© 2008 by TxDOT



"EXHIBIT _____"

PAGE 6 OF 7
REV 1
07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1 (L1)	N10°21'06"W (N08°56'W)	30.00 (30)



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

CORNELIUS CRENSHAW
SURVEY
ABSTRACT NO. 68

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

P.O.C. (STA. PT 408+62.3, 40.00' LT.)
(CSJ# 1776-03-01)

W.C. WILLIAMS SURVEY
ABSTRACT NO. 300

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

P.O.B.
S.H. 130
STA. 3588+32.46
822.11' RT.
F.M. 2001
STA. 123+23.96
74.61' RT.

FORREST M. WILSON
AND FRED WILLMS
VOL. 47, PG. 662
O.P.R.R.P.C.C.
(1.167 AC.)

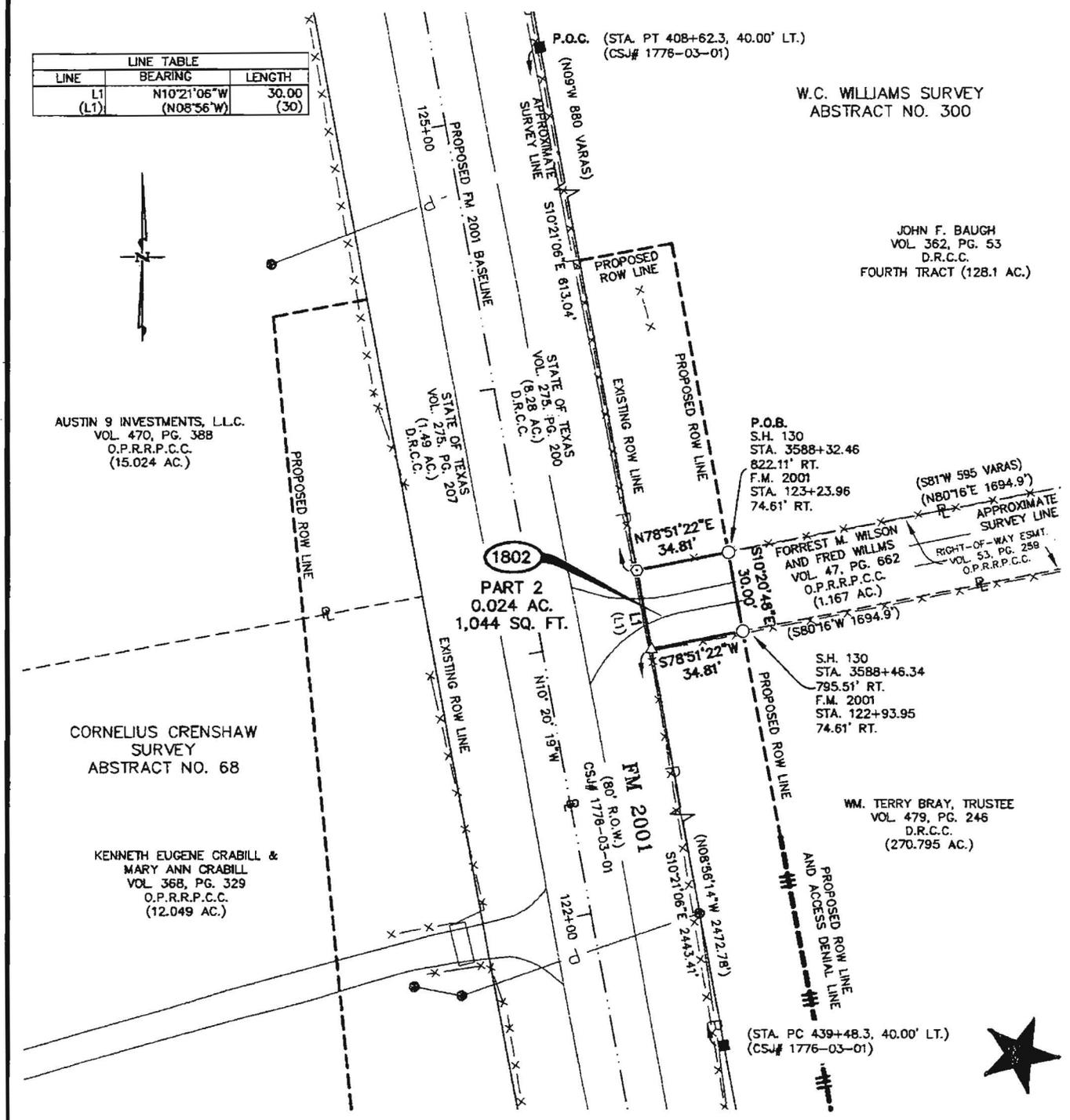
S.H. 130
STA. 3588+46.34
795.51' RT.
F.M. 2001
STA. 122+93.95
74.61' RT.

WM. TERRY BRAY, TRUSTEE
VOL. 479, PG. 246
D.R.C.C.
(270.795 AC.)

(STA. PC 439+48.3, 40.00' LT.)
(CSJ# 1776-03-01)



1802
PART 2
0.024 AC.
1,044 SQ. FT.



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

PARCEL PLAT SHOWING PROPERTY OF FORREST M. WILSON, ET AL			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 1802
SCALE 1" = 50'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3563-01-002	COUNTY CALDWELL

Texas
Department
of Transportation
© 2008 by TxDOT

"EXHIBIT ____"

PAGE 7 OF 7
REV 1
07/14/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 0703018, EFFECTIVE DATE, MAY 30, 2007.
- 4) ITEM 10.C. (VOL. 147, PG. 631) IN SCHEDULE B OF THE TITLE COMMITMENT IS A BLANKET RIGHT-OF-WAY EASEMENT.
- 5) ITEM 10.d. (VOL. 373, PG. 153) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT APPLY TO THIS TRACT.
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE."

LEGEND

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

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



07/14/08

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



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

PARCEL PLAT SHOWING PROPERTY OF FORREST M. WILSON, ET AL			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 1802
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



Caldwell County
SH 130
CSJ 3583-01-002
Parcel 1802 (Part 2 Only)

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: Guadalupe
Parcel No.: 809
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas

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

Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Property Description for Parcel 809

BEING A 42.764 ACRE 1,862,780 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE EDWARD PETTUS SURVEY NO. 16, ABSTRACT NO. 31, THE GUSTAVUS CHATWELL SURVEY NO. 65, ABSTRACT NO. 85, AND BEING A PORTION OF A CALLED 50.41 ACRE TRACT OF LAND DESCRIBED AS TRACT IV IN DEED TO JOY MARIE CHAMNESS AS RECORDED IN VOLUME 112, PAGE 473 OF THE PROBATE RECORDS OF GUADALUPE COUNTY (P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 1/2 inch iron rod with Half Cap at the southeast corner of the said Joy Marie Chamness tract, and being the southwest corner of a called 50.39 acre tract described as Tract V in deed to Patricia Lee Priest as recorded in Volume 112, Page 473 of the (P.R.G.C.), also being in a northeasterly line of a 582.060 acre tract of land described as Tract One in deed to BADC York Valley, LTD., a Texas Limited Partnership, as recorded in Volume 2441, Page 0099 of the Official Public Records of Guadalupe County (O.P.R.G.C.);

THENCE, with the southwesterly line of the said Joy Marie Chamness tract, a northeasterly line of the said BADC York Valley, LTD., a Texas Limited Partnership tract N 41° 21' 51" W (N 40° 23' W) 263.54, feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, located 249.96 feet left of SH 130 Baseline Station 4366+35.06, and being the POINT OF BEGINNING;

1) THENCE, continuing with the southwesterly line of the said Joy Marie Chamness tract, a northeasterly line of the said BADC York Valley, LTD., a Texas Limited Partnership tract, N 41° 21' 51" W (N 40° 23' W) 302.63 feet to a wood fence post at the southwest corner of the said Joy Marie Chamness tract, and a southeast corner of said BADC York Valley, LTD., a Texas Limited Partnership;

2) THENCE, with the northwest line of the said Joy Marie Chamness tract, a southeast line of the said BADC York Valley, LTD., a Texas Limited Partnership tract, N 48° 37' 24" E (N 50° E) 1,168.60 feet to a set Texas Department of Transportation Type II Monument in the northwest line of the said Joy Marie Chamness tract, and being the northeast corner of the said BADC York Valley, LTD., a Texas Limited Partnership tract, also being at the southeast corner of a 234 acre remainder of a 484 acre tract of land described in deed to Dorothy Jean Sherrill as recorded in Volume 1275, Page 0995 of the (O.P.R.G.C.), located 204.63 feet right of proposed SH 130 Baseline Station 4355+18.53, being the Access Denial Line;

3) THENCE, continuing with the Access Denial Line, the northwest line of the said Joy Marie Chamness tract, the southeast line of the said Dorothy Jean Sherrill tract, N 48° 35' 03" E (N 50° E) 2,655.75 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap at the northeast corner of the said Joy Marie Chamness tract, and being the southwest corner of a 48.64 acre tract described in deed as Tract One to Dennis Ray Elam as recorded in Volume 112, Page 473 of the (P.R.G.C.), located 298.83 feet right of proposed SH 130 Baseline Station 4328+64.45, ending the Access Denial Line;



4) THENCE, with the northeast line of the said Joy Marie Chamness tract and the southwest line of the said Dennis Ray Elam tract, S 40° 43' 27" E (S 40° E) 593.21 feet to set Texas Department of Transportation Type II Monument at the northeast corner of the said Joy Marie Chamness tract, being the southeast corner of the said Dennis Ray Elam tract, also being the southwest corner of a called 52.20 acre tract described in deed as Tract III to George Ann Willard as recorded in Volume 112, Page 473 of the (P.R.G.C.), located 294.22 feet left of SH 130 Baseline Station 4328+50.57, beginning the Access Denial Line;

5) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, the southeast line of the said Joy Marie Chamness tract, and the northwest line of the said Patricia Lee Priest tract, S 49° 00' 05" W (S 50° W) 118.55 feet to a set Texas Department of Transportation Type II Monument in the proposed east right-of-way of SH 130, located 297.56 feet left of SH 130 Baseline Station 4329+69.07;

6) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, S 51° 41' 10" W 2,551.24 feet to a set Texas Department of Transportation Type II Monument in the proposed east right-of-way of SH 130, located 249.96 feet left of SH 130 Baseline Station 4355+19.87;

7) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the right a distance of 1,163.25 feet, having a radius of 6,050.00 feet, a central angle of 11° 00' 59", a tangent distance of 583.42 feet and a chord that bears S 56° 07' 31" W 1,161.46 feet to the POINT OF BEGINNING, ending the Access Denial Line and containing 42.764 acres of land 1,862,780 SQ. FT.

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

() denotes record calls.

There is a separate survey plat of Parcel 809 that accompanies and is a part to this description.

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

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

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

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 24 July 2008.

SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



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



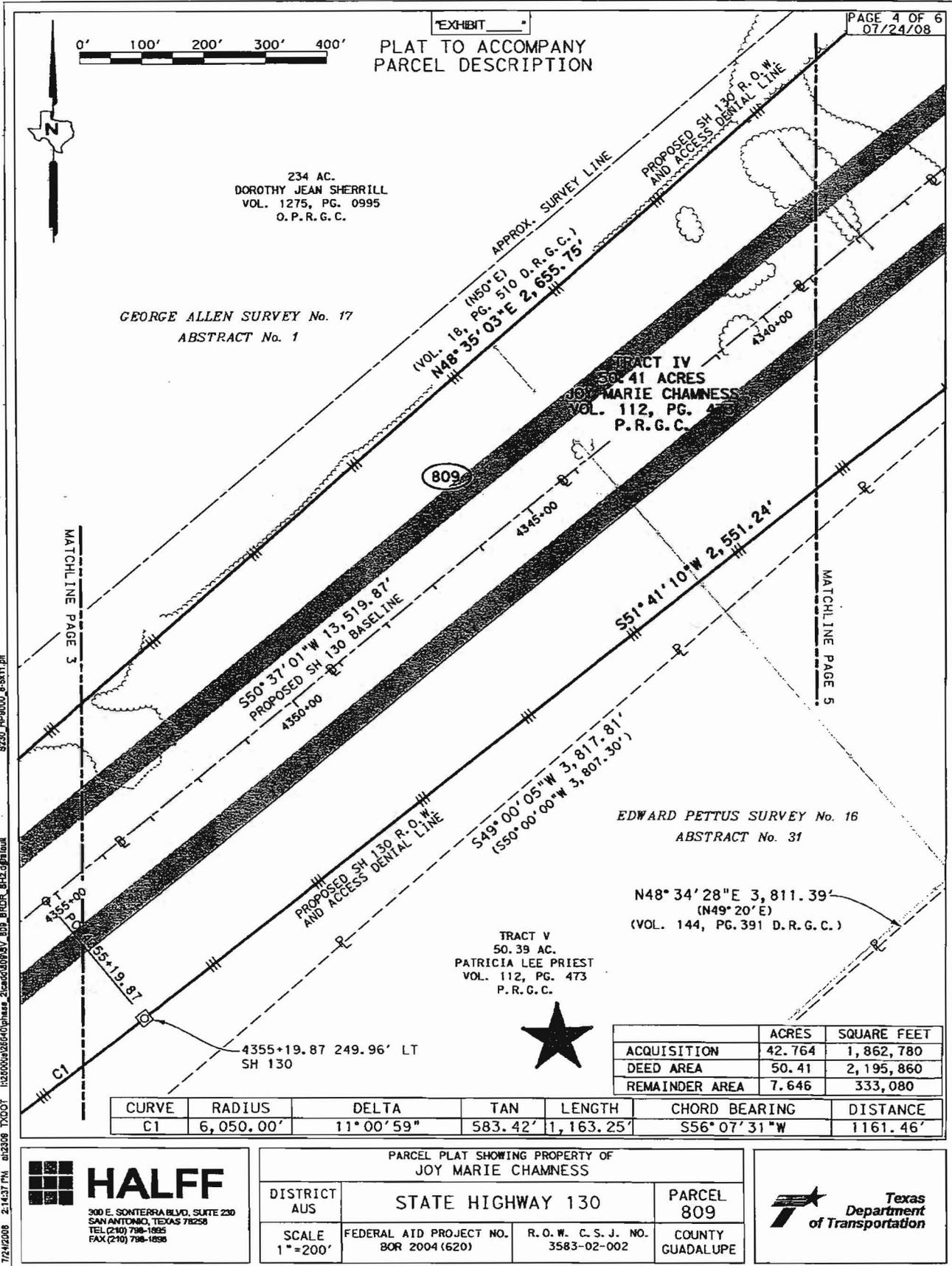




EXHIBIT
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

GEORGE ALLEN SURVEY No. 17
ABSTRACT No. 1

234 AC.
DOROTHY JEAN SHERRILL
VOL. 1275, PG. 0995
O. P. R. G. C.

4328+64.45 298.83' RT
SH 130
END ACCESS DENIAL LINE

PROPOSED SH 130 R.O.W.
AND ACCESS DENIAL LINE

550° 37' 01" W 137° 51' 19.87'
PROPOSED SH 130 BASELINE
4328+00

TRACT ONE
23.64 AC.
DENNIS RAY ELAM
VOL. 112, PG. 473
P. R. G. C.

MATCHLINE PAGE 4

APPROX. SURVEY LINE
(VOL. 18, PG. 510 D.R.G.C.)
N48° 35' 03" E 2,655.75'

TRACT IV
50.41 AC.
JOY MARIE CHAMNESS
VOL. 112, PG. 473
P. R. G. C.

PROPOSED SH 130 R.O.W.
AND ACCESS DENIAL LINE

4328+50.57 294.22' LT
SH 130
BEGIN ACCESS DENIAL LINE

TRACT III
52.2 ACRES
GEORGE ANN WILLARD
VOL. 112, PG. 473
P. R. G. C.

809

551° 41' 10" W 2,551.24'

4329+69.07 297.56' LT
SH 130

N20° 43' 27" W 561.88'
(S49° 00' 00" E 564.65')

EDWARD PETTUS SURVEY No. 16
ABSTRACT No. 31

TRACT V
50.39 AC.
PATRICIA LEE PRIEST
VOL. 112, PG. 473
P. R. G. C.

N48° 34' 28" E 3811.39'
(VOL. 144, PG. 391 D.R.G.C.)



LINE	BEARING	DISTANCE
L1	S49° 00' 05" W	118.55'

	ACRES	SQUARE FEET
ACQUISITION	42.764	1,862,780
DEED AREA	50.41	2,195,860
REMAINDER AREA	7.646	333,080



300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78228
TEL (210) 796-1895
FAX (210) 796-1896

PARCEL PLAT SHOWING PROPERTY OF JOY MARIE CHAMNESS			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 809
SCALE 1"=200'	FEDERAL AID PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE



7/24/08 2:14:48 PM a:\3308 TPO.DOT 132000\02610\platt\platt_2\026100809.dwg BRDR 8/19/08

EXHIBIT _____

PAGE 6 OF 6
07/24/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

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

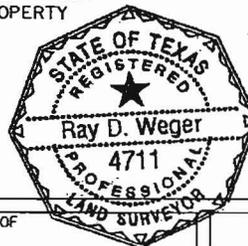
NOTES:

- BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 07-94051540, EFFECTIVE DATE OCTOBER 25, 2007, ISSUE DATE NOVEMBER 08, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - E.) 40.00 FOOT ROAD EASEMENTS AND RIGHTS INCIDENTAL THERETO AS SET OUT IN THE WILL OF GEORGE ELAM, CAUSE NO. 10310, PROBATE RECORDS OF GUADALUPE COUNTY, TEXAS. *AS SHOWN*
 - F.) 40.00 FOOT ROAD EASEMENTS AND RIGHTS INCIDENTAL THERETO AS SET OUT IN THE WILL OF LEAH ELAM, CAUSE NO. 12019, PROBATE RECORDS OF GUADALUPE COUNTY, TEXAS. *AS SHOWN*
 - D.) ANY EASEMENTS THAT MAY AFFECT THE PROPERTY, SUCH AS ROADWAYS, SEWER, TELEPHONE, WATER AND/OR TELEPHONE, ELECTRICAL AND UTILITY LINES. *AS MAY BE SHOWN*
 - G.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY *AS MAY BE SHOWN*
- THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHERWISE NOTED
- SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THEREFROM.
- THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 809 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.

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

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

07/24/08
DATE



HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1855
FAX (210) 798-1856

PARCEL PLAT SHOWING PROPERTY OF
JOY MARIE CHAMNESS

DISTRICT AUS	STATE HIGHWAY 130		PARCEL 809
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004(620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE



6230_HPR000_B-5x11.plt

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County: Guadalupe **Segment:** 6.2
Parcel No.: 819 **From:** Sta. 4223+00
Highway: SH 130 Segments 5 & 6 **To:** 4996+11.52
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Property Description for Parcel 819

BEING A 0.389 ACRE 16,941 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE SOLOMON BARNES SURVEY ABSTRACT NO. 56 AND BEING A PORTION OF A CALLED 15.123 ACRE TRACT OF LAND DESCRIBED IN DEED TO MEREDITH ANN WHALEY AS RECORDED IN VOLUME 2072, PAGE 0010 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2 inch iron rod at the southeast corner of the said Meredith Ann Whaley tract, and the southwest line of County Road 241 also known as York Creek Crossing Road as currently fenced;

THENCE, with the southwest line of County Road 241 also known as York Creek Crossing Road as currently fenced, N 41° 20' 58" W (N 40° 18' 19" W) 159.65 feet to a set Texas Department of Transportation Type II Monument in the proposed east right-of-way of SH 130 located 16.47 feet left of the realignment of CR 241, also known as York Creek Crossing Road, Baseline Station 116+48.08 and 1,297.59 feet left of SH 130 Baseline Station 4502+34.17; and being the POINT OF BEGINNING;

1) THENCE, with the proposed east right-of-way of SH 130, S 48° 54' 38" W 39.93 feet to a set Texas Department of Transportation Type II Monument in the proposed east right-of-way of SH 130, located 56.40 feet left of the realignment of CR 241, also known as York Creek Crossing Road, Baseline Station 116+48.08 and 1,297.14 feet left of SH 130 Baseline Station 4502+74.09;

2) THENCE, continuing with the proposed east right-of-way of SH 130, N 55° 43' 20" W 247.88 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, and the northwest line of the said Meredith Ann Whaley tract, also being the southeast line of a called 18.14 acre tract described in plat as Tract No. 3 of Longcope Subdivision Recorded in Volume 5, Page 147-A of the Plat and Map Records of Guadalupe County (P.M.R.G.C.), located 119.01 feet left of the realignment of CR 241, also known as York Creek Crossing Road, Baseline Station 118+87.91 and 1,056.61 feet left of SH 130 Baseline Station 4503+34.01;



Page 2 of 5
Parcel 819
Rev. 1
August 15, 2008

3) THENCE, with the northwest line of the said Meredith Ann Whaley tract and the southeast line of said Tract No. 3 of Longcope Subdivision, N 49° 03' 42" E (N 51° 19' 38" E) passing at 90.24 feet, a calculated point at the northeast corner of said 18.14 acre Tract No. 3, continuing in all 101.46 feet to a calculated point at the northwest corner of the said Meredith Ann Whaley tract and the southwest line of County Road 241 also known as York Creek Crossing Road;

4) THENCE, along the southwest line of County Road 241 also known as York Creek Crossing Road as currently fenced, S 41° 20' 58" E (S 40° 18' 19" E) 239.57 feet to the POINT OF BEGINNING and containing 0.389 acres of land 16,941 SQ. FT.

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

() denotes record calls.

There is a separate survey plat of Parcel 819 that accompanies and is a part to this description.

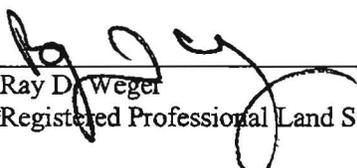
Access is denied to and from the transportation facility across the Denial of Access Line.

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

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

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

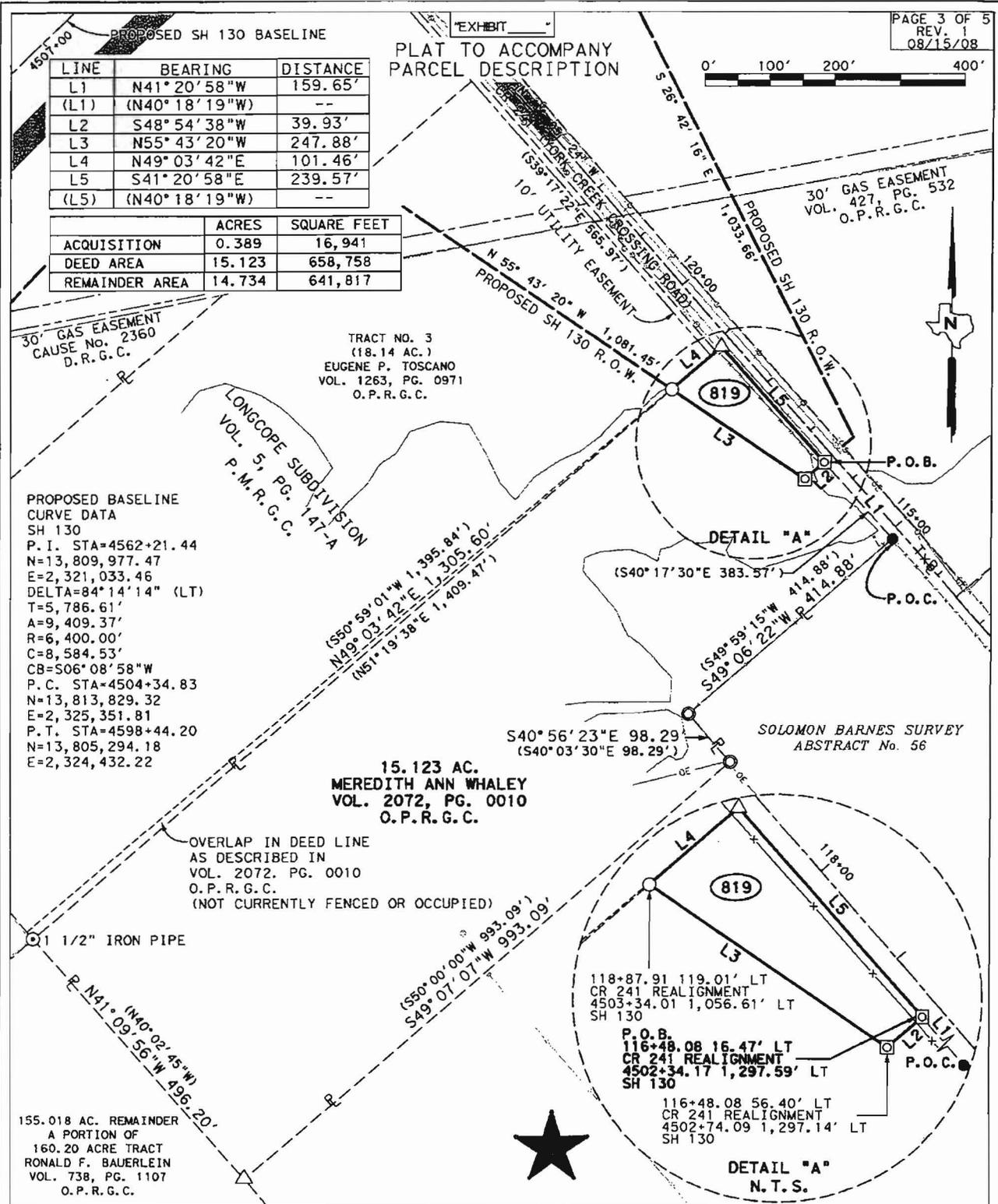
SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



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





8/15/2008 2:45:00 PM #1209 TX007

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

PARCEL PLAT SHOWING PROPERTY OF MEREDITH ANN WHALEY		
DISTRICT AUS	STATE HIGHWAY 130	PARCEL 819
SCALE 1"=200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002 COUNTY GUADALUPE

Texas Department of Transportation

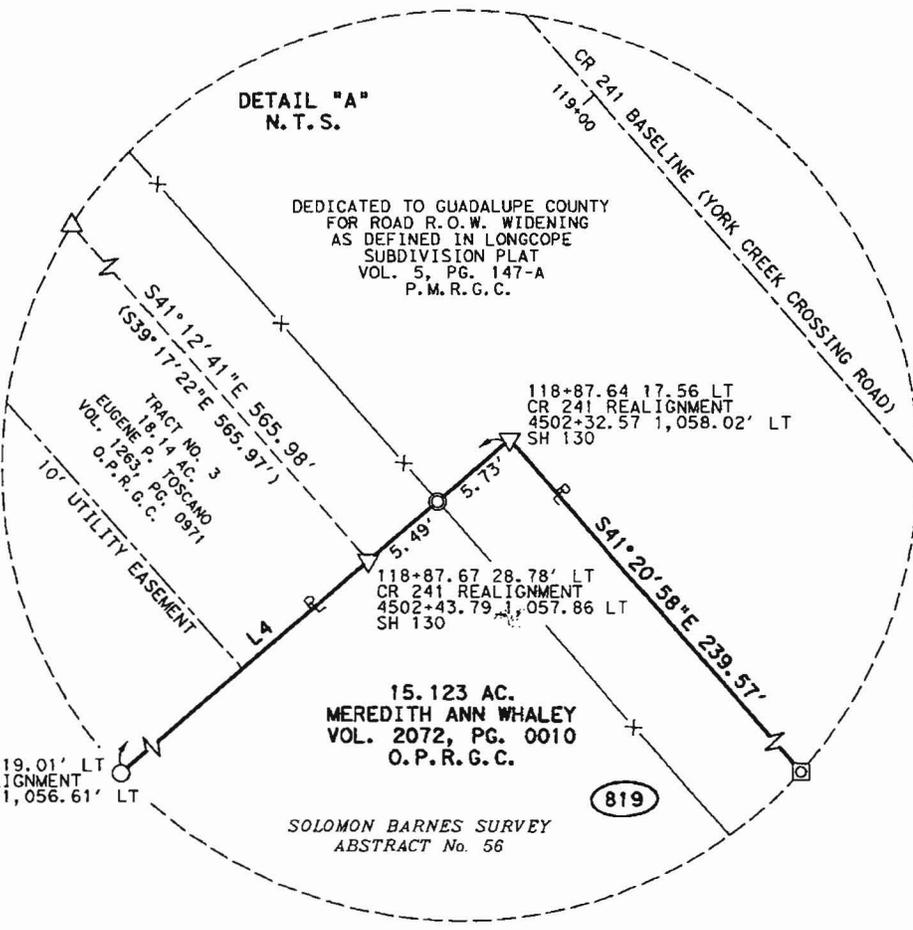
"EXHIBIT _____"

PAGE 4 OF 5
REV. 1
08/15/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

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



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HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1895
FAX (210) 798-1896

PARCEL PLAT SHOWING PROPERTY OF MEREDITH ANN WHALEY			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 819
SCALE N.T.S.	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE

Texas
Department
of Transportation

"EXHIBIT _____"

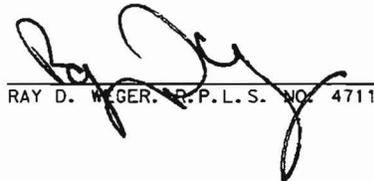
PAGE 5 OF 5
REV. 1
08/15/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH).ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 06-94051405, EFFECTIVE DATE OCTOBER 25, 2007, ISSUE DATE NOVEMBER 08, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - A.) EASEMENT OF RIGHT OF WAY TOGETHER WITH RIGHTS INCIDENTAL THERETO GRANTED BY INSTRUMENT DATED NOVEMBER 12, 1982, RECORDED IN VOLUME 654, PAGE 546, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *AS MAY BE SHOWN*
 - C.) INFORMATION FORMS OF YORK VALLEY MUNICIPAL UTILITY DISTRICT RECORDED IN VOLUME 2598, PAGE 690, AND VOLUME 2605, PAGE379, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. *10 FOOT UTILITY EASEMENT AS SHOWN*
 - E.) ANY EASEMENTS THAT MAY AFFECT THE PROPERTY, SUCH AS ROADWAYS, SEWER, TELEPHONE, WATER AND/OR TELEPHONE, ELECTRICAL AND UTILITY LINES. *AS MAY BE SHOWN*
 - G.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY *30' GAS EASEMENT AS SHOWN*
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHER WISE NOTED
- 8) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 819 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.

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


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

08/15/08
DATE



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

PARCEL PLAT SHOWING PROPERTY OF MEREDITH ANN WHALEY			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 819
SCALE N. T. S.	FEDERAL AID PROJECT NO. 80R 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE



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Guadalupe County
SH 130
CSJ 3583-02-002
Parcel 819

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: Guadalupe **Segment:** 6.2
Parcel No.: 825 **From:** Sta. 4223+00
Highway: SH 130 Segments 5 & 6 **To:** 4996+11.52
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Property Description for Parcel 825

BEING A 20.597 ACRE 897,203 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE SOLOMON BARNES SURVEY ABSTRACT NO. 56 AND BEING A PORTION OF A 155.018 REMAINDER OF A CALLED 160.20 ACRE TRACT DESCRIBED IN DEED TO RONALD F. BAUERLEIN AS RECORDED IN VOLUME 738, PAGE 1107 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), CONSISTING OF A CALLED 80.1 ACRE TRACT OF LAND DESCRIBED IN DEED TO RONALD F. BAUERLEIN AS RECORDED IN VOLUME 259, PAGE 327 OF THE DEED RECORDS OF GUADALUPE COUNTY (D.R.G.C.), AND A PORTION OF A CALLED 80.1 ACRE TRACT OF LAND DESCRIBED IN DEED TO RONALD F. BAUERLEIN AS RECORDED IN VOLUME 259, PAGE 328 (D.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1 1/2 inch iron pipe at a easterly corner of the said remainder tract to Ronald F. Bauerlein, and being a northwest corner of a called 48.489 acre tract described in deed to Faustino Cruz as recorded in Volume 2197, Page 0764 (O.P.R.G.C.), also being the southwest corner of a called 15.123 acre tract described in deed to Meredith Ann Whaley as recorded in Volume 2072, Page 0010 (O.P.R.G.C.), also being the southeast corner of a 18.14 acre tract described as Tract No. 3 in plat of Longcope Subdivision as recorded in Volume 5 Page 147-A of the Plat and Map Records of Guadalupe County (P.M.R.G.C.);

THENCE, with the southeast line of the said remainder tract to Ronald F. Bauerlein, and the northwest line of the said Faustino Cruz tract, S 50° 07' 10" W (S 50° W) 1,251.64 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, located 185.54 feet right of the realignment of FM 3353 Baseline Station 137+02.12 and 466.12 feet left of SH 130 Baseline Station 4531+65.48 and being the POINT OF BEGINNING;

1) THENCE, continuing with a southeast line of the said remainder tract to Ronald F. Bauerlein, and the northwest line of the said Faustino Cruz tract, S 50° 07' 10" W (S 50° W) 123.36 feet to a calculated point in the existing northeast right-of-way of FM 3353 as established by Texas Department of Transportation CSJ 1272-3-3 (1980), located 62.20 feet right of the realignment of FM 3353 Baseline Station 137+03.70 and 73.72 feet right of existing FM 3353 Baseline Station 377+21.46 and 410.45 feet left of SH 130 Baseline Station 4532+83.65, from which a found 1/2 inch iron rod bears S 50° 07' 10" W 0.76 feet:



2) THENCE, with the existing northeast right-of-way of FM 3353, N 40° 57' 15" W (N 40° 23' 35" W) passing at 397.79 feet a found Texas Department of Transportation Type I Monument, located 60.82 feet right of the realignment of FM 3353 Baseline Station 141+01.38 and 61.01 feet right of existing FM 3353 Baseline Station 381+14.51 and 51.34 feet left of SH 130 Baseline Station 4531+06.06 continuing in all 1,469.54 (1,470.16) feet to a calculated point, located 57.11 feet right of the realignment of FM 3353 Baseline Station 151+73.13 and 60.00 feet right of existing FM 3353 Baseline Station 391+86.25 and 936.10 feet right of SH 130 Baseline Station 4527+15.24 from which a found Texas Department of Transportation Type I Monument bears N 32° 13' 32" E 0.50 feet;

3) THENCE, continuing with the existing northeast right-of-way of FM 3353, and with the arc of a curve to the left a distance of 330.72 feet, having a radius of 22,975.91 feet, a central angle of 00° 49' 29", a tangent distance of 165.36 feet and a chord that bears N 41° 21' 59" W 330.72 feet to a calculated point, located 53.59 feet right of the realignment of FM 3353 Baseline Station 155+03.82 and 60.00 feet right of existing FM 3353 Baseline Station 395+16.11 and 1,246.20 feet right of SH 130 Baseline Station 4526+17.02, from which a found Type I Monument bears N 37° 51' 54" E 0.79 feet;

4) THENCE, continuing with the existing northeast right-of-way of FM 3353, N 41° 46' 44" W (N 41° 13' 04" W) 0.76 feet to a set Texas Department of Transportation Type II Monument in the proposed west right-of-way of SH 130, located 53.58 feet right of the realignment of FM 3353 Baseline Station 155+04.58 and 60.00 feet right of existing FM 3353 Baseline Station 395+16.86 and 1,246.91 feet right of SH 130 Baseline Station 4526+16.81;

5) THENCE, with the proposed west right-of-way of SH 130, S 49° 46' 43" E 933.69 feet to a set Texas Department of Transportation Type II Monument, beginning the Access Denial Line, in the proposed west right-of-way of SH 130, located 200.00 feet right of the realignment of FM 3353 Baseline Station 145+82.44 and 334.49 feet right of SH 130 Baseline Station 4527+93.55;

6) THENCE, continuing with the proposed west right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the right a distance of 1,270.24 feet, having a radius of 7,113.15 feet, a central angle of 10° 13' 54", a tangent distance of 636.81 feet and a chord that bears N 35° 08' 04" E 1,268.55 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap, ending the Access Denial Line in the northwest line of the said remainder tract to Ronald F. Bauerlein, and the southwest line of a called 18.13 acre tract being Tract No. 1 in plat of Longcope Subdivision as recorded in Volume 5 Page 147-A (P.M.R.G.C.), said 18.13 acre tract being described in deed to John S. Toscano as recorded in Volume 970, Page 0883 (O.P.R.G.C.), located 277.55 feet right of SH 130 Baseline Station 4515+82.28;

7) THENCE, with the northeast line of said remainder tract to Ronald F. Bauerlein, the southwest line of said Tract No. 1 of the Longcope Subdivision, also being the southerly line of the said John S. Toscano tract, S 41° 04' 33" E (S 40° E) passing at 76.91 feet a calculated point at the common southeasterly corner of Tract No. 1 of the said Longcope Subdivision, and the said John S. Toscano tract, also being the southwesterly corner of a 18.14 acre tract being Tract No. 2 in the said plat of Longcope Subdivision, said 18.14 acre tract being described in deed to Lora Klassen as recorded in Volume 1302, Page 0997 (O.P.R.G.C.), continuing in all 535.03 feet to set 1/2 inch iron rod with



Texas Department of Transportation Aluminum Cap in the proposed east right-of-way of SH 130, beginning the Access Denial Line, located 246.94 feet left of SH 130 Baseline Station 4516+87.80;

8) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the left a distance of 1,318.31 feet, having a radius of 6,153.01 feet, a central angle of 12° 16' 33", a tangent distance of 661.69 feet and a chord that bears S 30° 54' 47" W 1,315.79 feet to a set Texas Department of Transportation Type II Monument, ending the Access Denial Line in the proposed east right-of-way of SH 130, located 184.25 feet right of the realignment of FM 3353 Baseline Station 139+42.83 and 246.94 feet left of SH 130 Baseline Station 4530+59.01;

9) THENCE, continuing with the proposed east right-of-way of SH 130, and the arc of a curve to the right a distance of 241.21 feet, having a radius of 2,742.12 feet, a central angle of 05° 02' 24", a tangent distance of 120.68 feet and a chord that bears S 41° 03' 43" E 241.13 feet to the POINT OF BEGINNING and containing 20.597 acres of land 897,203 SQ. FT.

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

() denotes record calls.

There is a separate survey plat of Parcel 825 that accompanies and is a part to this description.

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

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

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

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 7 July 2008.

SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



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



0' 150' 300' 600'

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

PROPOSED BASELINE
CURVE DATA
SH 130
P. I. STA=4562+21.44
N=13,809,977.47
E=2,321,033.46
DELTA=84°14'14" (LT)
T=5,786.61'
A=9,409.37'
R=6,400.00'
C=8,584.53'
CB=S06°08'58"W
P. C. STA=4504+34.83
N=13,813,829.32
E=2,325,351.81
P. T. STA=4598+44.20
N=13,805,294.18
E=2,324,432.22

	ACRES	SQUARE FEET
ACQUISITION	20.597	897,203
CALCULATED AREA	155.018	6,752,584
REMAINDER AREA	134.421	5,855,381

155.018 AC. REMAINDER
A PORTION OF
160.20 ACRE TRACT
RONALD F. BAUERLEIN
VOL. 738, PG. 1107
O. P. R. G. C.

30' GAS EASEMENT
VOL. 428, PG. 511
D. R. G. C.

50' PIPELINE EASEMENT
VOL. 730, PG. 784
D. R. G. C.

DETAIL "A"

SOLOMON BARNES SURVEY
ABSTRACT No. 56

4515+82.28 277.55' RT
END ACCESS
DENIAL LINE

TRACT NO. 1
(18.13 AC.)
JOHN S. TOSCANO
VOL. 970, PG. 0883
O. P. R. G. C.

TRACT NO.
(18.14 AC.)
LORA KILBEN
VOL. 1302, PG. 0997
O. P. R. G. C.

30' GAS EASEMENT
CASE No. 2360
D. R. G. C.

TRACT NO. 3
(18.14 AC.)
EUGENE P. TOSCANO
VOL. 1263, 0971
O. P. R. G. C.

80.1 AC.
RONALD F. BAUERLEIN
VOL. 259, PG. 328
D. R. G. C.

P. O. C.
1 1/2" IRON PIPE

80.1 AC.
RONALD F. BAUERLEIN
VOL. 259, PG. 328
D. R. G. C.

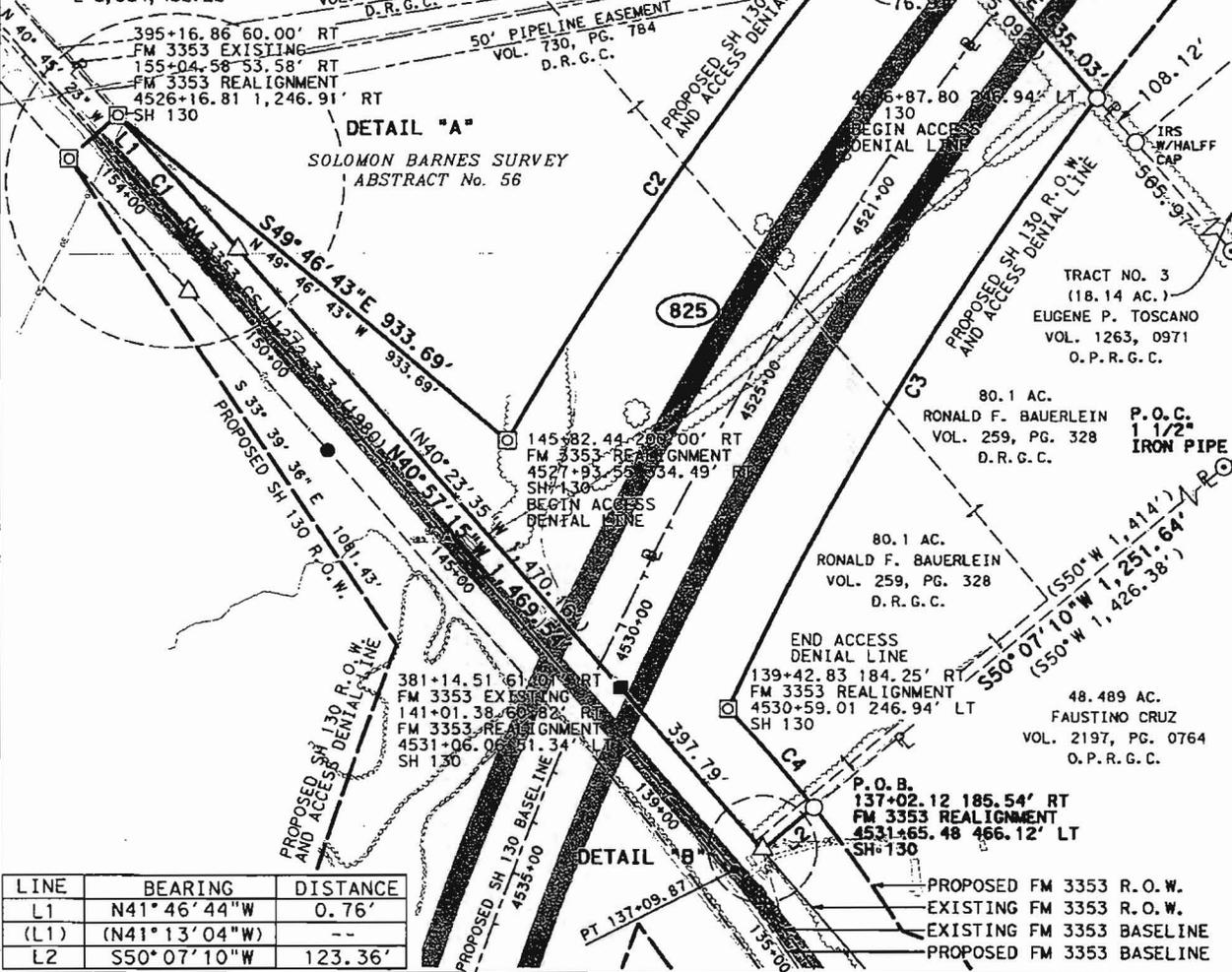
END ACCESS
DENIAL LINE

139+42.83 184.25' RT
FM 3353 REALIGNMENT
4530+59.01 246.94' LT
SH 130

48.489 AC.
FAUSTINO CRUZ
VOL. 2197, PG. 0764
O. P. R. G. C.

P. O. B.
137+02.12 185.54' RT
FM 3353 REALIGNMENT
4531+65.48 466.12' LT
SH 130

PROPOSED FM 3353 R.O.W.
EXISTING FM 3353 R.O.W.
EXISTING FM 3353 BASELINE
PROPOSED FM 3353 BASELINE



LINE	BEARING	DISTANCE
L1	N41°46'44"W	0.76'
(L1)	(N41°13'04"W)	--
L2	S50°07'10"W	123.36'

CURVE	RADIUS	DELTA	TAN	LENGTH	CHORD BEARING	DISTANCE
C1	22,975.91'	00°49'29"	165.36'	330.72'	N41°21'59"W	330.72'
(C1)	(22,978.31')	--	--	(330.75')	(N40°48'20"W)	(330.75')
C2	7,113.15'	10°13'54"	636.81'	1,270.24'	N35°08'04"E	1,268.55'
C3	6,153.01'	12°16'33"	661.69'	1,318.31'	S30°54'47"W	1,315.79'
C4	2,742.12'	05°02'24"	120.68'	241.21'	S41°03'43"E	241.13'



HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1895
FAX (210) 798-1886

PARCEL PLAT SHOWING PROPERTY OF RONALD F. BAUERLEIN			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 825
SCALE 1"=300'	FEDERAL AID PROJECT NO. BOR 2004 (620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE

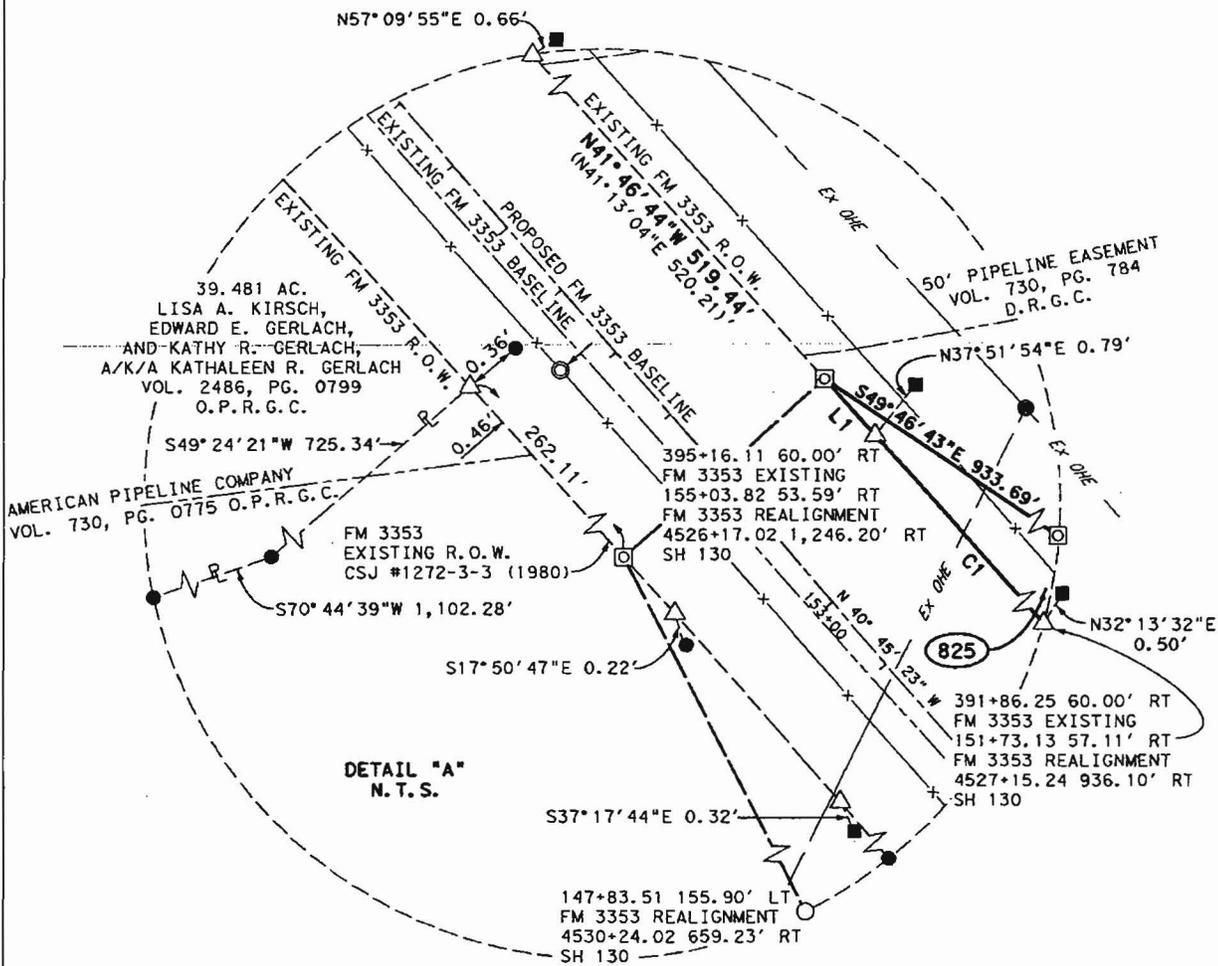
Texas Department of Transportation

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EXHIBIT

PAGE 5 OF 7
07/07/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



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HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78266
TEL (210) 798-1885
FAX (210) 798-1886

PARCEL PLAT SHOWING PROPERTY OF RONALD F. BAUERLEIN			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 825
SCALE N.T.S.	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE

Texas
Department
of Transportation

EXHIBIT

PAGE 7 OF 7
07/07/08

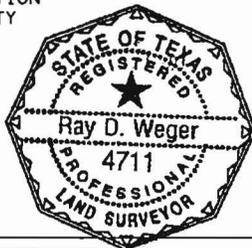
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 07-94051540, EFFECTIVE DATE OCTOBER 25, 2007, ISSUE DATE NOVEMBER 08, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - A.) EASEMENT BY RUTH I. BAUERLEIN TO YORK CREEK IMPROVEMENT DISTRICT, DATED OCTOBER 4TH, 1966, RECORDED IN VOLUME 405, PAGE 390, DEED RECORDS OF GUADALUPE COUNTY, TEXAS.
 - B.) PIPELINE RIGHT-OF-WAY BY RONALD F. BAUERLEIN TO INTRATEX GAS COMPANY, DATED MARCH 2, 1970, RECORDED IN VOLUME 428, PAGE 511, DEED RECORDS OF GUADALUPE COUNTY, TEXAS.
 - C.) PIPELINE RIGHT-OF-WAY BY RONALD F. BAUERLEIN TO INTRATEX GAS COMPANY, DATED MARCH 26, 1970, RECORDED IN VOLUME 428, PAGE 512, DEED RECORDS OF GUADALUPE COUNTY, TEXAS.
 - D.) GRANT OF EASEMENT BY RONALD F. BAUERLEIN ET AL TO INTRATEX GAS COMPANY RECORDED IN VOLUME 429, PAGE 346, DEED RECORDS OF GUADALUPE COUNTY, TEXAS.
 - E.) GRANT OF EASEMENT BY RONALD F. BAUERLEIN ET AL TO INTRATEX GAS COMPANY, RECORDED IN VOLUME 429, PAGE 349, DEED RECORDS OF GUADALUPE COUNTY, TEXAS.
 - F.) RIGHT-OF-WAY EASEMENT DATED DECEMBER 16, 1976, BY RONALD F. BAUERLEIN ET AL TO THE STATE OF TEXAS, RECORDED IN VOLUME 530, PAGE 190, DEED RECORDS OF GUADALUPE COUNTY, TEXAS
 - G.) RIGHT-OF-WAY EASEMENT DATED DECEMBER 16, 1976, BY RONALD F. BAUERLEIN ET AL TO THE STATE OF TEXAS, RECORDED IN VOLUME 530, PAGE 193, DEED RECORDS OF GUADALUPE COUNTY, TEXAS.
 - E.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY *AS MAY BE SHOWN*
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHER WISE NOTED
- 8) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 825 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.

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


RAY D. WEGER, R.P.L.S., NO. 4711 07/07/08 DATE



PARCEL PLAT SHOWING PROPERTY OF RONALD F. BAUERLEIN			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 825
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE



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County: Guadalupe **Segment:** 6.2
Parcel No.: 827 **From:** Sta. 4223+00
Highway: SH 130 Segments 5 & 6 **To:** 4996+11.52
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

Property Description for Parcel 827

BEING A 16.490 ACRE 718,304 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOHN B. COWAN SURVEY NO. 39 ABSTRACT NO. 84, AND BEING A PORTION OF A CALLED 63.5 ACRE TRACT OF LAND DESCRIBED IN DEED TO CAROL A. FRYMIRE (HEIR) AS RECORDED IN VOLUME 192, PAGE 346 OF THE DEED RECORDS OF GUADALUPE COUNTY (D.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a wood fence post at a northern corner of the said Carol A. Frymire (Heir) tract and the northwest corner a 4.585 acre remainder of a called 5.64 acre tract described in deed to Sylvia Kuzniar as recorded in Volume 2073, Page 0159 of the Official Public Records of Guadalupe County (O.P.R.G.C.), being in the southeast line of a called 20.2 acre tract called Tract II in deed to Jimmy Joe Jefferies Et, Ux. Doris Fay Jefferies as recorded in Volume 673, Page 508 (D.R.G.C.), and described in Volume 101 Page 247 (D.R.G.C.);

THENCE, with the northwest line of the said Carol A. Frymire (Heir) tract, being the southeast line of said Tract II to Jimmy Joe Jefferies Et, Ux. Doris Fay Jefferies, S 48° 59' 17" W (S 50° W) 916.39 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap, in the proposed east right-of-way of SH 130, beginning the Access Denial Line, located 249.96 feet left of proposed SH 130 Baseline Station 4551+95.48, and being the POINT OF BEGINNING;

1) THENCE, with the proposed east right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the left a distance of 135.21 feet, having a radius of 6,150.00 feet, a central angle of 01° 15' 35", a tangent distance of 67.61 feet and a chord that bears S 05° 01' 06" W 135.21 feet to a set Texas Department of Transportation Type II Monument, located 249.96 feet left of proposed SH 130 Baseline Station 4553+36.18;



2) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 44° 30' 27" E 97.02 feet to a set Texas Department of Transportation Type II Monument, located 322.73 feet left of proposed SH 130 Baseline Station 4554+03.35;

3) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 00° 42' 51" W 183.55 feet to a set Texas Department of Transportation Type II Monument, located 329.80 feet left of proposed SH 130 Baseline Station 4555+96.63;

4) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 48° 46' 59" W 109.03 feet to a set Texas Department of Transportation Type II Monument, located 249.96 feet left of proposed SH 130 Baseline Station 4556+74.41;

5) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, and with the arc of a curve to the left a distance of 820.94 feet, having a radius of 6,150.00 feet, a central angle of 07° 38' 53", a tangent distance of 411.08 feet and a chord that bears S 02° 27' 49" E 820.33 feet to a set Texas Department of Transportation Type II Monument, located 249.97 feet left of proposed SH 130 Baseline Station 4565+28.71;

6) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 13° 51' 06" E 33.96 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap, ending the Access Denial Line in the southeast line of the said Carol A. Frymire (Heir) tract and the northwest line of a 61.8257 acre remainder of a called 62.6627 acre tract described in deed to Arthur Allen Espinoza and Cheryl Ann Espinoza as recorded in Volume 1476, Page 0271 (O.P.R.G.C.), being 254.35 feet left of proposed SH 130 Baseline Station 4565+63.77;

7) THENCE, with the southeast line of the said Carol A. Frymire tract and the northwest line of the said remainder tract to Arthur Allen Espinoza and Cheryl Ann Espinoza, S 49° 02' 29" W (S 50° W) 664.34 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap, in the proposed west right-of-way of proposed SH 130, beginning the Access Denial Line, located 304.58 feet right of proposed SH 130 Baseline Station 4569+21.85;

8) THENCE, with the proposed west right-of-way of SH 130, the Access Denial Line, with the arc of a curve to the right a distance of 1,254.77 feet, having a radius of 7,588.50 feet, a central angle of 09° 28' 26", a tangent distance of 628.82 feet and a chord that bears N 03° 52' 54" W 1,253.34 feet to a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap ending the Access Denial Line in the northwest line of the said Carol A. Frymire (Heir) tract and the southeast line of the said Tract II to Jimmy Joe Jefferies Et, Ux. Doris Fay Jefferies, located 292.33 feet right of proposed SH 130 Baseline Station 4557+22.65;



9) THENCE, with the northwest line of the said Carol A. Frymire (Heir) tract and the southeast line of the said Tract II to Jimmy Joe Jefferies Et, Ux. Doris Fay Jefferies, N 48° 59' 17" E (N 50° E) 757.09 feet to the POINT OF BEGINNING, containing 16.490 acres of land 718,304 SQ. FT.

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

() denotes record calls.

There is a separate survey plat of Parcel 827 that accompanies and is a part to this description.

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

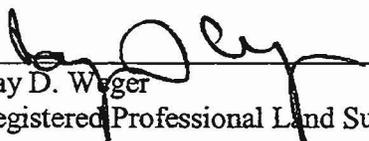
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

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

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

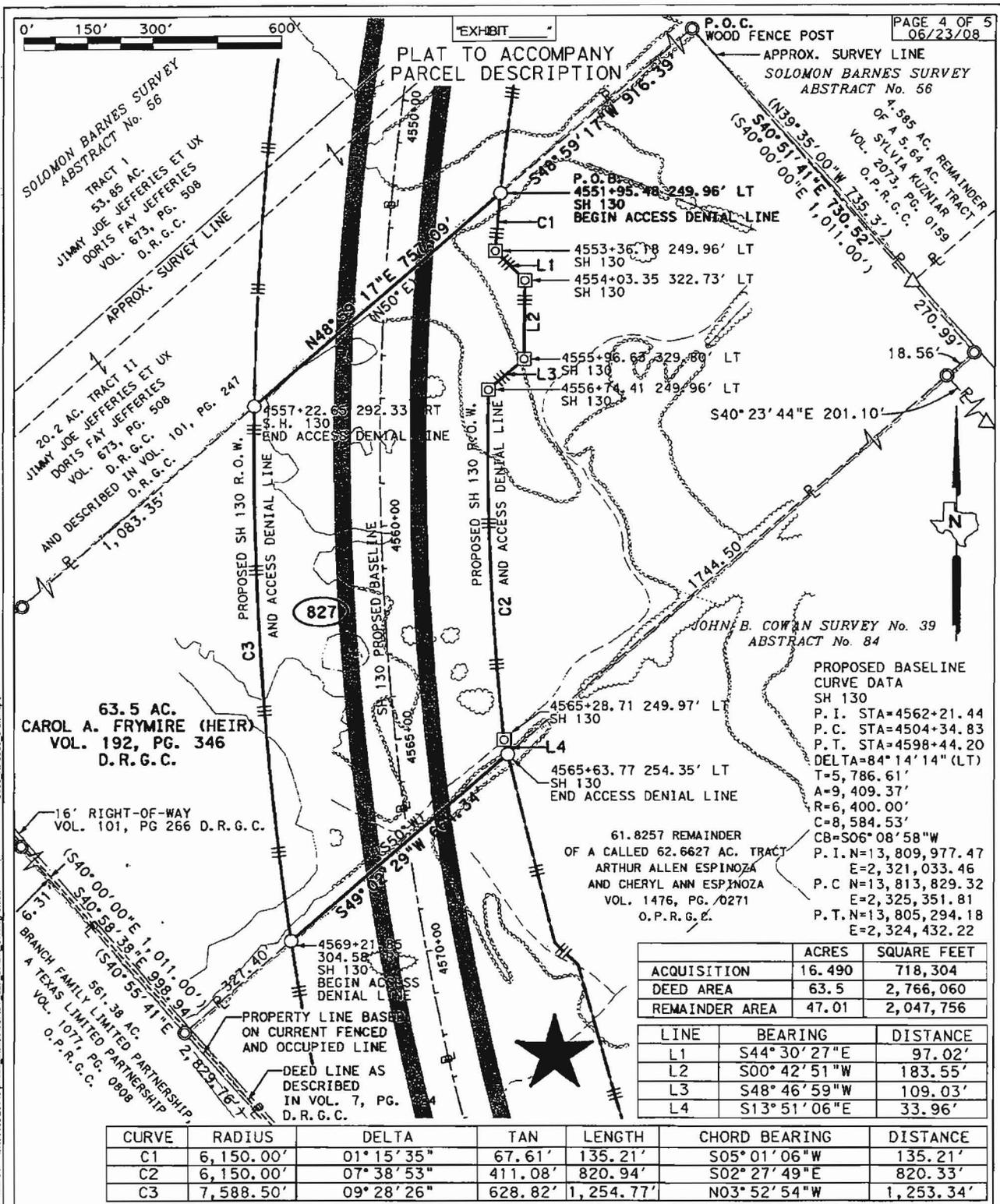
SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



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





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HALFF
300 E. SONTERRA BLVD, SUITE 200
SAN ANTONIO, TEXAS 78256
TEL (210) 798-1886
FAX (210) 798-1886

PARCEL PLAT SHOWING PROPERTY OF CAROL A. FRYMIRE (HEIR)			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 827
SCALE 1"=300'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002	COUNTY GUADALUPE

Texas
Department
of Transportation

"EXHIBIT _____"

PAGE 5 OF 5
06/23/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

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

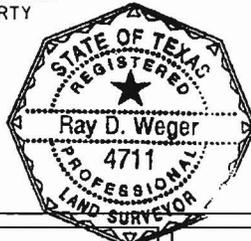
NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS(2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 07-94051485, EFFECTIVE DATE DECEMBER 27, 2007, ISSUE DATE JANUARY, 08 2008. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - A.) EASEMENT DATED NOVEMBER 13, 1961, CHARLES RAY FERRELL AND HIS WIFE, ISABELLE FERRELL, TO YORKS CREEK IMPROVEMENT DISTRICT, RECORDED IN VOLUME 343, PAGE 462, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *BROAD COVERAGE*
 - C.) RIGHT OF WAY ALONG THE SOUTHWEST LINE RESERVED IN DEED DATED JUNE 20, 1928, BY OTTO HAGEMANN ET AL TO EMMA FERRELL, RECORDED IN VOLUME 101, PAGE 266, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. *AS SHOWN*
 - G.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY *AS MAY BE SHOWN*
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHERWISE NOTED
- 8) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 827 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.

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

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

06/23/08
DATE



HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 788-1895
FAX (210) 788-1896

PARCEL PLAT SHOWING PROPERTY OF CAROL A. FRYMIRE (HEIR)			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 827
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE



8230 HP8000 8-5x11.plt
82302008 8:04:37 AM 1:12:000425540phase 2cadda827sv_827 BRDR SH2.dwg

County: Guadalupe
Parcel No.: 851
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of FM 1327, end of Segment 4
(Sta. 2938+00) in Travis County, Texas
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-02-002

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

Property Description for Parcel 851

BEING A 16.609 ACRE 723,482 SQ. FT. TRACT OF LAND SITUATE IN THE STATE OF TEXAS, COUNTY OF GUADALUPE, LOCATED IN THE JOHN USSERY SURVEY NO. 501 ABSTRACT NO. 323, AND BEING A PORTION OF A CALLED 173.087 ACRE TRACT CONSISTING OF A CALLED 148.730 ACRE TRACT DESCRIBED IN DEED TO SHAWN DAVIS VICKERS AND KELLEY ANN VICKERS, HUSBAND AND WIFE AS RECORDED IN VOLUME 1551, PAGE 0303 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY (O.P.R.G.C.), AND A CALLED 24.357 ACRE TRACT DESCRIBED IN DEED TO SHAWN VICKERS AND KELLEY VICKERS AS RECORDED IN VOLUME 1612, PAGE 0377 (O.P.R.G.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 3/4 inch iron pipe in the northerly line of the said Shawn Vickers and Kelley Vickers 24.357 acre tract, in the southerly line of County Road 119 also known as Tschoepe Road;

THENCE, with the northerly line of the said 24.357 acre Shawn Vickers and Kelley Vickers tract and the southerly line of County Road 119 also known as Tschoepe Road as fenced and occupied, S 88° 41' 01" W (S 89° 44' 16" W) passing at 110.36 feet the northeast corner of the said 148.730 acre Shawn Davis Vickers and Kelley Ann Vickers, husband and wife tract, continuing in all 758.76 feet to a set Texas Department of Transportation Type II Monument in the proposed east right-of-way of SH 130, located 29.38 feet left of the realignment of CR 119 Baseline Station 107+31.00 and 974.37 feet left of proposed SH 130 Baseline Station 4835+09.16, and being the POINT OF BEGINNING;

1) THENCE, with the proposed east right-of-way of SH 130 S 01° 12' 28" E 24.55 feet to a set Texas Department of Transportation Type II Monument, located 53.93 feet left of the realignment of CR 119 Baseline Station 107+31.00 and 974.25 feet left of proposed SH 130 Baseline Station 4835+33.71;

2) THENCE, continuing with the proposed east right-of-way of SH 130 S 79° 19' 55" W passing at 437.45 feet a set 1/2 inch iron rod with Texas Department of Transportation Aluminum Cap stamped ADL, located 125.83 feet left of the realignment of CR 119 Baseline Station 111+62.50 and 542.41 feet left of proposed SH 130 Baseline Station 4836+03.55, beginning the Access Denial Line, and continuing in all 824.88 feet to a set Texas Department of Transportation Type II Monument located 189.51 feet left of the realignment of CR 119 Baseline Station 115+44.67 and 159.95 feet left of proposed SH 130 Baseline Station 4836+65.40;



3) THENCE, continuing with the proposed east right-of-way of SH 130, the Access Denial Line, S 01° 28' 53" E 2,983.95 feet to a set Texas Department of Transportation Type II Monument in the southerly line of the said 148.730 acre Shawn Davis Vickers and Kelley Ann Vickers, husband and wife tract and the northerly line of a called 173 1/2 acre tract described in deed to Thomas Wayne Oliver and wife, Wanda S. Oliver as recorded in Volume 451, Page 365 of the Deed Records of Guadalupe County (D.R.G.C.), located 159.94 feet left of proposed SH 130 Baseline Station 4866+49.35, and ending the Access Denial Line;

4) THENCE, with the southerly line of the said 148.730 acre Shawn Davis Vickers and Kelley Ann Vickers, husband and wife tract, and the northerly line of the said Thomas Wayne Oliver and wife, Wanda S. Oliver tract, S 88° 47' 47" W (S 89° 15' 47" W) 217.38 feet to a found 1 inch iron pipe at the southwest corner of the said 148.730 acre Shawn Davis Vickers and Kelley Ann Vickers, husband and wife tract, and the northwest corner of the said Thomas Wayne Oliver and wife, Wanda S. Oliver tract, in the easterly line of a called 241.514 acre tract as described in deed to Richard M. Persyn and wife, Elmaya W. Persyn as recorded in Volume 552, Page 211 of the (D.R.G.C.);

5) THENCE, with the westerly line of the said 148.730 acre Shawn Davis Vickers and Kelley Ann Vickers, husband and wife tract, and the easterly line of the said Richard M. Persyn and wife Elmaya W. Persyn tract N 01° 03' 55" W 3,145.96 (N 00° 00' 00" W 3,145.63) feet to a found 1/2 inch iron rod at the northwest corner of the said 148.730 acre Shawn Davis Vickers and Kelley Ann Vickers, husband and wife tract, and the northeast corner of the said Richard M. Persyn and wife Elmaya W. Persyn tract in the southerly line of County Road 119 also known as Tschoepe Road;

6) THENCE, with the northerly line of the said 148.730 acre Shawn Davis Vickers and Kelley Ann Vickers, husband and wife tract, and the southerly line of County Road 119 also known as Tschoepe Road as fenced and occupied, N 88° 55' 54" E 884.72 (N 89° 57' 52" E) feet to a calculated point;

7) THENCE, continuing along the northerly line of the said 148.730 acre Shawn Davis Vickers and Kelley Ann Vickers, husband and wife tract, and the southerly line of County Road 119 also known as Tschoepe Road as fenced and occupied, N 88° 41' 01" E (N 89° 44' 16" E) 124.24 feet to the POINT OF BEGINNING, containing 16.609 acres of land 723,482 SQ. FT.

And in Addition Thereto:

Access is denied to and from the Transportation Facility along a portion of the southerly line of the said 148.730 acre Shawn Davis Vickers and Kelley Ann Vickers, husband and wife tract and the northerly line of the called 173 1/2 acre tract to Thomas Wayne Oliver and wife, Wanda S. Oliver, from a set Texas Department of Transportation Type II Monument located 159.94 feet left of SH 130 Baseline Station 4866+49.35, and the beginning of the Access Denial Line and continues as follows;

THENCE, with the southerly line of the said 148.730 acre Shawn Davis Vickers and Kelley Ann Vickers, husband and wife tract and the northerly line of the called 173 1/2 acre tract to Thomas Wayne Oliver and wife, Wanda S. Oliver, and the Access Denial Line, N 88° 47' 47" E 90.00 feet to a set Texas Department of Transportation Type II Monument located 249.94 feet left of SH 130 Baseline Station 4866+49.79, and ending the Access Denial Line.



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

() denotes record calls.

There is a separate survey plat of Parcel 851 that accompanies and is a part to this description.

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

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

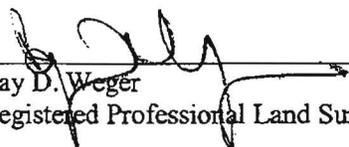
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

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

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

SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



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



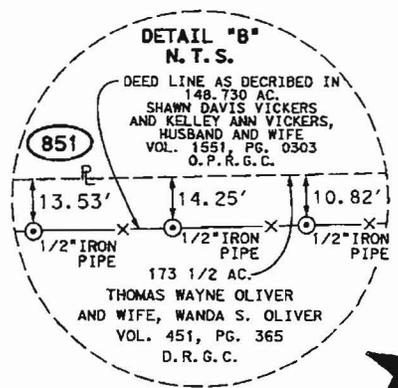
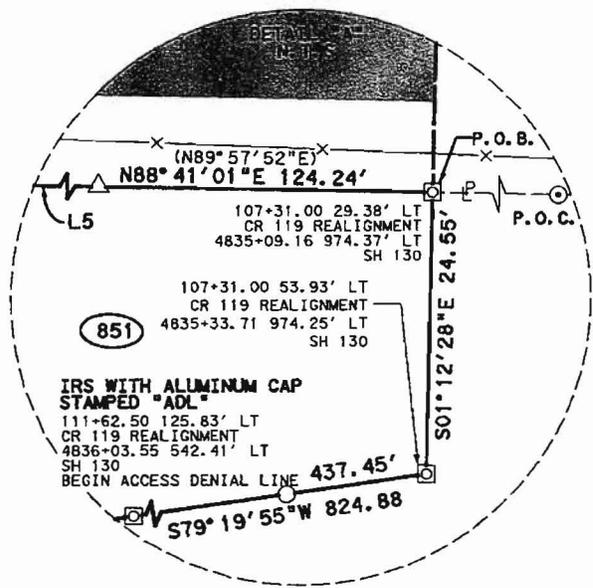
EXHIBIT _____

PAGE 5 OF 6
REV. 3
10/16/08

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

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



10/16/2008 8:16:50 AM #12309 TXDOT I:\260000\2614\0\phase_2\cad\851\view\secREV_SV_851.dwg 8/21/08 8:51:11 PM

300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78238
TEL (210) 798-1855
FAX (210) 798-1886

PARCEL PLAT SHOWING PROPERTY OF SHAWN DAVIS VICKERS AND KELLEY ANN VICKERS			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 851
SCALE N. T. S.	FEDERAL AID PROJECT NO. 80R 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE

Texas
Department
of Transportation

EXHIBIT _____

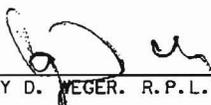
PAGE 6 OF 6
REV. 3
10/16/08

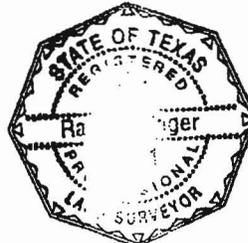
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96)CORS (2002 EPOCH). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENT WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE COMPANY, GF NO. 06-94051367, EFFECTIVE DATE OCTOBER 18, 2007, ISSUE DATE OCTOBER 29, 2007. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
- 4) THE ABOVE REFERENCED TITLE COMMITMENT LISTS THE FOLLOWING RESTRICTIVE COVENANTS, MINERAL OR OTHER RIGHTS, OR OTHER ENCUMBRANCES IN CONNECTION WITH THE PROPERTY SURVEYED THAT HAVE NOT BEEN PLOTTED OR OTHERWISE SHOWN HEREON:
- 5) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. ITEMS 10.
 - A.) CERTIFICATION OF OSSF REQUIRING MAINTENANCE DATED JANUARY 18, 2002, RECORDED IN VOLUME 1677, PAGE 744, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS *NON SURVEY ITEM*
 - B.) AGREEMENT DATED JULY 31, 2000, BY AND BETWEEN CASEY WILLS, BARBETTE WILLS, B.W. HUDGENS AND BENTON DONEGAN, RECORDED IN VOLUME 1534, PAGE 889, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS *NON SURVEY ITEM*
 - C.) RIGHT OF WAY EASEMENT RESERVED IN WARRANTY DEED BY B.W. HUDGENS TO BENTON DONEGAN DATED JANUARY 26, 1995, RECORDED IN VOLUME 1134 PAGE 121, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND ASSIGNMENT OF EASEMENT BY B.W. HUDGENS ET AL TO BENTON DONEGAN, CASEY WILLIS, AND BARBETTE WILLIS DATED OCTOBER 17, 2000, RECORDED IN VOLUME 1551, PAGE 319, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. *BROAD COVERAGE*
 - D.) ALL ZONING LAWS, REGULATIONS AND ORDINANCES OF MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITIES, RELATING TO THE PROPERTY INCLUDING ANY ARISING FROM BEING LISTED ON THE NATIONAL AND/OR STATE REGISTER OF HISTORIC PLACES. *NON SURVEY ITEM*
 - E.) APPROXIMATE LOCATION OF UNDERGROUND WATER LINE AND WATER LINE MARKERS, OVERHEAD ELECTRIC, AND POLE AS SHOWN ON SURVEY PLAT PREPARED BY M.D.S. LAND SURVEYING CO., DATED JANUARY 18, 1995. *SURVEY NOT PROVIDED, NOT SHOWN*
 - F.) ENCROACHMENT OF FENCE INTO THE PROPERTY DESCRIBED ON SCHEDULE A HEREOF AS SHOWN ON SURVEY PLAT PREPARED BY M.D.S. LAND SURVEYING CO., DATED JANUARY 18, 1995; RIGHTS AND/OR CLAIMS, IF ANY, OF ADJOINING PROPERTY OWNER(S) IN AND TO THAT PORTION OF THE SUBJECT PROPERTY LYING BETWEEN THE PROPERTY LINE AND THE FENCE LOCATED INSIDE THE PROPERTY LINE AS SHOWN ON THE ABOVE-IDENTIFIED SURVEY PLAT. *SURVEY NOT PROVIDED, NOT SHOWN*
 - G.) INSOFAR AS TRACT TWO, POSSIBLE UNDERGROUND GASOLINE STORAGE TANK. *NON SURVEY ITEM*
 - J.) VISIBLE AND APPARENT EASEMENTS OVER AND ACROSS SUBJECT PROPERTY *AS MAY BE SHOWN*
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) REMAINDER AREAS ARE CALCULATED BY SUBTRACTING THE SURVEYED ACQUISITION AREA FROM THE OWNERS TOTAL (DEED, CALCULATED OR SURVEYED) AREA UNLESS OTHERWISE NOTED
- 8) SURVEYOR DOES NOT IDENTIFY ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THERE FROM.
- 9) THERE IS A SEPARATE LEGAL DESCRIPTION OF PARCEL 851 THAT ACCOMPANIES AND IS A PART OF THIS SURVEY PLAT.
- 10) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE DENIAL OF ACCESS LINE.
- 11) THE MONUMENTS CITED FOR THIS PARCEL WERE NOT SET AS OF THE DATE OF THIS PARCEL PLAT. THE MONUMENTS CITED WILL BE SET AFTER ACQUISITION OF THE PARCEL BY A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE SUPERVISION OF HALFF ASSOCIATES.

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


RAY D. VEGER, R.P.L.S. NO. 4711 10/16/08 DATE



PARCEL PLAT SHOWING PROPERTY OF SHAWN DAVIS VICKERS AND KELLEY ANN VICKERS			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 851
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 2004 (620)	R. O. W. C. S. J. NO. 3583-02-002	COUNTY GUADALUPE



10/18/2008 9:18:49 AM a:\3208 TXDOT 1435000125640\phsa_2\cad\0851\vr\res\0811\plat\0811\plat.dwg 9230_HFP000_0-8x11.plt

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

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

Property Description for Parcel 828

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

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

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

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

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

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

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



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

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

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

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

() denotes record calls.

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

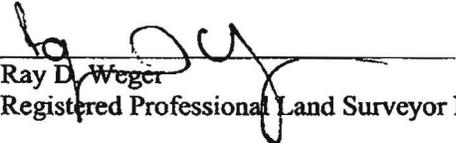
Access is denied to and from the transportation facility across the Denial of Access Line.

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

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

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this day 12 February 2009.

SURVEYED BY:


Ray D. Weger
Registered Professional Land Surveyor No. 4711



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

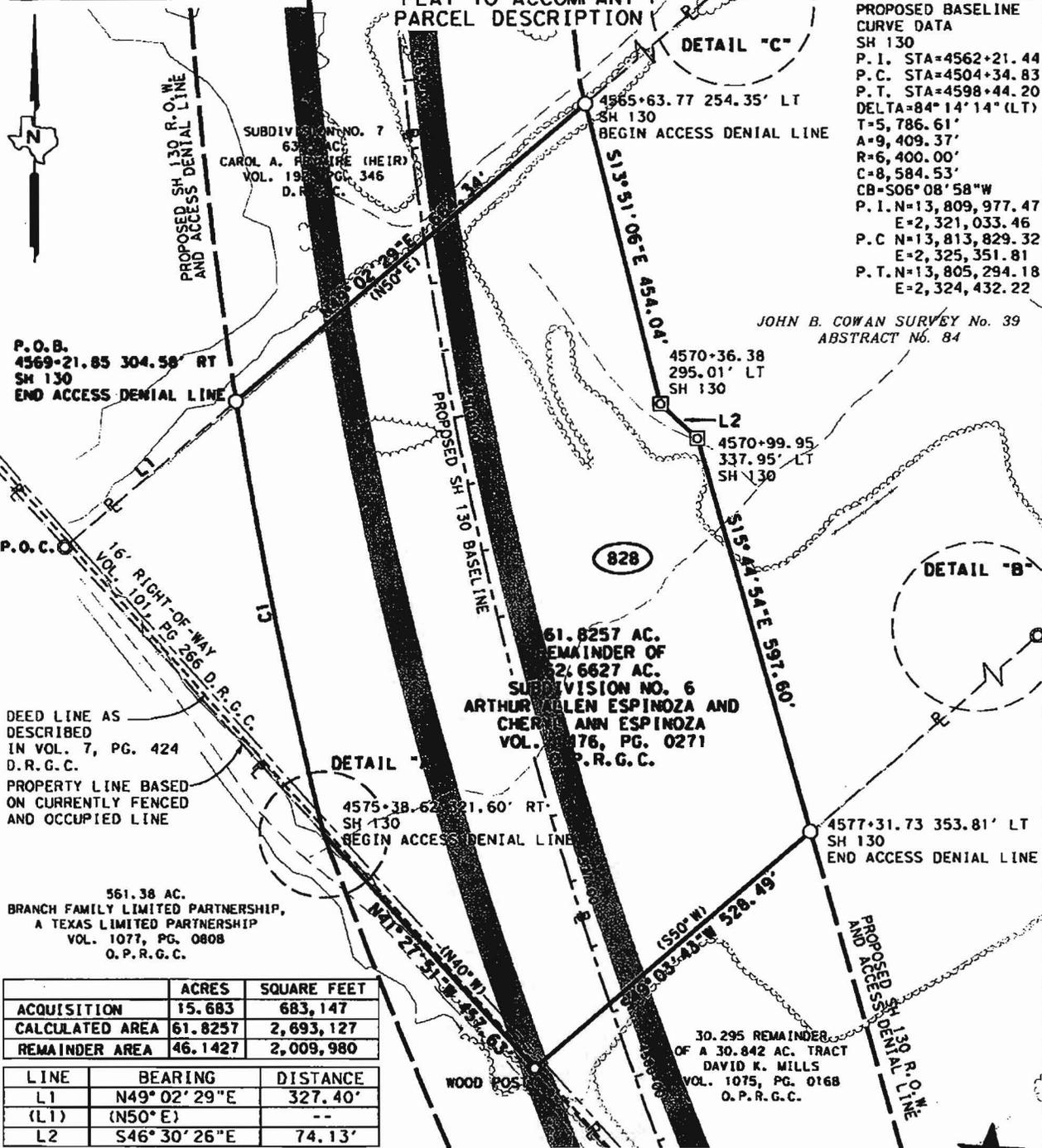
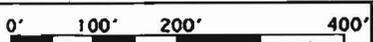


PAGE 3 OF 6
REV. 1
02/12/09

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

PROPOSED BASELINE
CURVE DATA
SH 130
P. I. STA=4562+21.44
P. C. STA=4504+34.83
P. T. STA=4598+44.20
DELTA=84° 14' 14" (LT)
T=5,786.61'
A=9,409.37'
R=6,400.00'
C=8,584.53'
CB=S06° 08' 58" W
P. I. N=13,809,977.47
E=2,321,033.46
P. C. N=13,813,829.32
E=2,325,351.81
P. T. N=13,805,294.18
E=2,324,432.22

JOHN B. COWAN SURVEY No. 39
ABSTRACT No. 84



P.O.B.
4569+21.85 304.58' RT
SH 130
END ACCESS DENIAL LINE

4570+36.38
295.01' LT
SH 130

L2
4570+99.95
337.95' LT
SH 130

61.8257 AC.
REMAINDER OF
62.6627 AC.
SUBDIVISION NO. 6
ARTHUR ALLEN ESPINOZA AND
CHERYL ANN ESPINOZA
VOL. 1076, PG. 0271
O. P. R. G. C.

DEED LINE AS
DESCRIBED
IN VOL. 7, PG. 424
D. R. G. C.
PROPERTY LINE BASED
ON CURRENTLY FENCED
AND OCCUPIED LINE

561.38 AC.
BRANCH FAMILY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP
VOL. 1077, PG. 0808
O. P. R. G. C.

	ACRES	SQUARE FEET
ACQUISITION	15.683	683,147
CALCULATED AREA	61.8257	2,693,127
REMAINDER AREA	46.1427	2,009,980

LINE	BEARING	DISTANCE
L1	N49° 02' 29" E	327.40'
(L1)	(N50° E)	--
L2	S46° 30' 26" E	74.13'

CURVE	RADIUS	DELTA	TAN	LENGTH	CHORD BEARING	DISTANCE
C1	7,588.50'	04° 53' 09"	323.75'	647.11'	N11° 03' 42" W	646.92'
C2	7,588.50'	00° 00' 26"	0.48'	0.96'	S13° 30' 30" E	0.96'

FILE: \\P:\2009\200902\PHASE_2\CADD\DRSSV_828_BDRR_810984.dwg 12/10/08 PM 4:20:47 TXDOT 12/22/09

300 E. SOUTHERN BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1885
FAX (210) 798-1888

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

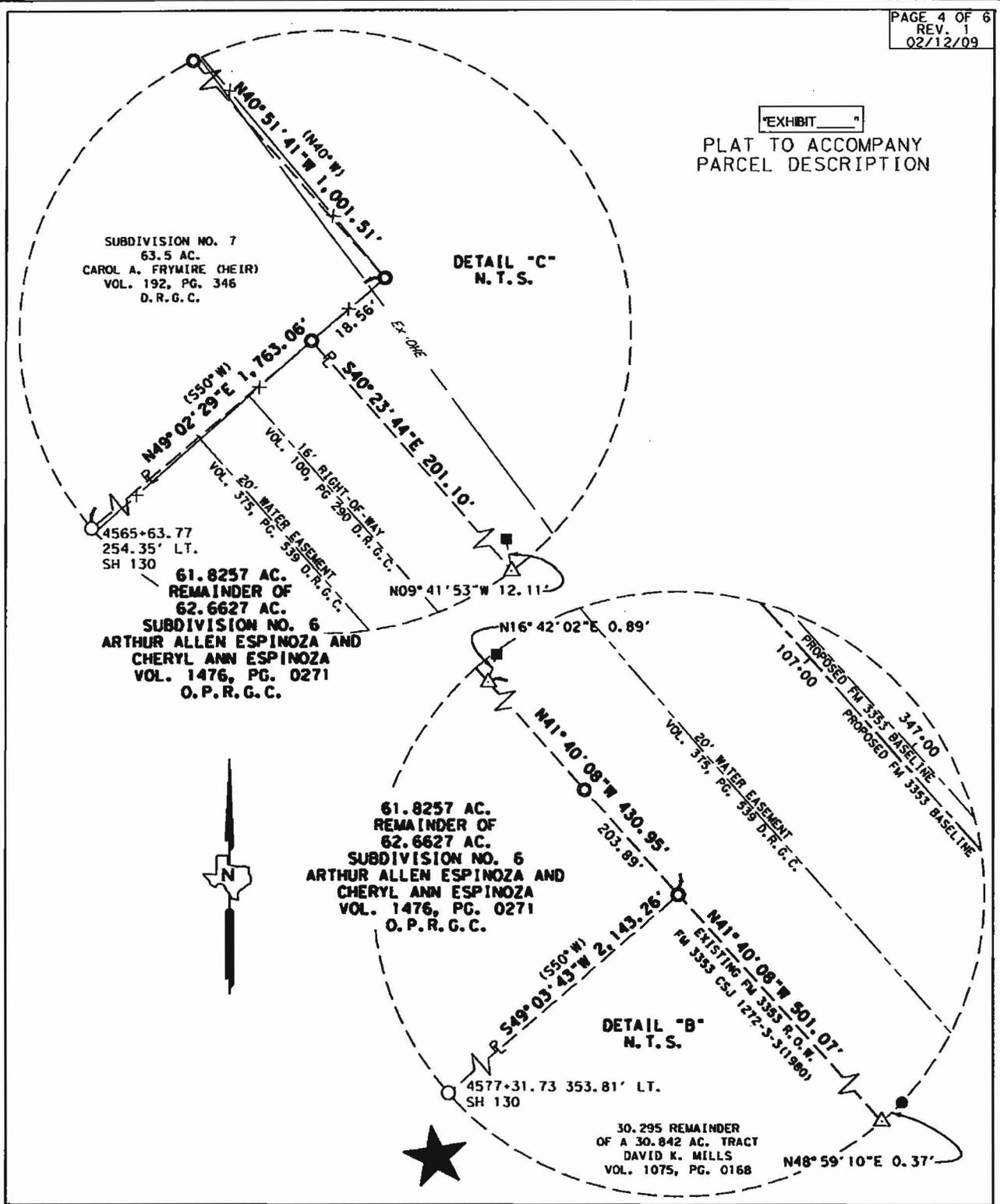
DISTRICT AUS	STATE HIGHWAY 130	PARCEL 828
SCALE 1"=200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W. C.S.J. NO. 3583-02-002
		COUNTY GUADALUPE

Texas
Department
of Transportation

PAGE 4 OF 6
REV. 1
02/12/09

EXHIBIT "n"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



2/12/2009 12:12:28 PM 8/2247 TXDOT 1320000026540PHASE 2\CAD0002828SV 828 BRDR SH028.dwg
 FILEFILE PDF Maxof ul 300.plt

HALFF
 300 E. SONTERRA BLVD, SUITE 230
 SAN ANTONIO, TEXAS 78256
 TEL (210) 798-1865
 FAX (210) 798-1866

PARCEL PLAT SHOWING PROPERTY OF ARTHUR ALLEN ESPINOZA AND CHERYL ANN ESPINOZA		
DISTRICT AUS	STATE HIGHWAY 130	
SCALE N. T. S.	FEDERAL AID PROJECT NO. BOR 20041620)	R. O. W. C. S. J. NO. 3583-02-002
	PARCEL 828	COUNTY GUADALUPE



"EXHIBIT _____"

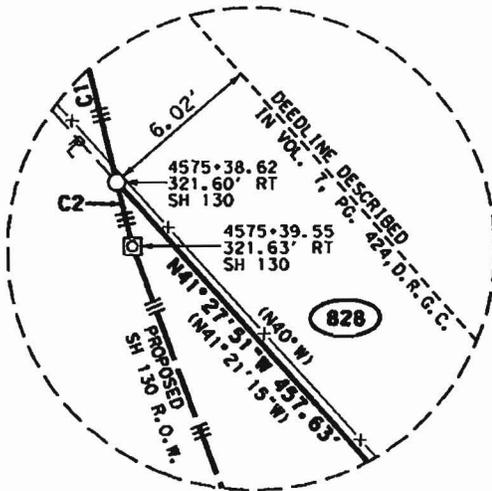
PAGE 5 OF 6
REV. 1
02/12/09

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

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

DETAIL "A"
N. T. S.



2/12/2009 12:11:12 PM a:\2007 TDDOT 1120000225500PHASE_2\CADD\1120000225500.dwg BROR SH-278.dwg

HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL (210) 788-1880
FAX (210) 798-1888

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

EXHIBIT _____

PAGE 6 OF 6
REV. 1
02/12/09

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

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

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

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

02/12/09
DATE



HALFF
300 E. SONTERRA BLVD, SUITE 220
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1898
FAX (210) 798-1898

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



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Parcel 1525E
SH 130, Segments 5&6
CSJ 3583-01-002
Caldwell County
Federal Project No. BOR 2004(620)
Limits: South of FM 1327, at end of Segment 4 (Sta. 2938+00) in Travis County
to IH 10 near Seguin, in Guadalupe County, Texas

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon and across the following described tract of land, with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to said drainage channel, or any part thereof, said tract of land being a 34,777 square foot, 0.798 acre, tract of land out of the Isaac Jackson Survey, Abstract No. 157, located in Caldwell County, Texas, being part of a called 3.000 acre tract of land described by Warranty Deed dated October 22, 1999, to National Nominee Group, Inc., as recorded in Volume 223, Page 919, of the Official Public records of Caldwell County (O.P.R.C.C), same being further described as Lot 8-B of the resubdivision of Lots 1, 8, 9, and 10 of Rolling Hills Subdivision as recorded in Cabinet A, Slide 127 of the plat records of Caldwell County (P.R.C.C.) (Hereinafter referred to as Lot 8-B), said 34,777 square foot, 0.798 acre tract of land, as shown on the accompanying parcel plat, is further described by metes and bounds as follows:

Page 1 of 5
PARCEL 1525-E
5/8/2008

County: Caldwell **Segment:** 5
Parcel No.: 1525-E **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 1525-E

DESCRIPTION OF A 34,777 SQUARE FOOT, 0.798 ACRE TRACT OF LAND OUT OF THE ISAAC JACKSON SURVEY, ABSTRACT NO. 157, LOCATED IN CALDWELL COUNTY, TEXAS, BEING PART OF A CALLED 3.000 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED OCTOBER 22, 1999, TO NATIONAL NOMINEE GROUP, INC., AS RECORDED IN VOLUME 223, PAGE 919 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY (O.P.R.C.C.), SAME BEING FURTHER DESCRIBED AS LOT 8-B OF THE RESUBDIVISION OF LOTS 1, 8, 9, AND 10 OF ROLLING HILLS SUBDIVISION AS RECORDED IN CABINET A, SLIDE 127 OF THE PLAT RECORDS OF CALDWELL COUNTY (P.R.C.C.) (HEREINAFTER REFERRED TO AS LOT 8-B), SAID 34,777 SQUARE FOOT, 0.798 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF ASSOC INC" at the northeast corner of said Lot 8-B same being the southeast corner of Lot 8-A of said Resubdivision (hereinafter referred to as Lot 8-A), same being on the west line of Lot 9-B of said Resubdivision (hereinafter referred to as Lot 9-B), and from which a 6" fence corner post found bears South 28° 20' 01" East, a distance of 0.58 feet;

THENCE South 86° 07' 38" West, departing said Lot 9-B and along the common line of said Lot 8-A and said Lot 8-B, a distance of 482.56 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set for the **POINT OF BEGINNING** of the herein described tract, said point being located 562.68 feet left of S.H. 130 Baseline Station 3191+16.14;

- 1) **THENCE** South 10° 48' 11" East, departing said Lot 8-A and along the east line of the herein described tract, a distance of 176.74 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set for corner;



Page 2 of 5
PARCEL 1525-E
5/8/2008

- 2) **THENCE** South $87^{\circ} 18' 12''$ West, along the south line of the herein described tract, a distance of 200.97 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set for corner on the existing east right-of-way line of U.S. Highway 183 (a variable width right-of-way), same being on the west line of said Lot 8-B, said point being located 365.45 feet left of S.H. 130 Baseline Station 3192+70.06;
- 3) **THENCE** North $10^{\circ} 54' 22''$ West, along the common line of said Lot 8-B and said east right-of-way line, and along the west line of the herein described tract, a distance of 172.62 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set for corner at the southwest corner of said Lot 8-A, said point being located 363.05 feet left of S.H. 130 Baseline Station 3190+94.57;
- 4) **THENCE** North $86^{\circ} 07' 38''$ East, departing said common line and along the common line of said Lot 8-A and Lot 8-B, and along the north line of the herein described tract, a distance of 200.74 feet to the **POINT OF BEGINNING** of the herein described tract and containing 34,777 square feet, 0.798 acre 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.



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 ALLUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 600 NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ⊙ FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.C.C. DEED RECORDS OF CALDWELL COUNTY
- P.R.C.C. PLAT RECORDS OF CALDWELL COUNTY
- R.P.R.C.C. REAL PROPERTY RECORDS OF CALDWELL COUNTY
- O.R.C.C. OFFICIAL RECORDS OF CALDWELL COUNTY
- G.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

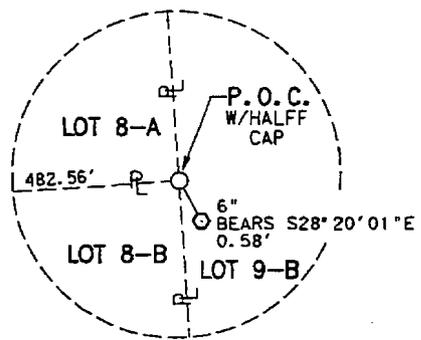
**PLAT TO ACCOMPANY
PARCEL DESCRIPTION**

- 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.0508021 EFFECTIVE DATE MARCH 28, 2008.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: 1 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 5/8/08
COLIN J. HENRY REGISTERED PROFESSIONAL LAND SURVEYOR DATE
TEXAS REGISTRATION NO. 5230

DETAIL "A"
N.T.S.



	PARCEL PLAT		PARCEL NUMBER	1525-E		
	PARCEL 1525-E			ACRES	SQUARE FEET	
	FILE 1525-E	TURNPIKE PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION	0.798	34,777
	SCALE NONE	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	DEED AREA	5.968	259,966
		COUNTY CALDWELL	REMAINDER AREA			

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 4
June 30, 2005

Description for Parcel 58

BEING 11,852 square feet of land, more or less, situated in the Henry Gough Survey, Abstract No. 493, Dallas County, Texas and being part of Lot 1R of Block A of the Calvary Christian Community Addition Revised, an addition to the City of Irving, Texas as recorded in Volume 90201, Page 4339 of the Deed Records of Dallas County, Texas and being part of that land conveyed to Trinity Christian Center of Santa Ana, by deeds recorded in Volume 2001189, Page 09938 and Volume 2002005, Page 05104 of the Deed Records of said County and being more particularly described by metes and bounds as follows:

COMMENCING at the most westerly southwest corner of said Lot 1R, said corner being the intersection of the most westerly south line of said Calvary Christian Community Addition Revised with the existing northeast line of S. H. 356 (a variable width R.O.W.), from which a 1/2" iron rod found bears North 35°46'15" East, a distance of 0.76 feet;

THENCE North 26°58'50" West along the existing northeast line of said S. H. 356, a distance of 126.07 feet to an angle point in same, at a found TXDOT Brass Monument;

THENCE North 11°49'37" West continuing along the existing northeast line of said S. H. 356, a distance of 206.49 feet to an angle point in same, at a found TXDOT Brass Monument;

THENCE North 00°08'07" West along the existing east line of said S. H. 356, a distance of 244.85 feet to an angle point in same;

THENCE North 22°07'52" East along the existing easterly line of said S. H. 356, a distance of 191.24 feet to an intersection with the existing southerly line of S. H. 183 (a variable width R.O.W.);

THENCE North 73°49'51" East along said existing southerly line of S. H. 183, a distance of 64.96 feet to the POINT of BEGINNING (Northing 6991582.38, Easting 2433258.14) at a set 5/8" iron rod with aluminum cap marked TXDOT**;

- 1) THENCE continuing North 73°49'51" East along said existing southerly right of way line of said S. H. 183, a distance of 146.44 feet to an angle point in same;
- 2) THENCE North 89°04'56" East along the existing south right of way line of said S. H. 183, a distance of 445.10 feet to the northeast corner of said Lot 1R same being the northwest corner of Lot 2R of said Calvary Christian Community Addition Revised;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 4
June 30, 2005

Description for Parcel 58

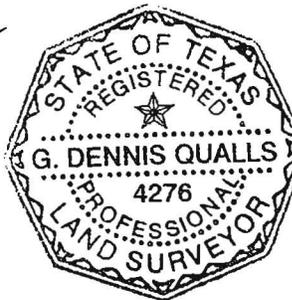
- 3) THENCE South 00°59'27" East along said east line of Lot 1R, a distance of 12.50 feet to the new south line of said S. H. 183, at a set 5/8" iron rod with aluminum cap marked TXDOT;
- 4) THENCE South 86°41'33" West along said new south line of said S. H. 183, a distance of 454.06 feet to the beginning of a curve to the left, having a radius of 5,708.00 feet and a chord which bears South 86°01'31" West, 132.92 feet to a set Brass Disk stamped TXDOT**;
- 5) THENCE in a westerly direction along the last mentioned curve and said new south line of S. H. 183, through a central angle of 01°20'04", an arc distance of 132.94 feet to the POINT OF BEGINNING and containing 11,852 square feet [0.2721 acre] of land, more or less.

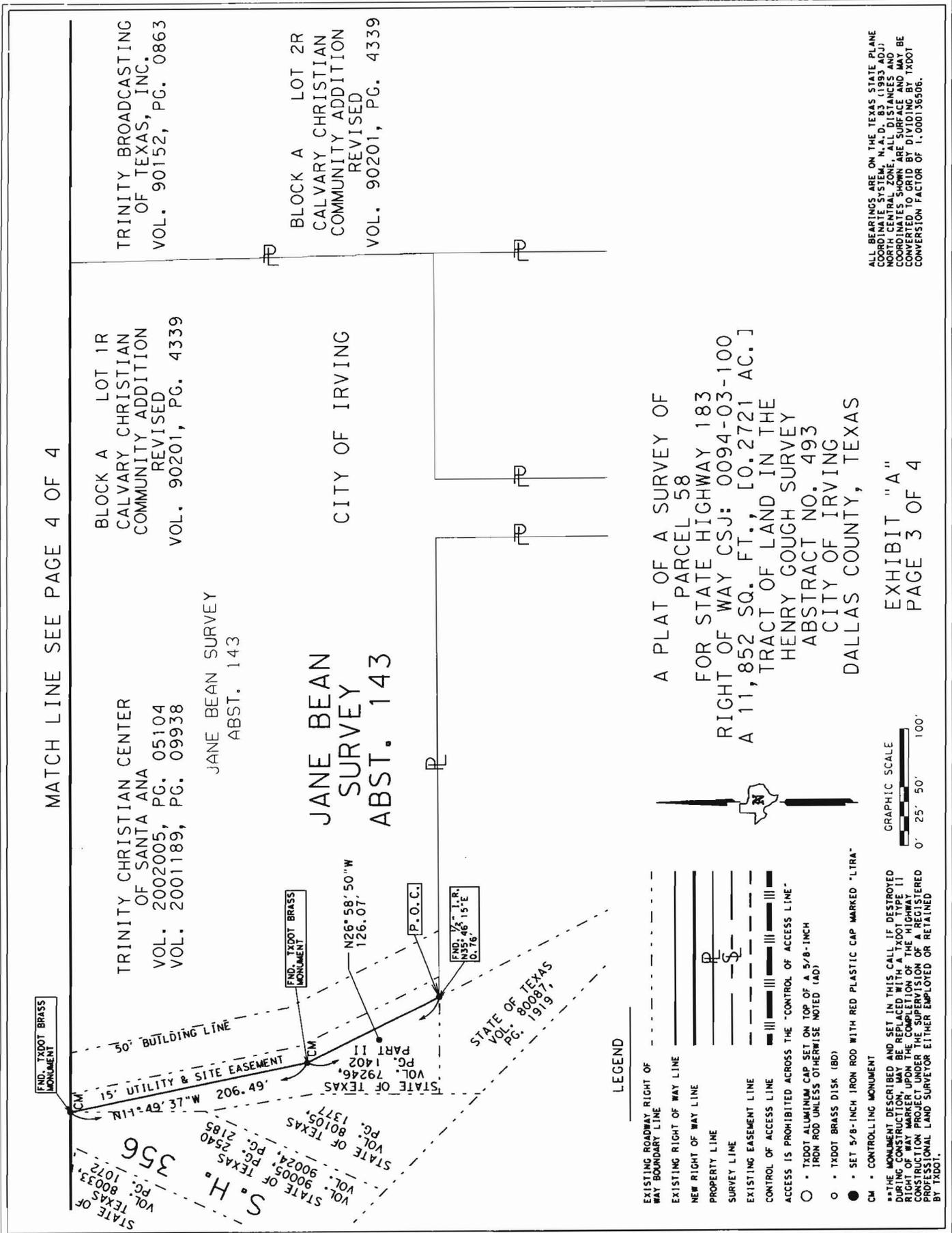
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

BASIS OF BEARING: 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.


G. Dennis Qualls, R.P.L.S. Date 7-29-05
Texas Registration No. 4276

Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144





MATCH LINE SEE PAGE 4 OF 4

TRINITY CHRISTIAN CENTER
OF SANTA ANA
VOL. 2002005, PG. 05104
VOL. 2001189, PG. 09938

BLOCK A LOT 1R
CALVARY CHRISTIAN
COMMUNITY ADDITION
REVISED
VOL. 90201, PG. 4339

JANE BEAN SURVEY
ABST. 143

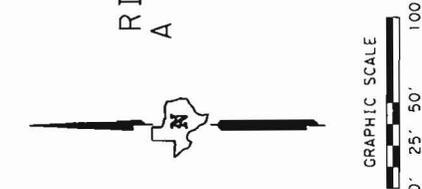
BLOCK A LOT 2R
CALVARY CHRISTIAN
COMMUNITY ADDITION
REVISED
VOL. 90201, PG. 4339

JANE BEAN
SURVEY
ABST. 143
CITY OF IRVING

A PLAT OF A SURVEY OF
PARCEL 58
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
A 11,852 SQ. FT., [0.2721 AC.]
TRACT OF LAND IN THE
HENRY GOUGH SURVEY
ABSTRACT NO. 493
CITY OF IRVING
DALLAS COUNTY, TEXAS

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, N.A.D. 83 (1983 ADJ.)
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TXDOT
CONVERSION FACTOR OF 1.000136506.

EXHIBIT "A"
PAGE 3 OF 4



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - CONTROL OF ACCESS LINE
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 - - TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AO)
 - - TXDOT BRASS DISK (BD)
 - - SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
 - CM - CONTROLLING MONUMENT
- **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 REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

GRAPHIC SCALE

0' 25' 50' 100'

Dallas County
SH 183
0094-03-100
Parcel 58

Access Clause

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

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

Page 1 of 3
May 20, 2005

Description for Parcel 66

BEING a 7,994 square feet tract of land, more or less, in the Anton Kuhn Survey, Abstract No. 728, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to The American Bank as recorded in Volume 78103, Page 2456 of the Deed Records of Dallas County, Texas, and also being part of Eagle Square, an Addition to the City of Irving as recorded in Volume 78164, Page 0265 of said Deed Records, said 7,994 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said American Bank tract and also being the northwest corner of a tract as conveyed to Towne Square, L.C. as recorded in Volume 98206, Page 4406 of said Deed Records and also being Eagle Square 2, an Addition to the City of Irving as recorded in Volume 81054, Page 2682 of said Deed Records;

THENCE South 00 degrees 40 minutes 00 seconds East, along the common line of said American Bank tract and said Towne Square, L.C. tract, a distance of 279.10 feet to a 5/8" iron rod with TxDOT cap set on the new northern right of way line of State Highway 183 and being the POINT OF BEGINNING;

1) THENCE South 00 degrees 40 minutes 00 seconds East, along the common line of said American Bank tract and said Towne Square, L.C. tract, a distance of 73.75 feet to the existing northern right of way line of State Highway 183 at the southeast corner of said American Bank tract, from which an "X" found in concrete bears South 00 degrees 40 minutes 00 seconds East, a distance of 0.73 feet;

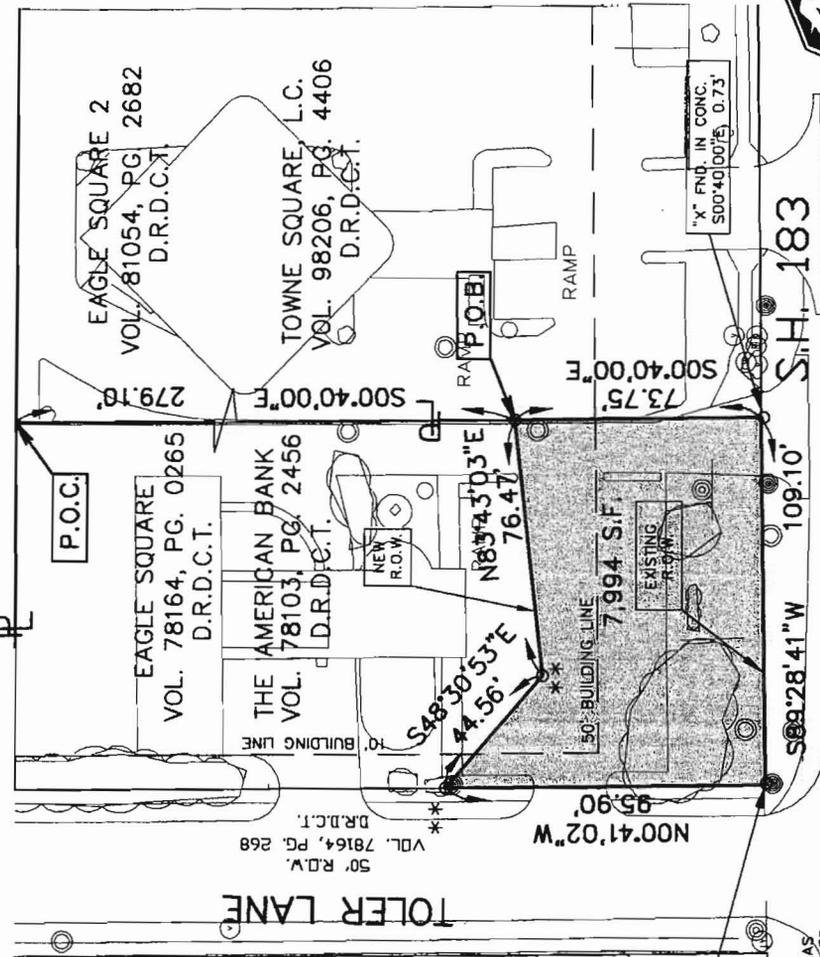
2) THENCE South 89 degrees 28 minutes 41 seconds West, along the existing northern right of way line of State Highway 183, a distance of 109.10 feet to the intersection of the existing northern right of way line of State Highway 183 and the existing eastern right of way line of Toler Lane, from which a 3/8" iron rod found bears South 52 degrees 07 minutes 43 seconds East, a distance of 0.63 feet;

3) THENCE North 00 degrees 41 minutes 02 seconds West, along the existing eastern right of way line of Toler Lane, a distance of 95.90 feet to a 5/8" iron rod with TxDOT cap set at the intersection of the existing eastern right of way line of Toler Lane and the new northern right of way line of State Highway 183;**

EXHIBIT "A"
Page 3 of 3

ANTON KUHN SURVEY
ABSTRACT NO. 728

CITY OF
IRVING



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"
ALUMINUM PINS SET ON TOP OF A 5/8-INCH
IRON ROD UNLESS OTHERWISE NOTED
BO - TAGOET BRONZE DISK SET IN CONCRETE
DURING CONSTRUCTION, MAY BE REPLACED WITH A TAGOET 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 18001.



A PLAT OF A SURVEY
PARCEL 66
FOR S.H. 183
A 7,994 SQ. FT., (0.1835 AC.)
TRACT OF LAND IN THE
ANTON KUHN SURVEY
ABSTRACT NUMBER 728
CITY OF IRVING
DALLAS COUNTY, TEXAS
MAY 20, 2005

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1983 ADJ.)
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TAGOET
CONVERSION FACTOR OF 1.000136068



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

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

Dallas County
SH 183
0094-03-098
Parcel 66

Access Clause

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

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 4
July 5, 2005

Description for Parcel 52

BEING 572 square feet of land, more or less, situated in the Henry Gough Survey, Abstract No. 493, Dallas County, Texas and being part of Lot 3 of Block 1 of the "Replat of Target Addition", an addition to the City of Irving, Texas as recorded in Volume 86116, Page 6749 of the Deed Records of Dallas County, Texas and being part of that land conveyed to Bigsix Realty, Ltd. by deed recorded in Volume 90139, Page 3532 of the Deed Records of said County and being more particularly described by metes and bounds as follows:

COMMENCING at the interior corner of Lot 2R of Block A of the "Imperial Square Replat" Addition, as recorded in Volume 84010, Page 4758 of said Deed Records, at a found "X" cut in concrete;

THENCE South 00°21'50" East, along the most southerly east line of said "Imperial Square Replat" Addition, a distance of 200.15 feet to the existing north right of way line of S.H. 183;

THENCE North 82°12'52" West along said existing north right of way line, passing at 278.57 feet a found ½" iron rod at the intersection with the curving east line of Imperial Drive (55' right of way), passing at 333.63 feet a found ½" iron rod at the intersection with the curving west line of said Imperial Drive, and continuing a total distance of 663.69 feet to an angle in said existing right of way line;

THENCE North 75°58'34" West continuing along said existing north right of way line, a distance of 156.01 feet to a found TXDOT Brass Monument at the southeast corner of said Lot 3 of Block 1 of the "Replat of Target Addition" and the POINT OF BEGINNING (surface northing 6992051.05, easting 2432674.12) of the herein described tract;

- 1) THENCE North 75°38'32" West along said existing north right of way line, a distance of 85.36 feet to a set 5/8" iron rod with aluminum cap marked TXDOT** in the new north right of way line of S.H. 183, and being the beginning of a non-tangent curve to the right, having a radius of 5,764.00 feet and a chord which bears North 89°36'53" East, 55.46 feet;
- 2) THENCE in a easterly direction along the last mentioned curve and said new north right of way line, through a central angle of 00°33'05", an arc distance of 55.47 feet to a set Brass Disk stamped TXDOT**;
- 3) THENCE South 00°06'36" East along an off set in said new north line of S. H. 183, a distance of 12.00 feet to a set Brass Disk stamped TXDOT** in the new north right of way line of S.H. 183, and being the beginning of a non-tangent curve to the right, having a radius of 5,752.00 feet and a chord which bears South 89°58'27" East, 27.22 feet;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 4
July 5, 2005

Description for Parcel 52

- 4) THENCE in a easterly direction along the last mentioned curve and said new north right of way line, through a central angle of $00^{\circ}16'17''$, an arc distance of 27.25 feet to the east line of said Lot 3 of Block 1 of the "Replat of Target Addition", at a set $5/8$ " iron rod with aluminum cap marked TXDOT;
- 5) THENCE South $00^{\circ}03'52''$ West along the said east, a distance of 9.53 feet to the POINT OF BEGINNING and containing 572 square feet [0.0131 acre] 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 183 as conveyed for public right of way by deed recorded in Volume 79043, Page 2001 of said Deed Records and a tract of land conveyed to Bigsix Realty, Ltd. by deed recorded in Volume 90139, Page 3532 of said Deed Records same being said Lot 3 of Block 1 out of the "Replat of Target Addition", and being located in the Henry Gough Survey, Abstract Number 493, Dallas County, Texas; said Control of Access Line being more particularly described by metes and bounds as follows:

COMMENCING at the interior corner of Lot 2R of Block A of the "Imperial Square Replat" Addition, as recorded in Volume 84010, Page 4758 of said Deed Records, at a found "X" cut in concrete;

THENCE South $00^{\circ}21'50''$ East, along the most southerly east line of said "Imperial Square Replat" Addition, a distance of 200.15 feet to the existing north right of way line of S.H. 183;

THENCE North $82^{\circ}12'52''$ West along said existing north right of way line, passing at 278.57 feet a found $1/2$ " iron rod at the intersection with the curving east line of Imperial Drive (55' right of way), passing at 333.63 feet a found $1/2$ " iron rod at the intersection with the curving west line of said Imperial Drive, and continuing a total distance of 663.69 feet to an angle in said existing right of way line;

THENCE North $75^{\circ}58'34''$ West continuing along said existing north right of way line, a distance of 156.01 feet to a found TXDOT Brass Monument at the southeast corner of said Lot 3 of Block 1 of the "Replat of Target Addition";

THENCE North $75^{\circ}38'32''$ West continuing along said existing north right of way line of S. H. 183, a distance of 107.32 feet to a $5/8$ inch iron rod with cap marked "LTRA" set in the existing southerly right of way line of State Highway 183, (variable width) and being the Beginning of this Control of Access Line;

- 1) THENCE North $75^{\circ}38'32''$ West continuing along said existing north right of way line of S. H. 183, a distance of 37.12 feet to a set $5/8$ " iron rod with aluminum cap marked TXDOT** at an angle point in same;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 3 of 4
July 5, 2005

Description for Parcel 52

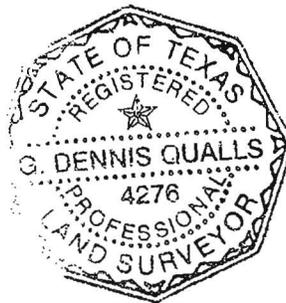
- 2) THENCE North 69°50'18" West continuing along said existing north right of way line of S. H. 183, a distance of 68.50 feet to the southwest corner of said Lot 3 of Block 1 at a set 5/8" iron rod with aluminum cap marked TXDOT and being the End of this Control of Access Line.

** 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.

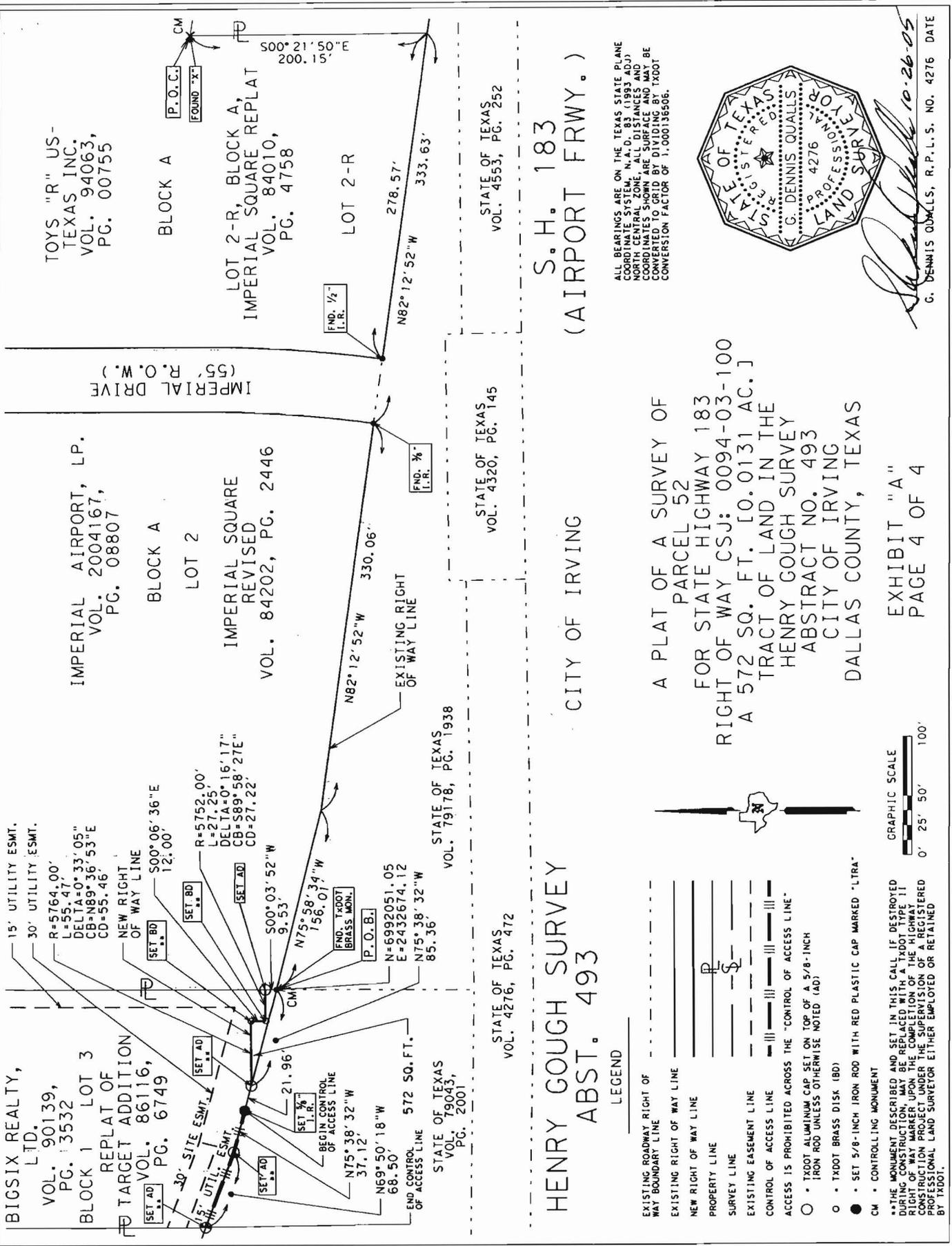
Access is prohibited across the "Control of Access Line" to the highway facility from the adjacent property.

BASIS OF BEARING: 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.


G. Dennis Qualls, R.P.L.S. Date
Texas Registration No. 4276



Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144



TOYS "R" US-
TEXAS INC.
VOL. 94063,
PG. 00755

BLOCK A

LOT 2-R, BLOCK A,
IMPERIAL SQUARE REPLAT
VOL. 84010,
PG. 4758

LOT 2-R

IMPERIAL AIRPORT, LP.
VOL. 2004167,
PG. 08807

BLOCK A

LOT 2
IMPERIAL SQUARE
REVISED
VOL. 84202, PG. 2446

STATE OF TEXAS
VOL. 4320, PG. 145

STATE OF TEXAS
VOL. 4553, PG. 252

STATE OF TEXAS
VOL. 79178, PG. 1938

STATE OF TEXAS
VOL. 4276, PG. 472

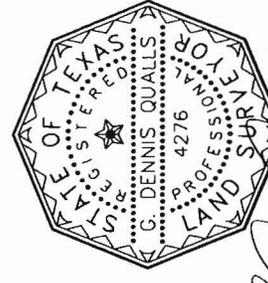
STATE OF TEXAS
VOL. 79043,
PG. 2001

S.H. 183
(AIRPORT FRWY.)

CITY OF IRVING

HENRY GOUGH SURVEY
ABST. 493

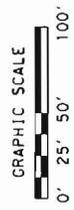
ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.)
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TXDOT
CONVERSION FACTOR OF 1.000136506.



G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE
10-26-05

A PLAT OF A SURVEY OF
PARCEL 52
FOR STATE HIGHWAY 183
A 572 SQ. FT. 10.0131 AC. J
TRACT OF LAND IN THE
HENRY GOUGH SURVEY
ABSTRACT NO. 493
CITY OF IRVING
DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 4 OF 4



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- • TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- • TXDOT BRASS DISK (BD)
- • SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM • CONTROLLING MONUMENT
- ** 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.

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 2
June 18, 2005

Description for Parcel 69AC

BEING 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 183 as dedicated for public right of way by "Plymouth Park No. 5", a plat recorded in Volume 25, Page 161 of the Plat Records of Dallas County, Texas and a tract of land conveyed to Sara Pereda and spouse, Ricardo Garay by deed recorded in Volume 2003005, Page 05278 of the Deed Records of Dallas County, Texas, same being Lot 15, Block 9 out of said Plat and being located in the Henry Gough Survey, Abstract Number 493, Dallas County, Texas; said Control of Access Line being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Lot 15 from which a 3/8" iron rod found bears South 05° 39' 13" West, a distance of 0.39 feet;

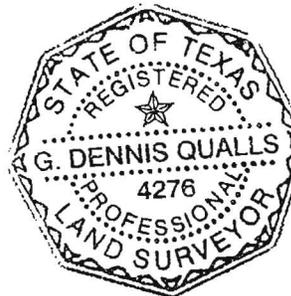
THENCE North 00°49'36" West along the easterly line of said Lot 15, a distance of 125.00 feet to a 5/8 inch iron rod with cap marked "LTRA" set in the existing southerly right of way line of State Highway 183, (272.00 feet wide right of way), for the POINT of BEGINNING, (Northing 6991640.98, Easting 2434511.26), of the herein described Control of Access Line;

- 1) THENCE South 89° 04' 56" West along said existing southerly right of way line and along the Control of Access Line, a distance of 65.00 feet to a 5/8-inch iron rod with cap marked "LTRA" set for the end of this Control of Access Line.

Access is prohibited across the "Control of Access Line" to the highway 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 the TxDOT conversion factor of 1.00015271.


G. Dennis Qualls, R.P.L.S. Date
Texas Registration No.4276

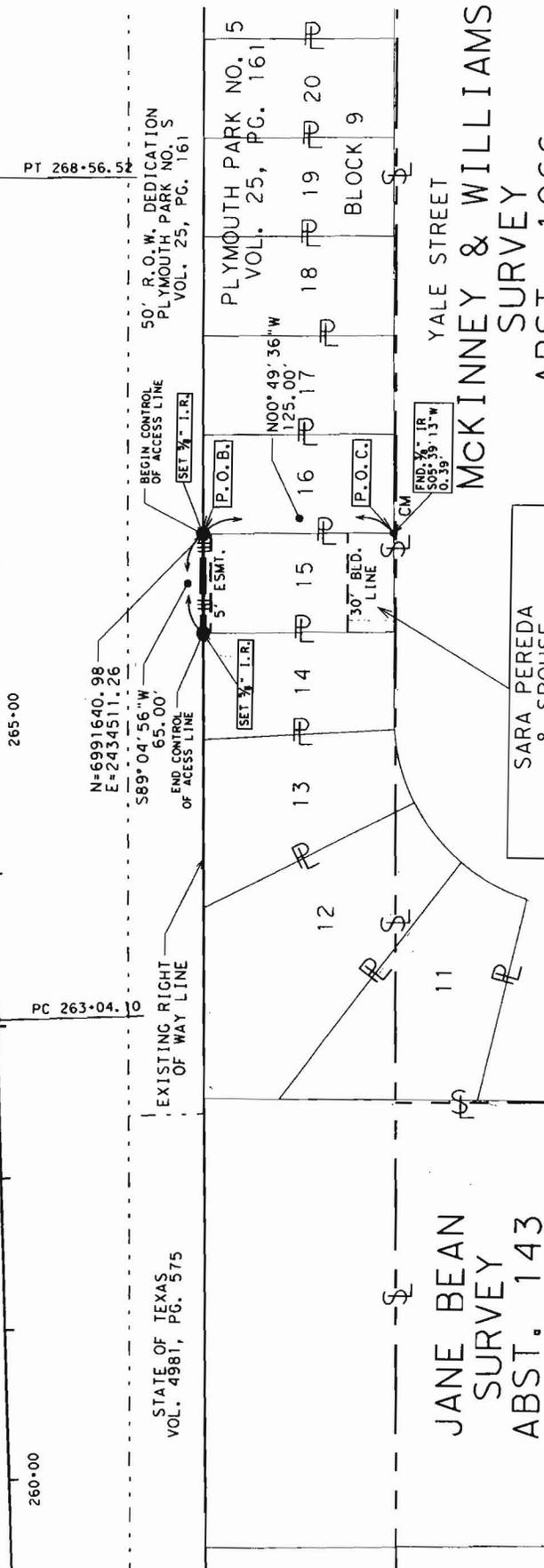


Lina T. Ramey and Associates, Inc.
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Dallas, TX 75201
Ph. 214-979-1144

STATE OF TEXAS
VOL. 4268, PG. 533

HENRY GOUGH SURVEY
ABST. 493
S.H. 183
(AIRPORT FRWY.
272' R.O.W.)

CITY OF IRVING



JANE BEAN
SURVEY
ABST. 143

SARA PEREDA
& SPOUSE
RICARDO GARAY
VOL. 2003005, PG. 05278

MCKINNEY & WILLIAMS
SURVEY
ABST. 1066

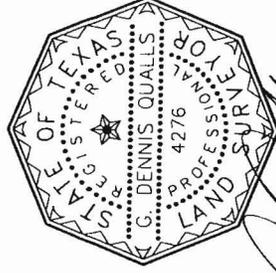
ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.)
NORTH CENTRAL ZONE. ALL DISTANCES AND
CONVERTED DISTANCES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO MEAN SEA LEVEL BY DIVIDING BY TXDOT
CONVERSION FACTOR OF 1.000136506.

A PLAT OF A SURVEY OF
PARCEL 69AC
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
A CONTROL OF ACCESS LINE IN THE
HENRY GOUGH SURVEY
ABSTRACT NO. 493
CITY OF IRVING
DALLAS COUNTY, TEXAS

- LEGEND
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - - - - - NEW RIGHT OF WAY LINE
 - — — — — PROPERTY LINE
 - — — — — SURVEY LINE
 - — — — — EXISTING EASEMENT LINE
 - — — — — CONTROL OF ACCESS LINE
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 - • TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
 - • TXDOT BRASS DISK (BD)
 - • SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LITRA"
 - CM • CONTROLLING MONUMENT



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



G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE 7-28-05

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

Page 1 of 3
May 20, 2005

Description for Parcel 9AC

BEING a Control of Access Line, in the Jacob Castor Survey, Abstract No. 311, delineating denial of access to the transportation facility from the adjacent property along the common boundary of S.H. 183 as conveyed by deed to the State of Texas as recorded in Volume 4260, Page 626, of the Deed Records of Dallas County, Texas, and being a part of Lot 1, Block A, of Kettle of Irving Addition, an addition to the City of Irving, as recorded in Volume 78022, Page 633, of the Deed Records of Dallas County, Texas and also being a tract of land conveyed by deed to Insuremax Insurance Agencies, Inc., D/B/A A-Max Auto Insurance, as recorded in Volume 2004096, Page 7108 of the Deed Records of Dallas County, Texas, said Control of Access Line being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of A-Max Auto Insurance tract, said point also being the southeast corner of Lot 3, Block A of the 183/Story Road Addition an addition to the City of Irving as recorded in Volume 85122, Page 3204, of said Deed Records and also being a tract of land conveyed to KVN Oil & Gas, Inc., Volume 2001185, Page 5504 of said Deed Records;

THENCE North 01 degrees 00 minutes 49 seconds West, along the common line of said A-Max Auto Insurance Agencies, Inc. and said KVN Oil & Gas, Inc. tract a distance of 200.00 feet to the existing right of way line of S.H. 183 at the northwest corner of said A-Max Insurance Agencies, Inc. tract, also being the northeast corner of said KVN Oil & Gas, Inc. tract from which a ½" iron rod found bears South 00 degrees 55 minutes 19 seconds East, a distance of .81 feet and being the POINT OF BEGINNING of the Control of Access Line;

- 1) THENCE North 89 degrees 04 minutes 41 seconds East, along an existing right of way line of S.H. 183 and along the Control of Access Line, a distance of 125.00 feet to the end of this Control of Access Line.

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

Page 2 of 3
May 20, 2005

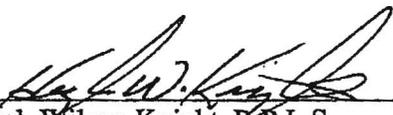
Description for Parcel 9AC

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.

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



Hugh Wilson Knight, R.P.L.S. 5-20-05 Date
Texas Registration No. 4872

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



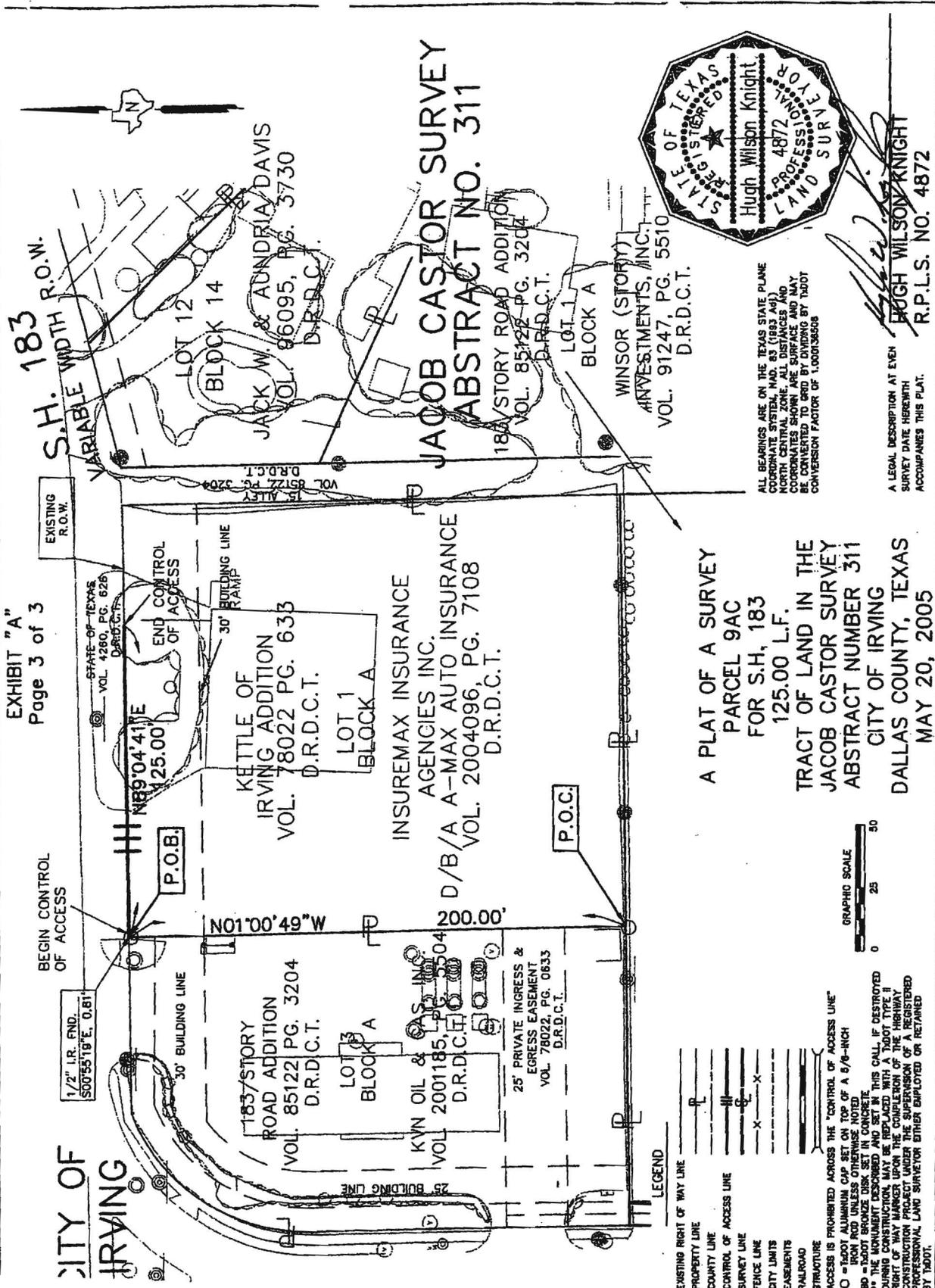


EXHIBIT "A"
Page 3 of 3

EXISTING R.O.W.

BEGIN CONTROL OF ACCESS

1/2" I.R. FND.
S00°55'18"E, 0.81'

STATE OF TEXAS
VOL. 4280, PG. 626
D.R.D.C.T.

END CONTROL OF ACCESS

P.O.B.

BUILDING LINE

30' RAMP

KETTLE OF IRVING ADDITION
VOL. 78022 PG. 633
D.R.D.C.T.

LOT 1
BLOCK A

INSUREMAX INSURANCE AGENCIES INC.
D/B/A A-MAX AUTO INSURANCE
VOL. 2004096, PG. 7108
D.R.D.C.T.

183/STORY ROAD ADDITION
VOL. 85122 PG. 3204
D.R.D.C.T.

LOT 3
BLOCK A

KVN OIL & GAS INC.
VOL. 2001185, PG. 3504
D.R.D.C.T.

25' PRIVATE INGRESS & EGRESS EASEMENT
VOL. 78022, PG. 0633
D.R.D.C.T.

P.O.C.

JACOB CASTOR SURVEY
ABSTRACT NO. 311

183/STORY ROAD ADDITION
VOL. 85122 PG. 3204
D.R.D.C.T.

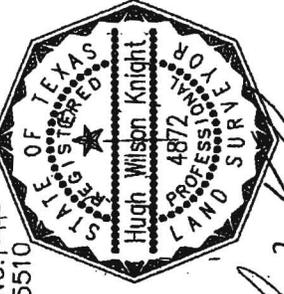
LOT 1
BLOCK A

WINSOR (STORY) INVESTMENTS, INC.
VOL. 91247 PG. 5510
D.R.D.C.T.

JACK W. & AUNDRIA DAVIS
VOL. 86095, PG. 3730
D.R.D.C.T.

LOT 12
BLOCK 14

A PLAT OF A SURVEY
PARCEL 9AC
FOR S.H. 183
125.00 L.F.
TRACT OF LAND IN THE
JACOB CASTOR SURVEY
ABSTRACT NUMBER 311
CITY OF IRVING
DALLAS COUNTY, TEXAS
MAY 20, 2005



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 AD) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADDT CONVERSION FACTOR OF 1.000136508

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

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

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 = TADDT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
RD = TADDT BRONZE DISK SET IN CONCRETE
** THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED OR DAMAGED MAY BE REPLACED AT THE DISCRETION OF THE SURVEYOR UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADDT.



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

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

Page 1 of 3
May 20, 2005

Description for Parcel 77

BEING a 3,567 square feet tract of land, more or less, in the John C. Read Survey, Abstract No. 1182, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Bolla Investments, Inc. as recorded in Volume 91065, Page 4905 of the Deed Records of Dallas County, Texas, and being a part of Lots 19 & 20, Block 2 of Braeswood Addition No. 2, an Addition to the City of Irving as recorded in Volume 29, Page 75 of said Deed Records, said 3,567 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Bolla Investments, Inc. tract and also being on the eastern line of a tract as conveyed to Paul and Betty Woods as recorded in Volume 82213, Page 0781 of said Deed Records, said tract also being part of Lot 15 and all of Lots 16-18, Block 2 of said Braeswood Addition No. 2, also being the northwest corner of a tract as conveyed to Saljesco, Inc. as recorded in Volume 822146, Page 3619 of said Deed Records;

THENCE North 81 degrees 29 minutes 56 seconds East, along the common line of said Bolla Investments, Inc. tract and said Saljesco, Inc. tract, a distance of 102.17 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 POINT OF BEGINNING;

1) THENCE along the new southern right of way line of State Highway 183 in a curve to the right having a central angle of 03 degrees 35 minutes 01 seconds, a radius of 1202.50 feet, a chord distance of 75.20 feet that bears North 13 degrees 40 minutes 01 seconds West, around said curve an arc distance of 75.21 feet to a 5/8" iron rod with TxDOT cap set at the beginning of a Control of Access Line;**

2) THENCE along the new southern right of way line of State Highway 183 and along a Control of Access line in a curve to the left having a central angle of 74 degrees 59 minutes 39 seconds, a radius of 100.00 feet, a chord distance of 121.74 feet that bears North 49 degrees 22 minutes 20 seconds West, around said curve an arc distance of 130.89 feet to a 5/8" iron rod with TxDOT cap set at the end of the Control of Access Line at the intersection of the new southern right of way line of State Highway 183 and the existing southern right of way line of State Highway 183;**

3) THENCE North 89 degrees 28 minutes 41 seconds East, along the existing southern right of way line of State Highway 183, passing a wood right of way marker found at 57.98 feet, in all a total distance of 63.63 feet to the beginning of a cutback;

4) THENCE South 45 degrees 31 minutes 19 seconds East, along the existing southern right of way line of State Highway 183 and along said cutback, a distance of 42.40;

5) THENCE North 89 degrees 28 minutes 41 seconds East, along the existing southern right of way line of State Highway 183, a distance of 5.00;

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

Page 2 of 3
May 20, 2005

Description for Parcel 77

6) THENCE along the existing southern right of way line of State Highway 183 in a curve to the right having a central angle of 04 degrees 39 minutes 59 seconds, a radius of 1522.00 feet, a chord distance of 123.93 feet that bears South 12 degrees 48 minutes 00 seconds East, around said curve an arc distance of 123.96 feet to the southeast corner of said Bolla Investments, Inc. tract and being on the northern line of said Saljesco, Inc. tract;

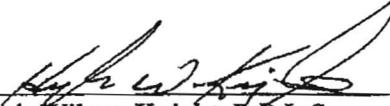
7) THENCE South 81 degrees 29 minutes 56 seconds West, leaving the existing southern right of way line of State Highway 183 and along the common line of said Bolla Investments, Inc. tract and said Saljesco, Inc. tract, a distance of 16.35 feet to the POINT OF BEGINNING and containing 3,567 square feet [0.0819 ac.] of land, more or less.

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.

 5-20-05

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



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

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

Page 1 of 3
Revised May 1, 2006

Description for Parcel 33

BEING a 3,152 square feet tract of land, more or less, in the Samuel Brooks Survey, Abstract No. 141, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Spanish Haven Redevelopment LTD, as recorded in Volume 2002036, Page 4683 of the Deed Records of Dallas County, Texas, said 3,152 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of said Spanish Haven Redevelopment LTD tract and being on the eastern line Lot 1, Block 1, Plymouth Park United Methodist Church as recorded in Volume 85121, Page 5431 of said Deed Records;

THENCE South 00 degrees 21 minutes 53 seconds East, along the common line of said Spanish Haven Redevelopment LTD tract and said Plymouth Park United Methodist Church tract, a distance of 588.61 feet to a 5/8" iron rod with TxDOT cap set on the new northern right of way line of State Highway 183 at the beginning of a Control of Access Line and being the POINT OF BEGINNING;

- 1) THENCE South 86 degrees 31 minutes 09 seconds East, along the new northern right of way line of State Highway 183 and the Control of Access Line, a distance of 23.66 feet to a 5/8" iron rod with TxDOT cap set; **
- 2) THENCE North 89 degrees 28 minutes 41 seconds East, along the new northern right of way line of State Highway 183 and the Control of Access Line and passing the end of this Control of Access Line at a distance of 170.00 feet, in all a total distance of 290.00 feet to a 5/8" iron rod with TxDOT cap set; **
- 3) THENCE South 79 degrees 50 minutes 36 seconds East, along the new northern right of way line of State Highway 183, a distance of 50.00 feet to a 5/8" iron rod with TxDOT cap set** at the intersection of the new northern right of way line of State Highway 183 and the existing northern right of way line of State Highway 183;
- 4) THENCE South 89 degrees 28 minutes 41 seconds West, along the existing northern right of way line of State Highway 183, a distance of 362.77 feet to the southwest corner of said Spanish Haven Redevelopment LTD tract and being the southeast corner of said Plymouth Park United Methodist Church tract, from which an "X" found in concrete bears South 00 degrees 21 minutes 53 seconds East, a distance of 0.47 feet;

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

Page 2 of 3
Revised May 1, 2006

Description for Parcel 33

5) THENCE North 00 degrees 21 minutes 53 seconds West, leaving the existing northern right of way line of State Highway 183 and along the common line of said Spanish Haven Redevelopment LTD tract and said Plymouth Park United Methodist Church tract, a distance of 10.92 feet to the POINT OF BEGINNING and containing 3,152 square feet [0.0724 ac.] of land, more or less.

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.
Texas Registration No. 4872



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

EXHIBIT "A"
Page 3 of 3

CITY OF
IRVING

SAMUEL BROOKS SURVEY
ABSTRACT NO. 141

LOT 1, BLOCK 1

1. PLYMOUTH PARK: UNITED
METHODIST CHURCH: ADDITION
VOL. 85121, PG. 5431
D.R.D.C.T.

SPANISH HAVEN REDEVELOPMENT LTD
VOL. 2002036, PG. 4683
D.R.D.C.T.

LOT 1
BLOCK A--80

LAWSON/183-ADDITION
VOL. 98092, PG. 00050
D.R.D.C.T.

TEJAS STORAGE, L.P.
VOL. 97222, PG. 3970
D.R.D.C.T.

LOT 1
BLOCK A

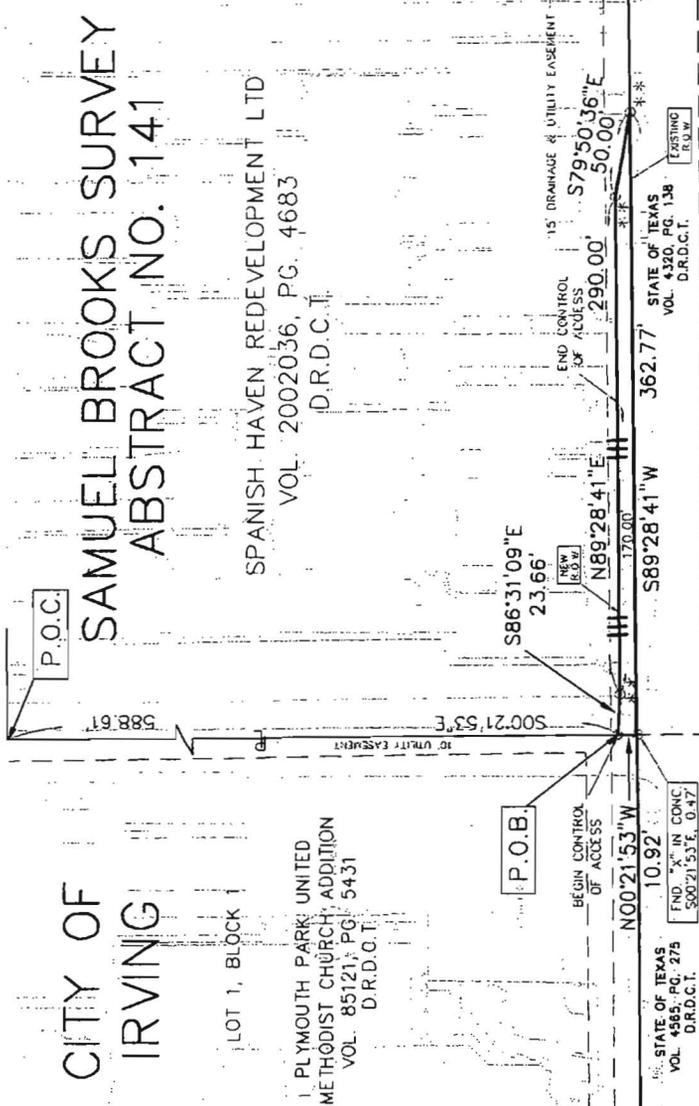
COLOR TILE OF IRVING
VOL. 80041, PG. 0003
D.R.D.C.T.

SANFORD M. SANDELMAN
VOL. 96040, PG. 1527
D.R.D.C.T.

COLOR TILE OF IRVING
VOL. 80041, PG. 0003
D.R.D.C.T.

KEFANS FAMILY
PARTNERSHIP, LTD
VOL. 96235, PG. 2448
D.R.D.C.T.

STATE OF TEXAS
VOL. 4814, PG. 8
D.R.D.C.T.



S.H. 183

VARIABLE WIDTH R.O.W.

LEGEND

- 10' 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 = TPOD ALUMINUM CAP SET ON TOP OF A 5/8-INCH

CONCRETE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED

DURING CONSTRUCTION, MAY BE REPLACED WITH A TPOD TYPE "B"

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 TPOD.

GRAPHIC SCALE
0 25 50 100

A PLAT OF A SURVEY
PARCEL 33

FOR S.H. 183

A 3,152 SQ. FT., (0.0724 AC.)

TRACT OF LAND IN THE

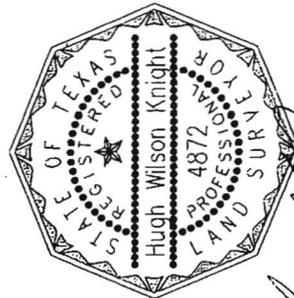
SAMUEL BROOKS SURVEY

ABSTRACT NUMBER 141

CITY OF IRVING

DALLAS COUNTY, TEXAS

REVISED: MAY 1, 2006



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

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1993), AND
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TPOD
CONVERSION FACTOR OF 1.00038508

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

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

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 6
November 23, 2005

Description for Parcel 1

BEING 100,098 square feet of land, more or less, situated in the James J. Goodman Survey, Abstract No. 1718, Dallas County, Texas and being part of that land conveyed to Dan Reed Strimple by deed recorded in Volume 94035, Page 2722 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and further described as part of "Irving Place, Project One", an addition to the City of Irving, Texas as recorded in Volume 77170, Page 1402 of the (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" capped iron rod found for the most southerly southwest corner of a tract of land conveyed to Valley View Business Center, Ltd. by deed recorded in Volume 2003083, Page 07144 of the (D.R.D.C.T.);

THENCE North 00°52'27" West, passing the northwest corner of said Valley View Business Center, Ltd. tract and the southwest corner of said Strimple tract at a distance of 868.06 feet and continuing for a total distance of 1768.75 feet to a point for the northwest corner of said Strimple tract and located in the existing south line of S. H. 183 (a variable width R.O.W.);

THENCE North 78°24'04" East, along the common north line of said Strimple tract and the existing south line of said S. H. 183, a distance of 256.50 feet to 5/8" iron rod with aluminum cap marked TXDOT** set for the POINT OF BEGINNING (surface northing 6991200.37, easting 2419292.19) of the herein described tract

- 1) THENCE North 78°24'04" East, continuing along the common north line of the said Strimple tract and the existing south line of said S. H. 183, a distance of 758.61 feet to a 5/8" iron rod with cap marked "LTRA" set for the northwest corner of the residual of a tract of land conveyed to Tom S. Currie, et al, by deed recorded in Volume 76119, Page 0533 of the (D.R.D.C.T.);
- 2) THENCE South 05°44'31" East, departing the existing south line of said S. H. 183 and along the east line of said Strimple tract, a distance of 99.81 feet to a PK nail set for the southwest corner of said Currie tract;
- 3) THENCE North 79°18'12" East, along the north line of said Strimple tract, a distance 53.55 feet to a 5/8" iron rod with cap marked "LTRA" set for the southeast corner of said Currie tract and located in the west line of County Line Road (a variable width R.O.W.);
- 4) THENCE South 05°42'09" East, departing the south line of said Currie tract and along the common west line of said County Line Road and the east line of said Strimple tract, a distance of 164.05 feet to a 5/8" iron rod with aluminum cap marked TXDOT** set for corner in the new south right-of-way line of said S.H. 183;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 6
November 23, 2005

Description for Parcel 1

- 5) THENCE South $89^{\circ}14'04''$ West, departing the common west line of said County Line Road and the east line of said Strimple tract and along the new south line of said S.H. 183, a distance of 27.85 feet to a $5/8''$ iron rod with aluminum cap marked TXDOT** set for corner and being the beginning of a tangent curve to the right, having a radius of 1536.00 feet and a chord which bears North $88^{\circ}37'27''$ West, 114.79 feet;
- 6) THENCE in a northwesterly direction along the new south line of said S. H. 183 and said curve to the right, through a central angle of $04^{\circ}16'59''$, an arc distance of 114.82 feet to a $5/8''$ iron rod with aluminum cap marked TXDOT** set for corner and end of said curve;
- 7) THENCE North $86^{\circ}28'57''$ West, continuing along the new south line of said S. H. 183, a distance of 99.48 feet to a $5/8''$ iron rod with aluminum cap marked TXDOT** set for corner;
- 8) THENCE North $76^{\circ}26'12''$ West, continuing along the new south line of said S. H. 183, a distance of 440.83 feet to a $5/8''$ iron rod with aluminum cap marked TXDOT** set for corner and being the beginning of a tangent curve to the left, having a radius of 1410.00 feet and a chord which bears South $85^{\circ}33'02''$ West, 152.04 feet;
- 9) THENCE in a southwesterly direction along the new south line of said S. H. 183 and said curve to the left, through a central angle of $06^{\circ}10'52''$, an arc distance of 152.11 feet to the POINT OF BEGINNING and containing 100,098 square feet [2.2979 acre] of land, more or less.

IN ADDITION two Control of Access Lines delineating a denial of access to the transportation facility from the adjacent property along the common boundary of State Highway 183 as conveyed for public right of way by deed recorded in Volume 71154, Page 1024 and Volume 71151, Page 1300 of the (D.R.D.C.T.) and a tract of land conveyed to Dan Reed Strimple by deed recorded in Volume 94035, Page 2722 of the (D.R.D.C.T.) and further described as part of said Irving Place, Project One Plat, and being located in the James J. Goodman Survey, Abstract No. 1718, Dallas County, Texas; said Control of Access Lines being more particularly described by metes and bounds as follows;

COMMENCING at a $1/2''$ capped iron rod found for the most southerly southwest corner of a tract of land conveyed to Valley View Business Center, Ltd. by deed recorded in Volume 2003083, Page 07144 of the (D.R.D.C.T.);

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 3 of 6
November 23, 2005

Description for Parcel 1

THENCE North $00^{\circ}52'27''$ West, passing the northwest corner of said Valley View Business Center, Ltd. tract and the southwest corner of said Strimple tract at a distance of 868.06 feet and continuing for a total distance of 1768.75 feet to a point for the northwest corner of said Strimple tract and located in the existing south line of S. H. 183 (a variable width R.O.W.);

THENCE North $78^{\circ}24'04''$ East, along the common north line of said Strimple tract and the existing south line of said S. H. 183, a distance of 244.22 feet to a $5/8''$ iron rod with cap marked "LTRA" set for the POINT OF BEGINNING (surface northing 6991197.90, easting 2419280.17) of the herein described Control of Access Lines;

- 1) THENCE North $78^{\circ}24'04''$ East, continuing along the common north line of said Strimple tract and the existing south line of said S. H. 183, a distance of 12.28 feet to a $5/8''$ iron rod with aluminum cap marked TXDOT** set for corner and being the beginning of a tangent curve to the right, having a radius of 1410.00 feet and a chord which bears North $85^{\circ}33'02''$ East, 152.04 feet;
- 2) THENCE in a Northeasterly direction departing the north line of said Strimple tract and the existing south line of said S. H. 183 and along the new south line of said S. H. 183, said Control of Access Line, and said curve to the right, through a central angle of $06^{\circ}10'52''$, an arc distance of 152.11 feet to a $5/8''$ iron rod with aluminum cap marked TXDOT** set for corner and end of said curve;
- 3) THENCE South $76^{\circ}26'12''$ East, continuing along the new south line of said S. H. 183, a distance of 160.55 feet to a $5/8''$ iron rod with cap marked "LTRA" set for corner at the end of this Control of Access Line;

THENCE South $76^{\circ}26'12''$ East, continuing along the new south line of said S. H. 183, a distance of 280.28 feet to a $5/8''$ iron rod with aluminum cap marked TXDOT** set for corner;

THENCE South $86^{\circ}28'57''$ East, continuing along the new south line of said S. H. 183, a distance of 21.99 feet to a $5/8''$ iron rod with cap marked "LTRA" set for corner at the beginning of this Control of Access Line;

- 1) THENCE South $86^{\circ}28'57''$ East, continuing along the new south line of said S. H. 183 and said Control of Access Line, a distance of 77.49 feet to a $5/8''$ iron rod with aluminum cap marked TXDOT** set for corner and being the beginning of a tangent curve to the left, having a radius of 1536.00 feet and a chord which bears South $88^{\circ}37'27''$ East, 114.79 feet;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 4 of 6
November 23, 2005

Description for Parcel 1

- 2) THENCE in a southeasterly direction along the new south line of said S. H. 183, said Control of Access Line, and said curve to the left, through a central angle of $04^{\circ}16'59''$, an arc distance of 114.82 feet to a 5/8" iron rod with aluminum cap marked TXDOT** set for corner and end of said curve;
- 3) THENCE North $89^{\circ}14'04''$ East, continuing along the new south line of said S. H. 183 and said Control of Access Line, a distance of 27.85 feet to a 5/8" iron rod with aluminum cap marked TXDOT** set for corner and being 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.

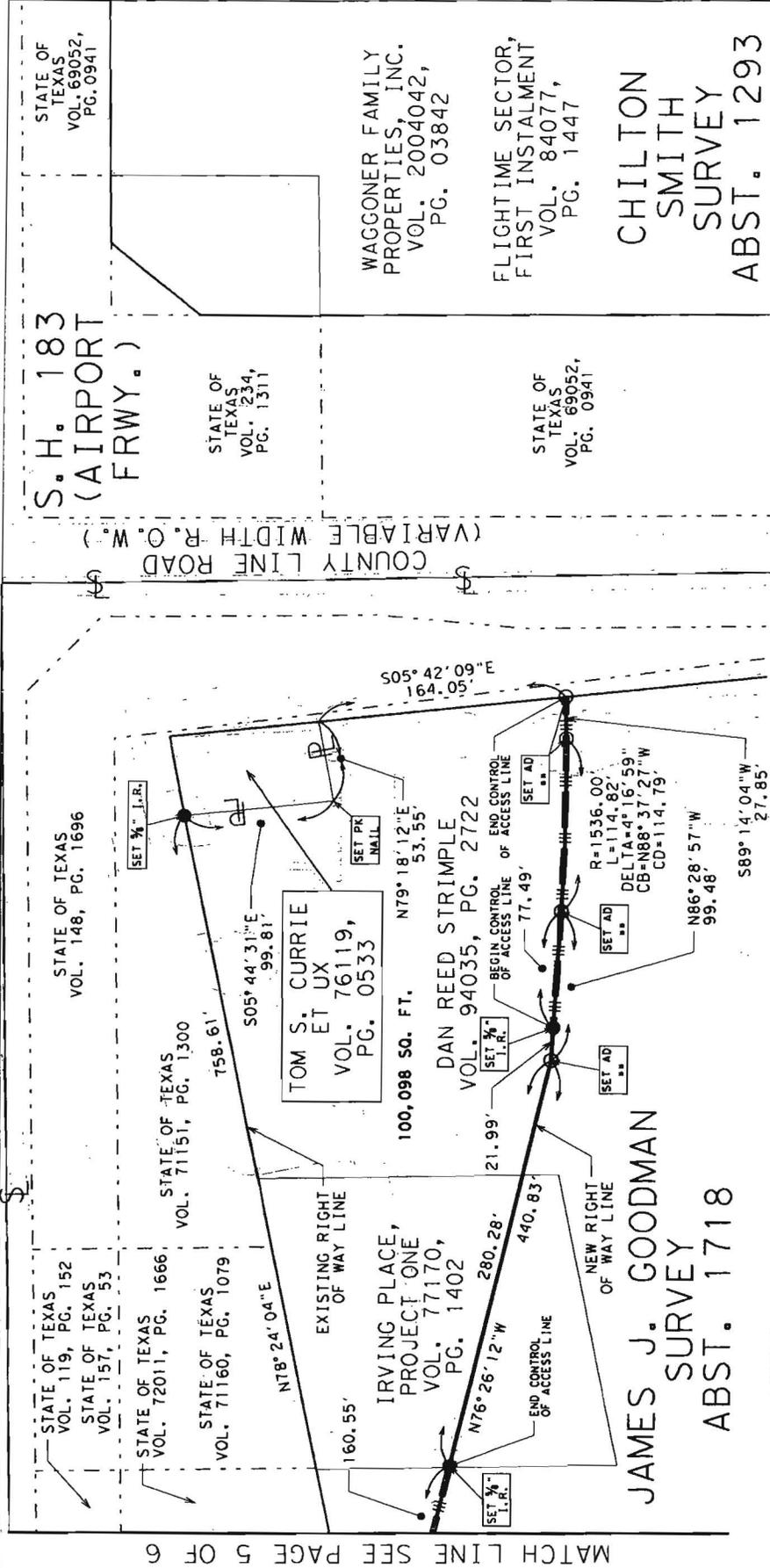
Access is prohibited across the "Control of Access Line" to the highway facility from the adjacent property.

BASIS OF BEARING: 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.


G. Dennis Qualls, R.P.L.S. 11-28-05
Texas Registration No. 4276 Date



Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144



ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (2011 ADJ)
NORTH CENTRAL ZONE. ALL DISTANCES ARE
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TXDOT
CONVERSION FACTOR OF 1.000136506.



G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE

CITY OF IRVING
A PLAT OF A SURVEY OF
PARCEL 1
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
A 100,098 SQ. FT. [2.2979 AC.]
TRACT OF LAND IN THE
JAMES J. GOODMAN SURVEY
ABSTRACT NO. 1718
CITY OF IRVING
DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 6 OF 6

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TXDOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CONTROLLING MONUMENT

GRAPHIC SCALE



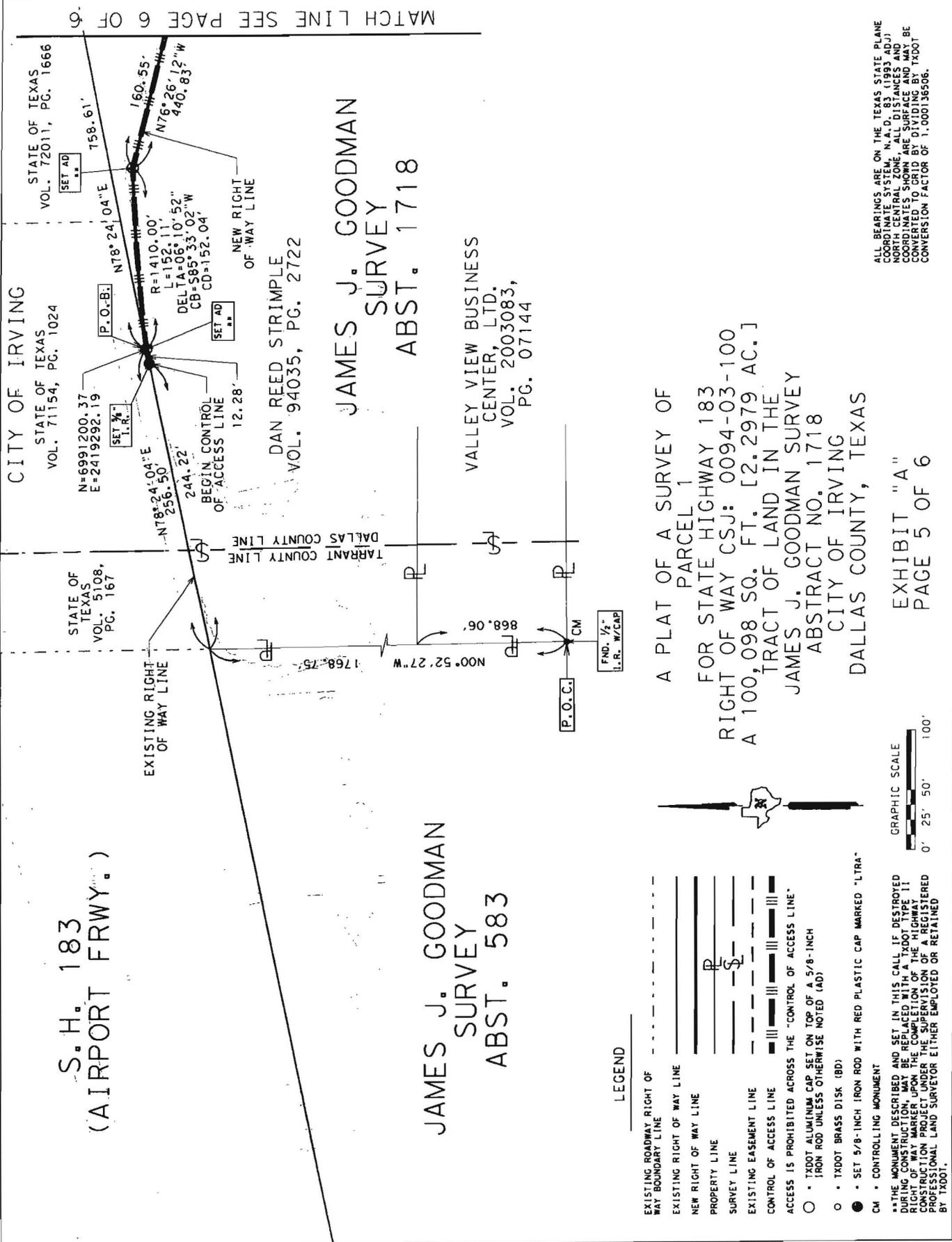
THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED OR
RIGHT OF WAY MARKING, MAY BE REPLACED WITH A TXDOT TYPE 11
CONSTRUCTION PROJECT UNDER THE SUPERVISION OF THE REGISTERED
PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED
BY TXDOT.

MATCH LINE SEE PAGE 5 OF 6

S.H. 183
(AIRPORT FRWY.)

JAMES J. GOODMAN
SURVEY
ABST. 583

JAMES J. GOODMAN
SURVEY
ABST. 1718



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- * TXDOT ALUMINUM CAP SET ON TOP OF A 5/8"-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- * TXDOT BRASS DISK (BD)
- * SET 5/8"-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM * CONTROLLING MONUMENT

**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.



A PLAT OF A SURVEY OF
PARCEL 1
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
A 100,098 SQ. FT. [2.2979 AC.]
TRACT OF LAND IN THE
JAMES J. GOODMAN SURVEY
ABSTRACT NO. 1718
CITY OF IRVING
DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 5 OF 6

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1983 AND) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.

MATCH LINE SEE PAGE 6 OF 6

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 3
January 27, 2006

Description for Parcel 54

BEING 25,995 square feet of land, more or less, situated in the Henry Gough Survey, Abstract No. 493, Dallas County, Texas and being part of "Block A, Lot 2-R a Replat of Block A, Lots 2 & 3 of the Imperial Square of Irving", an addition to the City of Irving, Texas as recorded in Volume 86031, Page 2537 of the Deed Records of Dallas County, Texas and being part of that land conveyed to Toys "R" Us-Texas, Inc., by deed recorded in Volume 94063, Page 00755 of the Deed Records of said County and being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Lot 1 of Block A of the Imperial Square of Irving Addition, an addition to the City of Irving, Texas as recorded in Volume 83105, Page 4205 of the Deed Records of Dallas County, Texas same being an interior ell corner of said Imperial Square Replat, at a found "X" cut in concrete;

THENCE South 00°21'50" East, along the west line of said Lot 1 of Block A and the east line of said Lot 2R, a distance of 89.06 feet to the new north right of way line of S.H. 183 at an "X" cut set for the POINT OF BEGINNING (surface northing 6992034.42, easting 2433482.36) of the herein described tract;

- 1) THENCE South 00°21'50" East, along the east line of said Lot 2R, a distance of 111.08 feet to the existing north line of S. H. 183;
- 2) THENCE North 82°12'52" West, along said existing north line of S. H. 183, a distance of 278.57 feet to a found ½" iron rod at the curving east line of Imperial Drive (55' Right of Way), said curve having a radius of 1,125.48 feet and a chord which bears North 05°11'03" East, 100.99 feet;
- 3) THENCE in a northerly direction along the east line of said Imperial Drive and the last mentioned curve, bearing to the left, through a central angle of 05°08'35", an arc distance of 101.03 feet to the new north right of way line of S. H. 183 at a set 5/8" iron rod with aluminum cap marked TXDOT** and located at the beginning of a Control of Access line;
- 4) THENCE South 42°22'43" East, along the new north right of way line of S. H. 183 and said Control of Access line, a distance of 28.68 feet to a set 5/8" iron rod with aluminum cap marked TXDOT **;
- 5) THENCE South 87°25'48" East, continuing along the new north right of way line of S. H. 183 and said Control of Access line, a distance of 78.73 feet to an "X" cut set** for corner;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 3
January 27, 2006

Description for Parcel 54

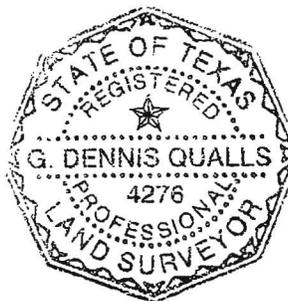
- 6) THENCE South 89°08'30" East, continuing along the new north right of way line of S. H. 183, passing an "X" cut set for the end of said Control of Access line at a distance of 60.00 feet and continuing for a total distance of 168.21 to the POINT OF BEGINNING and containing 25,995 square feet [0.5968 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.

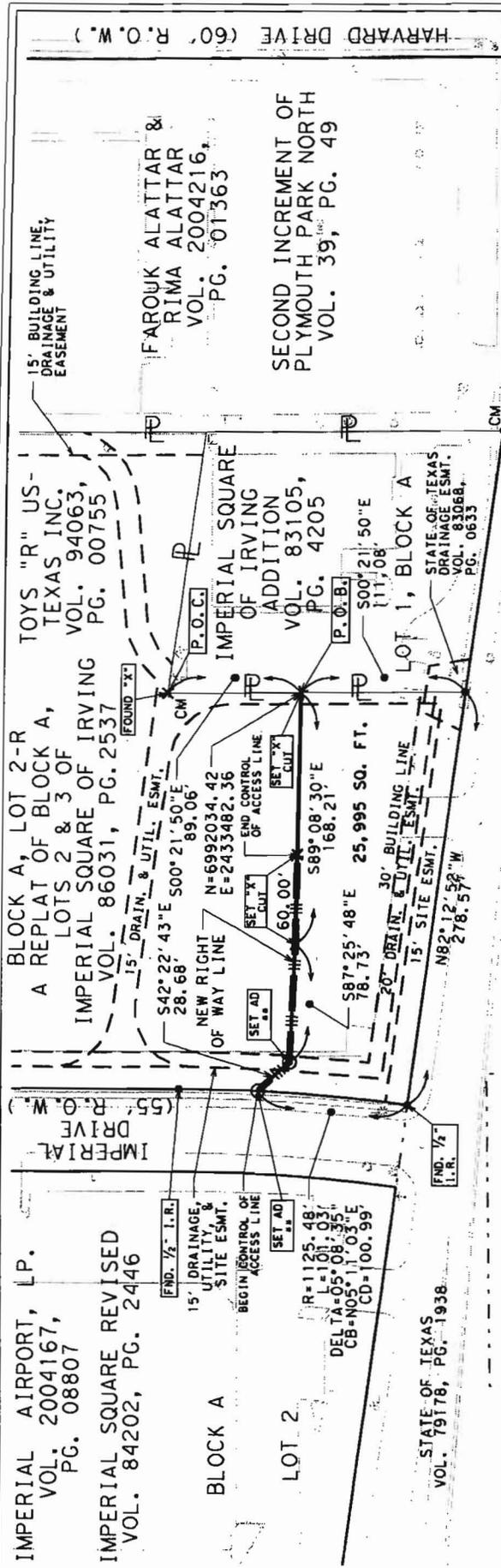
Access is prohibited across the "Control of Access Line" to the highway facility from the adjacent property.

BASIS OF BEARING: 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.


G. Dennis Qualls, R.P.L.S. Date
Texas Registration No. 4276



Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144



STATE OF TEXAS VOL. 4276, PG. 472
 STATE OF TEXAS VOL. 4320, PG. 145
 STATE OF TEXAS VOL. 4553, PG. 252
 STATE OF TEXAS VOL. 4268, PG. 533

HENRY GOUGH SURVEY
 ABST. 493
 CITY OF IRVING
 S.H. 183
 (AIRPORT FRWY.)

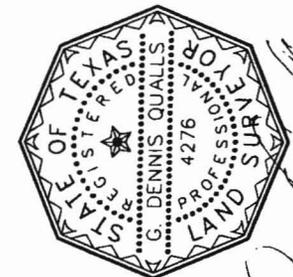
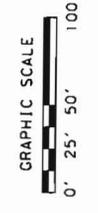
255+00
 260+00

A PLAT OF A SURVEY OF
 PARCEL 54
 FOR STATE HIGHWAY 183
 RIGHT OF WAY CSJ: 0094-03-100
 A 25,995 SQ. FT. [0.5968 AC.]
 TRACT OF LAND IN THE
 HENRY GOUGH SURVEY
 ABSTRACT NO. 493
 CITY OF IRVING
 DALLAS COUNTY, TEXAS

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TxDOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM - CONTROLLING MONUMENT

THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION BE REPLACED WITH A TxDOT ALUMINUM CAP OR TxDOT BRASS DISK. THE RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.



G. DENNIS QUALLS, R.P.L.S. NO. 4276
 DATE 2-2-06

EXHIBIT "A"
 PAGE 3 OF 3

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

FAROUK ALATTAR &
 RIMA ALATTAR
 VOL. 2004216,
 PG. 01363

SECOND INCREMENT OF
 PLYMOUTH PARK NORTH
 VOL. 39, PG. 49

TOYS "R" US-
 TEXAS INC.
 VOL. 94063,
 PG. 00755

IMPERIAL SQUARE
 OF IRVING
 ADDITION
 VOL. 83105,
 PG. 4205

STATE OF TEXAS
 DRAINAGE ESMT.
 VOL. 8306B,
 PG. 0633

BLOCK A, LOT 2-R
 A REPLAT OF BLOCK A,
 LOTS 2 & 3 OF
 IMPERIAL SQUARE OF IRVING
 VOL. 86031, PG. 2537

STATE OF TEXAS
 DRAINAGE ESMT.
 VOL. 6992034, 42
 E-2433482, 36

LOT 1, BLOCK A
 STATE OF TEXAS
 DRAINAGE ESMT.
 VOL. 8306B,
 PG. 0633

IMPERIAL AIRPORT, L.P.
 VOL. 2004167,
 PG. 08807
 IMPERIAL SQUARE REVISED
 VOL. 84202, PG. 2446

STATE OF TEXAS
 VOL. 79178, PG. 1938

STATE OF TEXAS
 VOL. 4276, PG. 472

STATE OF TEXAS
 VOL. 4320, PG. 145

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 3
February 10, 2006

Description for Parcel 60

BEING 21,235 square feet of land, more or less, situated in the Henry Gough Survey, Abstract No. 493, Dallas County, Texas and being part of the Park Oaks V-B Replat, an addition to the City of Irving, Texas as recorded in Volume 84009, Page 1021 of the Deed Records of Dallas County, Texas and being part of that land conveyed to Teachers Insurance and Annuity Association of America, by deed recorded in Volume 2003002, Page 03895 of said Deed Records and being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Park Oaks V-B Replat, same being the northwest corner of the Park Oaks IV Addition, an addition to the City of Irving, Texas as recorded in Volume 81088, Page 3089 of said Deed Records, at a found "X" cut in concrete;

THENCE South 00°51'41" East, along the east line of said Park Oaks V-B Replat, same being the west line of the Park Oaks IV Addition, a distance of 286.80 feet to an "X" cut set** in the new north right of way line of S.H. 183, and being the POINT OF BEGINNING (surface northing 6992005.51, easting 2434357.82) of the herein described tract;

- 1) THENCE South 00°51'41" East, along the east line of said Park Oaks V-B Replat, same being the west line of said Park Oaks IV Addition, a distance of 94.94 feet to the existing north right of way line of S.H. 183 (272' right of way);
- 2) THENCE South 89°04'56" West, along said existing north right of way line of S.H. 183 (272' Right of Way), a distance of 209.43 feet to the most southerly southwest corner of said Park Oaks V-B Replat;
- 3) THENCE North 00°55'04" West, along the most southerly west line of said Park Oaks V-B Replat, same being the east line of the Park Oaks V-A Addition, an addition to the City of Irving, Texas as recorded in Volume 84010, Page 4578 of said Deed Records, a distance of 107.80 feet to "X" cut set for corner in the new north right of way line of said S.H. 183 and being the beginning of a Control of Access Line;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 3
February 10, 2006

Description for Parcel 60

- 4) THENCE South 87°24'23" East, along the new north right of way line of S.H. 183 and said Control of Access Line, passing an "X" cut set for the end of said Control of Access Line at a distance of 48.52 feet and continuing for a total distance of 209.92 feet to the POINT OF BEGINNING and containing 21,235 square feet [0.4875 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.

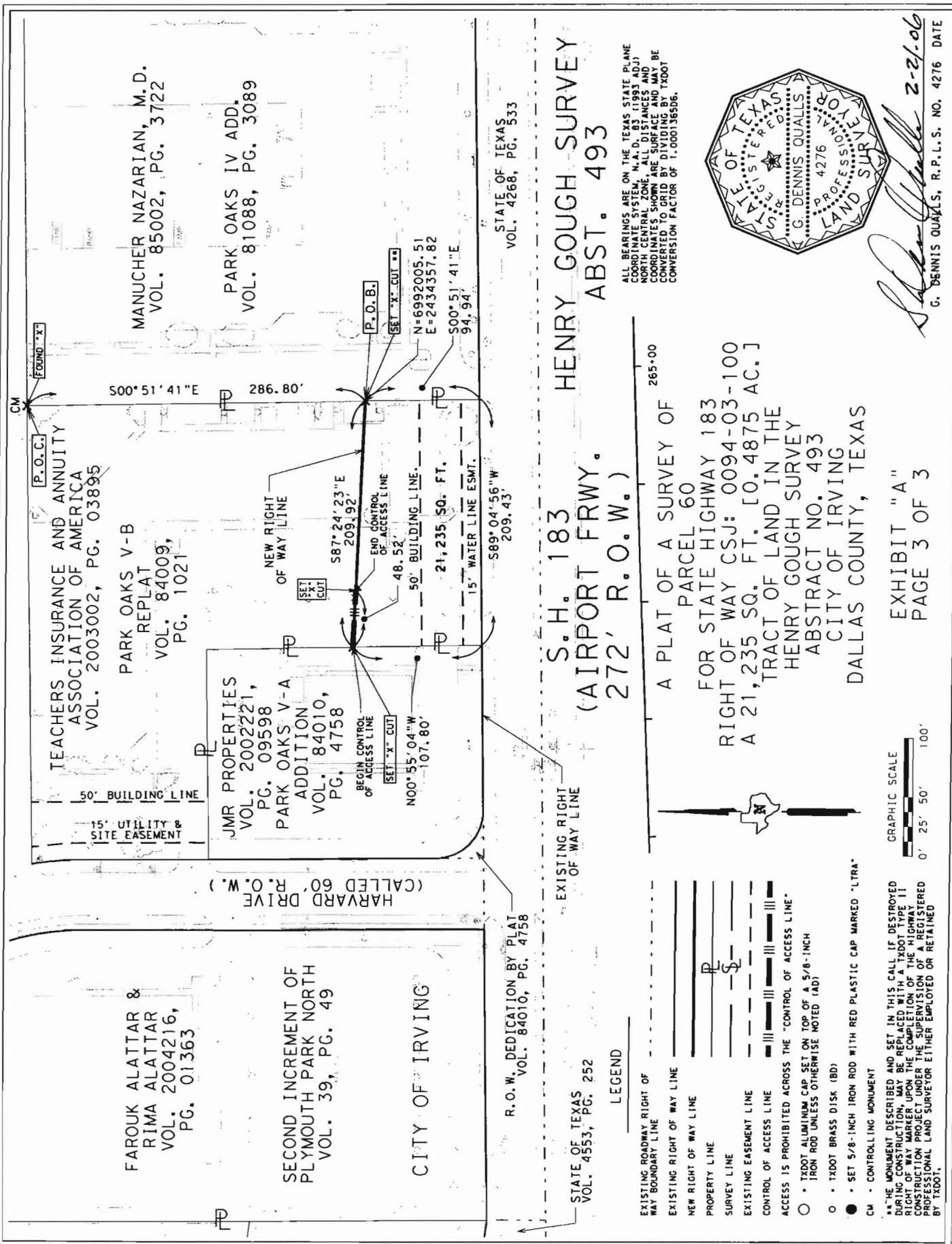
Access is prohibited across the "Control of Access Line" to the highway facility from the adjacent property.

BASIS OF BEARING: 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.


G. Dennis Qualls, R.P.L.S. Date
Texas Registration No. 4276



Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 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 1.000136506.



G. Dennis Qualls, R.P.L.S. NO. 4276 DATE 2-21-06

S.H. 183 HENRY GOUGH SURVEY (AIRPORT FRWY. 272' R.O.W.) ABST. 493

A PLAT OF A SURVEY OF PARCEL 60 FOR STATE HIGHWAY 183 RIGHT OF WAY CSJ: 0094-03-100 A 21,235 SQ. FT. [0.4875 AC.] TRACT OF LAND IN THE HENRY GOUGH SURVEY ABSTRACT NO. 493 CITY OF IRVING DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 3 OF 3



- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - CONTROL OF ACCESS LINE
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 - • TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
 - • TXDOT BRASS DISK (BD)
 - • SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
 - CM • CONTROLLING MONUMENT

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

FAROUK ALATTAR & RIMA ALATTAR VOL. 2004216, PG. 01363
SECOND INCREMENT OF PLYMOUTH PARK NORTH VOL. 39, PG. 49
CITY OF IRVING

R.O.W. DEDICATION BY PLAT VOL. 84010, PG. 4758

EXISTING RIGHT OF WAY LINE

S.H. 183 HENRY GOUGH SURVEY (AIRPORT FRWY. 272' R.O.W.)

STATE OF TEXAS VOL. 4268, PG. 533

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA VOL. 2003002, PG. 03895
PARK OAKS V-B REPLAT VOL. 84009, PG. 1021

MANUCHEER NAZARIAN, M.D. VOL. 85002, PG. 3722
PARK OAKS IV ADD. VOL. 81088, PG. 3089

JMR PROPERTIES VOL. 2002221, PG. 09598
PARK OAKS V-A ADDITION VOL. 84010, PG. 4758

HARVARD DRIVE (CALLED 60 R.O.W.)

FOUND "X"

P.O.C.

P.D.B.

SET "X" CUT

N=6992005.51
E=2434357.82

S00°51'41"E
94.94'

587°24'23"E
209.92'

SET "X" CUT

END CONTROL OF ACCESS LINE

48.52'

50' BUILDING LINE

21,235 SQ. FT.

15' WATER LINE ESMT.

S89°04'56"W
209.43'

SET "X" CUT

BEGIN CONTROL OF ACCESS LINE

107.80'

N00°55'04"W

50' BUILDING LINE

15' UTILITY & SITE EASEMENT

50' BUILDING LINE

EXISTING RIGHT OF WAY LINE

S.H. 183 HENRY GOUGH SURVEY (AIRPORT FRWY. 272' R.O.W.)

STATE OF TEXAS VOL. 4268, PG. 533

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA VOL. 2003002, PG. 03895
PARK OAKS V-B REPLAT VOL. 84009, PG. 1021

MANUCHEER NAZARIAN, M.D. VOL. 85002, PG. 3722
PARK OAKS IV ADD. VOL. 81088, PG. 3089

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STATE OF TEXAS VOL. 4268, PG. 533

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STATE OF TEXAS VOL. 4268, PG. 533

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STATE OF TEXAS VOL. 4268, PG. 533

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STATE OF TEXAS VOL. 4268, PG. 533

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STATE OF TEXAS VOL. 4268, PG. 533

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HARVARD DRIVE (CALLED 60 R.O.W.)

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P.O.C.

P.D.B.

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94.94'

587°24'23"E
209.92'

SET "X" CUT

END CONTROL OF ACCESS LINE

48.52'

50' BUILDING LINE

21,235 SQ. FT.

February 2009
Parcel 60

County: Dallas
ROW CSJ: 0094-03-100
S.H. 183: From Dallas County Line
To Story Road

CATEGORY II BISECTION CLAUSE
AND IN ADDITION THERETO:

Title to a portion of that Masonry Building located 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 between the hereinafter described cut line and the new North right of way line would be in such a condition that it could not be adequately reconstructed at such location, said cut line lying between a point being located from the West exterior wall of the said improvement 79 feet North of the most Southwest corner of the Masonry Building and from the East exterior wall of said improvement 82 feet North of the most Southeast corner of said Masonry Building, plus the temporary right to enter upon the said remaining property for the sole purpose of making the necessary cut along said cut line and removing all of the described portion of the said improvement.

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

Page 1 of 3
Revised February 07, 2006

Description for Parcel 39

BEING a 3,984 square feet tract of land, more or less, in the Solomon Huitt Survey, Abstract No. 618, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Car Son Parr L.P. as recorded in Volume 2002136, Page 793 of the Deed Records of Dallas County, Texas, said tract also being a part of Lot 1, Block 1 of W.C. Lasaters Sandy Acres Addition, an Addition to the City of Irving as recorded in Volume 5, Page 172 of the Map Records of Dallas County, Texas, said 3,984 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found at the intersection of the existing southern right of way line of State Highway 183 (a variable width right of way) and the existing western right of way line of Rose Street also being the most eastern northeast corner of said Car Son Parr L.P. tract;

THENCE North 41 degrees 28 minutes 44 seconds West along the existing southern right of way line of State Highway 183 and the northeast line of said Car Son Parr L.P. tract, a distance of 16.98 feet to a 5/8" iron rod with TxDOT cap set** at beginning of a Control of Access Line and being the intersection of the existing southern right of way line of State Highway 183 and the new southern right of way line of State Highway 183 and being the POINT OF BEGINNING;

- 1) THENCE North 89 degrees 31 minutes 10 seconds West along the new southern right of way line of State Highway 183 and Control of Access Line a distance of 151.44 feet to a 5/8" iron rod with TxDOT cap set** at the intersection of the new southern right of way line of State Highway 183 and the existing southern right of way line of State Highway 183 from which the end of Control of Access lies along the existing southern right of way line of State Highway 183, and along a curve to the right with a radius of 172.00 feet, a central angle of 28 degrees 27 minutes 35 seconds, an arc length of 85.44 feet with a chord length of 84.56 feet that bears South 83 degrees 10 minutes 54 seconds West, around said curve an arc distance of 85.44 feet to a ½" iron rod found on the eastern right of way line of the Burlington Northern Railroad;
- 2) THENCE along the existing southern right of way line of State Highway 183 and along a curve to the left having a central angle of 06 degrees 35 minutes 22 seconds, a radius of 172.00 feet, a chord distance of 19.77 feet that bears North 65 degrees 39 minutes 26 seconds East, around said curve an arc distance of 19.78 feet to a ½" iron rod found;
- 3) THENCE North 31 degrees 34 minutes 47 seconds East, continuing along the existing southern right of way line of State Highway 183, a distance of 30.61 feet to a ½" iron rod found at the most northern northwest corner of said Car Son Parr L.P. tract;

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

Page 2 of 3
Revised February 07, 2006

Description for Parcel 39

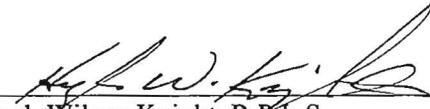
- 4) THENCE North 89 degrees 43 minutes 24 seconds East, continuing along the existing southern right of way line of State Highway 183, a distance of 85.64 feet to an angle point from which a ½" iron rod found bears North 41 degrees 28 minutes 44 seconds West, a distance of 0.61 feet;
- 5) THENCE South 41 degrees 28 minutes 44 seconds East, continuing along the existing southern right of way line of State Highway 183, a distance of 47.94 feet to the POINT OF BEGINNING and containing 3,984 square feet [0.0915 ac.] of land, more or less.

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

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

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

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

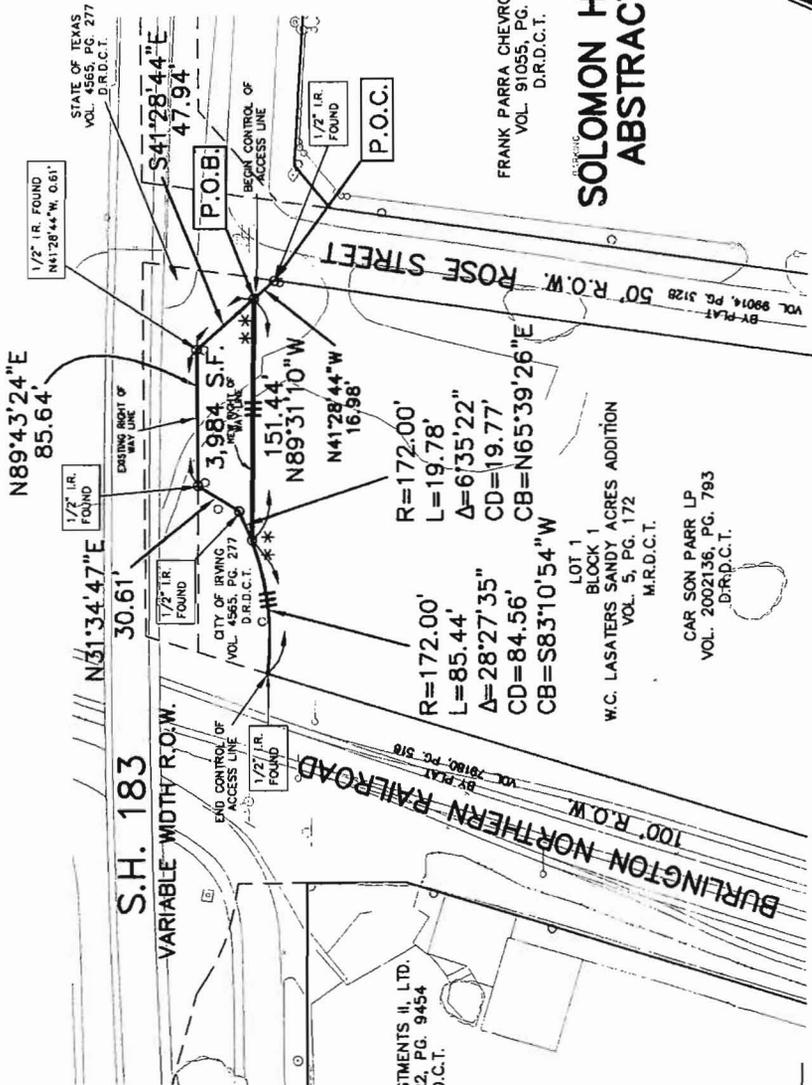


Hugh Wilson Knight, R.P.L.S.
Texas Registration No. 4872

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



Page 3 of 3



N89°43'24"E
85.64'

N31°34'47"E
30.61'

S.H. 183
VARIABLE WIDTH R.O.W.

END CONTROL OF
ACCESS LINE

1/2" I.R. FOUND
CITY OF IRVING
VOL. 4565, PG. 277
D.R.D.C.T.

1/2" I.R. FOUND
STATE OF TEXAS
VOL. 4565, PG. 277
D.R.D.C.T.

3,984 S.F.
P.O.B.

N89°31'10"W
151.44'

N41°28'44"W
16.98'

1/2" I.R. FOUND
P.O.C.

1/2" I.R. FOUND
BEING CONTROL OF
ACCESS LINE

ROSE STREET
50' R.O.W.

BY PLAT VOL. 89014, PG. 3128

NAUTILUS INVESTMENTS II, LTD.
VOL. 2001222, PG. 9454
D.R.D.C.T.

CITY OF
IRVING

FRANK PARRA CHEVROLET, INC.
VOL. 91055, PG. 912
D.R.D.C.T.

**SOLOMON HUITT SURVEY
ABSTRACT NO. 618**

W.C. LASATERS SANDY ACRES ADDITION
VOL. 5, PG. 172
M.R.D.C.T.

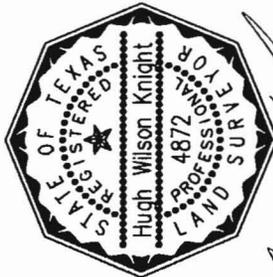
CAR SON PARR LP
VOL. 2002136, PG. 793
D.R.D.C.T.

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"
- IRON ROD UNLESS OTHERWISE NOTED
- 5/8" - 1" ALUMINUM CAP SET ON TOP OF A 5/8" - 1" IRON ROD UNLESS OTHERWISE NOTED
- SD = 1" FOOT BRONZE DISK SET IN CONCRETE
- THIS PLAT IS SUBJECT TO ALL SURVEYS AND PLATS ON FILE TO THE RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.

A PLAT OF A SURVEY
PARCEL 39
FOR S.H. 183
A 3,984 SQ. FT., (0.0915 AC.)
TRACT OF LAND IN THE
SOLOMON HUITT SURVEY
ABSTRACT NO. 618
CITY OF IRVING
DALLAS COUNTY, TEXAS
REVISED: Feb. 07, 2006

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM (NAD 83) (1983 ADJUSTED)
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TADOT
CONVERSION FACTOR OF 1.000136506.



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

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

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

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 3
June 30, 2005

Description for Parcel 59

BEING 1,886 square feet of land, more or less, situated in the Henry Gough Survey, Abstract No. 493, Dallas County, Texas and being part of Lot 2R of Block A of the Calvary Christian Community Addition Revised, an addition to the City of Irving, Texas as recorded in Volume 90201, Page 4339 of the Deed Records of Dallas County, Texas and also being part of that land conveyed to Trinity Broadcasting of Texas, Inc., by deed recorded in Volume 90152, Page 0863 of the Deed Records of said County and being more particularly described by metes and bounds as follows:

COMMENCING at the most easterly corner of Lot 12 of Block 9 of the Plymouth Park No. 5 Addition, an addition to the City of Irving, Texas as recorded in Volume 25, Page 161 of the Map Records of Dallas County, Texas same being the most southerly corner of Lot 13 of said Block 9 from which a 1/2" iron rod found bears North 65 degrees 47 minutes 22 seconds West, a distance of 0.40 feet;

THENCE North 27°07'12" West along the easterly line of said Lot 12, a distance of 153.80 feet to a 5/8 inch iron rod with cap marked "LTRA" set in the existing southerly right of way line of State Highway 183, (272.00 feet wide right of way);

THENCE South 89°04'56" West along said existing southerly right of way line of State Highway 183, a distance of 125.00 feet to the POINT of BEGINNING, (Northing 6991635.05, Easting 2434141.20) and being the northwest corner of said Lot 12, same being the northeast corner of said Lot 2R of Block A of the Calvary Christian Community Addition Revised;

- 1) THENCE South 00°19'16" East along the common line of said Lot 2R and said Lot 12, a distance of 0.77 feet to the new south right of way line of S. H. 183, also being the Beginning of a Control of Access Line at a found fence post and being the beginning of a non tangent curve to the left, having a radius of 2,843.00 feet and a chord which bears South 87°19'13" West, 62.31 feet;
- 2) THENCE in a westerly direction along the last mentioned curve and said new south right of way line of S. H. 183 and said Control of Access Line, passing at an arc distance of 20.14 feet the End of said Control of Access Line at a set "X" cut in concrete and continuing along the new south right of way line of S. H. 183, through a central angle of 01°15'21", a total arc distance of 62.31 feet to the end of said curve;
- 3) THENCE South 86°41'33" West continuing along the new south right of way line of S. H. 183, a distance of 235.32 feet to the west line of said Lot 2R at a set 5/8" iron rod with aluminum cap marked TXDOT;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 3
June 30, 2005

Description for Parcel 59

- 4) THENCE North 00°59'27" West along said west line of Lot 2R, a distance of 12.50 feet to the existing south line of State Highway 183, (272' feet wide right of way);
- 5) THENCE North 89°04'56" East along said existing south line of State Highway 183, a distance of 297.42 feet to the POINT OF BEGINNING and containing 1,886 square feet [0.0433 acre] of land, more or less.

BASIS OF BEARING: 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.


G. Dennis Qualls, R.P.L.S. 7-29-05
Texas Registration No. 4276 Date



Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144

Dallas County
SH 183
0094-03-100
Parcel 59

Access Clause

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

Property right to be extinguished:

County: Midland
Highway: SH 349
RCSJ: 1718-07-030
CCSJ: 1718-07-029
Parcel: 26EX

The right of access reserved in a Warranty Deed with Vendors Lien of an 81.85-acre tract from Higg Ranch, Inc., to Anong Corporation recorded in Midland County Official Records Volume 1232, Page 665, across the East Sixty (60) Feet of Parcel 26-E, as described in an easement to the State of Texas recorded in Midland County Official Records Volume 2865, Page 614, all being in the NE/4, Section 30, Block 40, Township-1-South, T&P RR Co. Survey, Midland County, Texas.

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

PAGE 1 OF 4
SEPTEMBER 20, 2007

DESCRIPTION FOR PARCEL 5AC

BEING AN ACCESS DENIAL LINE DELINEATING A DENIAL OF ACCESS TO TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY ALONG COMMON BOUNDARY OF U.S. HIGHWAY 80, (VARIABLE WIDTH RIGHT-OF-WAY) AS PER RIGHT-OF-WAY MAP (CONTROL 430, SECTION 01, JOB 39) REVISED AUGUST 1990, AND A TRACT OF LAND CONVEYED BY DEED TO FRY STREET LP., AS RECORDED IN VOLUME 2003204, PAGE 9872, DEED RECORD, DALLAS COUNTY, TEXAS, AND BEING LOCATED IN ARCHIBALD B. LANIER SURVEY ABSTRACT 806, AND JOHN P. LAWRENCE SURVEY ABSTRACT 807, CITY OF SUNNYVALE, DALLAS COUNTY, TEXAS, SAID ACCESS DENIAL LINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 5/8 INCH IRON ROD FOUND FOR THE INTERIOR SOUTHEAST CORNER OF SAID FRY STREET LP., TRACT, 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 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 NORTH 79 DEGREES 31 MINUTES 16 SECONDS WEST, 249.03 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, TO AN ANGLE POINT;

THENCE NORTH 87 DEGREES 14 MINUTES 34 SECONDS WEST, 213.15 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID US HWY 80, FOR THE POINT OF BEGINNING OF SAID ACCESS DENIAL LINE HAVING N.A.D. 83, TEXAS STATE PLANE, NORTH CENTRAL ZONE, SURFACE COORDINATE OF NORTH 6,974,553.34, EAST 2,564,853.06;

- 1) THENCE NORTH 87 DEGREES 14 MINUTES 34 SECONDS WEST, 235.04 FEET TO WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, ALSO BEING AN ACCESS DENIAL LINE TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST MOST NORTHERLEY CORNER OF SAID FRY STREET LP. TRACT, FROM WHICH A TXDOT MONUMENT FOUND BEARS NORTH 36 DEGREES 20 MINUTES 42 SECONDS WEST, 0.75 FOOT;

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

PAGE 2 OF 4
SEPTEMBER 20, 2007

DESCRIPTION FOR PARCEL 5AC

2) THENCE SOUTH 75 DEGREES 22 MINUTES 14 SECONDS WEST, 169.62 FEET WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80 TO A 5/8 INCH IRON ROD WITT YELLOW CAP STAMPED "ANA" SET FOR THE END OF SAID ACCESS DENIAL LINE AND THE BEGINNING OF 55.44 FEET OF ACCESS LINE TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE BEGINNING OF 252.88 FEET OF AN ACCESS DENIAL LINE TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET AT THE END OF SAID ACCESS DENIAL LINE IN ALL 657.54 FEET OF ACCESS DENIAL LINE.

Surveyed on the ground JUNE 2007

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

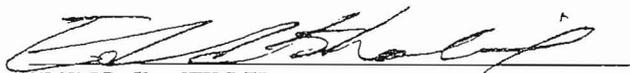
Bearing Basis: are relative to true north obtained from GPS observation N.A.D. 83, Texas North Central, (Texas Department of transportation Scale factor is applied)

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

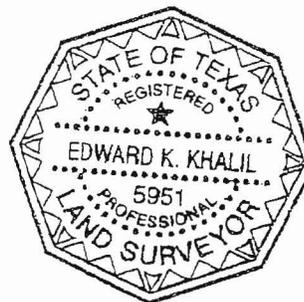


EXHIBIT "A"
Page 4 of 4

STATE OF TEXAS
US 80
CONTROL 0. SEC. 00, JOB 0
JULY 1950

235.04ft
N87°14'34"W

213.15
N87°14'34"W

249.03ft
N79°31'16"W

111.94ft
S79°45'21"E

P.O.B.
N=6974553.34
E=2564853.06

BEGIN ACCESS
DENIAL LINE

MATCH LINE SEE PAGE 3 OF

EXISTING RIGHT OF WAY
LINE & NEW CONTROL OF
ACCESS LINE

FRY STREET LP
VOL. 2003204
PAGE 9872
D.R.D.C.T.

ARCHIBALD B. LAWLER SURVEY
ABSTRACT 806



1" = 100'

PAUL E. CASH
VOL. 2003093, PAGE 8718
D.R., D.C., TX

DALLAS POWER & LIGHT CO.
VOL. 221, PG. 287
D.R., D.C., TX

N6°4'56"E
486.02ft

14.67ft
S84°0'2"E

P.O.C.
N=6974014.52
E=2565259.35

5/8" IR FND

SHOWING PARCEL 5AC

US 80 AT SH 352 INTERCHANGE.

A 657.54 FOOT ACCESS DENIAL LINE

RIGHT-OF-WAY CSJ: 0095-02-106

SITUATED IN ARCHIBALD B. LAWLER SURVEY

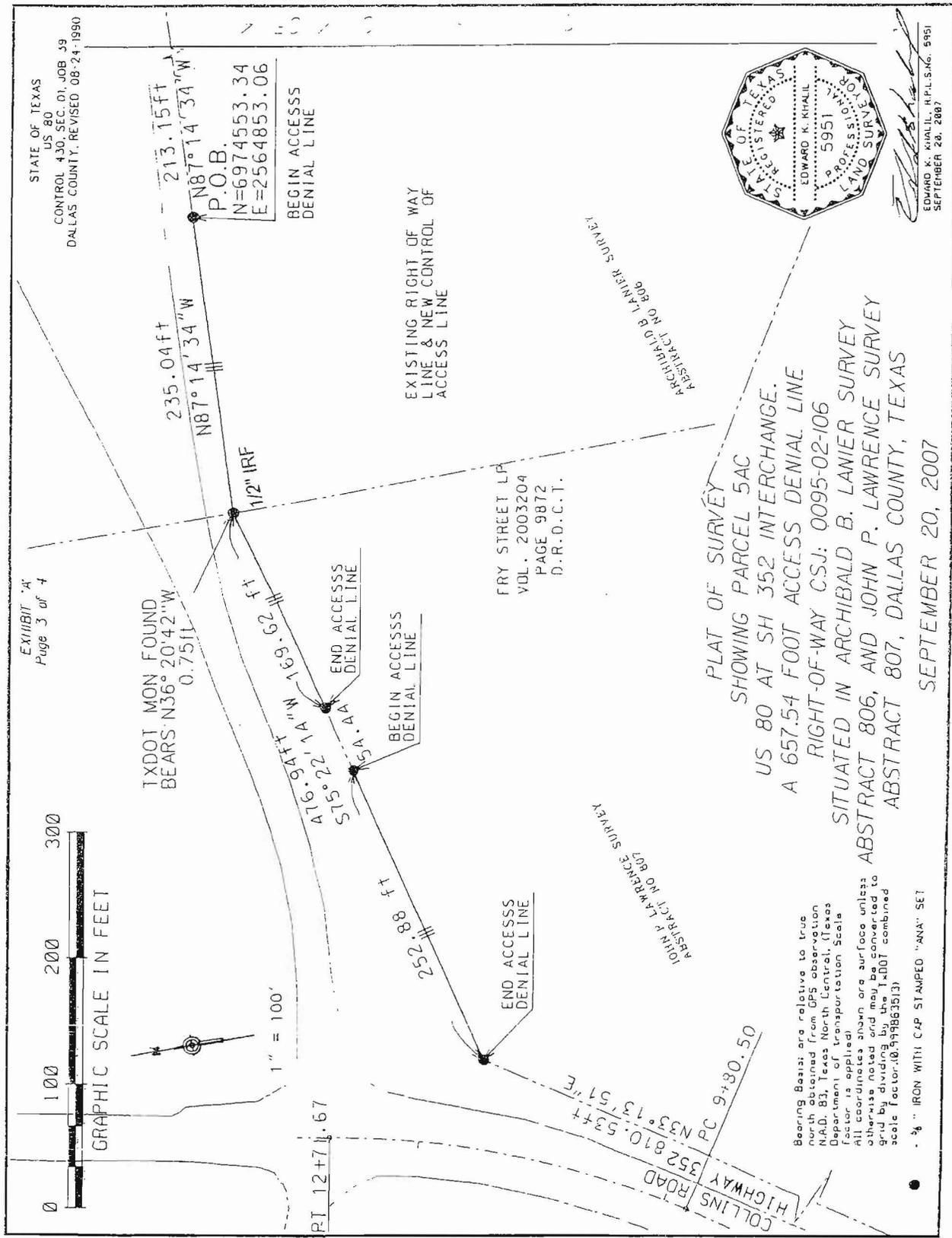
ABSTRACT 806, AND JOHN P. LAWRENCE SURVEY

ABSTRACT 807, DALLAS COUNTY, TEXAS

Bearing Basis: are relative to true
North obtained from GPS observation
NAD 83, Texas North Control, Texas
Department of Transportation Scale
(Department is applied)
All coordinates shown are surface unless
otherwise noted and may be converted to
grid by dividing by the scale factor
Scale Factor: (0.999862513)

• 3/4" IRON WITH CAP STAMPED "ANA" SET

SEPTEMBER 20, 2007



County: Dallas County
Highway: US 80 From SH 352(Collins Road) in Sunnyvale
 To SH 352 (Collins Road) in Sunnyvale
CSJ: 0095-02-106
Parcel: 5 TE Parts 1 & 2

Field Notes for Parcel 5TE Parts 1 & 2 (Temporary Easement)

A TEMPORARY EASEMENT for the duration of 24 months from the date of possession of said easement for the purpose of temporary pavement and temporary drainage in, along, upon, and across the following described tract of land with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of temporary pavement and temporary drainage, said tract of land hereinafter described as follows:

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

PAGE 1 OF 4
January 4, 2008

DESCRIPTION FOR PARCEL 5TE PART I

BEING 14,883 SQUARE FEET OF LAND, SITUATED IN JOHN P. LAWRENCE SURVEY ABSTRACT NO. 807, AND 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 FRY STREET LP., AS RECORDED IN VOLUME 2003204, PAGE 9872, 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 SAID FRY STREET LP., TRACT, 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 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 NORTH 79 DEGREES 31 MINUTES 16 SECONDS WEST, 249.03 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, AND THE NORTH LINE OF SAID FRY STREET LP. TRACT TO AN ANGLE POINT, ALSO BEING THE **POINT OF BEGINNING** HAVING N.A.D. 83, TEXAS STATE PLANE, NORTH CENTRAL ZONE, SURFACE COORDINATE OF NORTH 6,974,543.09, EAST 2,565,065.97;

- 1) **THENCE** SOUTH 02 DEGREES 45 MINUTES 26 SECONDS WEST, 30.00 FEET;
- 2) **THENCE** NORTH 87 DEGREES 14 MINUTES 34 SECONDS WEST, 544.00 FEET TO THE NORTH WESTERLY LINE OF SAID FRY STREET LP. TRACT AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80;
- 3) **THENCE** NORTH 75 DEGREES 22 MINUTES 14 SECONDS EAST, 100.40 FEET WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, TO A 1/2 INCH IRON ROD FOUND FROM WHICH A TxDOT MONUMENT FOUND BEARS NORTH 36 DEGREES 20 MINUTES 42 SECONDS WEST, 0.75 FOOT;

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

PAGE 2 OF 4
January 4, 2008

DESCRIPTION FOR PARCEL 5TE PART I

THENCE SOUTH 87 DEGREES 14 MINUTES 34 SECONDS EAST, 448.19 FEET WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, TO THE **POINT OF BEGINNING** AND CONTAINING 14,883 SQUARE FEET OR 0.342 OF AN ACRE OF LAND, MORE OR LESS.

Surveyed on the ground JUNE 2007

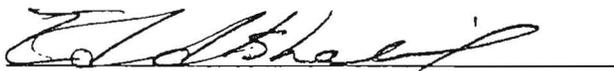
Bearing Basis: are relative to true north obtained from GPS observation N.A.D. 83, Texas North Central, (Texas Department of transportation Scale factor is applied)

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."

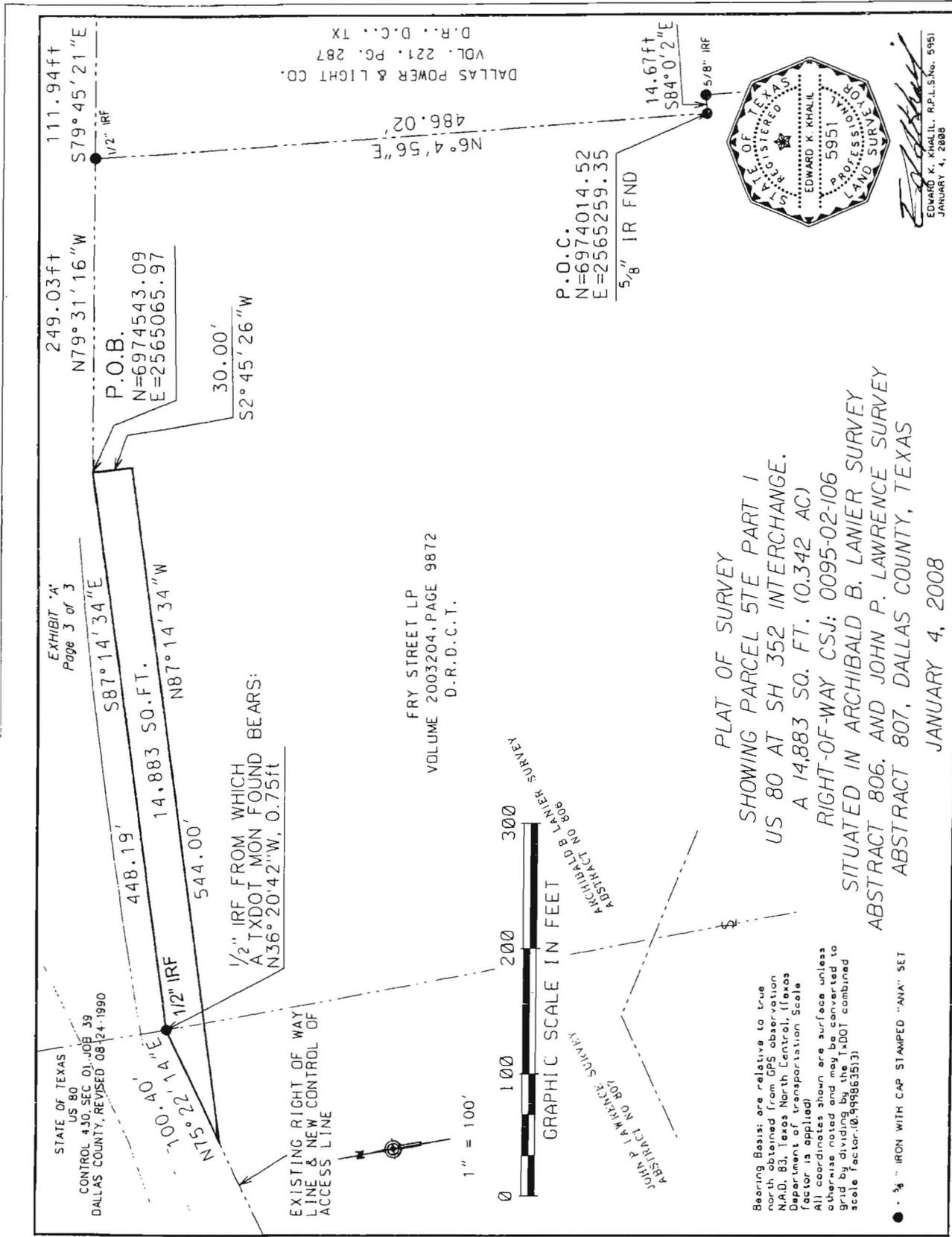
I, Edward K. Khalil, a Registered Professional Land Surveyor in the State of Texas, Hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



EDWARD K. KHALIL

Registered Professional Land Surveyor No. 5951
January 4, 2008





\\JOB\061081\PART\F\108151E.dwg 2/7/2008 1:05:50 PM

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

PAGE 1 OF 4
January 4, 2008

DESCRIPTION FOR PARCEL 5TE PART II

BEING 18,681 SQUARE FEET OF LAND, SITUATED IN JOHN P. LAWRENCE SURVEY ABSTRACT NO. 807, AND 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 FRY STREET LP., AS RECORDED IN VOLUME 2003204, PAGE 9872, 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 SAID FRY STREET LP., TRACT, 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 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 NORTH 79 DEGREES 31 MINUTES 16 SECONDS WEST, 249.03 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, AND THE NORTH LINE OF SAID FRY STREET LP. TRACT TO AN ANGLE POINT;

THENCE NORTH 87 DEGREES 14 MINUTES 34 SECONDS WEST, 448.19 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, AND THE NORTH LINE OF SAID FRY STREET LP. TRACT TO A 1/2 INCH IRON ROD FOUND FROM WHICH A TxDOT MONUMENT FOUND BEARS NORTH 36 DEGREES 20 MINUTES 42 SECONDS WEST, 0.75 FOOT;

THENCE SOUTH 75 DEGREES 22 MINUTES 14 SECONDS WEST, 432.23 FEET WITH THE SOUTH EASTERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, AND THE NORTH WESTERLYLINE OF SAID FRY STREET LP. TRACT TO THE POINT OF BEGINNING HAVING N.A.D. 83, TEXAS STATE PLANE, NORTH CENTRAL ZONE, SURFACE COORDINATE OF NORTH 6,974,455.48, EAST 2,564,200.08;

- 1) THENCE SOUTH 33 DEGREES 13 MINUTES 51 SECONDS WEST, 639.34 FEET;
- 2) THENCE NORTH 56 DEGREES 36 MINUTES 03 SECONDS WEST, 30.00 FEET TO EAST RIGHT-OF-WAY LINE OF COLLINS ROAD (ALSO KNOWN AS STATE HIGHWAY 352) (100 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF SAID FRY STREET LP. TRACT;

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

PAGE 2 OF 4
January 4, 2008

DESCRIPTION FOR PARCEL 5TE PART II

- 3) **THENCE** NORTH 33 DEGREES 13 MINUTES 51 SECONDS EAST, 606.09 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID COLLINS ROAD, AND THE WEST LINE OF SAID FRY STREET LP. TRACT TO THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80;
- 4) **THENCE** NORTH 75 DEGREES 22 MINUTES 14 SECONDS EAST, 44.71 FEET WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 80, TO THE POINT OF BEGINNING AND CONTAINING 18,681 SQUARE FEET OR 0.429 OF AN ACRE OF LAND, MORE OR LESS.

Surveyed on the ground JUNE 2007

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)

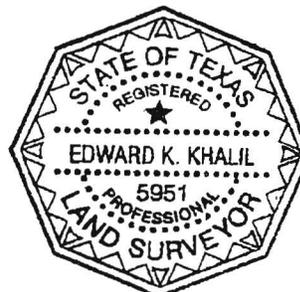
Note: In accordance with the Texas Board of Professional Land Surveying, General Rules of Procedure and Practices, 663 19(9), this "report" consists of the Real Property Description included herein, and Map of Survey attached herewith.

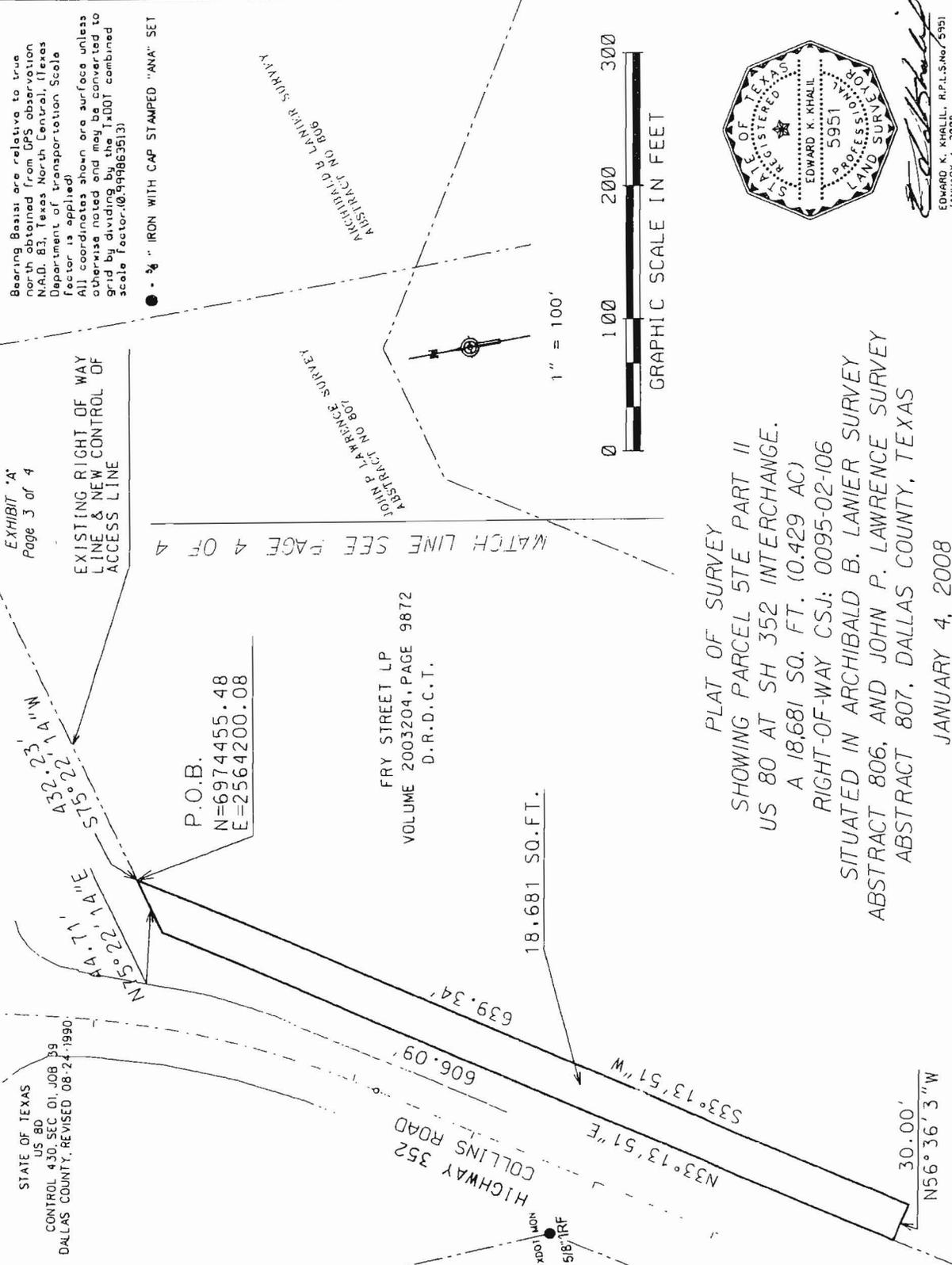
Note: In accordance with the Texas Board of Professional Land Surveying, General Rules of Procedures and Practices, 663 19(7), "The cited instruments are not necessarily the current owners of the subject property, but are the documents containing the descriptions of the boundaries as surveyed."

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
January 4, 2008





Bearing Basis: are relative to true north obtained from GPS observation NAD 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)

• 3/4" IRON WITH CAP STAMPED "ANA" SET

EXHIBIT "A"
Page 3 of 4

EXISTING RIGHT OF WAY LINE & NEW CONTROL OF ACCESS LINE

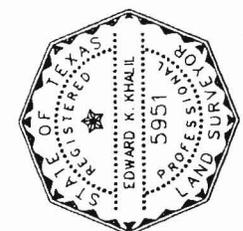
MATCH LINE SEE PAGE 4 OF 4

P.O.B.
N=6974455.48
E=2564200.08

FRY STREET LP
VOLUME 2003204, PAGE 9872
D.R.D.C.T.

PLAT OF SURVEY
SHOWING PARCEL 5TE PART II
US 80 AT SH 352 INTERCHANGE.
A 18,681 SQ. FT. (0.429 AC)
RIGHT-OF-WAY CSJ: 0095-02-106
SITUATED IN ARCHIBALD B. LANIER SURVEY
ABSTRACT 806, AND JOHN P. LAWRENCE SURVEY
ABSTRACT 807, DALLAS COUNTY, TEXAS

JANUARY 4, 2008



Edward K. Khalil
EDWARD K. KHALIL, R.P.L.S.No. 5951
JANUARY 4, 2008

STATE OF TEXAS
US BD
CONTROL 430, SEC 01, JOB 39
DALLAS COUNTY, REVISED 08-24-1990.

HIGHWAY 352
COLLINS ROAD

TRD01 MON
518 TRF

10610111 PARCEL 5 INTERCHG II AND 1101010000 5. 04. 11. 01. 01.

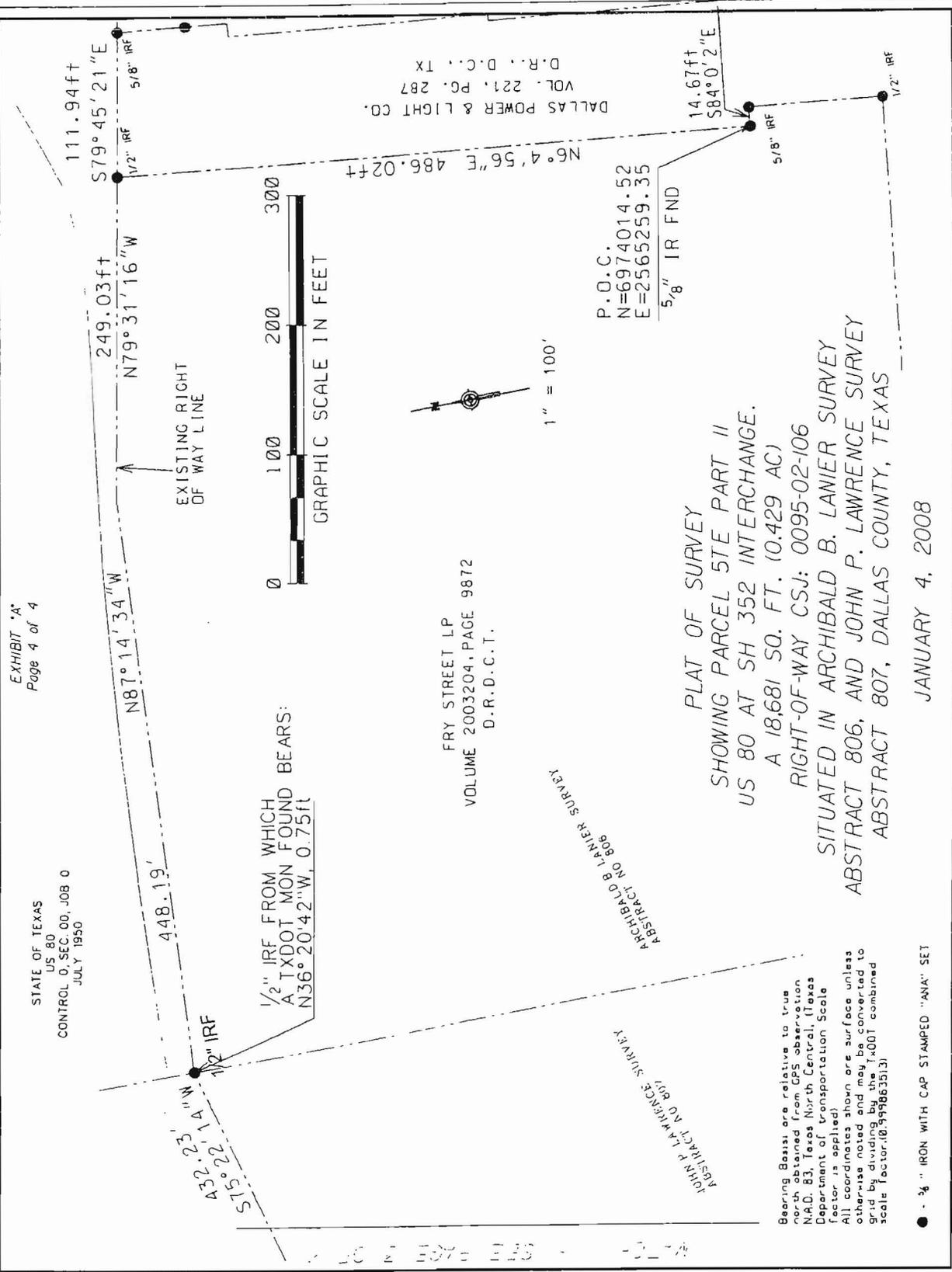


EXHIBIT 'A'
Page 4 of 4

STATE OF TEXAS
US 80
CONTROL 0, SEC. 00, JOB 0
JULY 1950

FRY STREET LP
VOLUME 2003204, PAGE 9872
D.R.D.C.T.

P.O.C.
N=6974014.52
E=2565259.35
5/8" IR FND

PLAT OF SURVEY
SHOWING PARCEL 5TE PART II
US 80 AT SH 352 INTERCHANGE.
A 18,681 SQ. FT. (0.429 AC)
RIGHT-OF-WAY CSJ: 0095-02-106
SITUATED IN ARCHIBALD B. LANIER SURVEY
ABSTRACT 806, AND JOHN P. LAWRENCE SURVEY
ABSTRACT 807, DALLAS COUNTY, TEXAS

JANUARY 4, 2008

● - 3/8" IRON WITH CAP STAMPED "ANA" SET

PARCEL 5TE PART II DATED 01/04/08 3:05:14 PM

Page 1 of 8
PARCEL 512
5/16/2008

County:	Caldwell	Segment:	5
Parcel No.:	512	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 512

DESCRIPTION OF A 2,550,908 SQUARE FOOT, 58.561 ACRE TRACT OF LAND OUT OF THE ISAAC JACKSON SURVEY, ABSTRACT NO. 157, LOCATED IN CALDWELL COUNTY, TEXAS, BEING PART OF A CALLED 332 ACRE TRACT OF LAND DESCRIBED BY ORDER ADMITTING WILL TO PROBATE AND AUTHORIZING LETTERS TESTAMENTARY DATED APRIL 23, 1984, TO NOEL VOSS SMITH, JR. AND EDWARD CLINTON SMITH, AS RECORDED IN VOLUME 44, PAGE 477 OF THE DEED RECORDS OF CALDWELL COUNTY (D.R.C.C.) AND FURTHER DESCRIBED BY WARRANTY DEED DATED AUGUST 24, 1948, AS RECORDED IN VOLUME 228, PAGE 377 OF THE D.R.C.C. (HEREINAFTER REFERRED TO AS A 332 ACRE TRACT), SAID 2,550,908 SQUARE FOOT, 58.561 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF ASSOC INC." at the southeast corner of said 332 acre tract, same being the northeast corner of a called 130 acre tract of land described by Last Will and Testament of W.D. Moore, Jr., to Cathy Moore Hunter, as recorded in Volume 67, Page 18, of the D.R.C.C. (hereinafter referred to as a 130 acre tract),

THENCE South 79° 53' 28" West, along the common line of said 332 acre tract and the north line of said 130 acre tract, a distance of 2,685.50 feet to a Texas Department of Transportation Type II monument 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 336.00 feet left of S.H. 130 baseline station 3351+87.02;



- 1) **THENCE** South $79^{\circ} 53' 28''$ West, departing said proposed east right-of-way line and along said common line and along the south line of the herein described tract, a distance of 251.45 feet to a calculated point at the northeast corner of a called 1.033 acre tract of land described by Warranty Deed to Jose Santos Avila and Ana Martinez, as recorded in Volume 383, Page 626 of the Official Public Records of Caldwell County (O.P.R.C.C.) (hereinafter referred to as a 1.033 acre tract) from which a new 8-inch cedar fence corner post found bears North $78^{\circ} 50' 25''$ East, a distance of 0.88 feet;
- 2) **THENCE** South $78^{\circ} 50' 25''$ West, continuing along the common line of said 332 acre tract and said 1.033 acre tract and along the south line of the herein described tract, a distance of 300.02 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), from which a 10-inch fence corner post found bears North $78^{\circ} 50' 25''$ East, a distance of 0.56 feet;
- 3) **THENCE** North $11^{\circ} 26' 37''$ West, departing said 1.033 acre tract and along the common line of said east right-of-way line and said 332 acre tract and along the west line of the herein described tract, a distance of 4,409.21 feet to a calculated point for corner at the southwest corner of a called 503.395 acre tract of land described by Cash Warranty Deed dated April 24, 1998, to Spencewood, Inc., as recorded in Volume 184, Page 354, of the O.P.R.C.C. (hereinafter referred to as a 503.395 acre tract);
- 4) **THENCE** North $79^{\circ} 27' 05''$ East, departing said east right-of-way line and along the common line of said 332 acre tract and said 503.395 acre tract and along the north line of the herein described tract, a distance of 570.46 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, said point being located 357.00 feet left of S.H. 130 Baseline Station 3307+79.39, said point being the **POINT OF BEGINNING** of this Denial of Access Line;



- 5) **THENCE** South $11^{\circ} 28' 11''$ East, departing said common line and along the common line of said proposed east right-of-way line and the herein described tract, passing at a distance of 70.70 feet a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap stamped "AC" for the **POINT OF TERMINATION** of this Denial of Access Line, said point being located 357.00 feet left of S.H. 130 Baseline Station 3308+50.10, and continuing in all a total distance of 702.00 feet to a Texas Department of Transportation Type II monument set for corner;
- 6) **THENCE** South $10^{\circ} 15' 20''$ East, continuing along said common line, a distance of 991.16 feet to a Texas Department of Transportation Type II monument set for corner;
- 7) **THENCE** South $11^{\circ} 28' 11''$ East, a distance of 1,051.67 feet to a Texas Department of Transportation Type II monument set for corner;
- 8) **THENCE** North $78^{\circ} 31' 49''$ East, a distance of 200.00 feet to a Texas Department of Transportation Type II monument set for corner;
- 9) **THENCE** South $11^{\circ} 28' 11''$ East, a distance of 300.00 feet to a Texas Department of Transportation Type II monument set for corner;
- 10) **THENCE** South $78^{\circ} 31' 49''$ West, a distance of 200.00 feet to a Texas Department of Transportation Type II monument set for corner;
- 11) **THENCE** South $11^{\circ} 28' 11''$ East, passing at a distance of 512.20 feet a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set and stamped "AC" for the **POINT OF BEGINNING** of this Denial of Access Line, said point being located 336.00 feet left of S.H. 130 Baseline Station 3343+36.20 and continuing along said common line and along said Denial of Access Line in all, a total distance of 855.24 feet to a Texas Department of Transportation Type II monument set for corner;
- 12) **THENCE** North $78^{\circ} 31' 49''$ East, continuing along said Denial of Access Line, a distance of 200.00 feet to a Texas Department of Transportation Type II monument for corner;
- 13) **THENCE** South $11^{\circ} 28' 11''$ East, continuing along said Denial of Access Line and said common line, a distance of 200.00 feet to a Texas Department of Transportation Type II monument set for corner;



- 14) **THENCE** South 78° 31' 49" West, continuing along said Denial of Access Line and said common line, a distance of 200.00 feet to a set Texas Department of Transportation Type II monument set for corner;
- 15) **THENCE** South 11° 28' 11" East, continuing along said Denial of Access Line and said common line, passing at a distance of 219.21 feet a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set and stamped "AC" for the **POINT OF TERMINATION** of this Denial of Access Line, said point being located 336.00 feet left of S.H. 130 Baseline Station 3350+98.44 and continuing along said common line in all, a total distance of 307.79 feet to the **POINT OF BEGINNING** of the herein described tract and containing 2,550,908 square feet, 58.561 acres of land, more or less.

NOTES:

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

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

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



PLAT TO ACCOMPANY PARCEL DESCRIPTION

MATCH LINE Page 7

512

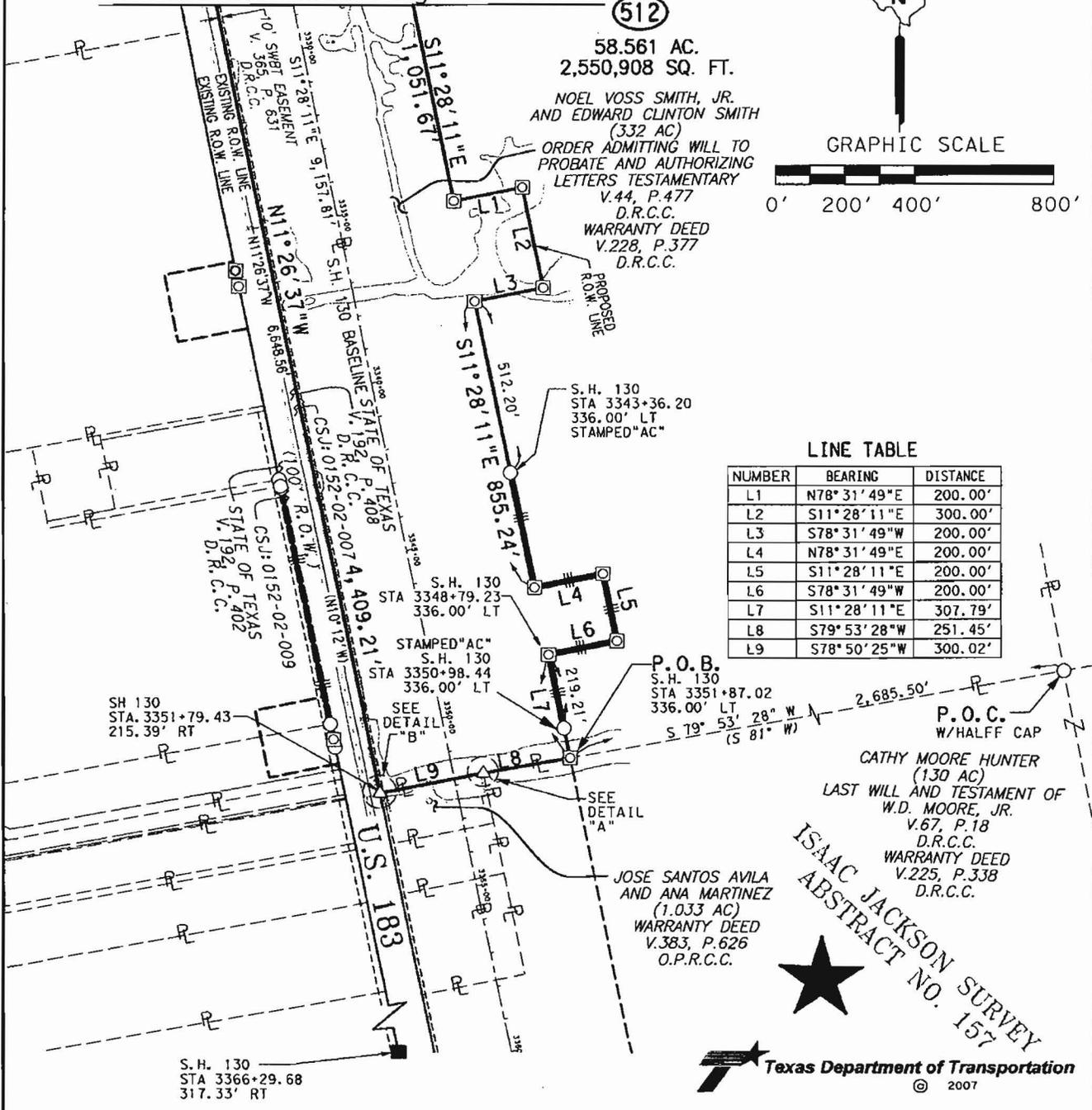
58.561 AC.
2,550,908 SQ. FT.

NOEL VOSS SMITH, JR.
AND EDWARD CLINTON SMITH
(332 AC)

ORDER ADMITTING WILL TO
PROBATE AND AUTHORIZING
LETTERS TESTAMENTARY
V.44, P.477
D.R.C.C.
WARRANTY DEED
V.228, P.377
D.R.C.C.



GRAPHIC SCALE



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N78°31'49"E	200.00'
L2	S11°28'11"E	300.00'
L3	S78°31'49"W	200.00'
L4	N78°31'49"E	200.00'
L5	S11°28'11"E	200.00'
L6	S78°31'49"W	200.00'
L7	S11°28'11"E	307.79'
L8	S79°53'28"W	251.45'
L9	S78°50'25"W	300.02'

P.O.B.
S.H. 130
STA 3351+87.02
336.00' LT
S 79° 53' 28" W
(S 81° W)

P.O.C.
W/HALFF CAP

CATHY MOORE HUNTER
(130 AC)
LAST WILL AND TESTAMENT OF
W.D. MOORE, JR.
V.67, P.18
D.R.C.C.
WARRANTY DEED
V.225, P.338
D.R.C.C.

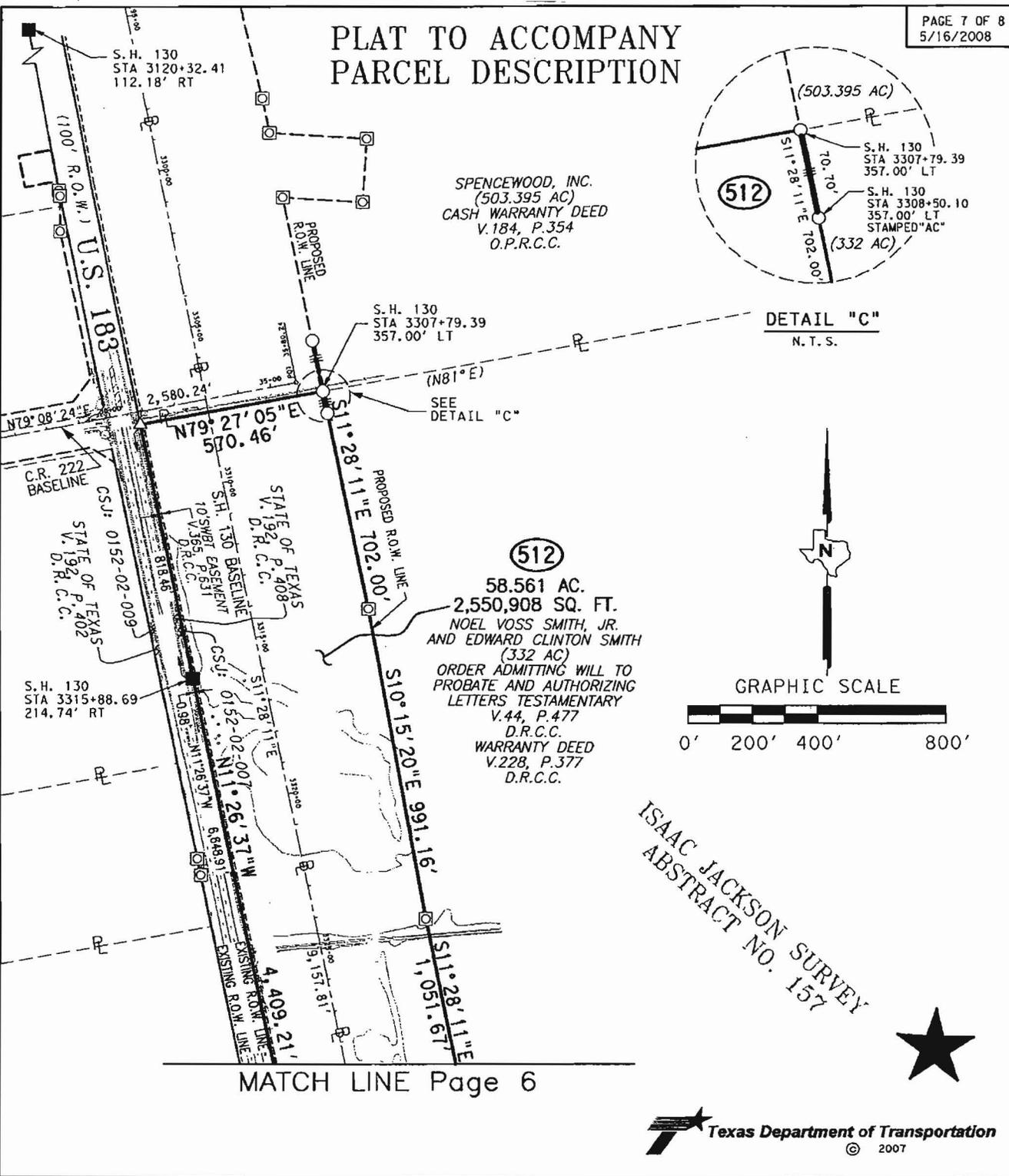
JOSE SANTOS AVILA
AND ANA MARTINEZ
(1.033 AC)
WARRANTY DEED
V.383, P.626
O.P.R.C.C.

ISAAC JACKSON SURVEY
ABSTRACT NO. 157

Texas Department of Transportation
© 2007

	PARCEL PLAT PARCEL 512		PARCEL NUMBER	512	
	FILE P 512-R	TURNPIKE PROJECT	DISTRICT	ACQUISITION	58.561 2,550,908
	SCALE 1" = 400'	STATE HIGHWAY 130	AUS	DEED AREA	332 14,461,920
	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL	REMAINDER AREA	273.439 11,911,012

PLAT TO ACCOMPANY PARCEL DESCRIPTION



MATCH LINE Page 6

<p>4200 WEST DRAPER LAKE SUITE 400 AUSTIN, TEXAS 78729 (512) 252-5164</p>	<p>PARCEL PLAT PARCEL 512</p>		<p>PARCEL NUMBER</p> <p>512</p>													
	<p>FILE P 512-R</p>	<p>TURNPIKE PROJECT STATE HIGHWAY 130</p>	<p>DISTRICT AUS</p>	<table border="1"> <thead> <tr> <th></th> <th>ACRES</th> <th>SQUARE FEET</th> </tr> </thead> <tbody> <tr> <td>ACQUISITION</td> <td>58.561</td> <td>2,550,908</td> </tr> <tr> <td>DEED AREA</td> <td>332</td> <td>14,461,920</td> </tr> <tr> <td>REMAINDER AREA</td> <td>273.439</td> <td>11,911,012</td> </tr> </tbody> </table>		ACRES	SQUARE FEET	ACQUISITION	58.561	2,550,908	DEED AREA	332	14,461,920	REMAINDER AREA	273.439	11,911,012
		ACRES	SQUARE FEET													
	ACQUISITION	58.561	2,550,908													
DEED AREA	332	14,461,920														
REMAINDER AREA	273.439	11,911,012														
<p>SCALE 1" = 400'</p>	<p>FEDERAL AID PROJECT NO. BOR 2004(620)</p>	<p>R.O.W.-C. S. J. NO. 3583-01-002</p>	<p>COUNTY CALDWELL</p>													
<p>5/16/2008 10:35:57 AM I:\25000s\25540\CA00\exhibi+512(1).dgn</p>																

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. 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 EASEMENT LINE
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION

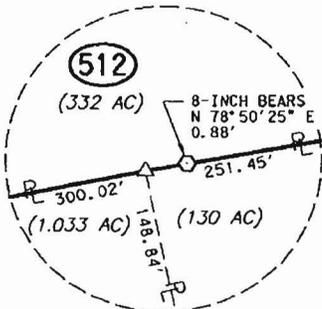
**PLAT TO ACCOMPANY
PARCEL DESCRIPTION**

- 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. 0506062, EFFECTIVE DATE MARCH 24, 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".

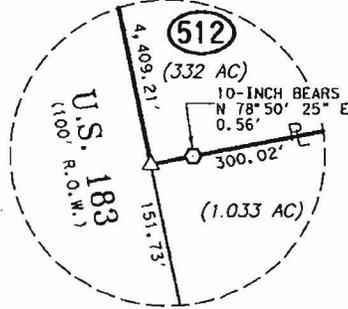
I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Colin J. Henry 5/16/08
COLIN J. HENRY DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230



DETAIL "A"
N. T. S.



DETAIL "B"
N. T. S.



HALFF
400 WEST BRAKER LANE SUITE 450 AUSTIN, TEXAS 78758 (512) 232-9184

PARCEL PLAT PARCEL 512		PARCEL NUMBER	512	
FILE P 512-R	TURNPIKE PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION	58.561 2,550,908
SCALE NONE	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	DEED AREA	332 14,461,920
	COUNTY CALDWELL	REMAINDER AREA	273.439	11,911,012

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Parcel 639
Rev. 2
June 13, 2008

County: Caldwell
Parcel No.: 639
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of 1327, end of Segment 4
(Sta. 2938+00) in Travis County
To: IH 10 near Seguin, in Guadalupe County, Texas
Segment: 6.1
From: Sta. 3376+00
To: Sta. 4223+00
Federal Aid Project No.: BOR 2004(620)
Right of Way CSJ: 3583-01-002

PROPERTY DESCRIPTION FOR PARCEL 639

DESCRIPTION OF 36.555 ACRES (1,592,314 SQUARE FEET) OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 270.795 ACRES IN A DEED TO WM. TERRY BRAY, TRUSTEE, OF RECORD IN VOLUME 479, PAGE 246, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 36.555 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the southwest corner of that tract described as 21.72 acres in a deed to Glen E. Schulz and Alan F. Schulz, of record in Volume 123, Page 605, Official Public Records of Real Property, Caldwell County, Texas and the southeast corner of that tract described as 21.63 acres in a deed to Fred Willms, of record in Volume 396, Page 80, Deed Records, Caldwell County, Texas, same being in the north line of said 270.795 acre Bray tract;

THENCE, with the north line of said 270.795 acre Bray tract and the south line of said 21.63 acre Willms tract, of record in Volume 396, Page 80, and continuing with the south line of that tract described as 21.63 acres in a deed to Fred Willms, of record in Volume 396, Page 75, Deed Records, Caldwell County, Texas, S78°26'53"W 1067.37 feet to a 1/2" iron rod set with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, for the POINT OF BEGINNING and 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 SH 130, 341.00 feet left of S.H. 130 Baseline Station 3565+10.74;



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June 13, 2008

THENCE, with the southeast line of this tract and the proposed southeast ROW line of S.H. 130, crossing said 270.795 acre Bray tract, the following eight (8) courses, numbered 1 through 8;

- 1) with this "access denial line", **S52°05'59"W 501.91 feet** to a TxDOT Type II concrete monument set;
- 2) with this "access denial line", with a curve to the left, whose intersection angle is **02°26'55"**, radius is **11,915.00 feet**, an arc distance of **509.18 feet**, the chord of which bears **S50°52'31"W 509.14 feet** to a TxDOT Type II concrete monument set;
- 3) with this "access denial line", **S49°39'04"W 517.04 feet** to a TxDOT Type II concrete monument set;
- 4) with this "access denial line", with a curve to the right, whose intersection angle is **02°26'55"**, radius is **12,085.00 feet**, an arc distance of **516.44 feet**, the chord of which bears **S50°52'31"W 516.40 feet** to a TxDOT Type II concrete monument set;
- 5) with this "access denial line", **S52°05'59"W 850.89 feet** to a TxDOT Type II concrete monument set;
- 6) with this "access denial line", **S20°46'28"W 97.53 feet** to a TxDOT Type II concrete monument set;
- 7) with this "access denial line", **S10°20'48"E**, passing at 343.16 feet a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 554.93 feet for a total distance of **898.09 feet** to a TxDOT Type II concrete monument set; and
- 8) **S79°39'12"W 34.60** to a TxDOT Type II concrete monument set at the southwest corner of this tract, same being in the west line of said 270.795 acre Bray tract, and in the existing east ROW line of F.M. 2001 and the east line of that tract described as 8.28 acres in a deed to the State of Texas, of record in Volume 275, Page 200, Deed Records, Caldwell County, Texas;



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June 13, 2008

- 9) THENCE, with the west line of this tract and said 270.795 acre Bray tract and the existing east ROW line of said FM 2001 and the east line of said 8.28 acre State of Texas tract, **N10°21'06"W 2,286.33 feet** to a calculated point at the northwest corner of this tract and said 270.795 acre Bray tract and the southwest corner of that tract described as 1.167 acres in a deed to Forrest M. Wilson and Fred Willms, of record in Volume 47, Page 662, Official Public Records of Real Property, Caldwell County, Texas;
- 10) THENCE, with a north line of this tract and the north line of said 270.795 acre Bray tract and the south line of said 1.167 acre Wilson and Willms tract, **N78°51'22"E 34.81 feet** to a 1/2" iron rod set with TxDOT aluminum cap, at a westerly east corner of this tract, same being in the proposed northwest ROW line of S.H. 130;

THENCE, with the northwest line of this tract and the proposed northwest ROW line of S.H. 130, crossing said 270.795 acre Bray tract, the following five (5) courses, numbered 11 through 15;

- 11) **S10°20'48"E**, passing at 78.33 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" 295.46 feet, for a total distance of **373.79 feet** to a TxDOT Type II concrete monument set;
- 12) with this "access denial line", **S69°06'45" E 92.51 feet** to a TxDOT Type II concrete monument set;
- 13) with this "access denial line", **N52°05'59"E 416.78 feet** to a TxDOT Type II concrete monument set;
- 14) with this "access denial line", with a curve to the right, whose intersection angle is **02°26'55"**, radius is **12,085.00 feet**, passing at an arc distance of 242.90 feet a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing an arc distance of 30.00 feet, passing at an arc distance of 272.90 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" an arc distance of 243.54 feet, for a total arc distance of **516.44 feet**, the chord of which bears **N53°19'26"E 516.40 feet** to a TxDOT Type II concrete monument set;



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- 15)with this "access denial line", **N54°32'53"E 30.61 feet** to a 1/2" iron rod set with TxDOT aluminum cap at a northwest corner of this tract and the end of this "access denial line", same being in the north line of said 270.795 acre Bray tract and the south line of said 1.167 acre Wilson and Willms tract;
- 16)THENCE, with the north line of this tract and said 270.795 acre Bray tract and the south line of said 1.167 acre Wilson and Willms tract, **N78°51'22"E 721.39 feet** to a fence corner post found at the southeast corner of said 1.167 acre Wilson and Willms tract, same being an interior ell corner of this tract and said 270.795 acre Bray tract;
- 17)THENCE, with a west line of this tract and said 270.795 acre Bray tract and the east line of said 1.167 acre Wilson and Willms tract, **N11°05'29"W 30.00 feet** to a fence corner post found at a northwest corner of this tract and said 270.795 acre Bray tract and the northeast corner of said Wilson and Willms tract, same being in the south line of said 21.63 acre Willms tract, of record in Volume 396, Page 75;
- 18)THENCE, with the north line of this tract and said 270.795 acre Bray tract and the south line of said 21.63 acre Willms tract as recorded in Volume 396, Page 75, **N78°26'53"E 936.54 feet** to the POINT OF BEGINNING and containing 36.555 acres (1,592,314 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".



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Parcel 639
Rev. 2
June 13, 2008

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 13th day of June, 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

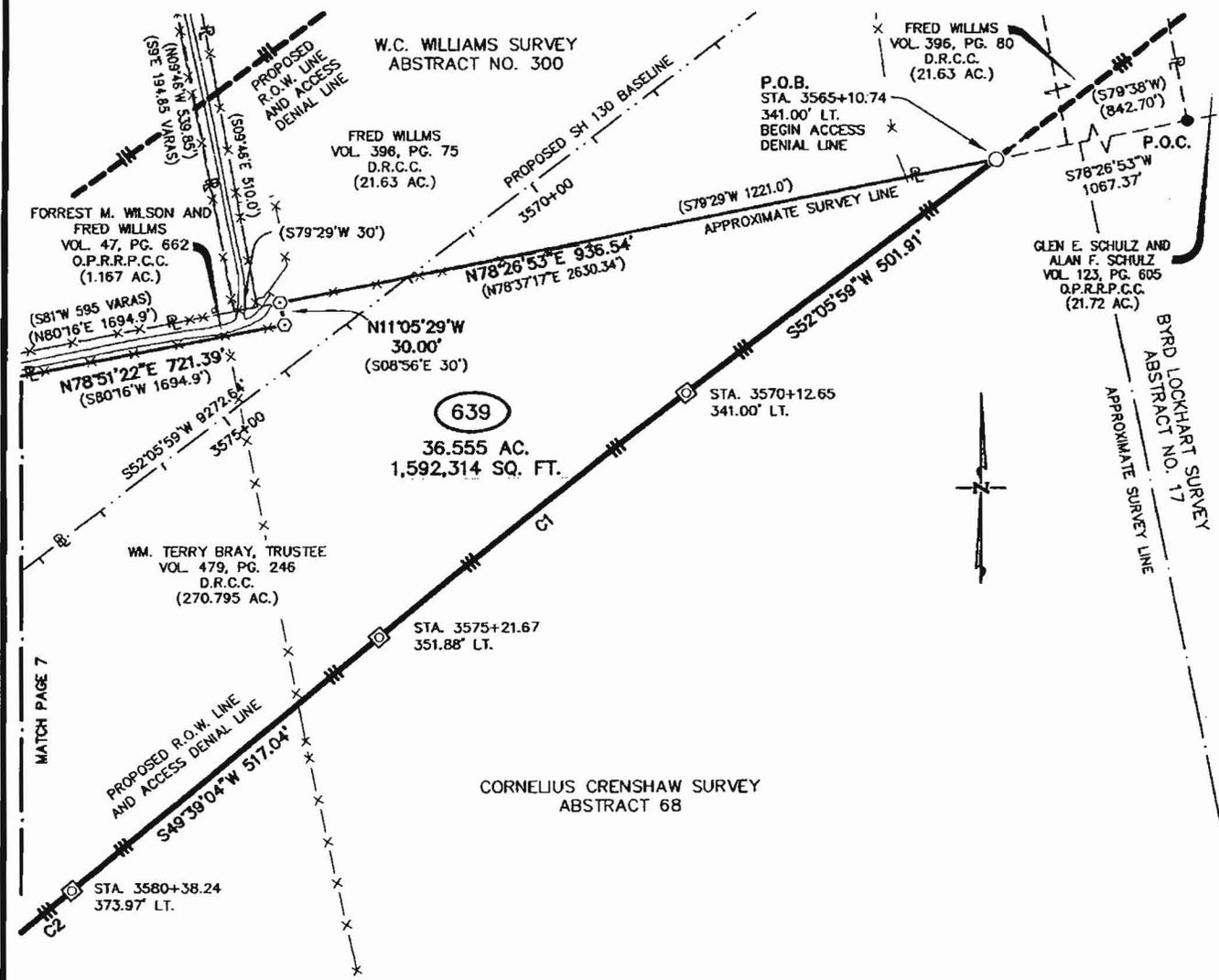
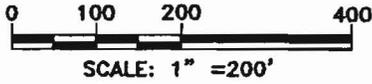
Note: There is a plat to accompany this description. S.H. 130/Parcel 639 Rev.4, 2008



PAGE 6 OF 9
REV 2
06/13/08

"EXHIBIT ____"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



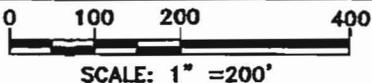
	ACRES	SQUARE FEET
ACQUISITION	36.555	1,592,314
CALCULATED AREA	269.628	11,744,996
REMAINDER AREA	233.073	10,152,682

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8691

PARCEL PLAT SHOWING PROPERTY OF
WM. TERRY BRAY, TRUSTEE

DISTRICT AUS	STATE HIGHWAY 130	PARCEL 639
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	COUNTY CALDWELL
	R.O.W.-C. S. J. NO. 3583-01-002	

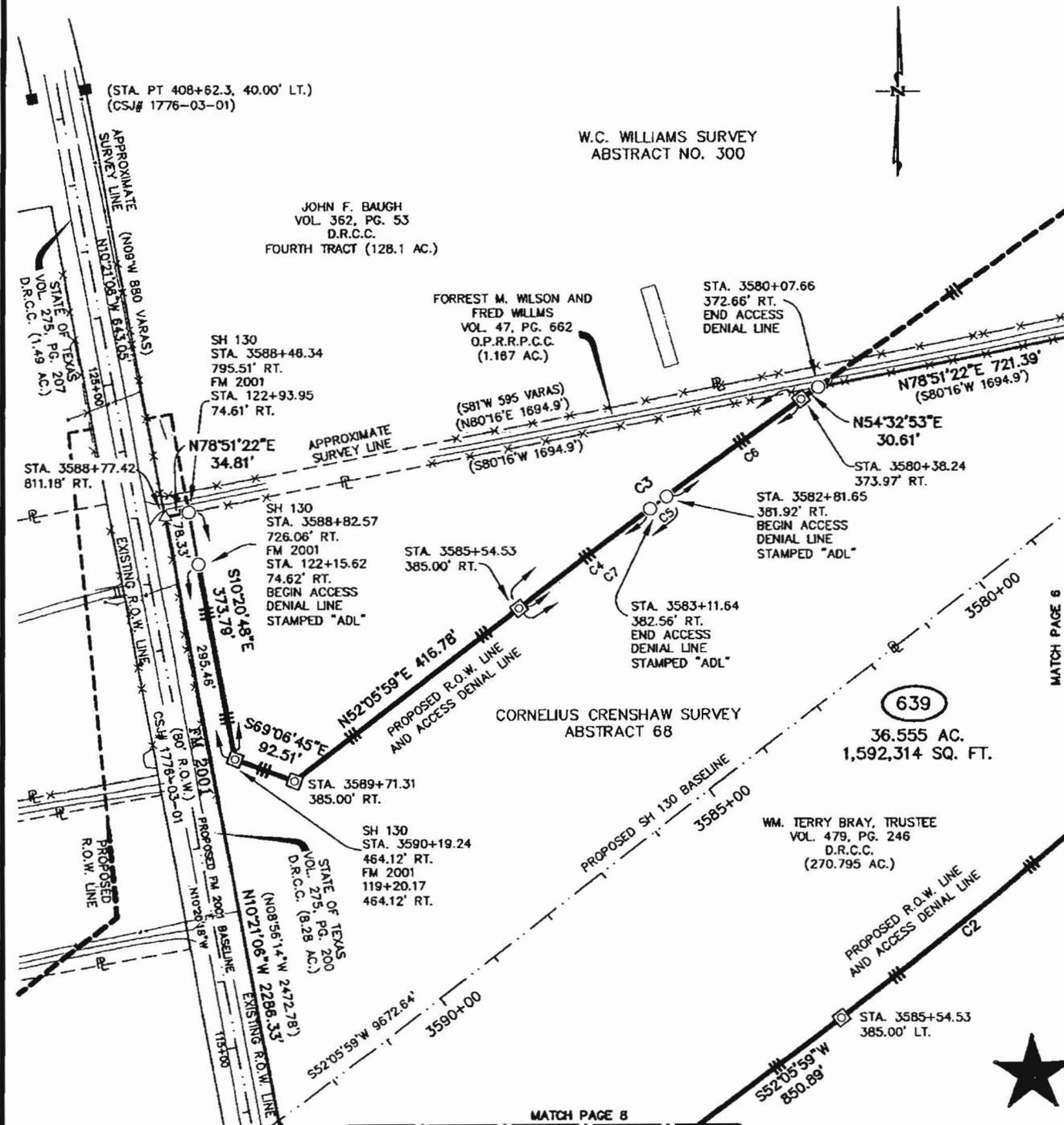




"EXHIBIT ____"

PAGE 7 OF 9
REV 2
06/13/08

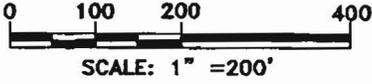
PLAT TO ACCOMPANY
PARCEL DESCRIPTION



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

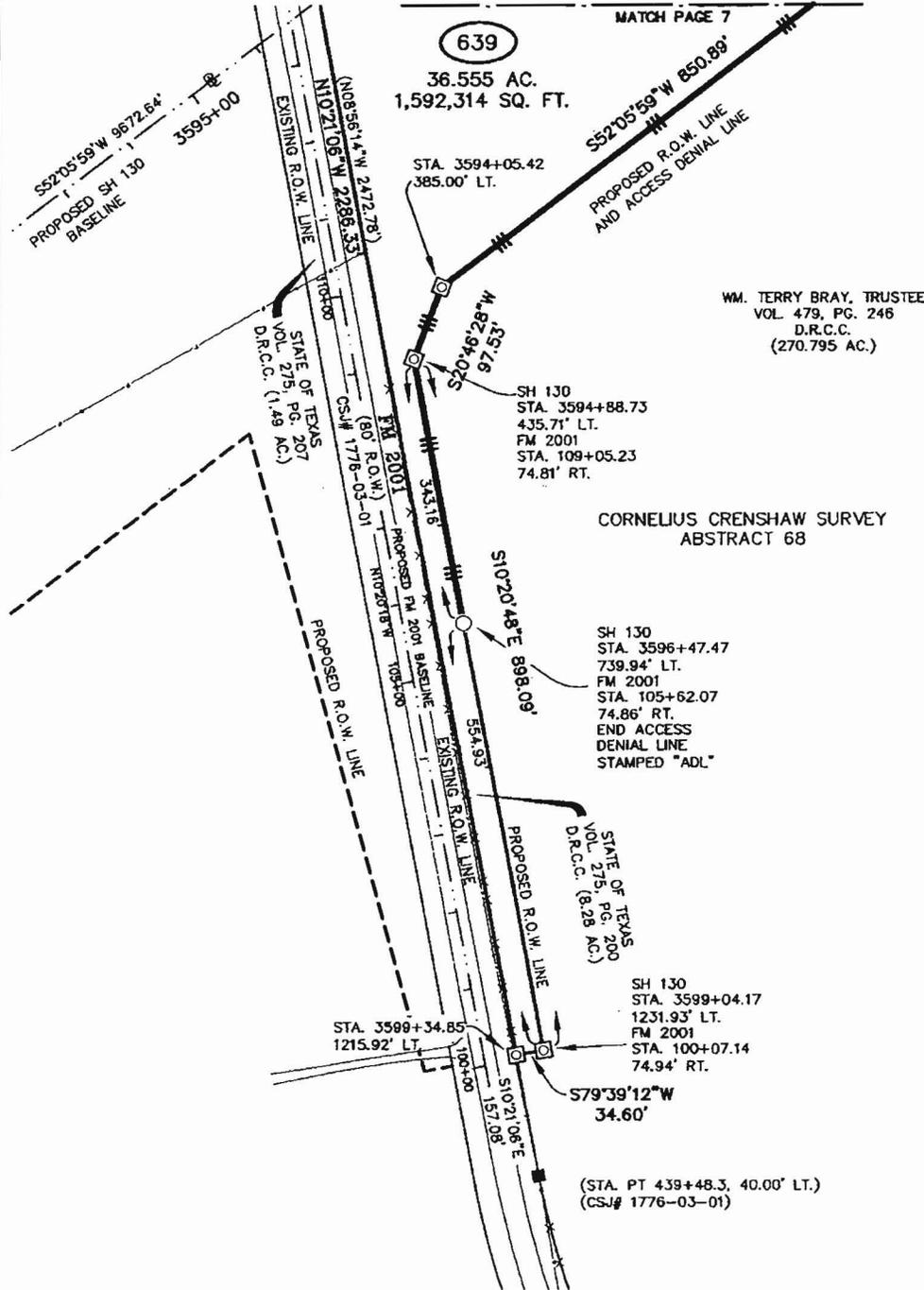
PARCEL PLAT SHOWING PROPERTY OF WM. TERRY BRAY, TRUSTEE			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 639
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL





"EXHIBIT _____"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8691

PARCEL PLAT SHOWING PROPERTY OF WM. TERRY BRAY, TRUSTEE			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 639
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



"EXHIBIT ____"

PAGE 9 OF 9
REV 2
06/13/08

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. 0703072, EFFECTIVE DATE, MAY 30, 2007.
- 4) ITEM 10.c. (VOL. 147, PG. 631) IN SCHEDULE B OF THE TITLE COMMITMENT IS A BLANKET RIGHT-OF-WAY EASEMENT.
- 5) ITEM 10.d. (VOL. 373, PG. 153) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT AFFECT THIS TRACT.
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE."

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ 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.

06/13/08

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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	509.18	11915.00	02°26'55"	254.63	S50°52'31"W	509.14
C2	516.44	12085.00	02°26'55"	258.26	S50°52'31"W	516.40
C3	516.44	12085.00	02°26'55"	258.26	N53°19'26"E	516.40
C4	242.90	12085.00	01°09'06"	121.45	N52°40'32"E	242.90
C5	30.00	12085.00	00°08'32"	15.00	N53°19'21"E	30.00
C6	243.54	12085.00	01°09'17"	121.78	N53°58'15"E	243.54
C7	272.90	12085.00	01°17'38"	136.46	N52°44'48"E	272.90



McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 491-8501

PARCEL PLAT SHOWING PROPERTY OF
WM. TERRY BRAY, TRUSTEE

DISTRICT
AUS

STATE HIGHWAY 130

PARCEL
639

SCALE
1" = 200'

FEDERAL AID PROJECT NO.
BOR 2004(620)

R.O.W.-C. S. J. NO.
3583-01-002

COUNTY
CALDWELL



County: Caldwell
Parcel No.: 640
Highway: SH 130 Segments 5 & 6
Project Limits: From: South of 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

Segment: 6.1
From: Sta. 3376+00
To: Sta. 4223+00

PROPERTY DESCRIPTION FOR PARCEL 640

DESCRIPTION OF 7.509 ACRES (327,071 SQUARE FEET) OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 132.668 ACRES IN A DEED TO CHARLES D. SPILLMANN AND JANE SPILLMANN, HUSBAND AND WIFE, OF RECORD IN VOLUME 484, PAGE 728, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 7.509 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the northwest corner of that tract described as 2.86 acres in a deed to Mary Faye Barnes, of record in Volume 118, Page 296, Official Public Records of Real Property, Caldwell County, Texas, and the southwest corner of said Spillmann tract;

THENCE, with the south line of said Spillmann tract and the north line of said Barnes tract, N79°03'23"E 3,028.65 feet to a 1/2" iron rod set with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, for the POINT OF BEGINNING and west corner of the herein described tract and the beginning of this "access denial line", same being in the proposed northwest right-of-way (ROW) line of S.H. 130, 385.00 feet right of S.H. 130 Baseline Station 3604+90.18;

- 1) THENCE, with the northwest line of this tract, this "access denial line", and the proposed northwest ROW line of S.H. 130, crossing said Spillmann tract, N52°05'59"E, passing at 588.32 feet a 1/2" iron rod set with a TxDOT aluminum cap, stamped "ADL" for the end of this "access denial line", continuing 30.00 feet, passing at 618.32 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" 432.93 feet for a total distance of **1051.25 feet** to a 1/2" iron rod set with a TxDOT aluminum cap at the northwest corner of this tract and the end of this "access denial line", same being in the north line of said Spillmann tract and the south line of that tract described as 4.516 acres in a deed to Gerald L. Clough and Kathleen H. Lewis, husband and wife, of record in Volume 380, Page 215, Official Public Records of Real Property, Caldwell County, Texas, 385.00 feet right of S.H. 130 Baseline Station 3594+38.94;

- 2) THENCE, with the north line of this tract and of said Spillmann tract and the south line of said Clough and Lewis tract, **N79°36'26"E** passing at 219.70 feet a 5/8" iron rod found and continuing 1.04 feet, for a total distance of **220.74 feet** to a calculated point at the northeast corner of this tract and said Spillmann tract and the southeast corner of said Clough and Lewis tract, same being in the existing west ROW line of F.M. 2001, and the west line of that tract described as 1.49 acres in a deed to the State of Texas, of record in Volume 275, Page 207, Deed Records, Caldwell County, Texas;
- 3) THENCE, with the east line of this tract and of said Spillmann tract and the existing west ROW line of F.M. 2001, **S10°21'06"E** **474.46 feet** to a 1/2" iron rod found at the southeast corner of this tract and said Spillmann tract and the northeast corner of said Barnes tract;
- 4) THENCE, with the south line of this tract and of said Spillmann tract and the north line of said Barnes tract, **S79°03'23"W** **1152.86 feet** to the POINT OF BEGINNING and containing 7.509 acres (327,071 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".



Page 3 of 5
Parcel 640
Rev. 1
June 13, 2008

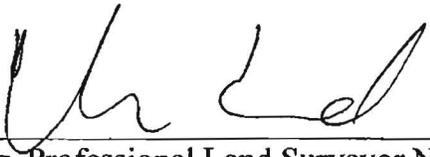
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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 13th day of June, 2008 A.D.

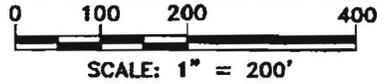
SURVEYED BY:

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 640 Rev.2, 2008





"EXHIBIT _____"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

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

CORNELIUS CRENSHAW SURVEY
ABSTRACT NO. 68

KENNETH EUGENE CRABILL
AND MARY ANN CRABILL
VOL. 368, PG. 329
O.P.R.R.P.C.C.
(12.048 AC.)

GERALD L. CLOUGH AND
KATHLEEN H. LEWIS,
HUSBAND AND WIFE
VOL. 380, PG. 215 O.P.R.R.P.C.C.
(4.516 AC.)

JACKIE JEANICE FRAZIER
VOL. 142, PG. 749
O.P.R.R.P.C.C.
(2.396 AC.)

CHARLES D. SPILLMANN
AND JANE SPILLMANN,
HUSBAND AND WIFE
VOL. 484, PG. 728
O.P.R.R.P.C.C.
(132.668 AC.)

SH 130
STA. 3598+71.87
385.00' RT.
BEGIN ACCESS
DENIAL LINE
STAMPED "ADL"

7.509 AC.
327,071 SQ. FT.

SH 130
STA. 3599+01.87
385.00' RT.
END ACCESS
DENIAL LINE
STAMPED "ADL"

MARY FAYE BARNES
VOL. 118, PG. 296
O.P.R.R.P.C.C.
(2.88 AC.)

P.O.B.
SH 130
STA. 3604+90.18
385.00' RT.
BEGIN ACCESS
DENIAL LINE

CHARLES D. SPILLMANN
AND JANE SPILLMANN
VOL. 425, PG. 477
D.R.C.C.
(98.75 AC.)

SHB FAMILY LP,
A TEXAS LIMITED PARTNERSHIP
VOL. 511, PG. 51
O.P.R.R.P.C.C.
TRACT TWO (69.72 AC.)

	ACRES	SQUARE FEET
ACQUISITION	7.509	327,071
DEED AREA	132.668	5,779,018
REMAINDER AREA	125.159	5,451,947

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

PARCEL PLAT SHOWING PROPERTY OF
CHARLES D. SPILLMANN, ET UX

DISTRICT
AUS

STATE HIGHWAY 130

PARCEL
640

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
06/13/08

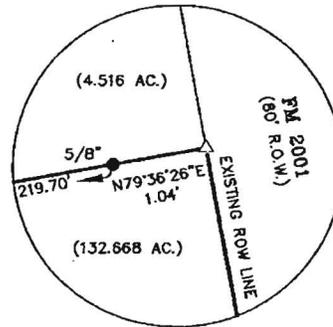
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

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. 0703073, EFFECTIVE DATE, JULY 20, 2007.
- 4) ITEM 10.c. (VOL. 169, PG. 416) IN SCHEDULE B OF THE TITLE COMMITMENT CANNOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ITEM 10.d. (VOL. 352, PG. 32) IN SCHEDULE B OF THE TITLE COMMITMENT IS A 10' WATER PIPELINE EASEMENT GRANTED TO POLONIA WATER SUPPLY AND IS TO BE CENTERED ON THE PIPE AS INSTALLED.
- 6) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 7) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ◐ SQUARE-HEAD BOLT FOUND
- ◑ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- 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



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.

06/13/08

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 CHARLES D. SPILLMANN, ET UX			
DISTRICT AUS	STATE HIGHWAY 130		PARCEL 640
SCALE 1" = 200'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S. J. NO. 3583-01-002	COUNTY CALDWELL



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

Page 1 of 3
Revised: Feb. 20, 2008

Description for Parcel 15

BEING a 19,286 square feet tract of land, more or less, in the Jesse Moon Survey, Abstract No. 879, City of Irving, Dallas County, Texas, and being a part of Lot 1, Block A of Zimmerman Addition, an addition to the City of Irving, Texas, as recorded by Plat in Volume 83243, Page 2011 Deed Records, Dallas County, Texas, and being a part of that tract as conveyed to Bankston Nissan in Irving as recorded in Volume 97095, Page 1 of the Deed Records of Dallas County, Texas, said 19,286 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Bankston Nissan in Irving tract, said point also being the northeast corner of a tract as conveyed to Insight Capital Realty Company, Ltd. as recorded in Volume 2001021, Page 3430 of said Deed Records, from which a ½" iron rod found bears South 88 degrees 42 minutes 35 seconds West, a distance of 0.81 feet;

THENCE South 88 degrees 42 minutes 35 seconds West, along the common line of said Bankston Nissan in Irving tract and said Insight Capital Realty Company, Ltd. tract, a distance of 322.36 feet to a 5/8" iron rod with TxDOT cap set on the new eastern right of way line of Loop 12 (Walton Walker Blvd. N) and being the POINT OF BEGINNING,**

1) THENCE South 88 degrees 42 minutes 35 seconds West, continuing along said common line, a distance of 33.65 feet to a ½" iron rod found on the existing eastern right of way line of Loop 12 (Walton Walker Blvd. N) at the southwest corner of said Bankston Nissan in Irving tract and the northwest corner of said Insight Capital Realty Company, Ltd.tract;

2) THENCE North 21 degrees 18 minutes 05 seconds East, along the existing eastern right of way line of Loop 12 (Walton Walker Blvd. N), a distance of 259.23 feet to an angle point from which a 5/8" iron rod found bears South 23 degrees 04 minutes 21 seconds West, a distance of 1.84 feet;

3) THENCE North 18 degrees 18 minutes 05 seconds East, continuing along the existing eastern right of way line of Loop 12 (Walton Walker Blvd. N), a distance of 211.24 feet to a 1" iron rod found at the northwest corner of said Bankston Nissan in Irving tract, and also being the southwest corner of a tract as conveyed to the State of Texas as recorded in Document No. 200600396179 of said Deed Records;

4) THENCE North 89 degrees 51 minutes 15 seconds East, along the common line of said Bankston Nissan in Irving tract and said State of Texas tract, passing at a distance of 43.13 feet the southeast corner of said State of Texas tract and the southwest corner of a tract as conveyed to Charlie Parnian and Sirous Barani as recorded in Document No. 200600415148 of said Deed Records, continuing along the common line of said Bankston Nissan in Irving tract and said Parnian and Barani tract, in all a total distance of 68.95 feet to a 5/8" iron rod with TxDOT cap set on the new eastern right of way line of Loop 12 (Walton Walker Blvd. N);

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

Page 2 of 3
Revised: Feb. 20, 2008

Description for Parcel 15

5) THENCE along the new eastern right of way line of Loop 12 (Walton Walker Blvd. N) and along a curve to the right having a central angle of 01 degrees 24 minutes 46 seconds, a radius of 2941.79 feet, a chord distance of 72.53 feet that bears South 22 degrees 50 minutes 31 seconds West, around said curve an arc distance of 72.53 feet to a magnail set in asphalt;**

6) THENCE South 27 degrees 40 minutes 46 seconds West, continuing along the new eastern right of way line of Loop 12 (Walton Walker Blvd. N), a distance of 148.83 feet to a magnail set in asphalt;**

6) THENCE South 23 degrees 05 minutes 27 seconds West, continuing along the new eastern right of way line of Loop 12 (Walton Walker Blvd. N), a distance of 127.60 feet to a 5/8" iron rod with TxDOT cap set;**

6) THENCE South 21 degrees 07 minutes 24 seconds West, continuing along the new eastern right of way line of Loop 12 (Walton Walker Blvd. N), a distance of 134.52 feet to the POINT OF BEGINNING and containing 19,286 square feet [0.4427 ac.] of land, more or less.

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

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

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



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

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



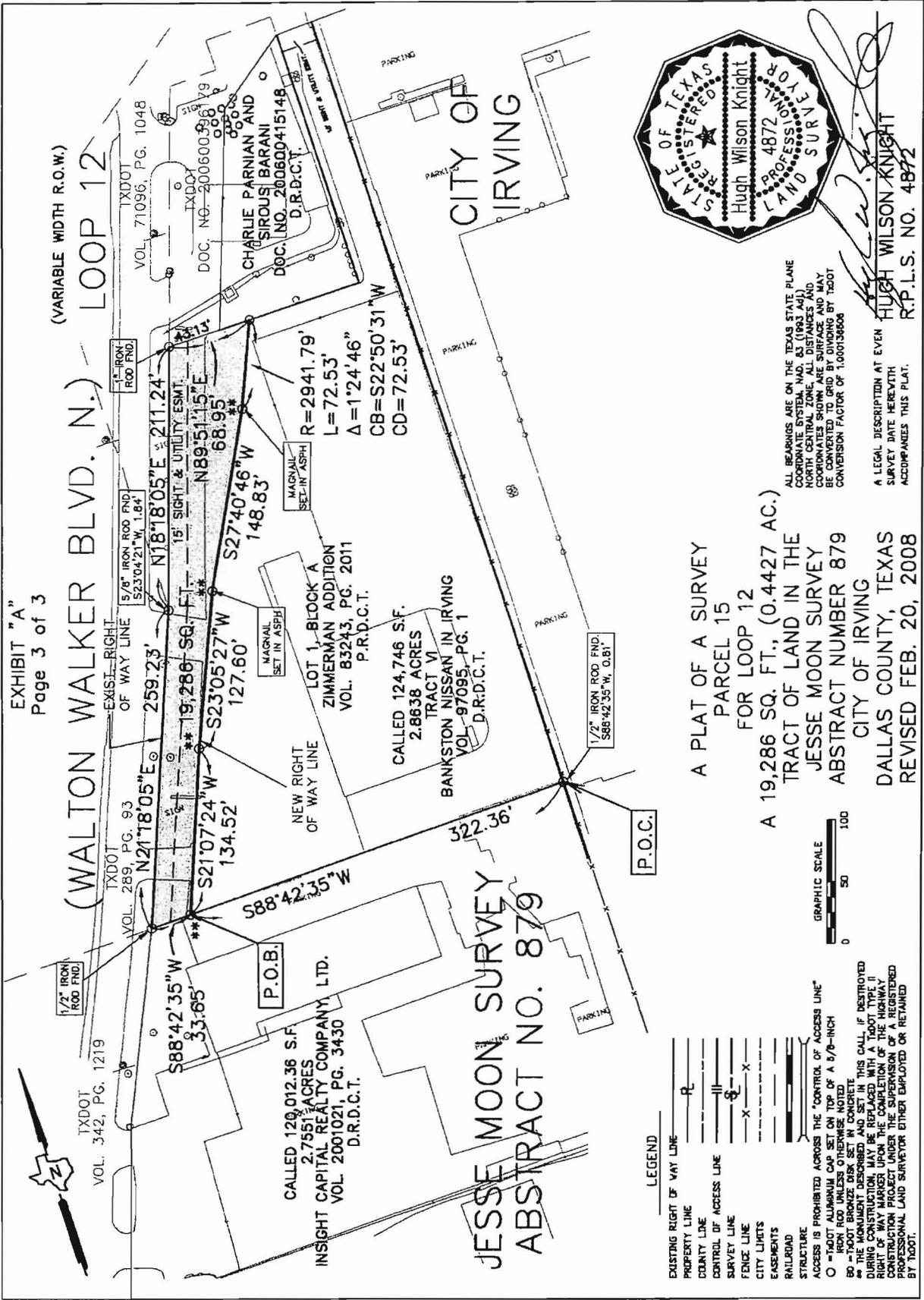
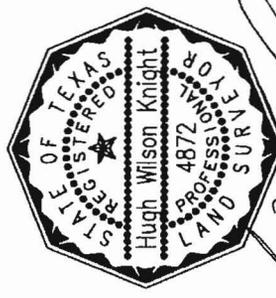


EXHIBIT "A"
Page 3 of 3

(WALTON WALKER BLVD. N.)
LOOP 12
(VARIABLE WIDTH R.O.W.)

CITY OF
IRVING

JESSE MOON SURVEY
ABSTRACT NO. 879



ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1983 AD),
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TADOT
CONVERSION FACTOR OF 1.000138608

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

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

R.O.W. CSJ: 0581-02-115

A PLAT OF A SURVEY
PARCEL 15
FOR LOOP 12
A 19,286 SQ. FT., (0.4427 AC.)
TRACT OF LAND IN THE
JESSE MOON SURVEY
ABSTRACT NUMBER 879
CITY OF IRVING
DALLAS COUNTY, TEXAS
REVISED FEB. 20, 2008

ACCOUNT: 9118-01-024

P.O.C.



- 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 UNLESS OTHERWISE NOTED
 - DO NOT REMOVE OR DESTROY 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.

INSIGHT CAPITAL REALTY COMPANY, LTD.
VOL. 2001021, PG. 3430
D.R.D.C.T.

LOT 1, BLOCK A
ZIMMERMAN ADDITION
VOL. 83243, PG. 2011
P.R.D.C.T.

CALLLED 124,746 S.F.
2.8638 ACRES
TRACT VI
BANKSTON NISSAN IN IRVING
VOL. 97095, PG. 1
D.R.D.C.T.

TXDOT
VOL. 342, PG. 1219

TXDOT
VOL. 289, PG. 93

EXIST. RIGHT
OF WAY LINE

5/8" IRON ROD FND.
S23°04'21"W, 1.84'

1" IRON ROD FND.

TXDOT
VOL. 71096, PG. 1048

TXDOT
DOC. NO. 2000600396179

CHARLIE PARNIAN AND
SIROUSI BARANI
DOC. NO. 2000600415148
D.R.D.C.T.

15' SIGHT & UTILITY ESMT.
N18°18'05"E 211.24'
N89°51'15"E 68.95'

S27°40'46"W 148.83'

S23°05'27"W 127.60'

S21°07'24"W 134.52'

S88°42'35"W 33.65'

S21°18'05"E 259.23'

S22°50'31"W 72.53'

R=2941.79'
L=72.53'
Δ=1°24'46"
CB=S22°50'31"W
CD=72.53'

MAGNAIL
SET IN ASPH.

NEW RIGHT
OF WAY LINE

CALLLED 120,012.36 S.F.
2.7551 ACRES

P.O.B.

322.36'

1 1/2" IRON ROD FND.
S88°42'35"W, 0.81'

PARKING

Dallas County
Loop 12
0581-02-115
Parcel 15

Access Clause

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

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

Page 1 of 3
May 20, 2005

Description for Parcel 48

BEING a 27,147 square feet tract of land, more or less, in the Jane Bean Survey, Abstract No. 145, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Wisley Children Trust as recorded in Volume 83070, Page 0686 of the Deed Records of Dallas County, Texas, and being all of Lot 1-R, Block A of West Park Square No. 2, an Addition to the City of Irving as recorded in Volume 79205, Page 2098 of said Deed Records, said 27,147 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found on the existing western right of way line of West Park Drive at the southeast corner of a tract as conveyed to Jung J. Noh as recorded in Volume 80155, Page 3116 of said Deed Records and being the southeast corner of Lot 2-R, Block A, West Park Square No. 3, an addition to the City of Irving, Texas as recorded in Volume 79205, Page 2090 of said Deed Records and also being the northeast corner of a tract as conveyed to Irving Hospital Authority as recorded in Volume 94054, Page 0814 of said Deed Records and also being Lot 2, Block B of West Park Square Addition, an Addition to the City of Irving as recorded in Volume 72184, Page 2034 of said Deed Records;

THENCE South 89 degrees 28 minutes 41 seconds West, leaving the existing western right of way line of West Park Drive and along the common line of said Irving Hospital Authority tract and said Jung J. Noh tract, a distance of 154.99 feet to a 5/8" iron rod with TxDOT cap set at the southeast corner of said Wisley Children Trust tract and being the southwest corner of said Jung J. Noh tract and being the POINT OF BEGINNING;

1) THENCE South 89 degrees 28 minutes 41 seconds West, along the common line of said Wisley Children Trust tract and said Irving Hospital Authority tract and along the new southern right of way line of State Highway 183, a distance of 117.50 feet to a 5/8" iron rod with TxDOT cap set at the southwest corner of said Wisley Children Trust tract and being the northwest corner of said Irving Hospital Authority tract and being on the eastern line of a tract as conveyed to Manuel Zarate and Fermina Zarate as recorded in Volume 69110, Page 0590 of said Deed Records and being a part of Willowick Estates No. 4, an Addition to the City of Irving as recorded in Volume 35, Page 83 of said Deed Records;

2) THENCE North 00 degrees 27 minutes 59 seconds West, along the western line of said Wisley Children Trust tract, passing at 27.67 feet the southeast corner of a tract as conveyed to Gainer Family Trust as recorded in Volume 97094, Page 3280 of said Deed Records, in all a total distance of 231.04 feet to the northwest corner of said Wisley Children Trust tract and being the northeast corner of said Gainer Family Trust tract and being on the existing southern right of way line of State Highway 183;

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

Page 2 of 3
May 20, 2005

Description for Parcel 48

3) THENCE North 89 degrees 28 minutes 41 seconds East, along the existing southern right of way line of State Highway 183, a distance of 117.50 feet to the northeast corner of said Wisley Children Trust tract and being the northwest corner of Lot 2-R, Block A of West Park Square No. 3, an Addition to the City of Irving as recorded in Volume 79205, Page 2090 of said Deed Records;

4) THENCE South 00 degrees 27 minutes 59 seconds East, leaving the existing southern right of way line of State Highway 183 and along the common line of said Wisley Children Trust tract and said Lot 2-R, Block A of West Park Square No. 3, a distance of 231.04 feet to the POINT OF BEGINNING and containing 27,147 square feet [0.6232 ac.] of land, more or less.

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

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

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



Hugh Wilson Knight, R.P.L.S. 5-20-05 Date
Texas Registration No. 4872



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

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

Page 1 of 3
May 20, 2005

Description for Parcel 64

BEING a 11,284 square feet tract of land, more or less, in the John C. Read Survey, Abstract No. 1182, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Koll Bren Fund V, L.P. as recorded in Volume 98163, Page 5533 of the Deed Records of Dallas County, Texas and also being part of Lot 1, Block A of 700 & 800 West Airport Freeway Addition, an Addition to the City of Irving as recorded in Volume 95241, Page 1736 of said Deed Records, said 11,284 square feet being more particularly described by metes and bounds as follows:

COMMENCING at an interior ell corner of said Koll Bren Fund V, L.P. tract and being the southwest corner of a tract as conveyed to RJT-MAS, Inc. as recorded in Volume 96024, Page 3377 of said Deed Records and also being Lot 2, Block A of said 700 & 800 West Airport Freeway Addition;

THENCE North 00 degrees 10 minutes 57 seconds West, along the common line of said Koll Bren Fund V, L.P. tract and said RJT-MAS, Inc. tract, a distance of 456.99 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 POINT OF BEGINNING;

1) THENCE South 82 degrees 43 minutes 30 seconds West, along the new southern right of way line of State Highway 183, a distance of 294.26 feet to a 5/8" iron rod with TxDOT cap set at the intersection of the new southern right of way line of State Highway 183 and the existing eastern line of a 30 foot right of way to the City of Irving as recorded in Volume 74091, Page 1668 of said Deed Records;**

2) THENCE North 00 degrees 10 minutes 29 seconds West, leaving the new southern right of way line of State Highway 183 and along the existing eastern line of said 30 foot right of way, a distance of 55.94 feet to a 1/2" iron rod found at the intersection of the existing eastern line of said 30 foot right of way and the existing southern right of way line of State Highway 183 at the northwest corner of said Koll Bren Fund V, L.P. tract;

3) THENCE North 89 degrees 28 minutes 41 seconds East, along the existing southern right of way line of State Highway 183, a distance of 292.00 feet to the northeast corner of said Koll Bren Fund V, L.P. tract and also being the northwest corner of said RJT-MAS, Inc. tract;

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

Page 2 of 3
May 20, 2005

Description for Parcel 64

4) THENCE South 00 degrees 10 minutes 57 seconds East, along the common line of said Koll Bren Fund V, L.P. tract and said RJT-MAS, Inc. tract, a distance of 21.34 feet to the POINT OF BEGINNING and containing 11,284 square feet [0.2590 ac.] of land, more or less.

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

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

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

 5-20-05
Hugh Wilson Knight, R.P.L.S. Date
Texas Registration No. 4872

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



EXHIBIT "A"
Page 3 of 3

S.H. 183
VARIABLE WIDTH R.D.W.

STATE OF TEXAS VOL. 4565, PG. 281 D.R.D.C.T.
STATE OF TEXAS VOL. 4231, PG. 48 D.R.D.C.T.
STATE OF TEXAS VOL. 4288, PG. 527 D.R.D.C.T.

1/2" LR. FND.
N89°28'41"E @ 292.00'
S82°43'30"W
N00°10'29"W 55.94'
N00°10'57"E 21.34'
P.O.B.
P.O.C.



A PLAT OF A SURVEY
PARCEL 64
FOR S.H. 183
A 11,284 SQ. FT., (0.2590 AC.)
TRACT OF LAND IN THE
JOHN C. READ SURVEY
ABSTRACT NUMBER 1182
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"
- - TAOOT ALUMINUM CAP SET ON TOP OF A 5/8"-INCH IRON ROD UNLESS OTHERWISE NOTED
- ⊙ - TAOOT BRONZE DISK SET IN CONCRETE
- ⊙ - THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TAOOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY PROJECT THAT THIS PROJECT IS UNDERWAY OR A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETIRED BY TAOOT.



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 AD) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TAOOT CONVERSION FACTOR OF 1.000138506

A LEGAL DESCRIPTION AT EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
HUGH WILSON KNIGHT
R.P.L.S. NO. 4872

Dallas County
SH 183
0094-03-098
Parcel 64

Access Clause

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

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

Page 1 of 3
July 12, 2004

Description for Parcel 38

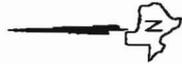
BEING a 5,966 square feet tract of land, more or less, in the William Irby Survey, Abstract No. 667, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Sarkis J. Kechejian Trust as recorded in Volume 91246, Page 3756 of the Deed Records of Dallas County, Texas, also being a part of Lot 2, Block B of Wingren Office Park Addition, an Addition to the City of Irving as recorded in Volume 79180, Page 516 of the Deed Records of Dallas County, Texas, said 5,966 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a point on the existing eastern right of way line of Villa Court (a 60 foot right of way), said point also being the northwest corner of said Sarkis J. Kechejian Trust tract and the southwest corner of Lot 1, Block B of said Wingren Office Park Addition;

THENCE South 16 degrees 22 minutes 04 seconds West, along the existing eastern right of way line of Villa Court, a distance of 373.23 feet to an "X" set in concrete at the intersection of the existing eastern right of way line of Villa Court and the new northern right of way line of State Highway 183 and being the POINT OF BEGINNING;

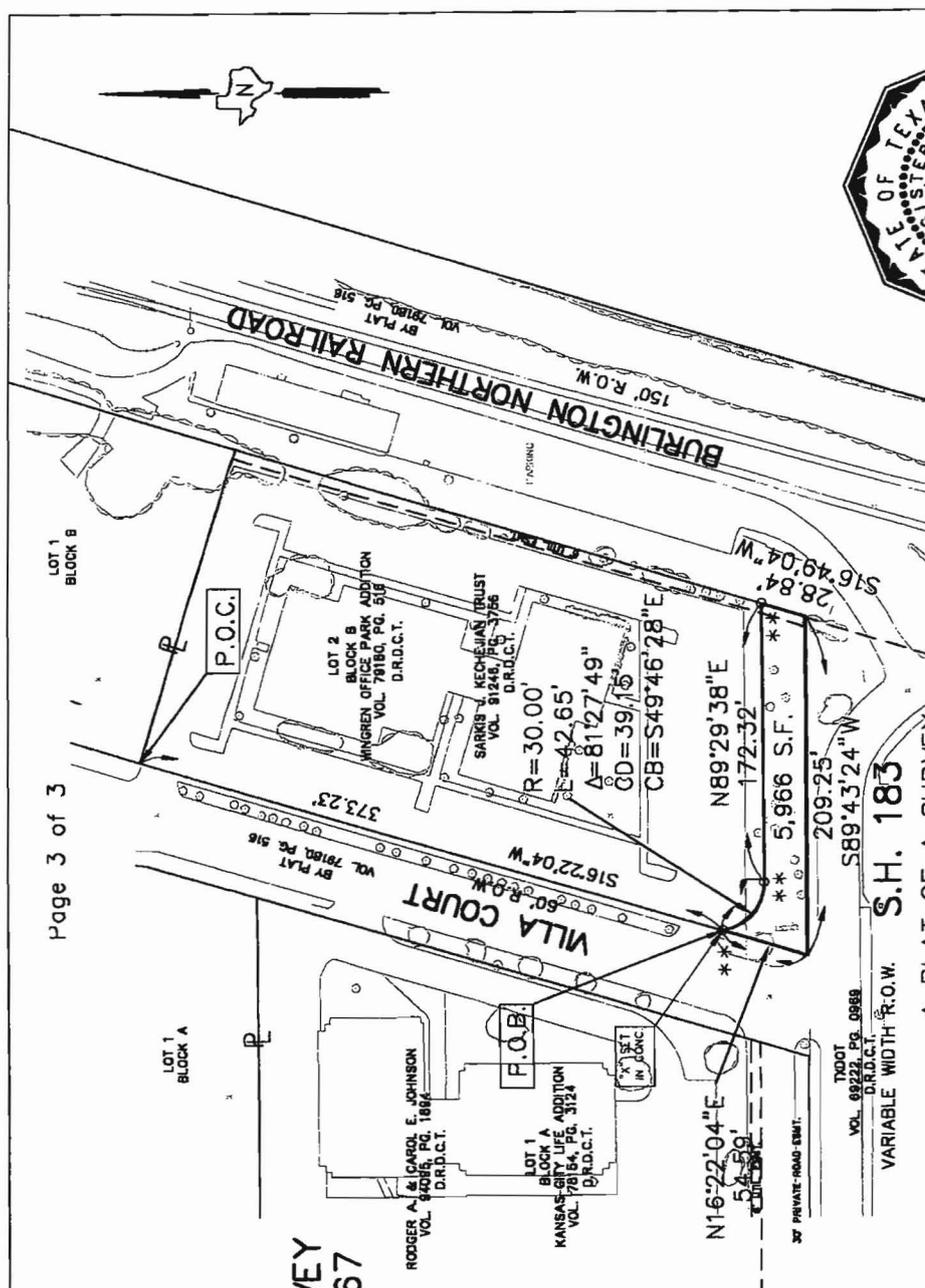
- 1) THENCE along the new northern right of way line of State Highway 183 and along a curve to the left having a central angle of 81 degrees 27 minutes 49 seconds, a radius of 30.00 feet, a chord distance of 39.15 feet that bears South 49 degrees 46 minutes 28 seconds East, around said curve an arc distance of 42.65 feet to a 5/8" iron rod with TxDOT cap set for;
- 2) THENCE North 89 degrees 29 minutes 38 seconds East, along the new northern right of way line of State Highway 183, a distance of 172.32 feet to a 5/8" iron rod with TxDOT cap set on the existing western right of way line of Burlington Northern Railroad (a 150 foot right of way);
- 3) THENCE South 16 degrees 49 minutes 04 seconds West, along the existing western right of way line of Burlington Northern Railroad, a distance of 28.84 feet to the existing northern right of way line of State Highway 183 and also being the southeast corner of said Sarkis J. Kechejian Trust tract;
- 4) THENCE South 89 degrees 43 minutes 24 seconds West, along the existing northern right of way line of State Highway 183, a distance of 209.25 feet to the existing eastern right of way line of Villa Court;

Page 3 of 3



WILLIAM IRBY SURVEY
ABSTRACT NO. 667

CITY OF
IRVING



Hugh Wilson Knight
7-12-04
DATE
R.P.L.S. NO. 4872

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 ADJ.). ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL DISTANCES MAY BE CONVERTED TO METERS BY DIVIDING BY 1.0001364508.

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

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

A PLAT OF A SURVEY
PARCEL 38
FOR S.H. 183
A 5,966 SQ. FT., (0.1370 AC.)
TRACT OF LAND IN THE
WILLIAM IRBY SURVEY
ABSTRACT NO. 667
CITY OF IRVING
DALLAS COUNTY, TEXAS
JULY 12, 2004



- LEGEND
- KISTING RIGHT OF WAY LINE
 - PROPERTY LINE
 - QUARTY LINE
 - CONTROL OF ACCESS LINE
 - SURVEY LINE
 - FENCE LINE
 - UTILITY LIMITS
 - ASSEMENTS
 - ALLEYS
 - TRACTURE
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 - T- TOOTH ALUMINUM CAP SET ON TOP OF A 5/8"-RICH IRON ROD UNLESS OTHERWISE NOTED
 - B- TOOTH BRONZE DISK SET IN CONCRETE
 - * THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A T-TOOTH TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION. THIS MARKER SHALL BE SET BY A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.

Dallas County
SH 183
0094-03-099
Parcel 38

Access Clause

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

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 3
February 20, 2006

Description for Parcel 64

BEING 19,215 square feet of land, more or less, situated in the Henry Gough Survey, Abstract No. 493, Dallas County, Texas and being part of the Park Oaks X Addition, an addition to the City of Irving, Texas as recorded in Volume 83191, Page 7149 of the Deed Records of Dallas County, Texas and being part of that land conveyed to DS Investment Associates I, LLC, by deed recorded in Volume 2004093, Page 07656 of said Deed Records and being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Park Oaks X Addition, same being the northwest corner of the Park Oaks IX Addition, an addition to the City of Irving, Texas as recorded in Volume 82197, Page 0359 of said Deed Records, at a found "PK" nail for corner;

THENCE South 00°56'45" East, along the west line of said Park Oaks IX Addition, same being the east line of said Park Oaks X Addition, a distance of 132.76 feet to an "X" cut set for the POINT OF BEGINNING (surface northing 6992023.89, easting 2435378.00);

- 1) THENCE South 00°56'45" East, along the west line of said Park Oaks IX Addition, same being the east line of said Park Oaks X Addition, a distance of 96.98 feet to the existing north right of way line of S. H. 183 (272' Right of Way);
- 2) THENCE South 89°04'56" West, along the north right of way line of S.H. 183, a distance of 199.74 feet to the southwest corner of said Park Oaks X Addition;
- 3) THENCE North 00°51'40" West, along the west line of said Park Oaks X Addition, same being the most southerly east line of the Park Oaks XI Addition, an addition to the City of Irving, Texas, as recorded in Volume 86002, Page 2943 of said Deed Records, a distance of 92.80 feet to the new north right of way line of S.H. 183, at a set 5/8" iron rod with aluminum cap marked TXDOT;
- 4) THENCE North 85°40'15" East, along the new north right of way line of S.H. 183, a distance of 69.87 feet to an "X" cut set** for corner;
- 5) THENCE North 89°04'23" East, along the new north right of way line of S.H. 183, a distance of 129.86 feet to the POINT OF BEGINNING and containing 19,215 square feet [0.4411 acre] of land, more or less.

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 3
February 20, 2006

Description for Parcel 64

** 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.

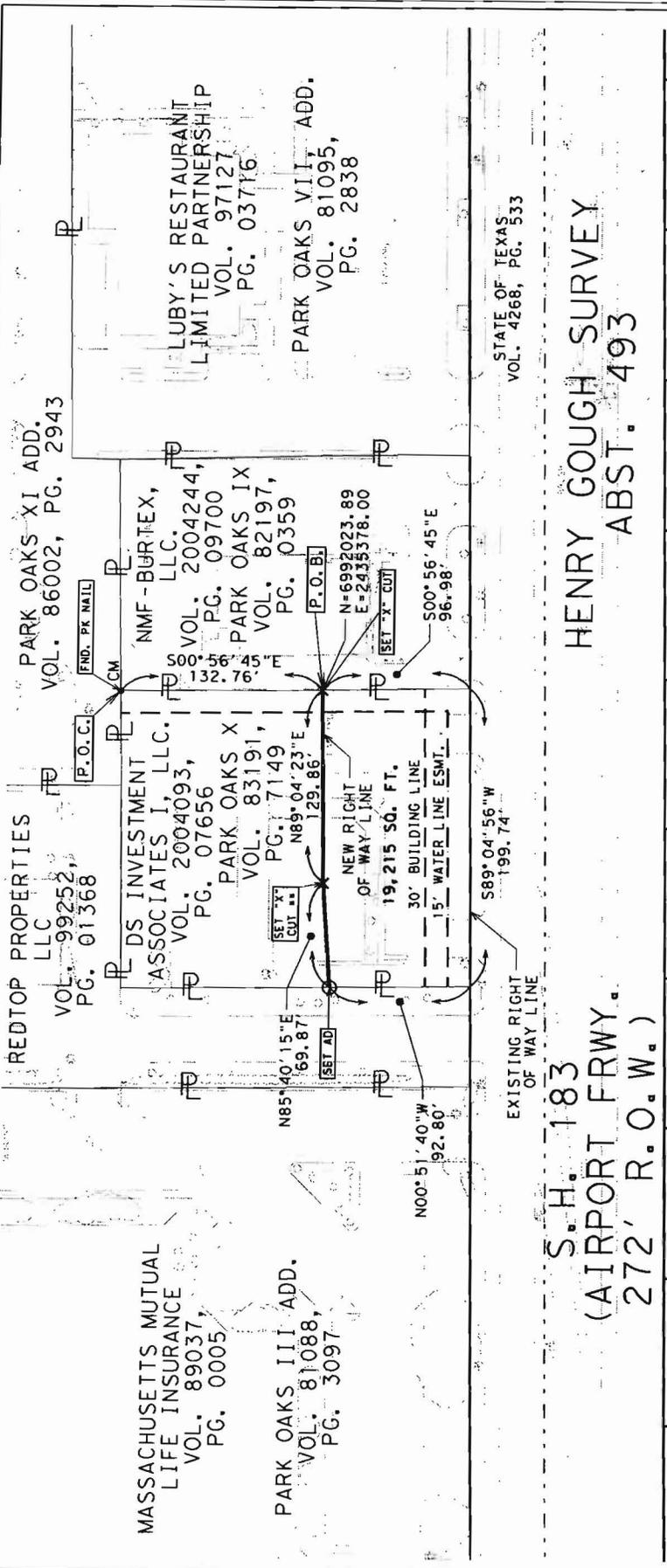
BASIS OF BEARING: All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.

 2-21-06

G. Dennis Qualls, R.P.L.S. Date
Texas Registration No. 4276

Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144





HENRY GOUGH SURVEY
ABST. 493

S.H. 183
(AIRPORT FRWY.)
272' R.O.W.)

STATE OF TEXAS
VOL. 4268, PG. 533

275-00

270-00

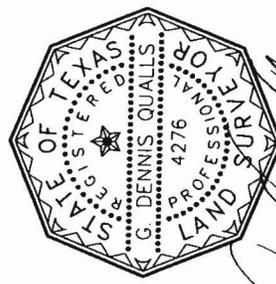
LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TxDOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM • CONTROLLING MONUMENT

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

CITY OF IRVING
A PLAT OF A SURVEY OF
PARCEL 64
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
A 19,215 SQ. FT. [0.4411 AC.]
TRACT OF LAND IN THE
HENRY GOUGH SURVEY
ABSTRACT NO. 493
CITY OF IRVING
DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 3 OF 3



G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE
2-21-06

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 83 (FMS 80) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000136506.

Dallas County
SH 183
0094-03-100
Parcel 64

Access Clause

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

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

Page 1 of 3
Revised: Sept. 9, 2008

Description for Parcel 41

BEING a 27,663 square feet tract of land, more or less, in the Jane Bean Survey, Abstract No 145, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Toyota of Irving, Ltd. as recorded in Volume 96037, Page 0307 of the Deed Records of Dallas County, Texas, and also being part of Lot 1, Block A of Vorelco Addition, an Addition to the City of Irving as recorded in Volume 88196, Page 4327 of said Deed Records, said 27,663 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Toyota of Irving, Ltd. tract, said point also being the southwest corner of a tract as conveyed to Public Storage Euro Partnership IV, Ltd. as recorded in Volume 82069, Page 2219 of said Deed Records and also being Public Storage Addition, an Addition to the City of Irving as recorded in Volume 82021, Page 141 of said Deed Records;

THENCE North 01 degrees 06 minutes 16 seconds West, along the common line of said Toyota of Irving, Ltd. tract and said Public Storage Euro Partnership IV, Ltd. tract, a distance of 299.29 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 POINT OF BEGINNING;

1) THENCE along the new southern right of way line of State Highway 183 in a curve to the right, having a central angle of 03 degrees 16 minutes 57 seconds, a radius of 4606.00 feet, a chord distance of 263.82 feet that bears North 84 degrees 30 minutes 57 seconds West, around said curve an arc distance of 263.88 feet to a 5/8" iron rod with TxDOT cap set on the western line of said Toyota of Irving, Ltd. tract and also being the eastern line of a tract as conveyed to Central Church of Christ as recorded in Volume 451, Page 1605 of said Deed Records and also being Lot 1, Block A of PPCC Addition, an Addition to the City of Irving as recorded in Volume 2001197, Page 00005 of said Deed Records;

2) THENCE North 01 degrees 05 minutes 48 seconds West, leaving the new southern right of way line of State Highway 183 and along the common line of said Toyota of Irving, Ltd. tract and said Central Church of Christ tract, a distance of 108.01 feet to the existing southern right of way line of State Highway 183 at the northwest corner of said Toyota of Irving, Ltd. tract and northeast corner of said Central Church of Christ;

3) THENCE South 82 degrees 54 minutes 47 seconds East, along the existing southern right of way line of State Highway 183, a distance of 263.85 feet to an angle point;

4) THENCE North 89 degrees 28 minutes 41 seconds East, along the existing southern right of way line of State Highway 183, a distance of 0.91 feet to the northeast corner of said Toyota of Irving, Ltd. tract and being the northwest corner of said Public Storage Euro Partnership IV, Ltd. tract;

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

Page 2 of 3
Revised: Sept. 9, 2008

Description for Parcel 41

5) THENCE South 01 degrees 06 minutes 16 seconds East, leaving the existing southern right of way line of State Highway 183 and along the common line of said Toyota of Irving, Ltd. tract and said Public Storage Euro Partnership IV, Ltd. tract, a distance of 100.68 feet to the POINT OF BEGINNING and containing 27,663 square feet [0.6350 ac.] of land, more or less.

A plat at even survey date herewith accompanies this legal description

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

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



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

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



Dallas County
SH 183
0094-03-098
Parcel 41

Access Clause

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

ROW CSJ 0094-03-098
Parcel 41
Bisection Clause Cat I

AND IN ADDITION THERETO:

Title to all of that (7,603 Square Foot Office and Showroom 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.

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 3
July 14, 2005

Description for Parcel 6

BEING 25,857 square feet of land, more or less, situated in the Chilton Smith Survey, Abstract No. 1293, Dallas County, Texas and being part of that land conveyed to PRG Parking Texas, L.P. by deed recorded in Volume 99016, Page 05276 of the of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and further described as part of Lot 1, Block 1 of "The Parking Spot Addition", an addition to the City of Irving, Texas as recorded in Volume 2000010, Page 00004 of the (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" capped iron rod found for the southwest corner of a tract of land conveyed to Panade, Ltd. by deed recorded in Volume 96001, Page 0882 of the of the (D.R.D.C.T.) and further described as the southwest corner of Lot 4, Block A of the "MDA Enterprise Addition", an addition to the City of Irving, Texas as recorded in Volume 95038, Page 1944 of the (D.R.D.C.T.) and located at an interior ell corner of said PRG Parking Texas, L.P. tract;

THENCE North 00°13'47" East, along the east line of said PRG Parking Texas, L.P. tract and the west line of said MDA Enterprise Addition, a distance of 871.25 feet to a 5/8" iron rod with aluminum cap marked TXDOT set for corner in the new south right-of-way line of S. H. 183 (a variable width R.O.W.) and the POINT OF BEGINNING (surface northing 6991293.91, easting 2422206.55) of the herein described tract;

- 1) THENCE North 86°13'11" West, departing the common east line of said PRG Parking Texas, L.P. tract and the west line of said MDA Enterprise Addition and along the new south line of said S. H. 183, a distance of 93.54 feet to a 5/8" iron rod with aluminum cap marked TXDOT** set for corner and being the beginning of a non-tangent curve to the left, having a radius of 2843.00 feet and a chord which bears North 88°29'34" West, 225.50 feet;
- 2) THENCE in a northwesterly direction along the new south line of said S. H. 183 and said curve to the left, through a central angle of 04°32'45", an arc distance of 225.56 feet to a 5/8" iron rod with aluminum cap marked TXDOT** set for corner and end of said curve;
- 3) THENCE South 89°14'04" West, continuing along the new south line of said S. H. 183, a distance of 139.72 feet to a brass cap marked TXDOT set for corner in the west line of said PRG Parking Texas, L.P. tract and the east line of a tract of land conveyed to Murdock Engineering Company by deed recorded in Volume 94044, Page 04506 of the (D.R.D.C.T.);
- 4) THENCE North 00°01'17" West, departing the new south line of said S. H. 183 and along the east line of said Murdock Engineering Company tract, a distance of 78.61 feet to a point for the northwest corner of said PRG Parking Texas, L.P. tract and located in the existing south line of said S. H. 183, from which a 3/4" iron rod found bears South 69°10'49" East, a distance of 1.39 feet;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 3
July 14, 2005

Description for Parcel 6

- 5) THENCE South 84°13'21" East, departing the east line of said Murdock Engineering Company tract and along the existing south line of said S. H. 183, a distance of 461.00 feet to a point for the northeast corner of said PRG Parking Texas, L.P. tract and located in the west line of a tract of land conveyed to MR WB No.1, Ltd. by deed recorded in Volume 2000233, Page 06571 of the of the (D.R.D.C.T.) and further described as part of Lot 2, Block A of the said MDA Enterprise Addition, from which a 3/8" iron rod found bears North 07°03'54" East, a distance of 0.32 feet;
- 6) THENCE South 00°13'47" West, departing the existing south line of said S. H. 183 and along the common west line of said MR WB No.1, Ltd. Tract and the east line of said PRG Parking Texas, L.P. tract, a distance of 42.43 feet to the POINT OF BEGINNING and containing 25,857 square feet [0.5936 acre] of land, more or less.

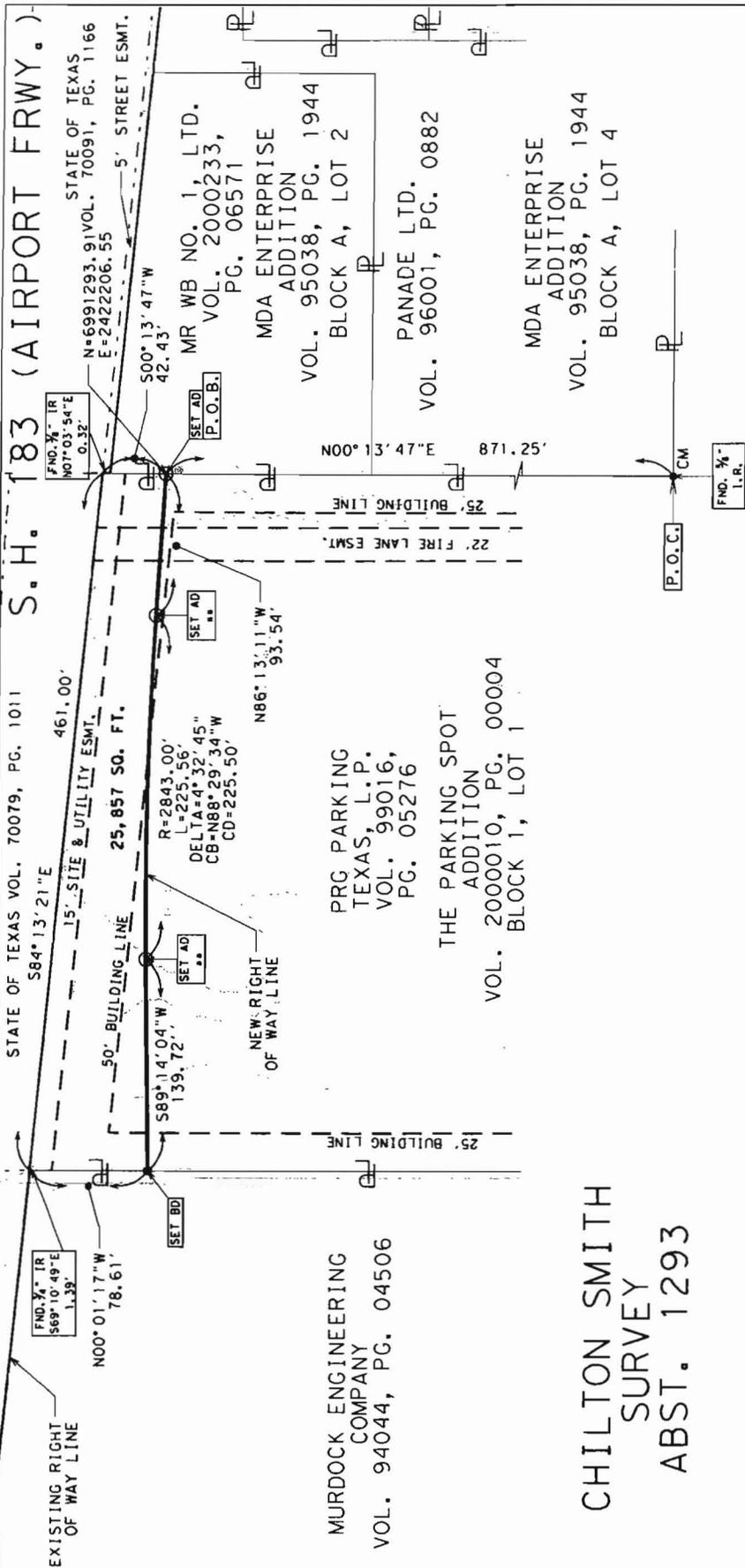
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

BASIS OF BEARING: 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.


G. Dennis Qualls, R.P.L.S. 7-27-05
Texas Registration No. 4276 Date



Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 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 1.000136506.



G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE 7-27-05

CITY OF IRVING
A PLAT OF A SURVEY OF
PARCEL 6
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
A 25,857 SQ. FT. [0.5936 AC.]
TRACT OF LAND IN THE
CHILTON SMITH SURVEY
ABSTRACT NO. 1293
CITY OF IRVING
DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 3 OF 3



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- - - EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TADOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM CONTROLLING MONUMENT

**THE MONUMENT DESCRIBED AND SET IN THIS CALL IS DESTROYED DURING CONSTRUCTION BEING PERFORMED IN A ROADWAY 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.

MURDOCK ENGINEERING
COMPANY
VOL. 94044, PG. 04506

CHILTON SMITH
SURVEY
ABST. 1293

THE PARKING SPOT
ADDITION
VOL. 2000010, PG. 00004
BLOCK 1, LOT 1

PRG PARKING
TEXAS, L.P.
VOL. 99016,
PG. 05276

MDA ENTERPRISE
ADDITION
VOL. 95038, PG. 1944
BLOCK A, LOT 4

PANADE LTD.
VOL. 96001, PG. 0882

MR WB NO. 1, LTD.
VOL. 2000233,
PG. 06571
MDA ENTERPRISE
ADDITION
VOL. 95038, PG. 1944
BLOCK A, LOT 2

S.H. 183 (AIRPORT FRWY.)
STATE OF TEXAS
VOL. 70079, PG. 1011
N=6991293.91 VOL. 70091, PG. 1166
E=2422206.55
5' STREET ESMT.

Dallas County
SH 183
0094-03-100
Parcel 6

Access Clause

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

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 3
June 28, 2005

Description for Parcel 49

BEING 856 square feet of land, more or less, situated in the William Haley Survey, Abstract No. 663, Dallas County, Texas and being part of Lot 1 of Block A of the "Belt Line 183 Addition", an addition to the City of Irving, Texas as recorded in Volume 87026, Page 1633 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of that land conveyed to Hooda Enterprises, Inc., by deed recorded in Volume 2002024, Page 13590 of the (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" capped iron rod found for the southwest corner of said Lot 1 and the northwest corner of a tract of land conveyed to Roland S. Arthur and Polygon Enterprises, Inc., by deed recorded in Volume 91042, Page 1522 of the (D.R.D.C.T.);

THENCE South 88°30'26" East, along the common south line of said Lot 1 and the north line of said Polygon Enterprises tract, a distance of 189.58 feet to a 5/8 " iron rod with aluminum cap marked TxDOT** set in the new west line of Belt Line Road, and being the beginning of a non tangent curve to the left, having a radius of 1420.00 feet and a chord which bears North 01°59'26" West, 62.02 feet and being the POINT OF BEGINNING (surface northing 6990718.18, easting 2431401.01) of the herein described tract;

- 1) THENCE in a northwesterly direction along the new west line of said Belt Line Road and said curve to the left, through a central angle of 02°30'10", an arc distance of 62.03 feet to a brass cap marked TxDOT** set for corner and end of said curve;
- 2) THENCE North 03°14'31" West, a distance of 85.30 feet to a 5/8 " iron rod with aluminum cap marked TxDOT** set for corner in the existing west line of said Belt Line Road (a called 140.00 foot R.O.W.) and located in the east line of said Lot 1;
- 3) THENCE South 19°56'41" East, along the existing west line of said Belt Line Road and the east line of said Lot 1, a distance of 36.22 feet to a point for corner from which a 1/2" capped iron rod found bears South 18°47'30" East, 0.42 feet;
- 4) THENCE South 01°29'34" West, departing the east line of said Lot 1, a distance of 113.21 feet to a point for corner located in the common south line of said Lot 1 and the north line of said Polygon Enterprises tract;
- 5) THENCE North 88°30'26" West along the common south line of said Lot 1 and the north line of said Polygon Enterprises tract, a distance of 2.43 feet to the POINT OF BEGINNING and containing 856 square feet [0.0196 acre] of land, more or less.

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 3
June 28, 2005

Description for Parcel 49

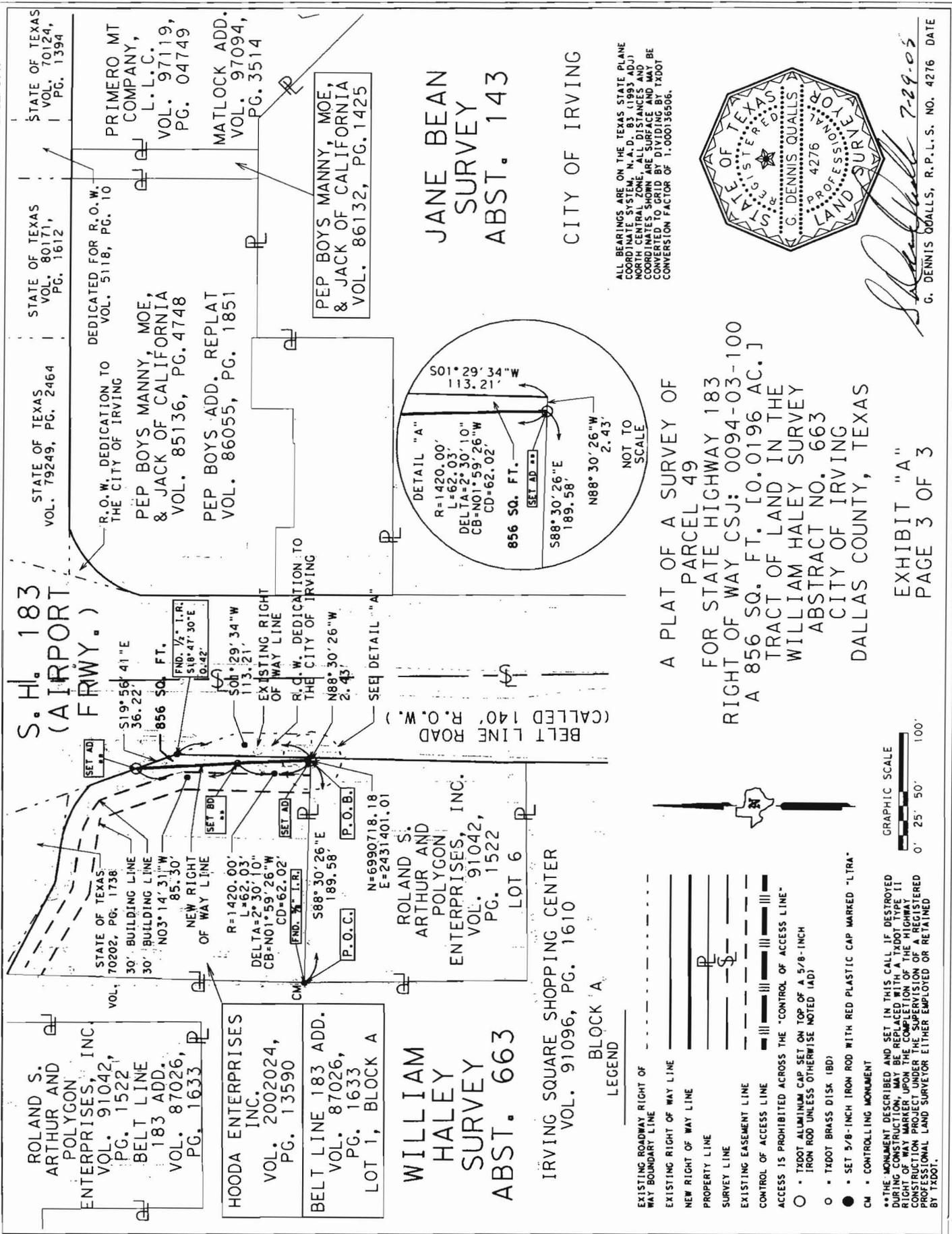
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

 7-29-05
G. Dennis Qualls, R.P.L.S. Date
Texas Registration No. 4276



Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144



Dallas County
SH 183
0094-03-100
Parcel 49

Access Clause

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

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

Page 1 of 4
D-15-14
May 15, 2005

Legal Land Description for Parcel 4

BEING a 3.1058 acre portion of that certain called 464.173 acre parcel situated in the R. Jowell Survey, Abstract No. 660, in Denton County, Texas, which was conveyed to Big Sky Trails, Ltd., as evidenced by the deed recorded in Denton County Clerk File (DCCF) #97-013693 of the Real Property Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a ½-inch steel rod set at an interior ell corner of said Big Sky parcel and the northeast corner of a parcel of land conveyed to Burns Branch, L.P., as evidenced by the deed recorded in DCCF #99-021850 of said Real Property Records

THENCE, South 00°02'35" West, along the common line between said Big Sky and Burns Branch parcels, a distance of 1503.90 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on the new north right-of-way line of US 380, a variable width right-of-way, the POINT OF BEGINNING;

1. THENCE, South 85°20'19" East, along said new north right-of-way line, a distance of 1991.31 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner;**
2. THENCE, North 49°39'40" East, continuing along said new north right-of-way line, a distance of 151.50 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on the existing west right-of-way line of FM 2622, a 40 foot wide right-of-way;**
3. THENCE, South 00°02'22" West, along said existing west right-of-way line, a distance of 117.00 feet to a point for the southeast corner of said Big Sky parcel and northeast corner of a parcel of land called "Tract Two" conveyed to Kay and Tressa Williams, as evidenced by the deed recorded in Volume 1993, Page 628 of said Real Property Records;
4. THENCE, North 89°55'53" West, along the common line between said Big Sky and Williams parcels, a distance of 1142.44 feet to a point for corner on the existing north right-of-way line of US 380, a variable width right-of-way and at the beginning of a non-tangent curve to the right having a central angle of 01°49'38", a radius of 11,399.16 feet, and a long chord which bears North 81°04'52" West for a distance of 363.52 feet;
5. THENCE, along said existing north right-of-way line and said curve to the right, an arc distance of 363.53 feet to a point for corner;

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

Page 2 of 4
D-15-14
May 15, 2005

Legal Land Description for Parcel 4

6. THENCE, South 09°49'57" West, continuing along said existing north right-of-way line, a distance of 10.00 feet to a point for corner and at the beginning of a non-tangent curve to the right having a central angle of 00°02'36", a radius of 11,409.16 feet, and a long chord which bears North 80°08'45" West for a distance of 8.61 feet;
7. THENCE, continuing along said existing north right-of-way line and along said curve to the right, an arc distance of 8.63 feet to a point for corner;
8. THENCE, North 80°07'27" West, continuing along said existing north right-of-way line, a distance of 597.24 feet to a point for the southeast corner of said Burns Branch parcel;
9. THENCE, North 00°02'35" East, along said common line between said Big Sky and Burns Branch parcels, a distance of 28.97 feet to the POINT OF BEGINNING; and containing an area of 135,290 square feet, or 3.1058 acres of land, more or less.

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

Brian C. Wright 7/29/05
Brian C. Wright R.P.L.S. No. 4560
May 15, 2005

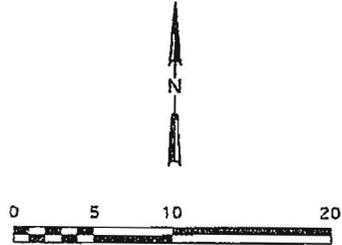


Notes:

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

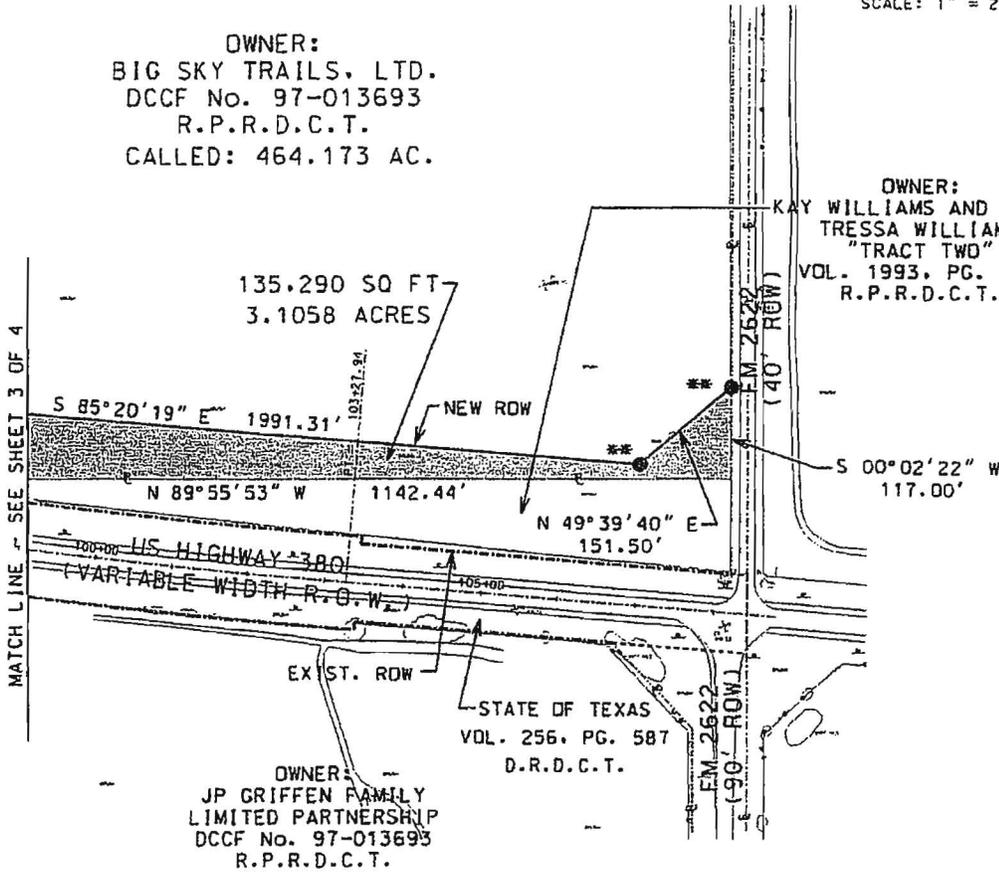
**If destroyed or disturbed during the highway construction project, the monument described in this call may be replaced with a TxDOT Type II Right-of-Way Marker set under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

R. JOWELL SURVEY
ABS. No. 660



OWNER:
BIG SKY TRAILS, LTD.
DCCF No. 97-013693
R.P.R.D.C.T.
CALLED: 464.173 AC.

OWNER:
KAY WILLIAMS AND WIFE.
TRESSA WILLIAMS
"TRACT TWO"
VOL. 1993, PG. 628
R.P.R.D.C.T.



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



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

LEGEND

- | | | | |
|-----------|------------------------|-----------|--------------------------------------------|
| — | PROPOSED ROW | - - - - - | EASEMENT |
| - - - - - | EXISTING ROW | —+—+—+— | RAILROADS |
| — R — | PROPERTY LINE | — | STRUCTURE |
| — | COUNTY LINE | P. D. C. | POINT OF COMMENCING |
| — III — | CONTROL OF ACCESS LINE | P. D. B. | POINT OF BEGINNING |
| — Σ — | SURVEY LINE | ■ | FOUND CONC. MONUMENT |
| - x - x - | FENCE LINE | ● | SET 3/8" STEEL ROD WITH ALUMINUM TWOOD 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: 1.000190630

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

ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGE: 4 OF 4

DIST. NAME DALLAS	PLAT OF A SURVEY OF PROPERTY BIG SKY TRAILS, LTD. TRACT	COUNTY DENTON
PARCEL NO. 4	ROW CS: 0134-09-051 US 38D	DATE MAY 15 2005
RDW PARCEL 135,290 SQ FT 3.1058 AC		

Denton County
US 380
0134-09-057
Parcel 4

Access Clause

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

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

Page 1 of 3
D-15-14
May 17, 2007

Legal Land Description for Parcel 7

BEING a 3.106 acre portion of that certain called 48.01 acre parcel situated in the W. Matthews Survey, Abstract No. 891, in Denton County, Texas, which was conveyed to Big Sky Trails, Ltd., as evidenced by the deed recorded in Denton County Clerk File (DCCF) #98-056263 of the Real Property Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a ½-inch steel rod set on the east line of said Big Sky parcel at the northwest corner of a parcel conveyed to Hilario and wife, Sanjuana Hernandez and Manuel and wife, Nidia Hernandez, as evidenced by the deed recorded in DCCF #00-080719 of said Real Property Records;

THENCE, South 06°52'02" West, along the common line between said Big Sky and Hernandez parcels, a distance of 350.90 feet to a point;

THENCE, South 01°23'11" East, continuing along said common line, a distance of 352.33 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on the new north right-of-way line of US 380, a variable width right-of-way,, the POINT OF BEGINNING;

1. THENCE, South 01°23'11" East, continuing along said common line, a distance of 129.92 feet to a point for corner on the existing north right-of-way line of US 380, a variable width right-of-way;
2. THENCE, North 85°18'27" West, along said existing north right-of-way line, a distance of 987.67 feet to a point for corner on the existing east right-of-way line of FM 2622, a 40 foot wide right-of-way;
3. THENCE, North 00°02'22" East, along said existing east right-of-way line, a distance of 241.04 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on said new north right-of-way line of US 380;**
4. THENCE, South 49°39'40" East, along said new north right-of-way line, a distance of 191.35 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner;**
5. THENCE, South 85°20'19" East, continuing along said new north right-of-way line, a distance of 837.97 feet to the POINT OF BEGINNING; and containing an area of 135,291 square feet, or 3.106 acres of land, more or less.

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

Page 2 of 3
D-15-14
May 17, 2007

Legal Land Description for Parcel 7

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

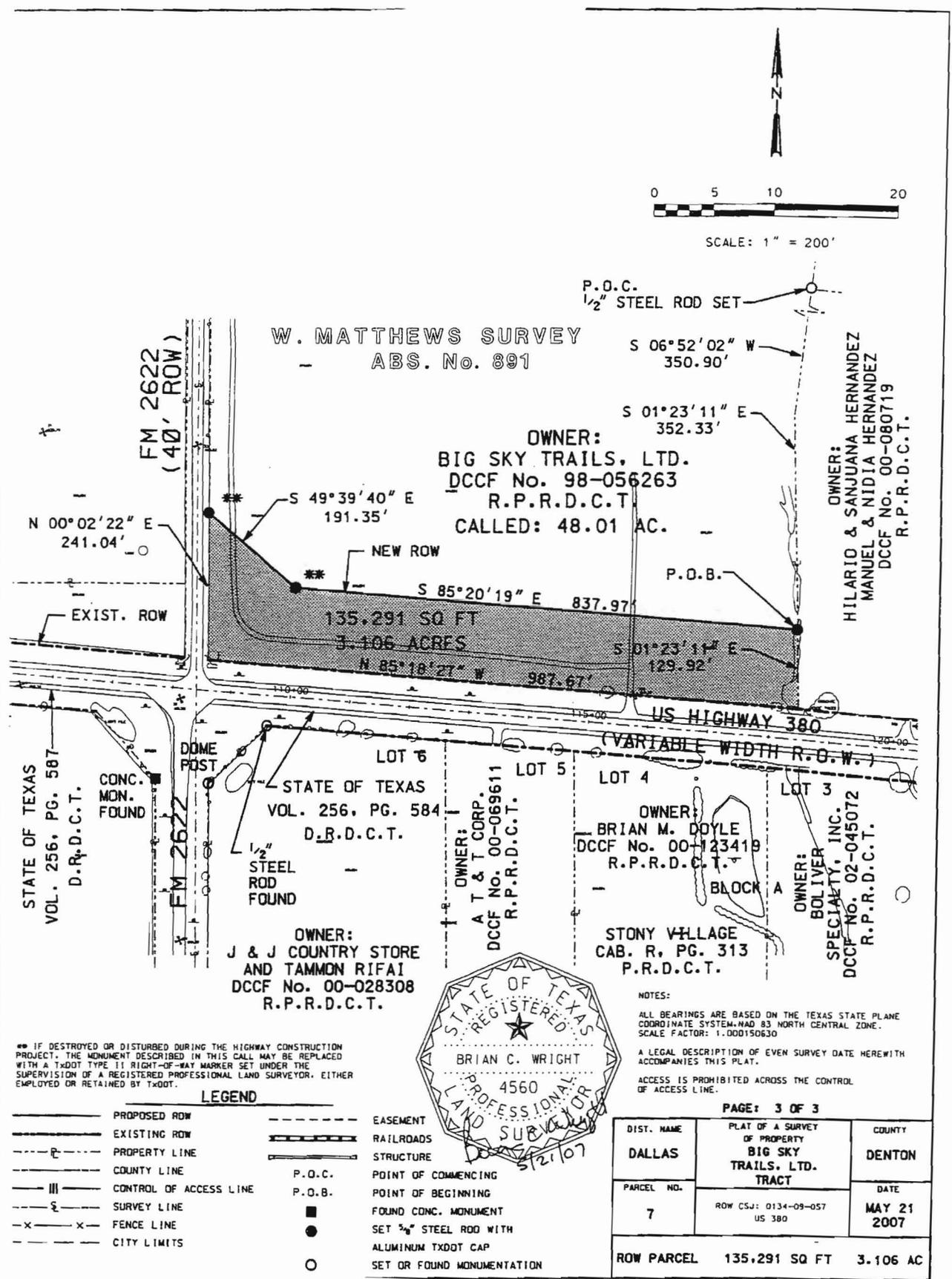
Brian C. Wright 5/21/07
Brian C. Wright R.P.L.S. No. 4560
May 17, 2007



Notes:

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

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



Denton County
US 380
0134-09-057
Parcel 7

Access Clause

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

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

Page 1 of 3
May 20, 2005

Description for Parcel 18

BEING a 26,270 square feet tract of land, more or less, in the David Brooks Survey, Abstract No. 142, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to 1 REH Ltd. as recorded in Volume 2000123, Page 0651 of the Deed Records of Dallas County, Texas, and also being Lot 1, Block A of Texas Center XI Installment Addition, an Addition to the City of Irving as recorded in Volume 93047, Page 1903 of said Deed Records, said 26,270 square feet being more particularly described by metes and bounds as follows;

COMMENCING at an "X" found in concrete on the eastern line of said 1 REH Ltd. tract, said point also being on the western line of a tract as conveyed to Cromwell Properties, Inc. as recorded in Volume 97024, Page 0734 of said Deed Records and also being Lot 1 of Texas Center 2nd Installment, an Addition to the City of Irving as recorded in Volume 78119, Page 3115 of said Deed Records;

THENCE South 00 degrees 33 minutes 24 seconds East, along the common line of said 1 REH Ltd. tract and said Cromwell Properties, Inc. tract, a distance of 168.38 feet to a 5/8" iron rod with TxDOT cap set on the new northern right of way line of State Highway 183 and being the POINT OF BEGINNING;

1) THENCE South 00 degrees 33 minutes 24 seconds East, along the common line of said 1 REH Ltd. tract and said Cromwell Properties, Inc. tract, a distance of 88.39 feet to an "X" found in concrete on the existing northern right of way line of State Highway 183 at the southeast corner of said 1 REH Ltd. tract and being the southwest corner of said Cromwell Properties, Inc. tract;

2) THENCE South 89 degrees 28 minutes 41 seconds West, along the existing northern right of way line of State Highway 183, a distance of 167.03 feet to a 1/2" iron rod found;

3) THENCE South 89 degrees 04 minutes 41 seconds West, along the existing northern right of way line of State Highway 183, a distance of 129.39 feet to an "X" found in concrete at the southwest corner of said 1 REH Ltd. tract and being the southeast corner of a tract as conveyed to GAMR, Ltd. as recorded in Volume 2003247, Page 9236 of said Deed Records and also being 2105 Airport Freeway Addition, an Addition to the City of Irving as recorded in Volume 89013, Page 1197 of said Deed Records;

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

Page 2 of 3
May 20, 2005

Description for Parcel 18

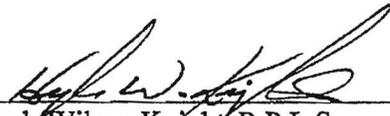
4) THENCE North 00 degrees 49 minutes 42 seconds West, leaving the existing northern right of way line of State Highway 183 and along the common line of said 1 REH Ltd. tract and said GAMR, Ltd. tract, a distance of 89.25 feet to a 5/8" iron rod with TxDOT cap set on the new northern right of way line of State Highway 183;

5) THENCE North 89 degrees 28 minutes 09 seconds East, along the new northern right of way line of State Highway 183, a distance of 296.84 feet to the POINT OF BEGINNING and containing 26,270 square feet [0.6031 ac.] of land, more or less.

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

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

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

 5-20-05

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

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



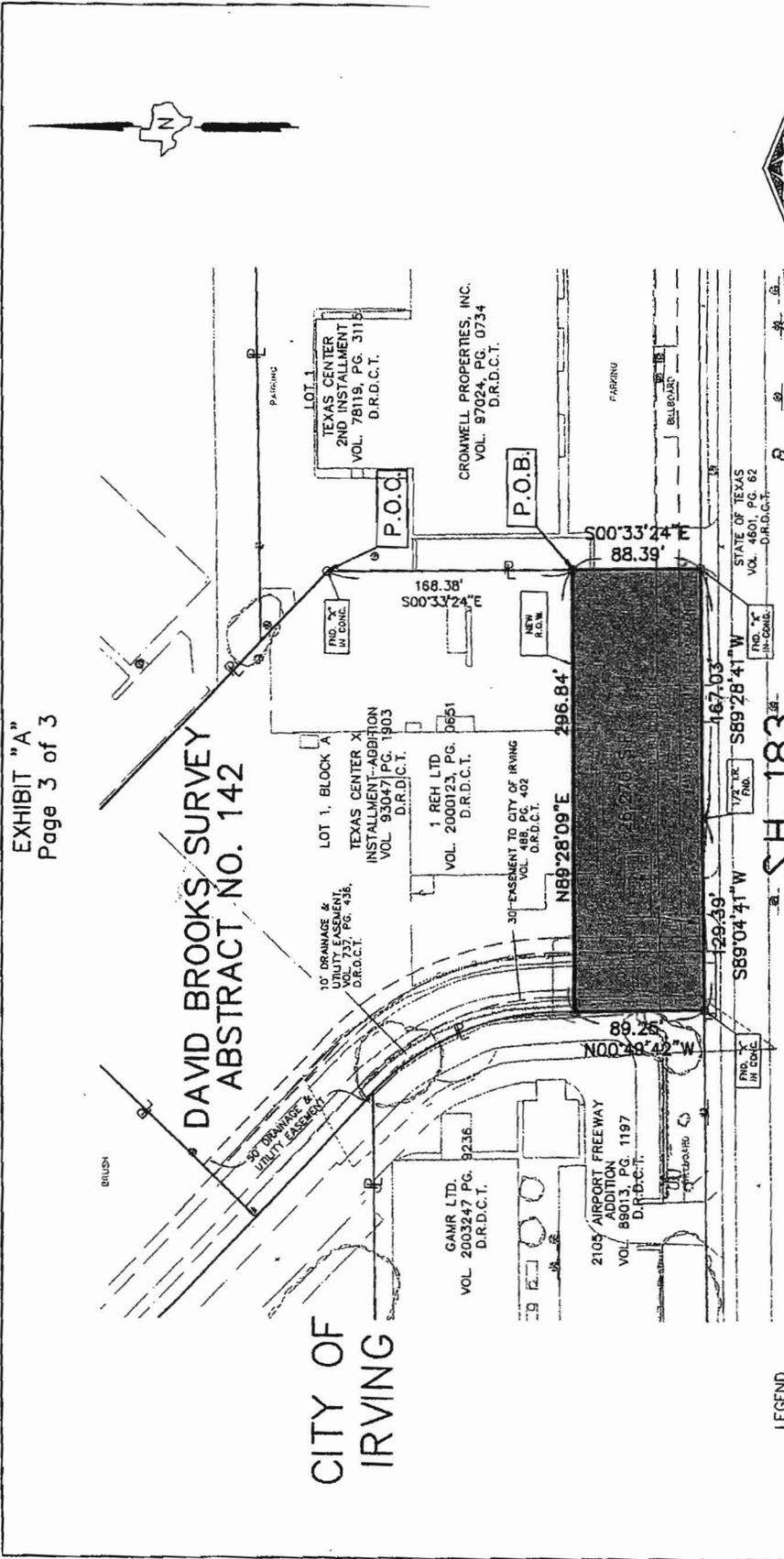


EXHIBIT "A"
Page 3 of 3

DAVID BROOKS SURVEY
ABSTRACT NO. 142

CITY OF
IRVING



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

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1983 ADJ.)
NORTH CENTRAL ZONE, ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TAQOT
CONVERSION FACTOR OF 1.000135506

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

A PLAT OF A SURVEY
PARCEL 18
FOR S.H. 183
A 26,270 SQ. FT., (0.6031 AC.)
TRACT OF LAND IN THE
DAVID BROOKS SURVEY
ABSTRACT NUMBER 142
CITY OF IRVING
DALLAS COUNTY, TEXAS
MAY 20, 2005

S.H. 183
VARIABLE WIDTH R.O.W.



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 BRONZE DISK SET IN CONCRETE
- = 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 SIGN OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION. THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.

Dallas County
SH 183
0094-03-098
Parcel 18

Access Clause

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

Dallas County:
SH 183
0094-03-098
Parcel 18E

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

Page 1 of 3
Sept. 27, 2007

Description for Parcel 18E

BEING a 786 square feet tract of land, more or less, in the David Brooks Survey, Abstract No. 142, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to 1 REH Ltd. as recorded in Volume 2000123, Page 0651 of the Deed Records of Dallas County, Texas, and also being Lot 1, Block A of Texas Center XI Installment Addition, an Addition to the City of Irving as recorded in Volume 93047, Page 1903 of said Deed Records, said 786 square feet being more particularly described by metes and bounds as follows;

COMMENCING at an "X" found in concrete on the eastern line of said 1 REH Ltd. tract, said point also being on the western line of a tract as conveyed to Cromwell Properties, Inc. as recorded in Volume 97024, Page 0734 of said Deed Records and also being Lot 1 of Texas Center 2nd Installment, an Addition to the City of Irving as recorded in Volume 78119, Page 3115 of said Deed Records;

THENCE South 00 degrees 33 minutes 24 seconds East, along the common line of said 1 REH Ltd. tract and said Cromwell Properties, Inc. tract, a distance of 168.38 feet to a 5/8" iron rod with TxDOT aluminum cap found on the new northern right of way line of State Highway 183;

THENCE South 89 degrees 28 minutes 09 seconds West, along the new northern right of way line of State Highway 183, a distance of 241.92 feet to an "X" in concrete set at the southeast corner of said 786 square feet tract and being the POINT OF BEGINNING;

1) THENCE South 89 degrees 28 minutes 09 seconds West, continuing along the new northern right of way line of State Highway 183, a distance of 54.92 feet to a 5/8" iron rod with TxDOT aluminum cap found at the southwest corner of said 786 square feet tract and being on the common line of said 1 REH, Ltd. tract and a tract as conveyed to PNYX, Ltd. as recorded in Doc. No. 200600389429 of said Deed Records;

2) THENCE North 00 degrees 49 minutes 42 seconds West, along said common line, a distance of 13.79 feet to the beginning of a curve to the left with a radius of 175.00 feet, a central angle of 00 degrees 23 minutes 43 seconds, and a chord that bears North 00 degrees 58 minutes 13 seconds West, a chord distance of 1.21 feet;

3) THENCE along said curve to the left an arc distance of 1.21 feet to a 5/8" iron rod with TxDOT aluminum cap set at the end of said curve and also being the northwest corner of said 786 square feet tract;

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

Page 2 of 3
Sept. 27, 2007

Description for Parcel 18E

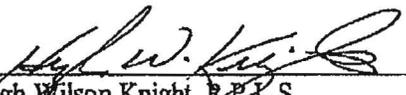
4) THENCE North 89 degrees 28 minutes 09 seconds East, a distance of 50.00 feet to an "X" in concrete set at the northeast corner of said 786 square feet tract;

5) THENCE South 18 degrees 57 minutes 57 seconds East, a distance of 15.81 feet to the POINT OF BEGINNING and containing 786 square feet [0.0180 ac.] of land, more or less.

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

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

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



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



April, 2005
Parcel No. 12
Page 1 of 2 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. 12

Being a 0.0127 of one hectare (0.031 of one acre) parcel of land, situated in Brazoria County, Texas, located in the H. T & B. R. R. Company Survey (Abstract-542), and being out of and a part of a tract of land described as 1.0027 acres in that deed from Albert J. Milner to Patricia Cone, Trustee, executed October 31, 2003 and recorded in County Clerk's File Number 03-070673 of the Official Public Records of Real Property of Brazoria County, said 0.0127 of one hectare parcel also being out of and a part of Lot 83 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 0.0127 of one hectare parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 16 millimeter (5/8 inch) iron rod found for the southwest corner of said 1.0027 acre tract and the northwest corner of a tract of land described as 3.0075 acres in that deed from Raymond M. Jankowski, Trustee to Gary W. Valdetero and Robert W. Ashlock, executed October 26, 1982, and recorded in Volume 1674, Page 500 of the Deed Records of Brazoria County; thence as follows:

North 86° 56' 21" East, along the south line of said 1.0027 acre tract and the north line of said 3.0075 acre tract, a distance of 103.733 meters (340.33 feet) to a 16 millimeter (5/8 inch) iron rod with Texas Department of Transportation (TxDOT) aluminum disk set in the proposed west right-of-way line of State Highway 35 (variable width) for the POINT OF BEGINNING of the herein described parcel having surface coordinates of X=959,751.722 and Y=4,201,174.473; 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.

- 1) THENCE, North 02° 39' 54" West, along the proposed west right-of-way line of said State Highway 35, a distance of 13.194 meters (43.29 feet) to a "X" in concrete set for an angle point;

April, 2005
Parcel No. 12
Page 2 of 2 Pages

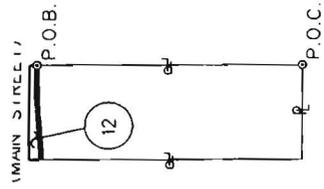
- 2) THENCE, North 04° 43' 15" West, continuing along the proposed west right-of-way line of said State Highway 35, a distance of 24.757 meters (81.22 feet) to a "X" in concrete set in the north line of said 1.0027 acre tract and the south line of a tract of land described as 1.2615 acres in that deed from Vacuum Applied Coatings Corporation to Herman H. Koster, executed June 1, 1995, and recorded in County Clerk's File Number 95-021259 of the Official Public Records of Real Property of Brazoria County;
- 3) THENCE, North 86° 59' 48" East, along the north line of said 1.0027 acre tract and the south line of said 1.2615 acre tract, a distance of 3.936 meters (12.91 feet) to a point in the existing west right-of-way line of said State Highway 35 (100 feet wide) from which a found 16 millimeter (5/8 inch) iron rod bears South 86° 59' 48" West, a distance of 0.088 of one meter (0.29 of one foot), said point being the northeast corner of said 1.0027 acre tract and the southeast corner of said 1.2615 acre tract;
- 4) THENCE, South 02° 39' 54" East, along the existing west right-of-way line of said State Highway 35 and the east line of said 1.0027 acre tract, a distance of 37.937 meters (124.47 feet) to the southeast corner of said 1.0027 acre tract and the northeast corner of said 3.0075 acre tract;
- 5) THENCE, South 86° 56' 21" West, along the south line of said 1.0027 acre tract and the north line of said 3.0075 acre tract, a distance of 3.048 meters (10.00 feet) to the POINT OF BEGINNING and containing 0.0127 of one hectare (0.031 of one acre) of land.

A plat of even date herewith accompanies this metes and bounds description.

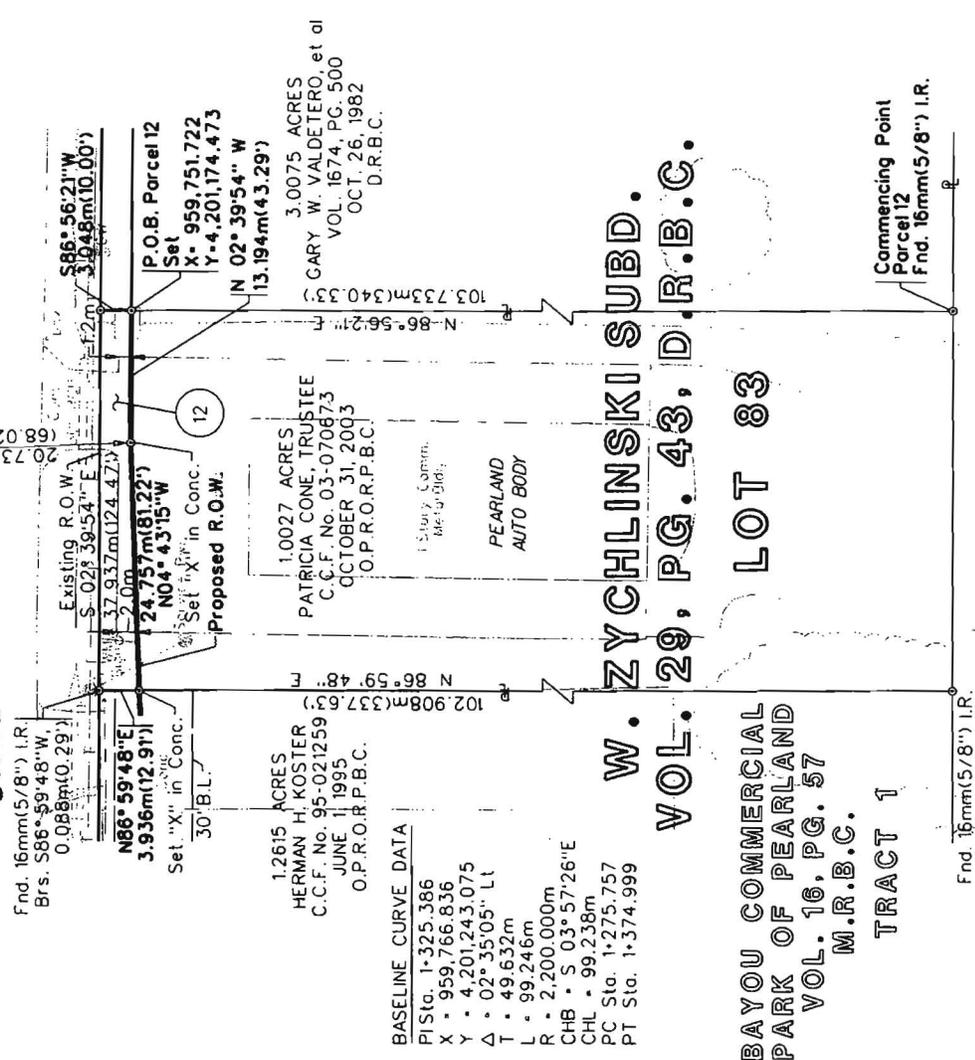
Revised part taken for Parcel 12, April 2005.


A/15/05
Registered Professional Land Surveyor
RODS Surveying, Inc.

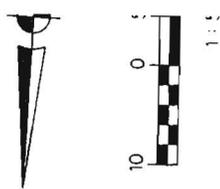




STATE HIGHWAY 35 (MAIN STREET)



1. North American Datum of 1983 distances and coordinates be converted to grid by an adjustment factor of 0.999
2. Set indicates Texas Department of Transportation aluminum disk on a 16 mill
3. English units are provided
4. A property description of accompanies this plat.



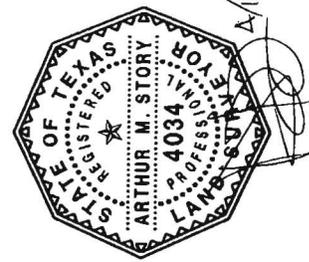
BASELINE CURVE DATA

PI Sta.	1-325.366
X	959.766, 836
Y	4,201.243, 075
Δ	02° 35' 05" L
L	49.632m
T	99.246m
R	2,200.000m
CHB	S 03° 57' 26" E
CHL	99.238m
PC Sta.	1-275.757
PT Sta.	1-374.999

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

**PEARLAND
AUTO BODY**

**W. BAYOU COMMERCIAL
PARK OF PEARLAND
VOL. 16, PG. 57
M.R.B.C.**



HECTARES	
EXISTING	0.4058
TAKING	0.0127
REMAINING	0.3931

Revised part taken from

PAR	SHOWING
PATRICIA	

H.T.&B. R.R. CO. SURVEY, SECTION No. 2,

Brazoria County
SH 35
0178-02-072
Parcel 12

Access Clause

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

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 3
July 10, 2005

Description for Parcel 20

BEING 2,955 square feet of land, more or less, situated in the Elijah O. Parsons Survey, Abstract No. 1135, Dallas County, Texas and being part of that land conveyed to Drury Inns, Inc. by deed recorded in Volume 87048, Page 2039 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and a tract of land conveyed to Drury Hotels Corporation by deed recorded in Volume 94024, Page 6792 of the (D.R.D.C.T.) and being further described as part of Lot 1A, Block A of the "Drury Addition, Revision of Lot 1, Block A", an addition to the City of Irving, Texas as recorded in Volume 85201, Page 2388 of the (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 1" iron rod found for the southwest corner of said Drury Hotels Corporation tract and located at the most southerly southeast corner of Lot 4, Block A of the "Drury Addition, Section Two", an addition to the City of Irving, Texas as recorded in Volume 85143, Page 4143 of the (D.R.D.C.T.);

THENCE North 00°33'35" West, along the common west line of said Drury Hotels Corporation tract and the east line of said Lot 4, Block A, a distance of 410.00 feet to a 5/8" iron rod with aluminum cap marked TXDOT set for corner in the new south line of S. H. 183 (a variable width R.O.W.) and the POINT OF BEGINNING (surface northing 6991261.36, easting 2425879.63) of the herein described tract;

- 1) THENCE North 00°33'35" West, continuing along the east line of said Lot 4, Block A, a distance of 16.58 feet to a point for the northwest corner of said Drury Hotels Corporation tract and located in the existing south line of said S. H. 183;
- 2) THENCE South 87°57'56" East, departing the common east line of said Lot 4, Block A and along the existing south line of said S. H. 183, passing the northeast corner of said Drury Hotels Corporation tract and the northwest corner of said Drury Inns, Inc. tract at a distance of 216.12 feet, from which a 3/8" iron rod found bears South 33°24'32" East, a distance of 0.69 feet, and continuing a total distance of 222.12 feet to a 1/2" iron rod found for the northeast corner of said Drury Inns, Inc. tract and the northwest corner of Lot 1B, Block A of the said Drury Addition, Revision of Lot 1, Block A;
- 3) THENCE South 00°40'11" East, departing the existing south line of said S. H. 183 and along the common east line of said Drury Inns, Inc. tract and the west line of said Lot 1B, Block A, a distance of 12.36 feet to a 5/8" iron rod with aluminum cap marked TXDOT set for corner in the new south line of said S. H. 183;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 3
July 10, 2005

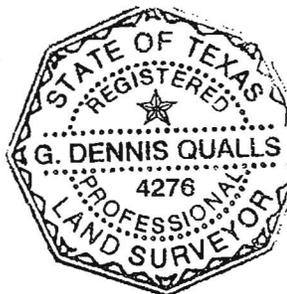
Description for Parcel 20

- 4) THENCE North 87°53'31" West, departing the common east line of said Drury Inns, Inc. tract and the west line of said Lot 1B, Block A and along the new south line of said S. H. 183, passing the common west line of said Drury Inns, Inc. tract and the east line of said Drury Hotels Corporation tract at a distance of 6.00 feet and continuing for a total distance of 61.54 feet to a 5/8" iron rod with aluminum cap marked TXDOT** set for corner and being the beginning of a tangent curve to the left, having a radius of 2831.00 feet and a chord which bears North 89°20'14" West, 142.79 feet;
- 5) THENCE in a northwesterly direction continuing along the new south line of said S. H. 183 and said curve to the left, through a central angle of 02°53'25", an arc distance of 142.81 feet to a 5/8" iron rod with aluminum cap marked TXDOT** set for corner and end of said curve;
- 6) THENCE South 89°13'04" West, continuing along the new south line of said S. H. 183, a distance of 17.68 feet to the POINT OF BEGINNING and containing 2,955 square feet [0.0678 acre] of land, more or less.

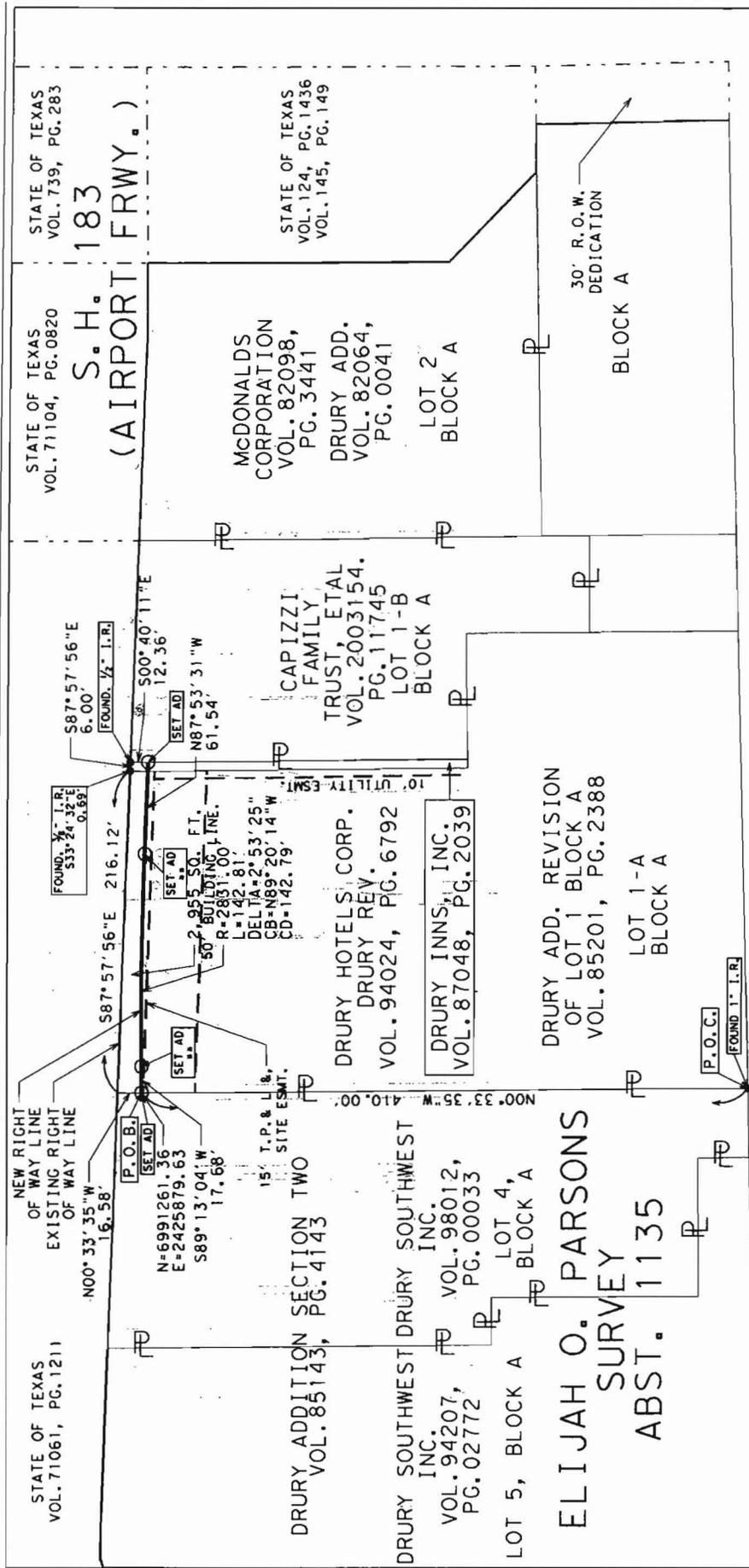
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

BASIS OF BEARING: 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.

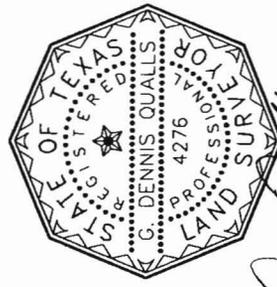

G. Dennis Qualls, R.P.L.S. Date 7-27-05
Texas Registration No. 4276



Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (1991 ADJUSTED) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.



G. Dennis Qualls
G. DENNIS QUALLS, R.P.L.S., NO. 4276 DATE 7-27-05

CITY OF IRVING
A PLAT OF A SURVEY OF PARCEL 20 FOR STATE HIGHWAY 183 RIGHT OF WAY CSJ: 0094-03-100 A 2,955 SQ. FT. [0.0678 AC.] TRACT OF LAND IN THE ELIJAH O. PARSONS SURVEY ABSTRACT NO. 1135 CITY OF IRVING DALLAS COUNTY, TEXAS

EXHIBIT "A"
PAGE 3 OF 3

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TXDOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM CONTROLLING MONUMENT

GRAPHIC SCALE
0' 25' 50' 100'

**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.

Dallas County
SH 183
0094-03-100
Parcel 20

Access Clause

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

Parcel: 20
SH 183
CSJ: 0094-03-100
Dallas County
Limits: From Dallas/Tarrant County Line to Story Rd.

CATEGORY I BISECTION CLAUSE
AND IN ADDITION THERETO:

Title to all that On Premise Sign located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed northerly 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 improvement.

County: COLLIN
Highway: US 380
CSJ: 0135-05-024

Page 1 of 6
February 20, 2006

Legal Land Description for Parcel 19

BEING a 12,072 square foot (0.2771 acre) tract of land situated in the D. J. Jaynes Survey, Abstract No. 471, City of Farmersville, Collin County, Texas, being a portion of a called 45,905 square foot tract of land conveyed to Ronnie Douglas and wife, Mikki Douglas as evidenced by the deed recorded in County Clerk's Number 95-0082909 the Deed Records of Collin County, Texas, said tract being a portion of Lots 19A and 19B Block 4, Wylie Addition, an unrecorded addition to the City of Farmersville, Collin County, Texas, said 12,072 square foot (0.2771 acre) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the common northeast corner of said called 45,905 square foot tract and southeast corner of that certain tract of land conveyed to Felipe A. Gomez as evidenced by the deed recorded in Volume 04987, Page 00904 of said Deed Records, said point being in the west right of way line of Orange Street (variable width, no record found);

THENCE, SOUTH 00°19'32" WEST, (called south), along the common east line of said called 45,905 square foot tract and said west right of way line of Orange Street, a distance of 224.77 feet to a 5/8 inch iron rod with TxDOT aluminum cap set** in the new north right of way line of US 380 for the **POINT OF BEGINNING** with a coordinate value of North 7,111,534.9668, East = 2,624,259.2013;

- (1) **THENCE**, SOUTH 00°19'32" WEST, (called south), continuing along said common line, a distance of 48.78 feet to the southeast corner of said called 45,905 square foot tract being in the existing northerly right of way line of US 380 (variable width) as described in the deeds to the State of Texas recorded in Volume 17, Page 574, Volume 279, Page 283 and Volume 313, Page 418 all of said Deed Records;
- (2) **THENCE**, SOUTH 88°45'48" WEST, (called South 88°16'45" West), departing said common line and along the common south line of said called 45,905 square foot tract and said existing northerly right of way line of US 380, a distance of 186.62 feet (called 186.61 feet) to a wood TxDOT monument found for the southwest corner of said called 45,905 square foot tract;

County: COLLIN
Highway: US 380
CSJ: 0135-05-024

Page 2 of 6
February 20, 2006

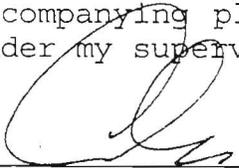
Legal Land Description for Parcel 19

- (3) **THENCE**, NORTH 00°47'00" WEST, (called North 0°57' West), departing said common line and along the common west line of said called 45,905 square foot tract and said existing northerly right of way line of US 380, passing at a distance of 76.00 feet a concrete TxDOT monument base found for the southeast corner of that certain tract of land conveyed to Allen Wisdom and wife, Charlene Wisdom as evidenced by the deed recorded in Volume 4184, Page 0751 of said Deed Records, continuing along the common west line of said called 45,905 square foot tract and east line of said Wisdom tract, for a total distance of 80.22 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in said new north right of way line of US 380;
- (4) **THENCE**, SOUTH 81°42'10" EAST, departing said common line, across said called 45,905 square foot tract and along said new north right of way line of US 380, a distance of 189.94 feet to the **POINT OF BEGINNING** and containing a calculated area of 12,072 square feet (0.2771 acre) of land.

Note: All bearings are on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by TxDot conversion factor of 1.000152710.

Note: A plat survey of even survey date herewith accompanies this description.

I, Calvin E. Cock III, 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.


2-20-06

Calvin E. Cock III, R.P.L.S.
Texas Registration No. 5622

EXHIBIT "A"
Page 3 of 6

D. J. JAYNES SURVEY
A-471

WYLIE ADDITION
(UNRECORDED)

FELIPE A. GOMEZ
VOL. 04987, PG. 00904
D.R.C.C.T.

RONNIE DOUGLAS
AND WIFE,
MIKKI DOUGLAS
45,905 SQ. FT.
C.C. NO. 95-0082909
D.R.C.C.T.

P.O.C.

PARCEL 19

(CALLED SOUTH)
S 00°19'32" W
224.77

BLOCK 4

LOT 19A & B

NEW R.O.W. LINE
S 81°42'10" E - 189.94'

(CALLED SOUTH)
S 00°19'32" W
48.78'

ORANGE STREET
EXISTING ROADWAY
NO DEED

PARCEL 19
P.O.B.

F602

MATCH LINE
SEE PAGE 6 OF 6

PARCEL POINT TABLE		
POINT NUMBER	NORTHING	EASTING
P602	7,111,534.9668	2,624,259.2013

** THIS MONUMENT MAY BE REPLACED BY TxDOT TYPE II RIGHT-OF-WAY MAKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE DISTANCES AND COORDINATES AS DETERMINED BY TxDOT CONVERSION FACTOR OF 1.000152710.

LGP GROUP
LOPEZ GARCIA GROUP
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207
(214) 741-7777
(214) 741-9413 Fax
lgproupinc.com



A PLAT OF A SURVEY OF PARCEL 19
FOR STATE HIGHWAY 380
A 12,072 SQ. FT., [0.2771 AC.]
TRACT OF LAND
IN THE D. J. JAYNES SURVEY
ABSTRACT NUMBER 471
CITY OF FARMERSVILLE
COLLIN COUNTY, TEXAS
FEBRUARY 20, 2006

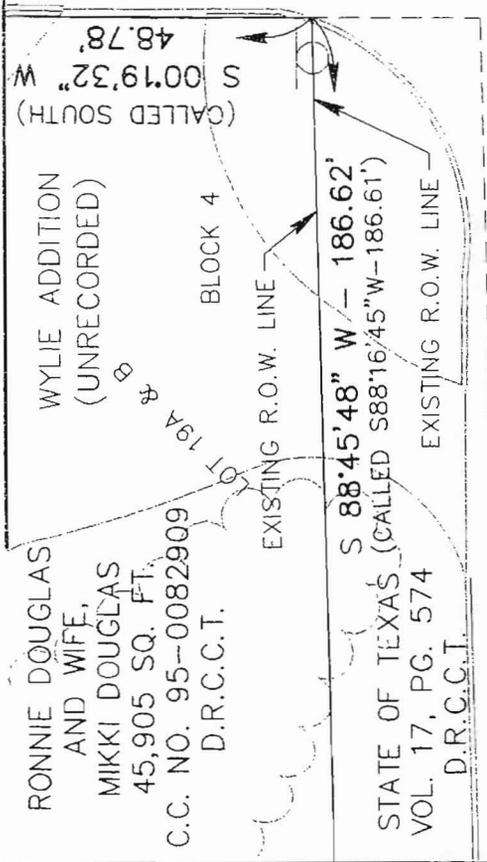
MATCH LINE
SEE PAGE 4 OF 6

LEGEND

- EXISTING R.O.W.
- PROPOSED R.O.W.
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT
- APPROXIMATE SURVEY LINE
- TxDOT MONUMENT FOUND
- IRON ROD FOUND
- FENCE CORNER
- 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- OTHER MONUMENTS SET (TYPE NOTED)
- ALL FOUND MONUMENTS TYPE AS NOTED
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- RIGHT-OF-WAY EASEMENT
- DEED RECORDS OF COLLIN COUNTY TEXAS
- PLAT RECORDS OF COLLIN COUNTY TEXAS
- PARENT RECORD INFORMATION
- NOT TO SCALE

EXHIBIT "A"
Page 4 of 6

MATCH LINE SEE PAGE 3 OF 6



RONNIE DOUGLAS
AND WIFE,
MIKKI DOUGLAS
45,905 SQ. FT.
C.C. NO. 95-0082909
D.R.C.C.T.

WYLIE ADDITION
(UNRECORDED)

BLOCK 4

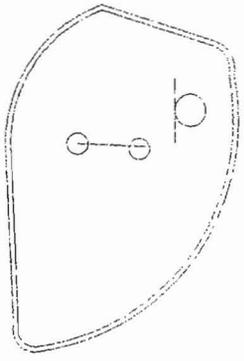
EXISTING R.O.W. LINE

S 88°45'48" W - 186.62'
(CALLED S88°16'45"W-186.61')

STATE OF TEXAS
VOL. 17, PG. 574
D.R.C.C.T.

EXISTING R.O.W. LINE

ORANGE STREET
EXISTING ROADWAY
NO DEED



US 380

D. J. JAYNES SURVEY
A-471

A PLAT OF A SURVEY OF PARCEL 19
FOR STATE HIGHWAY 380
A 12,072 SQ. FT., [0.2771 AC.]
TRACT OF LAND
IN THE D. J. JAYNES SURVEY
ABSTRACT NUMBER 471
CITY OF FARMERSVILLE
COLLIN COUNTY, TEXAS
FEBRUARY 20, 2006



** THIS MONUMENT MAY BE REPLACED BY TxDOT
TYPE II RIGHT-OF-WAY MAKER UPON THE COMPLETION
OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE
SUPERVISION OF A REGISTERED PROFESSIONAL LAND
SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE
ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE
AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT
CONVERSION FACTOR OF 1.000152710.

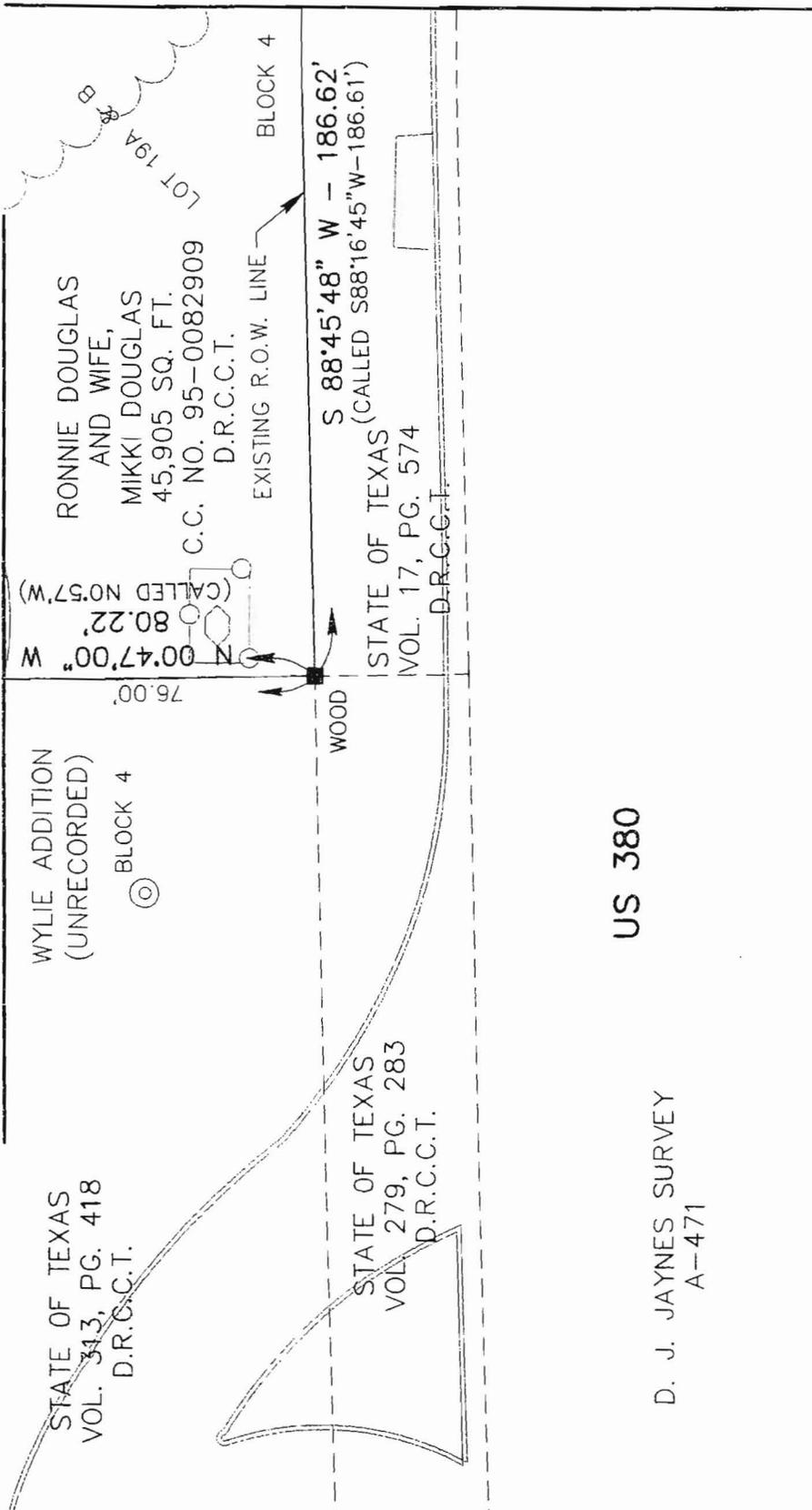
LG GROUP
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207
(214) 741-7777
(214) 741-9413 Fax
lggroupinc.com



MATCH LINE
SEE PAGE 5 OF 6

EXHIBIT "A"
Page 5 of 6

MATCH LINE SEE PAGE 6 OF 6



MATCH LINE
SEE PAGE 4 OF 6

WYLIE ADDITION
(UNRECORDED)

Ⓢ BLOCK 4

STATE OF TEXAS
VOL. 313, PG. 418
D.R.C.C.T.

RONNIE DOUGLAS
AND WIFE,
MIKKI DOUGLAS
45,905 SQ. FT.
C.C. NO. 95-0082909
D.R.C.C.T.

EXISTING R.O.W. LINE
BLOCK 4

S 88°45'48" W - 186.62'
STATE OF TEXAS
(CALLED S88°16'45"W-186.61')

STATE OF TEXAS
VOL. 17, PG. 574
D.R.C.C.T.

STATE OF TEXAS
VOL. 279, PG. 283
D.R.C.C.T.

US 380

D. J. JAYNES SURVEY
A-471

A PLAT OF A SURVEY OF PARCEL 19
FOR STATE HIGHWAY 380
A 12,072 SQ. FT. [0.2771 AC.]
TRACT OF LAND
IN THE D. J. JAYNES SURVEY
ABSTRACT NUMBER 471
CITY OF FARMERSVILLE
COLLIN COUNTY, TEXAS
FEBRUARY 20, 2006

** THIS MONUMENT MAY BE REPLACED BY TxDOT
TYPE RIGHT-OF-WAY MARKER UPON THE COMPLETION
OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE
SUPERVISION OF A REGISTERED PROFESSIONAL LAND
SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM N.A.D. 83 NORTH CENTRAL ZONE.
ALL DISTANCES AND BEARINGS WERE MEASURED AND
CHECKED IN THE FIELD AND ARE CORRECTED FOR
CONVERSION FACTOR OF 1.000132710.



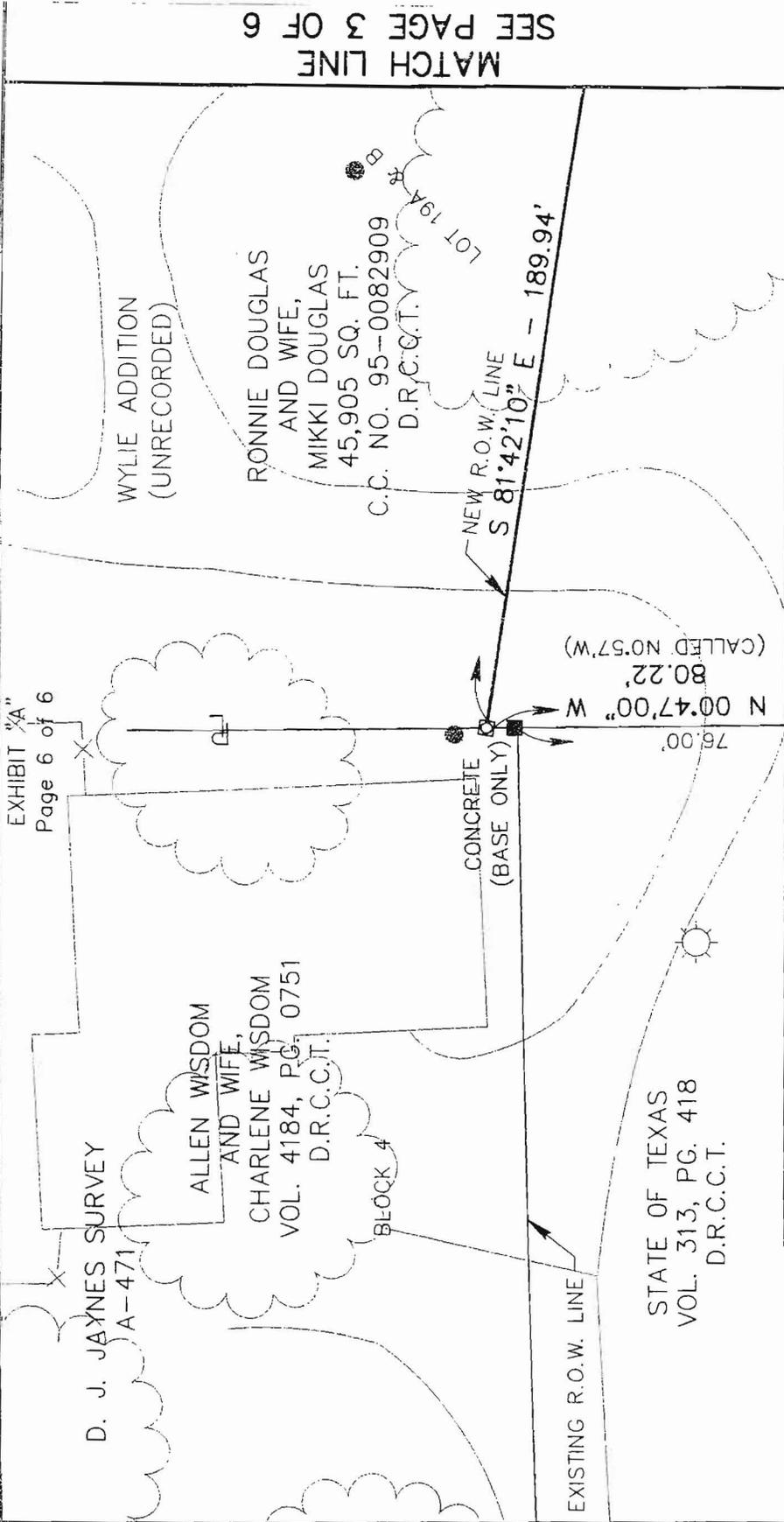
LGGROUP
LORPEZ
GARCIA
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207

(214) 741-7777
(214) 741-9413 Fax
lggroupinc.com



GRAPHIC SCALE
0' 25' 50' 100'

ROW CSJ: 0135-05-024



MATCH LINE
SEE PAGE 3 OF 6

EXHIBIT "A"
Page 6 of 6

MATCH LINE
SEE PAGE 5 OF 6

A PLAT OF A SURVEY OF PARCEL 19
FOR STATE HIGHWAY 380
A 12,072 SQ. FT. [0.2771 AC.]
TRACT OF LAND
IN THE D. J. JAYNES SURVEY
ABSTRACT NUMBER 471
CITY OF FARMERSVILLE
COLLIN COUNTY, TEXAS
FEBRUARY 20, 2006

** THIS MONUMENT MAY BE REPLACED BY TDDOT
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 TDDOT.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE.
ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE
AND MAY BE CONVERTED TO GRID BY DIVIDING BY TDDOT
CONVERSION FACTOR OF 1.000152710.

LG GROUP
L. GARCIA
1825 Market Center Blvd.
Suite 500
Dallas, Texas 75207
(214) 741-7777
(214) 741-9413 Fax
lggroupinc.com



Calvin E. Cock III
2-20-06

CALVIN E. COCK III,
R.P.L.S. 5622

ROW CS.P 01.35-05-074

Collin County
US 380
0135-05-024
Parcel 19

Access Clause

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

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 5
March 8, 2006

Description for Parcel 26

BEING a total area of 37,927 square feet of land situated in the McKinney and Williams Survey, Abstract No. 1068, Dallas County, Texas and being part of Lot 1R of Block A of the "Irving Market Center, Second Revision", an addition to the City of Irving, Texas as recorded in Volume 91236, Page 1993 of the Deed Records of Dallas County, Texas and being part of that land conveyed to Midstar Properties, Ltd., by deed recorded in Volume 98179, Page 05893 of said Deed Records and being more particularly described in two parts by metes and bounds as follows:

Part 1

COMMENCING at the intersection of the most westerly north line of said "Irving Market Center, Second Revision" Addition with the east line of Cheyenne Street (80.00 foot right of way), at a found 3/8" iron rod for corner, said point being the northwest corner of Lot 1R of said Addition;

THENCE South 00°39'27" East, along said east line of Cheyenne Street and the west line of said Addition, a distance of 525.09 feet to the new north line of S. H. 183 (a variable width R.O.W.) at a set Brass Disk stamped TXDOT** and being the POINT OF BEGINNING (surface northing 6991862.73, easting 2427554.18) of the herein described tract;

- 1) THENCE South 45°47'49" East, along said new north line of S. H. 183, a distance of 35.35 feet to an angle point in said new north line, at a set 5/8" iron rod with aluminum cap marked TxDOT**;
- 2) THENCE North 89°02'46" East, continuing along said new north line of S. H. 183, a distance of 470.06 feet to the most southerly west line of a tract of land conveyed to GMRI Texas L.P. by deed recorded in Volume 98010, Page 04219 of said Deed Records, at a set 5/8" iron rod with aluminum cap marked TxDOT;
- 3) THENCE South 00°54'32" East, along the most southerly west line of said GMRI Texas L.P. tract, a distance of 17.04 feet to the existing north line of S. H. 183;
- 4) THENCE South 89°04'56" West, along said existing north line of S. H. 183, a distance of 495.19 feet to an intersection with the east line of said Cheyenne Street, from which a found "X" cut bears South 88°57'43" West, 0.99 feet;
- 5) THENCE North 00°39'27" West, along said east line of Cheyenne Street and the west line of said "Irving Market Center Second Revision" Addition, a distance of 41.79 feet to the POINT OF BEGINNING and containing 8,676 square feet [0.1992 acre] of land, more or less.

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 5
March 8, 2006

Description for Parcel 26

Part 2

COMMENCING at the northeast corner of Lot 1R of Block A of said Irving Market Center, Second Revision Addition, said corner lying on the west line of Lot 4 of the "Irving Mall Shopping Center Addition", as recorded in Volume 93162, Page 0053 of said Deed Records, at a found 3/8" iron rod;

THENCE South 01°09'02" East, along the east line of said Lot 1R and the west line of said Lot 4, a distance of 601.27 feet to the new north right of way line of S. H. 183 at a set 5/8" iron rod with aluminum cap marked TxDOT and being the POINT OF BEGINNING (surface northing 6991902.16, easting 2429277.14) of the herein described tract;

- 1) THENCE South 01°09'02" East, continuing along said east line of Lot 1R and the west line of said Lot 4, a distance of 53.63 feet to the existing north line of S. H. 183, from which point a found "X" cut bears South 51°23'23" West, 0.38 feet;
- 2) THENCE South 89°04'56" West, along said existing north line of S. H. 183, a distance of 1,052.52 feet to the most southerly southeast corner of a tract of land conveyed to GMRI Texas, L.P. by deed recorded in Volume 98010, Page 04219 of said Deed Records;
- 3) THENCE North 00°54'32" West, along the most southerly east line of said GMRI Texas L.P. tract, a distance of 17.15 feet to the new north line of S. H. 183 at a set 5/8" iron rod with aluminum cap marked TxDOT;
- 4) THENCE North 89°02'46" East, along the new north line of S. H. 183, a distance of 180.00 feet to a set 5/8" iron rod with aluminum cap marked TxDOT**;
- 5) THENCE North 88°39'04" East, along the new north line of S. H. 183, a distance of 200.00 feet to a set 5/8" iron rod with aluminum cap marked TxDOT**;
- 6) THENCE North 87°38'30" East, along the new north line of S. H. 183, a distance of 200.00 feet to a set 5/8" iron rod with aluminum cap marked TxDOT**;
- 7) THENCE North 85°28'09" East, along the new north line of S. H. 183, a distance of 473.31 feet to the POINT OF BEGINNING and containing 29,251 square feet [0.6715 acre] of land, more or less, for a combined total area of 37,927 square feet [0.8707 acre] in Part 1 and Part 2, of which 15,477 square feet [0.3553 acre] lies within an area dedicated as Street, Sidewalk and Utility Easement by said Irving Market Center Second Revision Addition.

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 3 of 5
March 8, 2006

Description for Parcel 26

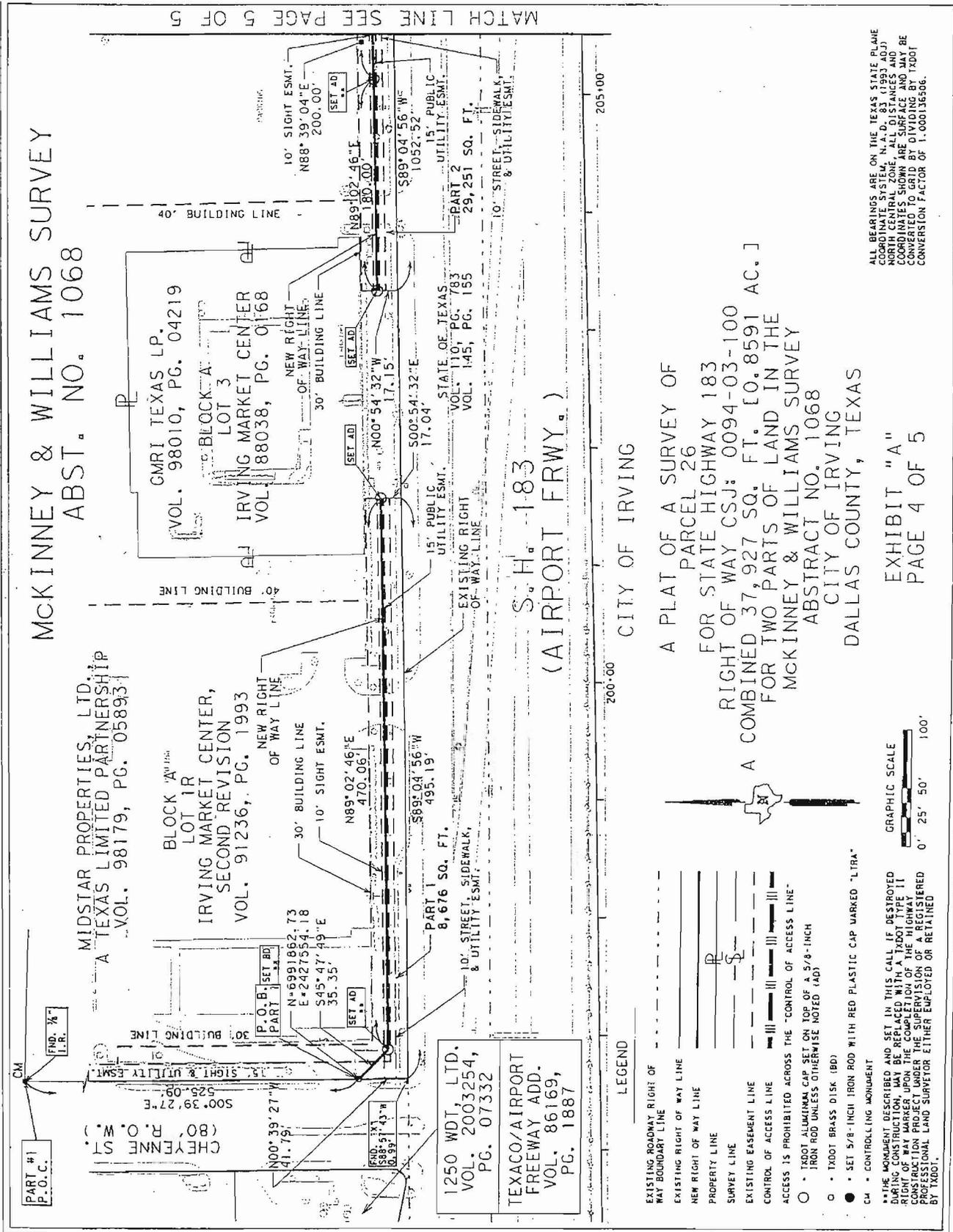
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

BASIS OF BEARING: 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.


G. Dennis Qualls, R.P.L.S. 3-8-06 Date
Texas Registration No. 4276



Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144



MCKINNEY & WILLIAMS SURVEY
ABST. NO. 1068

MIDSTAR PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
VOL. 98179, PG. 05893

BLOCK "A"
LOT 1R
IRVING MARKET CENTER,
SECOND REVISION
VOL. 91236, PG. 1993

CMRI TEXAS LP.
VOL. 98010, PG. 04219
BLOCK "A"
LOT 3
IRVING MARKET CENTER
VOL. 88038, PG. 0168

1250 WDT, LTD.
VOL. 2003254,
PG. 07332

TEXACO/AIRPORT
FREEWAY ADD.
VOL. 86169,
PG. 1887

S. H. 183
(AIRPORT FRWY.)

CITY OF IRVING

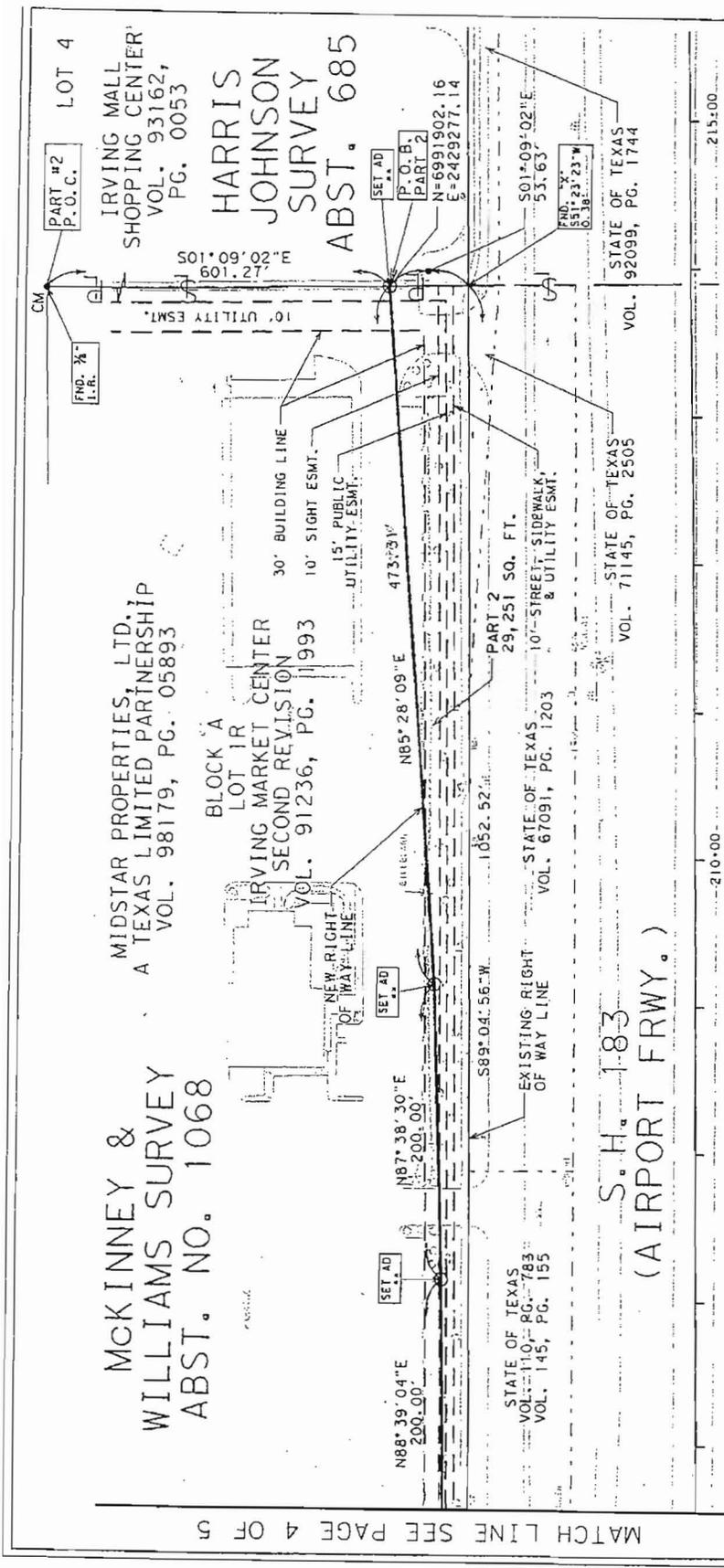
A PLAT OF A SURVEY OF
PARCEL 26
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
FOR TWO PARTS OF LAND IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1068
CITY OF IRVING
DALLAS COUNTY, TEXAS

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - CONTROL OF ACCESS LINE
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
 - TxDOT BRASS DISK (BD)
 - SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
 - CM - CONTROLLING MONUMENT
- ** THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED OR DAMAGED SHALL BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER. THE SURVEYOR OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETIRED BY TxDOT.



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983). NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000136506.

MATCH LINE SEE PAGE 5 OF 5



MATCH LINE SEE PAGE 4 OF 5

LEGEND

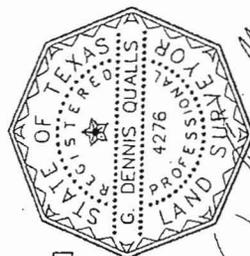
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TADOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM CONTROLLING MORNMENT

*THE MORNMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED BY TADOT TYPE 11 RIGHT OF WAY MARKER UPON THE COMPLETION OF THE PROJECT. THIS PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.

CITY OF IRVING

A PLAT OF A SURVEY OF
PARCEL 26
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
FOR TWO PARTS OF LAND IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1068
CITY OF IRVING
DALLAS COUNTY, TEXAS

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83. ALL DISTANCES AND NORTH CENTRAL ZONE ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADOT CONVERSION FACTOR OF 1.000136506.



G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE 3-8-06

EXHIBIT "A"
PAGE 5 OF 5



Dallas County
SH 183
0094-03-100
Parcel 26

Access Clause

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

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 1 of 5
August 1, 2005

Description for Parcel 4

BEING 42,792 square feet of land, more or less, situated in the Chilton Smith Survey, Abstract No. 1293, Dallas County, Texas and being part of the residual of a tract of land conveyed to S & L Transportation, Inc. by deed recorded in Volume 2002169, Page 04759 of the of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and further described as part of "Flightime Sector, First Installment", an addition to the City of Irving, Texas as recorded in Volume 84077, Page 1447 of the (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" capped iron rod found for the southwest corner of a tract of land conveyed to Panade, Ltd. by deed recorded in Volume 96001, Page 0882 of the of the (D.R.D.C.T.) and further described as the southwest corner of Lot 4, Block A of the "MDA Enterprise Addition", an addition to the City of Irving, Texas as recorded in Volume 95038, Page 1944 of the (D.R.D.C.T.) and located at an interior ell corner of a tract of land conveyed to PRG Parking Texas, L.P. by deed recorded in Volume 99016, Page 05276 of the of the (D.R.D.C.T.);

THENCE North 00°13'47" East, along the west line of said MDA Enterprise Addition, a distance of 913.68 feet to a point for the northeast corner of said PRG Parking Texas, L.P. tract and located in the existing south line of S. H. 183 (a variable width R.O.W.);

THENCE North 84°13'21" West, departing the west line of said MDA Enterprise Addition and along the existing south line of said S. H. 183, passing the northwest corner of said PRG Parking Texas, L.P. tract and the northeast corner of a tract of land conveyed to Murdock Engineering Company by deed recorded in Volume 94044, Page 04506 of the (D.R.D.C.T.) at a distance of 461.00 feet and continuing for a total distance of 668.54 feet to a point for corner located in the north line of said Murdock Engineering Company tract;

THENCE South 89°19'48" West, continuing along the existing south line of said S. H. 183, a distance of 370.98 feet to a point for the northwest corner of said Murdock Engineering Company tract and the northeast corner of said S & L Transportation, Inc. tract, from which a 1/2" iron rod found bears South 89°19'48" West, 0.61 feet and being the POINT OF BEGINNING (surface northing 6991399.30, easting 2421170.63) of the herein described tract;

- 1) THENCE South 00°05'58" East, departing the existing south line of said S. H. 183 and along the common west line of said Murdock Engineering Company tract and the east line of said S & L Transportation, Inc. tract, a distance of 102.87 feet to a 5/8" iron rod with aluminum cap marked TXDOT set for corner in the new south right-of-way line of said S. H. 183;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 2 of 5
August 1, 2005

Description for Parcel 4

- 2) THENCE South 89°14'04" West, departing the common west line of said Murdock Engineering Company tract and the east line of said S & L Transportation, Inc. tract and along the new south line of said S. H. 183, a distance of 121.26 feet to a 5/8" iron rod with aluminum cap marked TXDOT** set for corner and being the beginning of a tangent curve to the left, having a radius of 2270.00 feet and a chord which bears South 87°46'52" West, 115.14 feet;
- 3) THENCE in a southwesterly direction along the new south line of said S. H. 183 and said curve to the left, through a central angle of 02°54'24", an arc distance of 115.16 feet to a 5/8" iron rod with aluminum cap marked TXDOT** set for corner and end of said curve;
- 4) THENCE South 71°36'03" West, continuing along the new south line of said S. H. 183, a distance of 28.29 feet to a 5/8" iron rod with aluminum cap marked TXDOT set for corner in the south line of said S & L Transportation, Inc. tract and the north line of a tract of land conveyed to Waggoner Family Properties, Inc. by deed recorded in Volume 2004042, Page 03842 of the (D.R.D.C.T.);
- 5) THENCE South 89°06'36" West, departing the new south line of said S. H. 183 and along the north line of said Waggoner Family Properties, Inc. tract, a distance of 101.12 feet to a point for an interior ell corner of said S & L Transportation, Inc. tract;
- 6) THENCE North 00°16'55" West, along the east line of said Waggoner Family Properties, Inc. tract, a distance of 129.90 feet to a point for the most northerly northwest corner of said S & L Transportation, Inc. tract and located in the existing south right-of-way line of said S. H. 183;
- 7) THENCE North 89°14'50" East, departing the east line of said Waggoner Family Properties, Inc. tract and along the common north line of said S & L Transportation, Inc. tract and the existing south line of said S. H. 183, a distance of 198.84 feet to a point for corner;
- 8) THENCE South 82°09'13" East, continuing along the common north line of said S & L Transportation, Inc. tract and the existing south line of said S. H. 183, a distance of 101.27 feet to a point for corner;

County: Dallas
Highway: State Highway -183
R.O.W. CSJ: 0094-03-100

Page 3 of 5
August 1, 2005

Description for Parcel 4

- 9) THENCE North 89°19'48" East, continuing along the common north line of said S & L Transportation, Inc. tract and the existing south line of said S. H. 183, a distance of 65.58 feet to the POINT OF BEGINNING and containing 42,792 square feet [0.9824 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: 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.

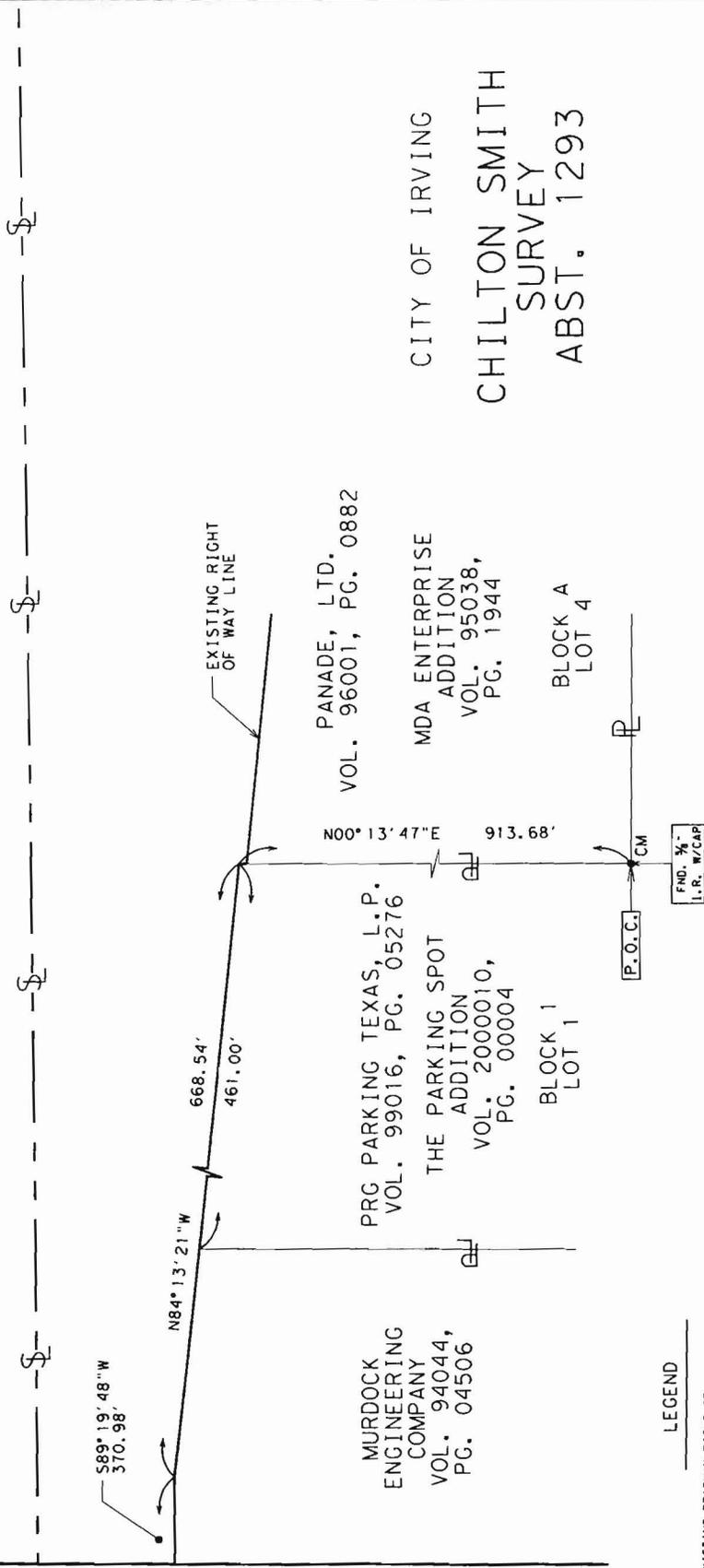

G. Dennis Qualls, R.P.L.S. Date 7-29-05
Texas Registration No. 4276



Lina T. Ramey & Associates, Inc.
400 N. St. Paul, Suite 540
Dallas, Texas 75201
Ph. 214-979-1144

S. H. 183
(AIRPORT FRWY.)

MATCH LINE SEE PAGE 5 OF 5



MURDOCK
ENGINEERING
COMPANY
VOL. 94044,
PG. 04506

PRG PARKING TEXAS, L.P.
VOL. 99016, PG. 05276

THE PARKING SPOT
ADDITION
VOL. 2000010,
PG. 00004

BLOCK 1
LOT 1

PANADE, LTD.
VOL. 96001, PG. 0882

MDA ENTERPRISE
ADDITION
VOL. 95038,
PG. 1944

BLOCK A
LOT 4

CITY OF IRVING
CHILTON SMITH
SURVEY
ABST. 1293

A PLAT OF A SURVEY OF
PARCEL 4
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
A 42,792 SQ. FT. [0.9824 AC.]
TRACT OF LAND IN THE
CHILTON SMITH SURVEY
ABSTRACT NO. 1293
CITY OF IRVING
DALLAS COUNTY, TEXAS

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- * TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- * TXDOT BRASS DISK (BD)
- * SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM * CONTROLLING MONUMENT

*THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY A MONUMENT OF THE SAME TYPE II. RIGHT OF WAY MARKERS UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000136506.

MATCH LINE SEE PAGE 4 OF 5

135+00

130+00

S. H. 183
(AIRPORT FRWY.)

STATE OF TEXAS
VOL. 67106, PG. 0345

STATE OF TEXAS
VOL. 67028, PG. 1520

STATE OF TEXAS
VOL. 69052, PG. 0941

WAGGONER FAMILY
PROPERTIES, INC.
VOL. 2004042, PG. 03842

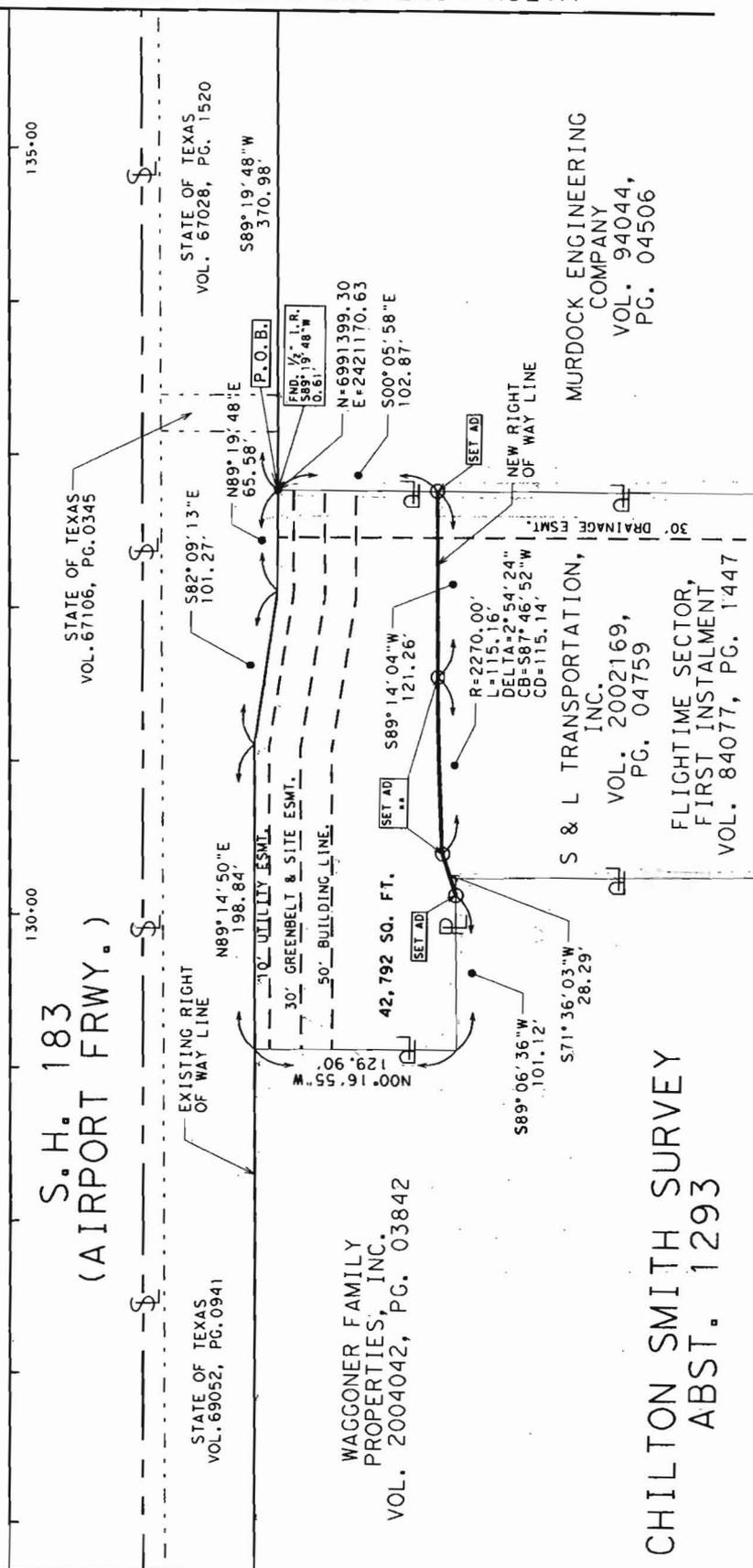
MURDOCK ENGINEERING
COMPANY
VOL. 94044,
PG. 04506

S & L TRANSPORTATION,
INC.
VOL. 2002169,
PG. 04759

FLIGHTIME SECTOR,
FIRST INSTALMENT
VOL. 84077, PG. 1447

CHILTON SMITH SURVEY
ABST. 1293

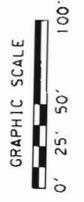
CITY OF IRVING
A PLAT OF A SURVEY OF
PARCEL 4
FOR STATE HIGHWAY 183
RIGHT OF WAY CSJ: 0094-03-100
A 42,792 SQ. FT. [0.9824 AC.]
TRACT OF LAND IN THE
CHILTON SMITH SURVEY
ABSTRACT NO. 1293
CITY OF IRVING
DALLAS COUNTY, TEXAS



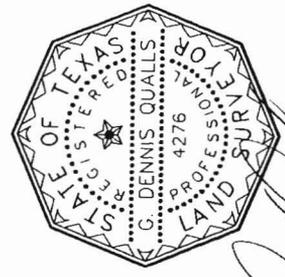
LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- - TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- - TXDOT BRASS DISK (BD)
- - SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- CM - CONTROLLING MONUMENT

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



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL DISTANCES AND CORNER ELEVATIONS SHOWN ARE SURFACE AND MAY BE CONVERTED TO MEAN SEA LEVEL BY APPLYING THE CONVERSION FACTOR OF 1.000136506.



G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE
7-29-08

EXHIBIT "A"
PAGE 5 OF 5

Parcel: 4
SH 183
CSJ: 0094-03-100
Dallas County
Limits: From Dallas/Tarrant County Line to Story Rd.

AND IN ADDITION THERETO:

Access is permitted to the entire remainder

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

Page 1 of 3
Revised February 07, 2006

Description for Parcel 35

BEING a 14,199 square feet tract of land, more or less, in the William Irby Survey, Abstract No. 667, City of Irving, Dallas County, Texas, and being a part of that tract as conveyed to Sarkis J. Kechejian Trust as recorded in Volume 99153, Page 6890 of the Deed Records of Dallas County, Texas, also being a part of Lot 1, Block A of SBT Addition, an Addition to the City of Irving as recorded in Volume 93231, Page 4204 of the Deed Records of Dallas County, Texas, said 14,199 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a P.K. nail found at the most western northwest corner of said Sarkis J. Kechejian Trust tract, said point also being an interior ell corner of a tract as conveyed to Aruna Enterprises, Inc. as recorded in Volume 94060, Page 2349 of said Deed Records, said tract also being Lot 2, Block A of said SBT Addition;

THENCE South 01 degrees 52 minutes 04 seconds East, along the common line of said Sarkis J. Kechejian Trust tract and said Aruna Enterprises, Inc. tract, a distance of 208.99 feet to a magnail set on the new northern right of way line of State Highway 183 and being the POINT OF BEGINNING;

- 1) THENCE South 88 degrees 05 minutes 17 seconds East along the new northern right of way line of State Highway 183 a distance of 162.59 feet to an "X" set in concrete at an angle point;
- 2) THENCE North 88 degrees 49 minutes 02 seconds East continuing along the new northern right of way line of State Highway 183, a distance of 218.51 feet to an "X" set in concrete on the eastern line of said Sarkis J. Kechejian Trust tract also being on the western line of a tract as conveyed to Rodger A. and Carol E. Johnson as recorded in Volume 94095, Page 1894 of said Deed Records, said tract also being Lot 1, Block A of Kansas City Life Addition, an Addition to the City of Irving as recorded in Volume 78154, Page 3124 of said Deed Records;
- 3) THENCE South 00 degrees 33 minutes 28 seconds East, along the common line of said Sarkis J. Kechejian Trust tract and said Rodger A. and Carol E. Johnson tract, a distance of 17.53 feet to a 1/2" iron rod found on the existing northern right of way line of State Highway 183 at the southeast corner of said Sarkis J. Kechejian Trust tract and the southwest corner of said Rodger A. and Carol E. Johnson tract;

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

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Revised February 07, 2006

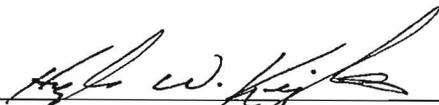
Description for Parcel 35

- 4) THENCE South 89 degrees 43 minutes 24 seconds West, along the existing northern right of way line of State Highway 183, a distance of 96.69 feet to an angle point from which a ½" iron rod found bears South 76 degrees 51 minutes 30 seconds West, a distance of 0.20 feet;
- 5) THENCE South 78 degrees 28 minutes 48 seconds West, continuing along the existing northern right of way line of State Highway 183, a distance of 287.74 feet to a 5/8" iron rod found at the southwest corner of said Sarkis J. Kechejian Trust tract and the southeast corner of said Aruna Enterprises, Inc. tract;
- 6) THENCE North 01 degrees 52 minutes 04 seconds West, leaving the existing northern right of way line of State Highway 183 and along the common line of said Sarkis J. Kechejian Trust tract and said Aruna Enterprises, Inc. tract, a distance of 76.42 feet to the POINT OF BEGINNING and containing 14,199 square feet [0.3260 ac.] of land, more or less.

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

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

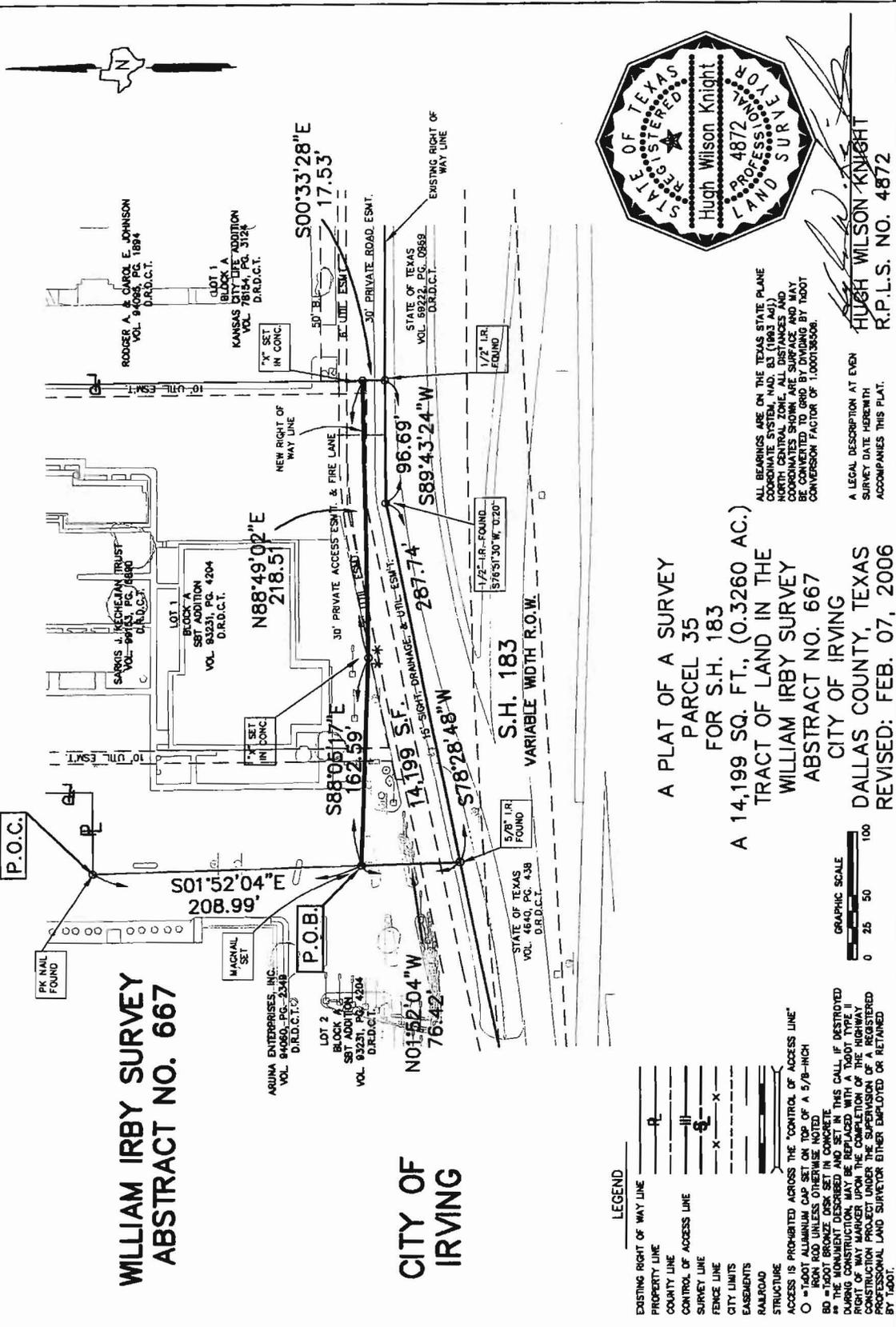
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.



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

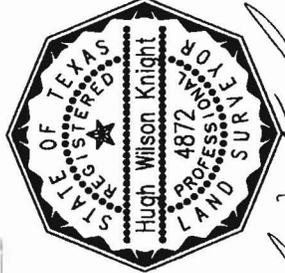




**WILLIAM IRBY SURVEY
ABSTRACT NO. 667**

**CITY OF
IRVING**

**A PLAT OF A SURVEY
PARCEL 35
FOR S.H. 183
TRACT OF LAND IN THE
WILLIAM IRBY SURVEY
ABSTRACT NO. 667
CITY OF IRVING
DALLAS COUNTY, TEXAS
REVISED: FEB. 07, 2006**



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 AD). CURVED BEARINGS ARE LISTED AS SUCH. COORDINATE VALUES ARE LISTED AS SUCH. BE CONVERTED TO GRID BY DIVIDING BY TADOT CONVERSION FACTOR OF 1.000185506.

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

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

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

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 UNLESS OTHERWISE NOTED
- BD = TADOT BRONZE DISK SET IN CONCRETE
- IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE II POINT MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION. THE SURVEYOR'S PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.



Dallas County
SH 183
0094-03-099
Parcel 35

Access Clause

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