

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 2

VARIOUS Districts

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

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

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

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VARIOUS Districts

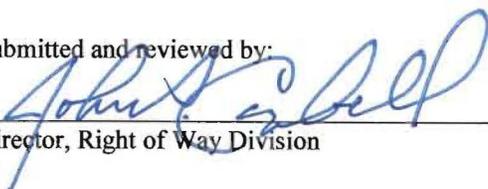
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Dallas	SS 366	4	0196-07-023	12
Denton	FM 423	1	1567-02-030	83
Montgomery	FM 1774	5	1400-04-026	213
Montgomery	FM 1774	6	1400-04-027	103
Montgomery	FM 1774	3	1400-04-027	215
Montgomery	FM 1774	2	1400-04-027	102
Travis	RM 2769	7	2718-01-011	3

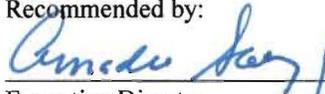
CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	IH 35	H	0015-07-079	3
Caldwell	SH 130	K	3583-01-002	499B
Comal	SH 46	L	0215-01-050	15
Dallas	SH 114	J	0353-06-051	2
Dallas	SH 114	D	0353-06-051	10
Lampasas	FM 2657	M	3131-03-008	6A
Lampasas	FM 2657	N	3131-03-008	6B
Lampasas	FM 2657	O	3131-03-008	6C
McLennan	IH 35	E	0015-01-219	20E
McLennan	IH 35	F	0015-01-219	24AC
McLennan	IH 35	G	0015-01-219	29AC
McLennan	IH 35	I	0015-01-219	32AC
Shelby	SL 500	C	3315-01-017	26 & 26AC
Shelby	SL 500	B	3315-01-017	4
Shelby	SL 500	A	3315-01-017	21

Submitted and reviewed by:

  
 Director, Right of Way Division

Recommended by:

  
 Executive Director

**112055 NOV 19 09**

Minute Number      Date Passed

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

Page 1 of 3  
February 20, 2008

**Description for Parcel 83**

Being a 2,682 square foot tract of land situated in the T. Wilson Survey, Abstract No. 1352, in the City of The Colony, Denton County, Texas and being a portion of Lot 4, Block 1 of the Colony Plaza Addition, an addition to the city of The Colony recorded in Cabinet L, Slide 388, Plat Records, Denton County, Texas conveyed to RG Kolony 121 Ltd., by deed recorded in County Clerk's File No. 96-0002010, Deed Records, Denton County, Texas. Said 2,682 square foot tract being more particularly described by metes and bounds as follows:

**COMMENCING** at Texas Department of Transportation Highway Monument No. 423-01A found on Farm to Market Road (F.M.) No. 423 (a variable width right-of-way) conveyed to the State of Texas by right-of-way dedication recorded in Volume 1154, Page 579, deed records, Denton County, Texas;

THENCE South 42 Degrees 49 Minutes 49 Seconds East, over and across said F.M. 423, a distance of 228.24 feet to a point for the northwest corner of said RG Kolony 121 Ltd tract and the common southwest corner of Lot 5, Block 1 of said Colony Plaza Addition conveyed to TSCA-223 Limited Partnership by deed recorded in County Clerk's File No. 05-39240, Deed Records, Denton County, Texas and being on the east right-of-way line of Farm to Market Road (F.M.) 423 conveyed by right-of-way dedication recorded in Cabinet L, Slide 388, Plat Records, Denton County, Texas and being the **POINT OF BEGINNING**;

- (1) THENCE North 60 Degrees 55 Minutes 40 Seconds East, along the north line said RG Kolony 121 Ltd tract and the common south line of said TSCA-223 Limited Partnership tract, a distance of 21.08 feet to an "X" Cut set for corner;

THENCE over and across said RG Kolony 121 Ltd. tract, the following courses and distances:

- (2) THENCE South 29 Degrees 00 Minutes 12 Seconds East, a distance of 82.45 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set\*\* for corner;
- (3) THENCE South 22 Degrees 36 Minutes 46 Seconds East, a distance of 53.01 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set\*\* for corner on the south line of said RG Kolony 121 Ltd. tract and the common north line of a tract of land conveyed to Wachovia Bank National Association, recorded in County Clerk's File No. 05-76306, Deed Records, Denton County, Texas;
- (4) THENCE South 60 Degrees 49 Minutes 13 Seconds West, a distance of 15.02 feet to a 5/8 inch capped iron rod found for the southwest corner of said RG Kolony 121

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

Page 2 of 3  
February 20, 2008

**Description for Parcel 83**

Ltd. tract and the common northwest corner of said Wachovia Bank National Association tract and being on the east right-of-way line of said F.M. 423;

- (5) THENCE North 29 Degrees 04 Minutes 20 Seconds West, along the west line of said RG Kolony 121 Ltd. tract and the common east right-of-way line of said F.M. 423, a distance of 135.15 feet to the **POINT OF BEGINNING** and containing 2,682 square feet of land more or less.

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

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

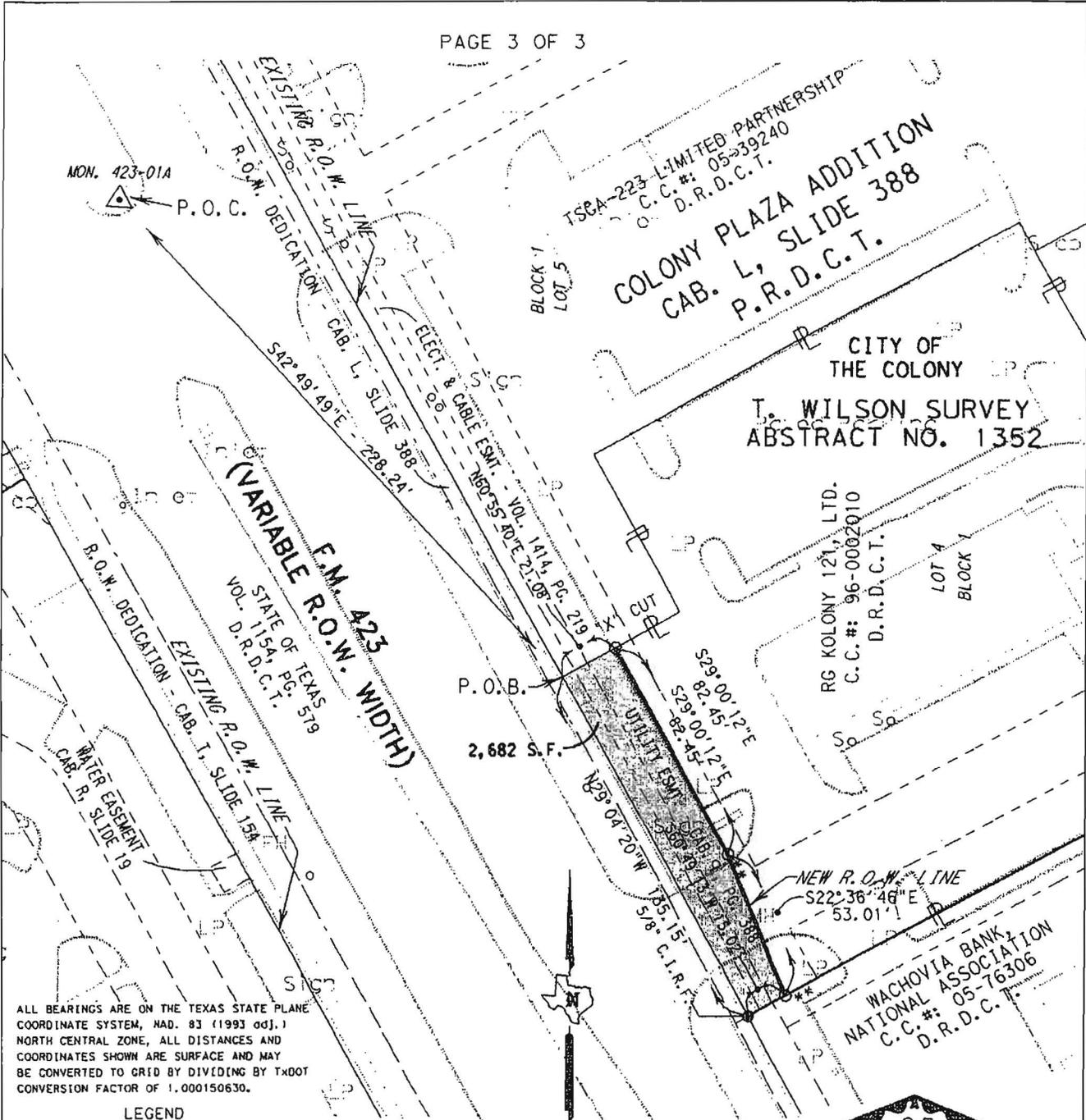
A parcel plat of even date herewith accompanies this property description.

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

February 20, 2008



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

LEGEND

- EXISTING RIGHT OF WAY LINE
  - PROPERTY LINE
  - COUNTY LINE
  - CONTROL OF ACCESS LINE
  - SURVEY LINE
  - FENCE LINE
  - CITY LIMITS
  - EASEMENTS
  - RAILROAD
  - STRUCTURE
- - TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED



A PLAT OF A SURVEY OF  
2,682 S.F. TRACT OF LAND  
IN THE T. WILSON SURVEY  
ABSTRACT NUMBER 1352  
AND BEING PART OF LOT 4 BLOCK 1  
OF THE COLONY PLAZA ADDITION  
CITY OF THE COLONY  
DENTON COUNTY, TEXAS



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

County: DENTON  
Highway: FM 423  
CSJ: 1567-02-030  
Parcel: 83

**AND IN ADDITION THERETO:**

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

August, 2005  
Parcel 102  
Page 1 of 3

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

PROPERTY DESCRIPTION FOR PARCEL NO. 102

Being a 0.1723 of one acre (7,505 square feet) parcel of land, located in the Gamble Dawson Survey, Abstract 177, Montgomery County, Texas, and being all of that certain called 0.172 of one acre tract of land conveyed from Hulon J. White aka H.J. White and wife, Bessie White to Howard Sinclair Sloan and wife, Marlene Sloan by instrument of record dated November 26, 1991 and recorded under File Number 9158022, Official Public Records of Real Property of Montgomery County, Texas, (M.C.O.P.R.R.P.); said 0.1723 of one acre parcel being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with TxDOT aluminum disc set marking the north corner of aforementioned 0.172 of one acre tract, same being the east corner of that certain called 0.229 of one acre tract of land conveyed from La Verne (Toby) Smith, Brenda A. Smith and Toby Smith Water Company Inc. to City of Magnolia, Texas by instrument of record dated January 17, 1986 and recorded under File Number 8603053, M.C.O.P.R.R.P. and being on the proposed northeast right-of-way line of FM 1774 and the POINT OF BEGINNING, having surface coordinates of X=3,744,062.59, Y=10,069,926.67;

- 1) THENCE, SOUTH 59° 14' 59" East, along said proposed northeast right-of-way line of FM 1774 and the northeast line of said 0.172 of one acre tract, a distance of 150.10 feet to a to a 5/8-inch iron rod with TxDOT aluminum disc set for corner, being the east corner of aforementioned 0.172 of one acre tract, same being the north corner of that certain called 0.1148 of one acre tract of land conveyed from Ted C. and Sylvia M. Johnson 1989 Trust to James Keyser and wife, Ella Louise Keyser by instrument of record dated January 14, 1999 and recorded under File Number 99004781, M.C.O.P.R.R.P.;
- 2) THENCE, SOUTH 31° 13' 44" West, along the southeast line of said 0.172 of one acre tract and the northwest line of said 0.1148 of one acre tract, a distance of 50.00 feet to a point for corner on the existing northeast right-of-way line of FM 1774 (Front Street - 60 feet wide) as recorded in Volume 29, Page 75, Deed Records of Montgomery County, Texas (M.C.D.R.), being the south corner of aforementioned 0.172 of one acre tract, same being the west corner of said 0.1148 of one acre tract, from which a found a 3/4-inch iron pipe bears South 59° 14' 59" East, 2.09 feet;

August, 2005  
Parcel 102  
Page 2 of 3

- 3) THENCE, NORTH 59° 14' 59" West, along said existing northeast right-of-way line of FM 1774 and the southwest line of said 0.172 of one acre tract, a distance of 150.10 feet to a point for corner, being the west corner of aforementioned 0.172 of one acre tract, same being the south corner of said 0.229 of one acre tract;
- 4) THENCE, NORTH 31° 13' 44" East, along the northwest line of aforementioned 0.172 of one acre tract and the southeast line of said 0.229 of one acre tract, at 0.24 feet pass a 5/8-inch iron rod found, continuing along said line a total distance of 50.00 feet to the POINT OF BEGINNING and containing 0.1723 of one acre (7,505 square feet) of land.

FIELD SURVEYING WAS COMPLETED IN AUGUST 2005.

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

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

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

*Keith W. Monroe* 8/01/2005

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





County: Montgomery  
Highway: FM 1774  
ROW CSJ: 1400-04-027  
Parcel 102

**ADDITIONAL ACCESS CLAUSES FOR PARCEL 102**

Notwithstanding the statement that “Access is not prohibited to the highway facility from the remainder of the property lying northeast of FM 1774,” as described in the foregoing field notes, the property described above relates to a “whole” property acquisition, so that there is no remainder or remaining property owned by the defendant(s) that was originally out of or a part of the property described above. Therefore, there are no access rights either prohibited or remaining in Defendant(s), their successors and assigns, out of or relating to the property described above.

September 18, 2007  
Parcel 215  
Page 1 of 5

County: Montgomery  
Highway: FM 1774  
Project Limits: 0.56 Km. South of FM 1488  
To FM 149  
RCSJ: 1400-04-027

Property Description for Parcel 215

Being a 0.1591 acre (6,930 square feet) parcel of land located in the Leander Wescott Survey, Abstract 615, Montgomery County, Texas, and out of Lot 2 of Holly Acres, a subdivision recorded in Cabinet D, Sheet 102B of Montgomery County Map Records and described as Lots 2, 3, 4, and 5 of said Holly Acres in Warranty Deed With Vendor's Lien from Stratlynn, Inc. to Jimmy David Hurst and wife, Phyllis Hurst recorded June 1, 1992 under Montgomery County Clerk's File Number 9226433 of the Deed Records of Montgomery County, Texas, said 0.1591 acre parcel being more particularly described as follows:

COMMENCING at a ½ inch iron rod found in the existing east right-of-way line of Tudor Way Road (60.00 feet wide, Volume 674, Page 924, Montgomery County Deed Records), and also being the southwest corner of said Lot 1 of Holly Acres and the southwest corner of the tract described in deed to Jimmy Atkinson recorded December 31, 2001 under Montgomery County Clerk's File Number 2001-115643, and having surface coordinates of X=3,755,771.93, Y=10,062,650.93 (All coordinates and bearings are based on the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983 (1993 Adjustment), all coordinates and distances are surface and may be converted to grid by dividing by a combined scale factor of 1.00003);

THENCE, North 30 Degrees 44 Minutes 01 Seconds East, with the existing east right-of-way line of Tudor Way Road, a distance of 145.44 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the proposed south right-of-way line of FM 1774; \*\*

THENCE, North 75 Degrees 44 Minutes 12 Seconds East, with the proposed south right-of-way line of FM 1774, a distance of 29.70 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for corner; \*\*

September 18, 2007  
Parcel 215  
Page 2 of 5

THENCE, South 59 Degrees 15 Minutes 38 Seconds East, continuing with the proposed south right-of-way line of FM 1774, a distance of 204.01 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the east line of said Lot 1 and also being in the west line of Lot 2 of said Holly Acres and the POINT OF BEGINNING having surface coordinates of X=3,756,050.39, Y=10,062,678.98;

1. THENCE, North 30 Degrees 35 Minutes 10 Seconds East, with the east line of said Lot 1 and the west line of said Lot 2, a distance of 28.17 feet to a 1 inch iron pipe found in the existing south right-of-way line of FM 1774 (width varies as occupied, no record information found);
2. THENCE, South 59 Degrees 26 Minutes 17 Seconds East, with the existing south right-of-way line of FM 1774, a distance of 245.98 feet to the northeast corner of said Lot 2 and also the northwest corner of the called 2.000 acre tract described in deed to Salvatore M. Messina recorded February 10, 1981 under Montgomery County Clerk's File Number 8104990;
3. THENCE, South 43 Degrees 10 Minutes 39 Seconds West, with the east line of said Lot 2 and the west line of said Salvatore M. Messina called 2.000 acre tract, a distance of 29.63 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of FM 1774;
4. THENCE, North 59 Degrees 15 Minutes 38 Seconds West, with the proposed south right-of-way line of FM 1774, at a distance of 137.81 feet passing a 5/8 inch iron rod with TxDOT aluminum cap set at baseline station 1575+00, a total distance of 239.53 feet to the POINT OF BEGINNING and containing 0.1591 acres (6,930 square feet) of land. \*\*

September 18, 2007  
Parcel 215  
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\*\* The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is not prohibited to the highway facility from the remainder of the property lying south of FM 1774.

Field surveys were performed January to May, 2004.

*Anthony R. Peacock*  
Anthony R. Peacock  
Registered Professional Land Surveyor  
Texas Registration No. 5047



A parcel plat of even date accompanies this property description.

NOTES:

\* THE MONUMENT DESCRIBED & SET 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

● FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED).

■ SIR - SET 5/8" IRON ROD W/TXDOT AL. DISC.

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

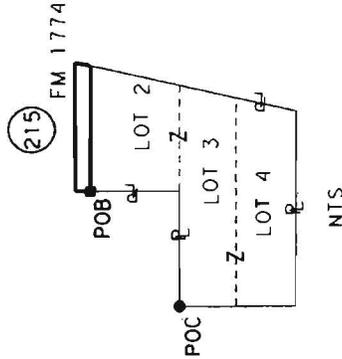
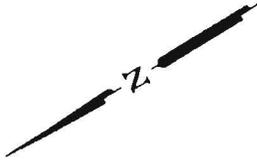
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 1993 ADJUSTMENT, WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000003.

2. FIELD SURVEYS PERFORMED FROM JANUARY TO MAY 2004.

3. ABSTRACTING PERFORMED JANUARY TO FEBRUARY 2004.

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

PAGE 4 OF 5



CARTER & BURGESS, INC.  
55 WAUGH DRIVE, SUITE 300  
HOUSTON, TX 77007-6842  
(713) 869-7900

PARCEL PLAT  
FOR

PARCEL 215  
FM 1774 MONTGOMERY COUNTY  
ROW CSJ NO. 1400-04-027  
SEPTEMBER 18, 2007  
SCALE 1" = 100'



County: Dallas  
Parcel: 12  
Highway: Spur 366 (Woodall Rodgers Freeway)  
Project Limits:  
    From: Beckley/Singleton  
    To: IH 35E  
CSJ: 0196-07-023  
ACCT: 8018-2-39

Page 1 of 3  
March 2006

LEGAL DESCRIPTION FOR PARCEL 12

Being a 0.5221 acre tract of land, situated in the Amariah Hannah Survey, Abstract Number 564, being part of City Block 7088, City of Dallas, Dallas County, Texas, and being all of a tract of land as described in deed to the Dallas Power & Light Company (Dallas Power & Light, subsequently becoming known as Texas Utilities Electric Company), as recorded in Volume 1680, Page 507 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (bent) found at the southwest corner of said Texas Utilities tract and being on the northerly right-of-way line of Continental Avenue (variable width right-of-way, no record found) and the easterly right-of-way line of Beckley Avenue (variable width right-of-way) as described by deed to the County of Dallas, as recorded in Volume 3586, Page 2 in the D.R.D.C.T., having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 6,971,517.70 feet, East 2,483,292.34 feet;

- 1) THENCE North 33 degrees 23 minutes 46 seconds West, along the easterly right-of-way line of said Beckley Avenue, a distance of 469.89 feet to a 1/2 inch iron rod with "Halff & Associates" cap found for the northwest corner of said Texas Utilities tract, having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinate North 6,971,910.00 feet, East 2,483,033.70 feet and also being a point on the new northerly right-of-way line of Spur 366 (Woodall Rodgers Freeway);
- 2) THENCE North 88 degrees 01 minutes 14 seconds East, along said new right-of-way line, a distance of 58.59 feet to a 5/8 inch iron rod with 3 1/2 inch aluminum disk stamped TXDOT set for the northeast corner of said Texas Utilities tract, from which a 1" Pipe found bears North 50 degrees 32 minutes 17 seconds West, a distance of 2.67 feet; \*\*
- 3) THENCE South 33 degrees 23 minutes 46 seconds East, continuing along said new right-of-way line, a distance of 439.80 feet to a 5/8 inch iron rod with 3 1/2 inch aluminum disk stamped TXDOT found for the southeast corner of said Texas Utilities tract, also being the northwest corner of a tract of land described to the County of Dallas as recorded in Volume 1556, Page 344 in the D.R.D.C.T.; \*\*

County: Dallas  
Parcel: 12  
Highway: Spur 366 (Woodall Rodgers Freeway)  
Project Limits:  
    From: Beckley/Singleton  
    To: IH 35E  
CSJ: 0196-07-023  
ACCT: 8018-2-39

Page 2 of 3  
March 2006

- 4) THENCE South 57 degrees 07 minutes 15 seconds West, departing said new right-of-way line along the northerly line of said Continental Avenue (no record found), a distance of 50.00 feet to the POINT OF BEGINNING AND CONTAINING 22,742 square feet or 0.5221 of an acre of land, more or less.

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

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

For Huitt-Zollars, Inc.

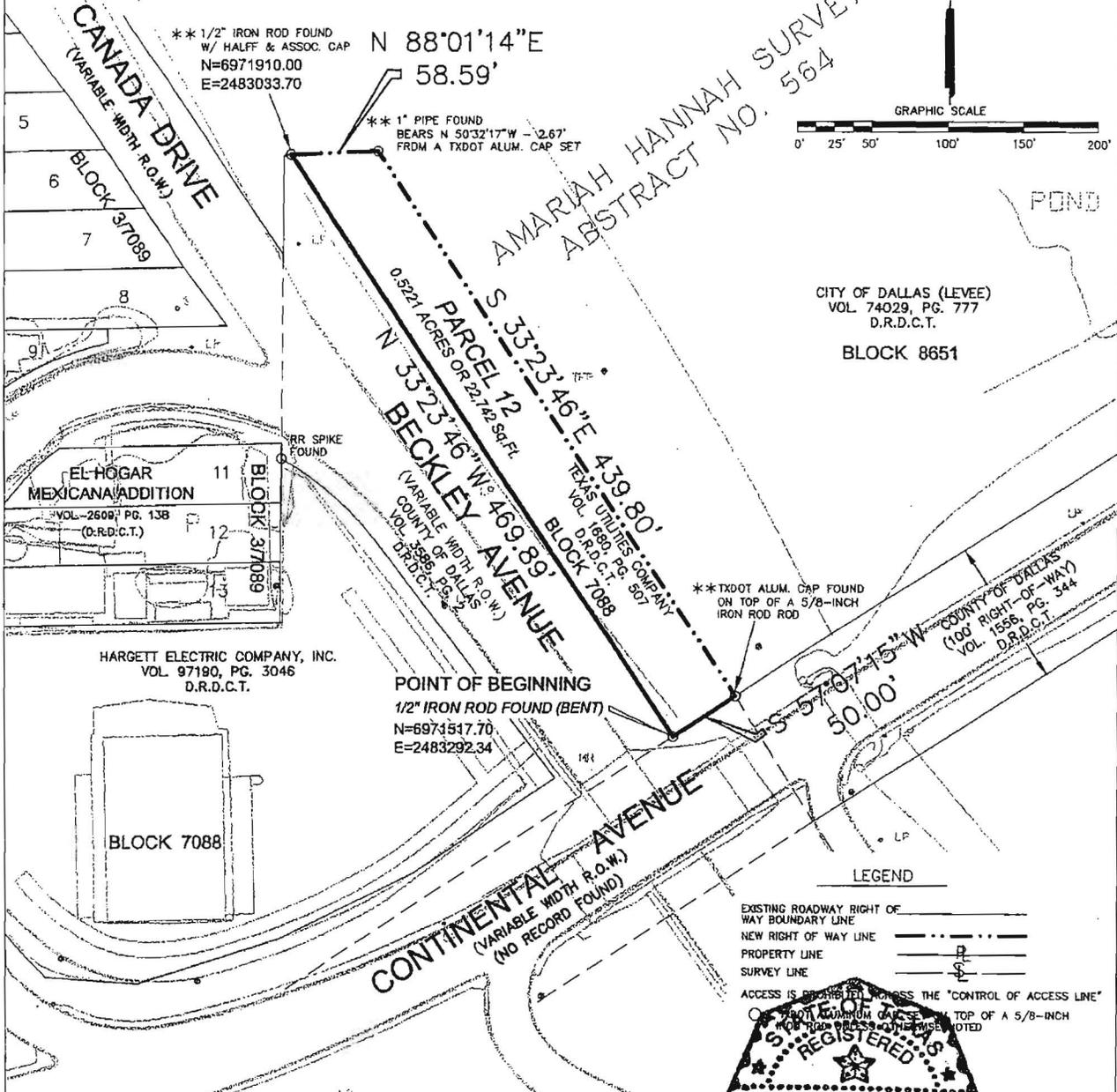
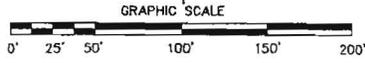
 3/8/06  
Eric J. Yahoudy  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311



Date: March 8, 2006

**BASIS OF BEARINGS:** 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

\*\* 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.



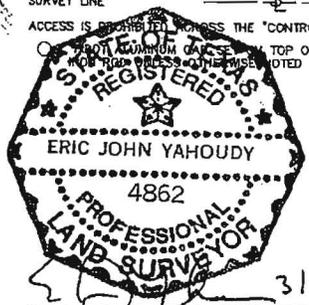
CITY OF DALLAS (LEVEE)  
VOL. 74029, PG. 777  
D.R.D.C.T.  
BLOCK 8651

HARGETT ELECTRIC COMPANY, INC.  
VOL. 97190, PG. 3046  
D.R.D.C.T.

POINT OF BEGINNING  
1/2" IRON ROD FOUND (BENT)  
N=6971547.70  
E=2483292.34

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"



A PLAT OF A SURVEY OF PARCEL 12  
FOR STATE HIGHWAY SPUR 366  
A 22,742 SQ. FT., [0.5221AC.] TRACT OF LAND  
IN THE AMARIAH HANNAH SURVEY ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
MARCH 6, 2006

ERIC J. YAHODY  
Registered Professional Land Surveyor  
Texas Registration No. 4862

March 2008  
Parcel No. 213  
Page 1 of 4

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

**PROPERTY DESCRIPTION FOR PARCEL NO. 213**

Being a 0.0037 of one acre (161 square feet) parcel of land situated in Montgomery County, Texas, located in the George W. Lonis Survey Abstract No. 320, and being out of that certain tract of land described as 1.266 acres conveyed to Global New Millennium Partners Ltd. by deed dated July 15, 1999 and recorded under County Clerk's File No. 99060135 of the Montgomery County Official Public Records of Real Property (MCOPRRP), said 0.0037 of one acre parcel being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod marking the intersection of the northeast right-of-way line of Smith Street (40 foot width) and the east right-of-way line of Farm to Market Road 1488 (100 foot width), thence as follows:

- South 30° 55' 33" West, crossing said Smith Street, along the existing east right-of-way line of said F.M. 1488, passing at a distance of 73.67 feet the northwest corner of said 1.266 acre tract, and continuing a total distance of 468.07 feet to a set 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum disk in the proposed north right-of-way line of Farm to Market Road 1774 (width varies) marking the POINT OF BEGINNING of the herein described parcel and having surface coordinates of X=3,742,883.76 and Y=10,070,823.28; \*\*
- 1) THENCE, South 14° 09' 52" East, along the proposed north right-of-way line of said F.M. 1774 and crossing said 1.266 acre tract, a distance of 25.42 feet to a set 5/8 inch iron rod with a TxDOT aluminum disk marking the southeast corner of the herein described parcel in the existing north right-of-way line of Melton Street (50 foot width); \*\*
  - 2) THENCE, North 59° 15' 17" West, along the south line of said 1.266 acre tract and the existing north right-of-way line of said Melton Street, a distance of 18.00 feet to a point from which a found 5/8 inch iron rod bears South 26° 51' 09" West, a distance of 0.29 feet, said point marking the southwest corner of said 1.266 acre tract in the existing east right-of-way line of said F.M. 1488;
  - 3) THENCE, North 30° 55' 35" East, along the west line of said 1.266 acre tract and the existing east right-of-way line of said F.M. 1488, a distance of 18.00 feet to the POINT OF BEGINNING and containing 0.0037 of one acre (161 square feet) of land.

March 2008  
Parcel No. 213  
Page 2 of 4

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

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

All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American 1983 Datum, 1993 adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by the surface adjustment factor of 1.000030 (surface / 1.000030 = grid). All coordinates are in English units and were converted from Metric units by applying a conversion factor of 39.37/12 (Metric x 39.37/12 = English). All Coordinates for control points were calculated from closed traverses tied to Global Positioning Stations (GPS) established from National Geodetic Survey (NGS) monuments.

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

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



*[Handwritten Signature]*  
*3/28/08*

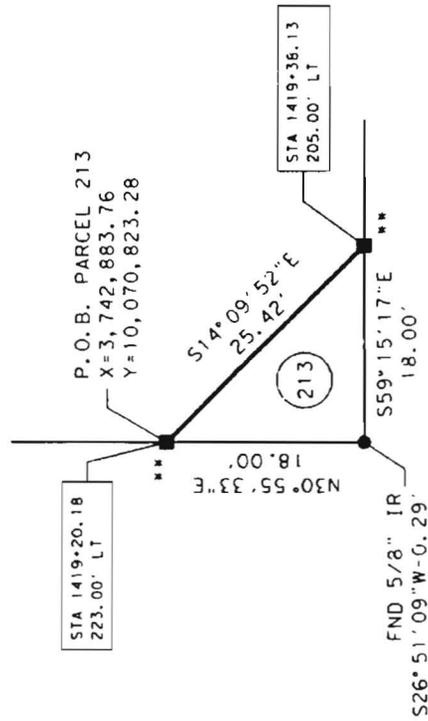
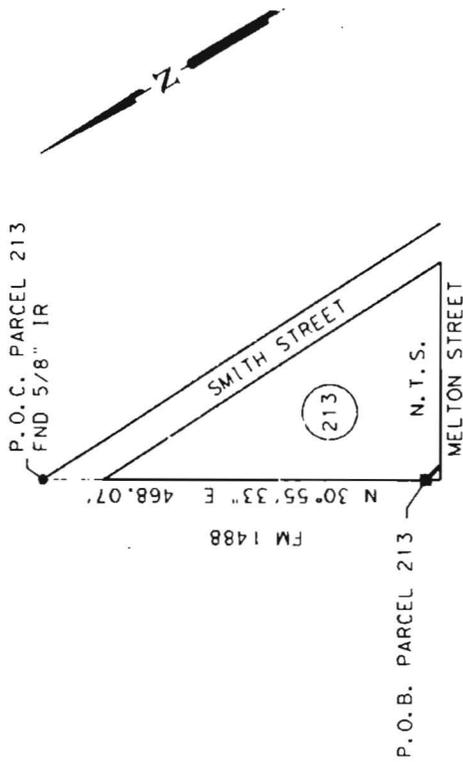
Arthur M. Story, RPLS  
Texas Registration No. 4034  
RODS Surveying, Inc.  
6810 Lee Road  
Spring, Texas 77379  
Phone (281) 257-4020  
Fax (281) 257-4021



GEORGE W. LONIS SURVEY, ABSTRACT 320

Notes:

1. All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone; all units are in feet, all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00003.
  2. \*\*: The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a registered professional land surveyor, either employed or retained by TxDOT.
  3. A property description of even date herewith accompanies this plat.
- : Set 5/8" iron rod with TxDOT aluminum cap or as described.
  - : Found or set property corner as described.
  - : Unmarked corner.



**RODS SURVEYING, INC**  
6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 379-6388 FAX (281) 379-1602

**PARCEL PLAT**  
SHOWING  
PARCEL 213

F.M. 1774 MONTGOMERY COUNTY  
R.C.S.J. 1400-04-026  
March, 2008

August, 2005  
Parcel 103  
Page 1 of 3

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

PROPERTY DESCRIPTION FOR PARCEL NO. 103

Being a 0.1145 of one acre (4,987 square feet) parcel of land, located in the Gamble Dawson Survey, Abstract 177, Montgomery County, Texas, and being all of that certain called 0.1148 of one acre tract of land conveyed from Ted C. and Sylvia M. Johnson 1989 Trust to James Keyser and wife, Ella Louise Keyser by instrument of record dated January 14, 1999 and recorded under File Number 99004781, Official Public Records of Real Property of Montgomery County, Texas, (M.C.O.P.R.R.P.); said 0.1145 of one acre parcel being more particularly described as follows:

BEGINNING at a 3/4-inch iron pipe found marking the east corner of aforementioned 0.1148 of one acre tract, same being the north corner of that certain 0.1147 of one acre tract of land conveyed from J.H. Hinton and wife, Carol J. Hinton to Ralph L. Jansen and wife, Gayla S. Jansen by instrument of record dated December 19, 1986 and recorded under File Number 8655520, M.C.O.P.R.R.P. and being on the proposed northeast right-of-way line of FM 1774 and the POINT OF BEGINNING, having surface coordinates of X=3,744,277.29, Y=10,069,798.94;

- 1) THENCE, SOUTH 31° 13' 44" West, along the southeast line of aforementioned 0.1148 of one acre tract and the northwest line of said 0.1147 of one acre tract, a distance of 50.00 feet to a 5/8-inch iron rod found for corner on the existing northeast right-of-way line of FM 1774 (Front Street - 60 feet wide) as recorded in Volume 29, Page 75, Deed Records of Montgomery County, Texas (M.C.D.R.), being the south corner of aforementioned 0.1148 of one acre tract, same being the west corner of said 0.1147 of one acre tract;
- 2) THENCE, NORTH 59° 14' 59" West, along said existing northeast right-of-way line of FM 1774 and the southwest line of said 0.1148 of one acre tract, at 97.64 feet pass a 3/4-inch iron pipe found, continuing along said line a total distance of 99.73 feet to a point for corner, being the west corner of aforementioned 0.1148 of one acre tract, same being the south corner of that certain called 0.172 of one acre tract of land conveyed from Hulon J. White aka H.J. White and wife, Bessie White to Howard Sinclair Sloan and wife, Marlene Sloan by instrument of record dated November 26, 1991 and recorded under File Number 9158022, M.C.O.P.R.R.P.;

August, 2005  
Parcel 103  
Page 2 of 3

- 3) THENCE, NORTH 31° 13' 44" East, along the northwest line of aforementioned 0.1148 of one acre tract and the southeast line of said 0.172 of one acre tract, a distance of 50.00 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on the proposed northeast right-of-way line of FM 1774, being the north corner of aforementioned 0.1148 of one acre tract, same being the east corner of said 0.172 of one acre tract;
- 4) THENCE, SOUTH 59° 14' 59" East, along said proposed northeast right-of-way line of FM 1774 and the northeast line of said 0.1148 of one acre tract, a distance of 99.73 feet to the POINT OF BEGINNING and containing 0.1145 of one acre (4,987 square feet) of land.

FIELD SURVEYING WAS COMPLETED IN AUGUST 2005.

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

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

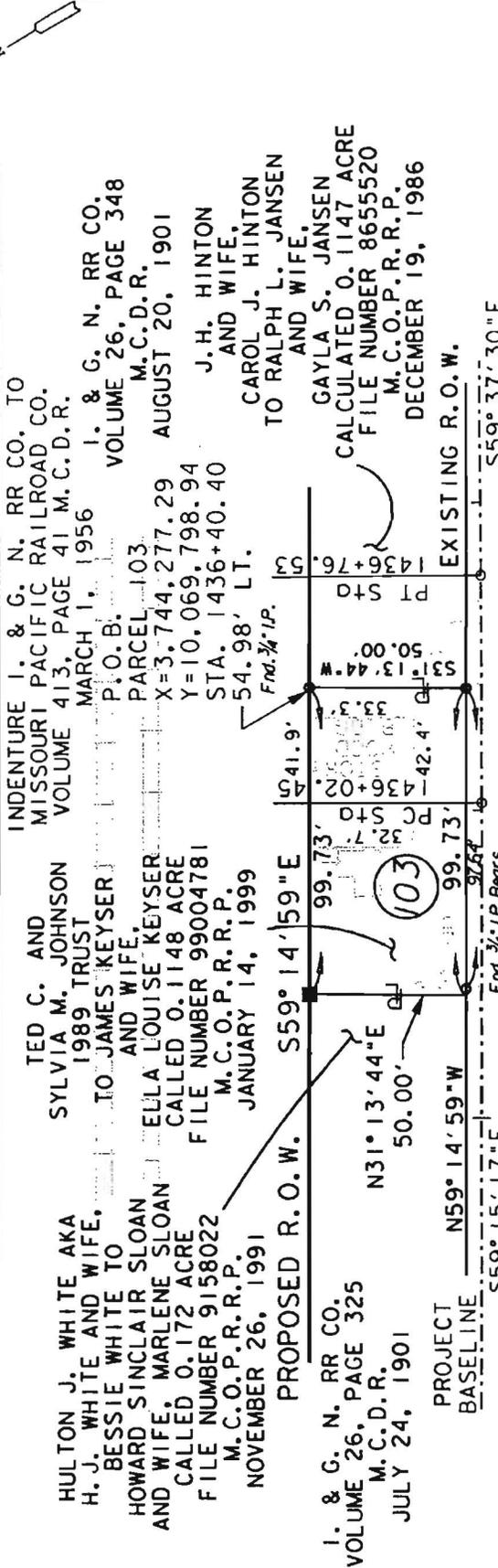
I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Keith Monroe* 8/01/2005

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



EXISTING RAILROAD R.O.W.



INDENTURE I. & G. N. RR CO. TO MISSOURI PACIFIC RAILROAD CO. VOLUME 413, PAGE 41 M.C.D.R. MARCH 1, 1956 I. & G. N. RR CO. VOLUME 26, PAGE 348 M.C.D.R. AUGUST 20, 1901  
 J.H. HINTON AND WIFE, CAROL J. HINTON TO RALPH L. JANSEN AND WIFE, GAYLA S. JANSEN CALCULATED 0.1147 ACRE FILE NUMBER 8655520 M.C.O.P.R.R.P. DECEMBER 19, 1986  
 TED C. AND SYLVIA M. JOHNSON 1989 TRUST TO JAMES KEYSER AND WIFE, ELLA LOUISE KEYSER CALLED 0.1148 ACRE FILE NUMBER 99004781 M.C.O.P.R.R.P. JANUARY 14, 1999  
 HULTON J. WHITE AKA H. J. WHITE AND WIFE, BESSIE WHITE TO HOWARD SINCLAIR SLOAN AND WIFE, MARLENE SLOAN CALLED 0.172 ACRE FILE NUMBER 9158022 M.C.O.P.R.R.P. NOVEMBER 26, 1991  
 I. & G. N. RR CO. VOLUME 26, PAGE 325 M.C.D.R. JULY 24, 1901  
 PROPOSED R.O.W. S59°14'59\"/>

PROJECT BASELINE N59°14'59\"/>

EXISTING R.O.W. S59°37'30\"/>

PI STATION = 1436+39.49  
 DELTA = 0° 22' 13\"/>
 DEGREE OF CURVE = 0° 30' 00\"/>
 TANGENT = 37.04'  
 LENGTH = 74.08'  
 RADIUS = 11,459.16'  
 PC STATION = 1436+02.45  
 PT STATION = 1436+76.53  
 CH = S59°26'23\"/>
 PI COORDINATES N 10,069,752.01 E 3,744,248.52

FM 1774 (FRONT STREET) (60.0' WIDE) VOL. 29, PG. 75 M.C.D.R.  
 GAMBLE DAWSON SURVEY (CO.)  
 ABSTRACT 177 (MONTGOMERY CO.)



Keith W. Monroe 8/6/2005

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

DATE  
 I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND SEPARATE LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.  
 • FOUND 5/8\"/>

NOTES:  
 1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE (NAD 83, 1983 ADJUSTMENT WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003.  
 2. ACCESS IS NOT PROHIBITED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING NORTHEAST OF FM 1774.

PARCEL PLAT SHOWING  
 PARCEL 103  
 FM1774  
 RCSJ 1400-04-027  
 LJA ENGINEERING & SURVEYING, INC. AUGUST 2005  
 PROJECT NO. 0950-2002-002  
 SCALE: 1\"/>

Existing Acres (Calculated)

EXIST. ACRES	TOTAL TAKING AREA		REMAINDER ACRES	
	LEFT	RIGHT	LEFT	RIGHT
0.1145	0.1145 AC. (4,987 SQ. FT.)	0.0000	0.0000	

Sheet 3 of 3

Parcel: 3  
County: Travis  
Highway: R.M. 2769  
Limits: From R.M. 620 West 0.75 mi. to Proposed Anderson Mill Road.  
R.O.W. C.S.J. No: 2718-01-011  
CONST. C.S.J. No: 2718-01-009

**PROPERTY DESCRIPTION FOR PARCEL 3**

**BEING A 0.758 ACRE (33,028 SQUARE FEET) TRACT OF LAND OUT OF THE W.P. MOORE SURVEY No. 615, ABSTRACT No. 554, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 7.65 ACRE TRACT OF LAND CONVEYED TO GORDON D. LENTZ AND WIFE, MACHELLE M. LENTZ IN VOLUME 7233, PAGE 2346, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.758 ACRE TRACT SHOWN ON THE ACCOMPANYING SKETCH PREPARED BY WALKER TEXAS SURVEYORS, INC., FOR THIS PARCEL AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;**

**COMMENCING** at a 3/8-inch iron rod found at the southwest corner of said 7.65 acre tract, also being in the west line of a 50 foot access easement to Melvin C. Warren and wife, Lillian Warren, recorded in Volume 4895, Page 2278, of the Deed Records of Travis County, Texas also being in the east line of a 18.35 acre tract of land conveyed to James M. Huckabee and wife, Gladys R. Huckabee, in Volume 3486, Page 1352, of the Deed Records of Travis County, Texas;

**THENCE, N 27°47'39" E, a distance of 611.73 feet, with the common line of said 7.65 acre tract, said 50 foot access easement, and said 18.35 acre tract, to a ½-inch iron rod with TxDOT aluminum cap set, 80.00 feet, right of the proposed R.M. 2769 Engineer's Centerline Station 119+46.86 for the southwest corner hereof, lying in the proposed southerly right-of-way line of R.M. 2769 for the POINT OF BEGINNING;**

1. **THENCE, N 27°47'39" E, a distance of 60.92 feet, with the common line of said 7.65 acre tract, said 50 foot access easement, and said 18.35 acre tract to a calculated point in the existing south right-of-way line of R.M. 2769, for the northwest corner hereof, the northwest corner of said 7.65 acre tract, and the northeast corner of said 18.35 acre tract;**

Page 2 of 4  
11/03/06  
Parcel 3

2. **THENCE**, S 50°41'27" E, a distance of 180.04 feet, to a calculated point for the beginning of a tangent curve to the left, from which a "highway right-of-way monument (5/8-inch iron rod, stamped "ROW", in concrete)" found bears N 21°29'16" W, a distance of 0.15 feet;
3. **THENCE**, with said curve to the left, an arc distance of 368.15 feet, through a central angle of 27°31'47", having a radius of 766.20 feet, and whose chord bears S 64°27'21" E, a distance of 364.62 feet, to a calculated point for the northeast corner hereof, the northeast corner of said 7.65 acre tract, and the most northerly northwest corner of a 33.355 acre tract of land conveyed to Lennart L. Kopra and wife, Martha A. Kopra in Volume 4280, Page 1966, of the Deed Records of Travis County, Texas, from which a ½-inch iron rod found, bears N 18°19'32" E, a distance of 0.61 feet;
4. **THENCE**, S 18°19'32" W, a distance of 60.14 feet, with the common line of said 7.65 acre tract and said 33.355 acre tract, to a ½-inch iron rod with TxDOT aluminum cap set, 83.64 feet right of proposed Engineer's Centerline Station 124+68.08, for the southeast corner hereof, lying in a curve to the right on the proposed south right-of-way line of R.M. 2769;
5. **THENCE**, with said curve to the right, an arc distance of 389.91 feet, through a central angle of 27°02'25", having a radius of 826.20 feet, and whose chord bears N 64°12'34" W, a distance of 386.31 feet, to a ½-inch iron rod with TxDOT aluminum cap set\*, 81.52 feet, right of proposed Engineer's Centerline Station 121+10.44, in the proposed south right-of-way line of R.M. 2769 for the end of a tangent curve;

Page 3 of 4  
11/03/06  
Parcel 3

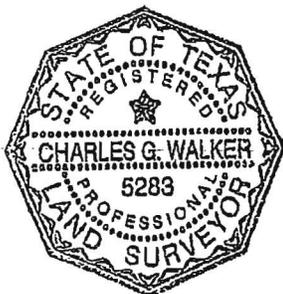
6. **THENCE**, continuing with said proposed south right-of-way line, N 50°41'22" W, passing at 56.06 feet, a ½-inch iron rod with TxDOT aluminum cap set\*, 80.00 feet, right of proposed Engineer's Centerline Station 120+58.76, in all a total distance of 167.96 feet to the **POINT OF BEGINNING** and containing 0.758 acres (33,028 square feet) of land.

\* Monuments set in this call, "½-inch iron rod with TxDOT aluminum cap set", will be replaced by TxDOT Type II Monuments.

This project is referenced for bearing basis to the Texas State Plane Coordinate System (SPCS), North American Datum of 1983 ( NAD 83), Central Zone (4203), based upon the TxDOT survey monuments N271801009-1 and N271801009-2, which were provided by Inland Civil Associates, LLC. All distances shown hereon are project surface values. The project Grid-To-Surface scale factor is 1.00012 exactly.

ACCESS may be PERMITTED to and from the transportation facility across the proposed right-of-way line as described herein, being the common boundary line between the proposed R.M. 2769 highway facility and the remainder of the abutting property.

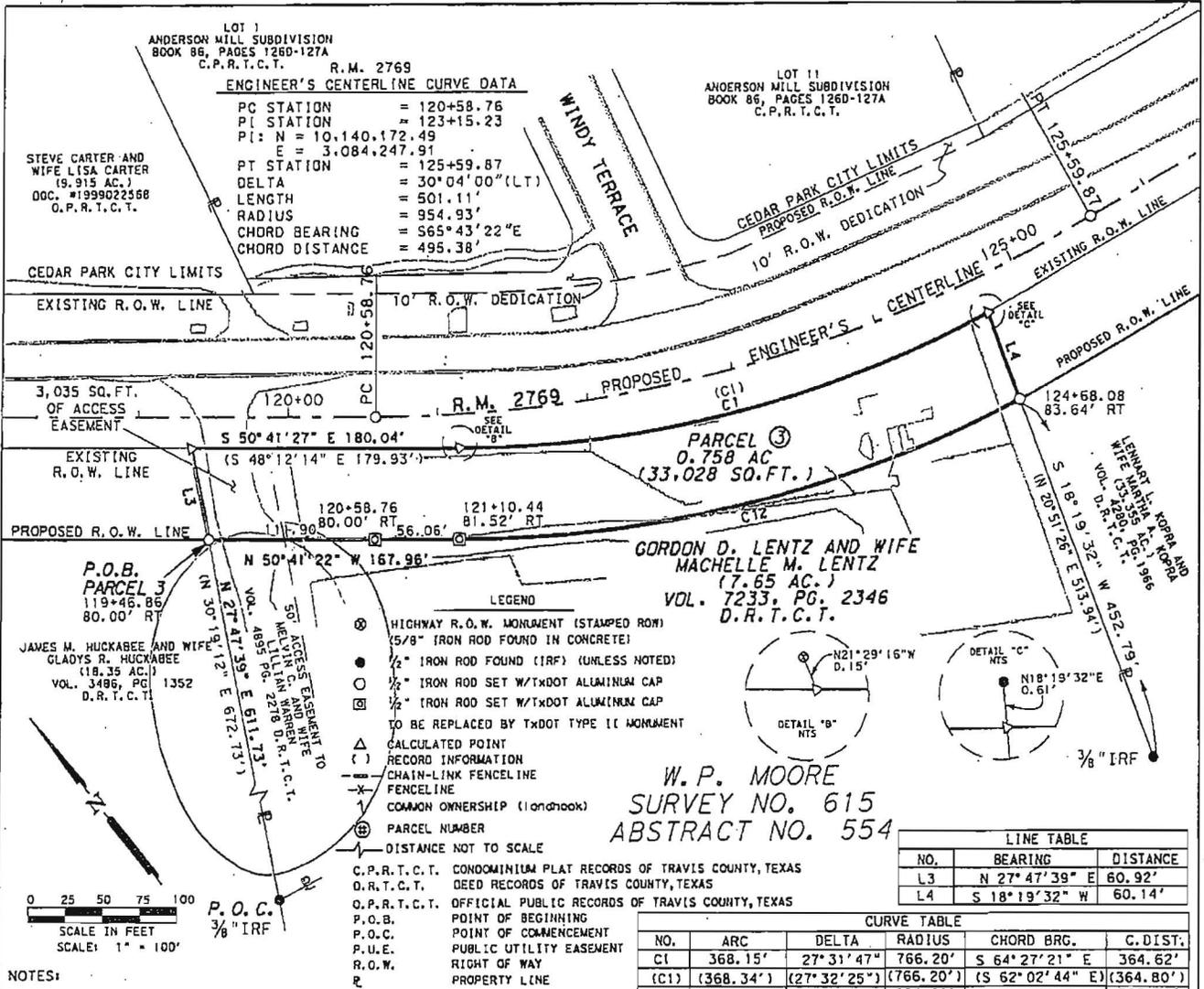
I, CHARLES G. WALKER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PERIMETER DESCRIPTION AND ACCOMPANYING SKETCH REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



  
\_\_\_\_\_  
Charles G. Walker  
Registered Professional Land Surveyor  
State of Texas No. 5283

11-03-06  
Date

Walker Texas Surveyors  
P.O. Box 324  
Cedar Park, Texas 78630-0324  
(512) 259-3361; Fax (512) 259-3381

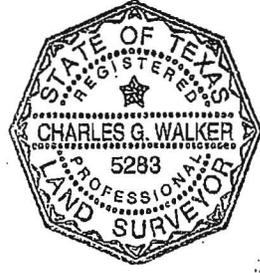


- NOTES:**
- 1) THIS PROJECT IS REFERENCED FOR THE BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), NORTH AMERICAN DATUM OF 1983 (NAD 83), CENTRAL ZONE (42031), BASED UPON THE TXDOT SURVEY MONUMENTS N271801009-1 AND N271801009-2, WHICH WERE PROVIDED BY INLAND CIVIL ASSOCIATES, LLC. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE PROJECT SURFACE VALUES. THE PROJECT GRID-TO-SURFACE SCALE FACTOR IS 1.00012 EXACTLY.
  - 2) STATIONS AND OFFSETS SHOWN HEREON ARE REFERENCED TO THE PROPOSED RM 2769 ENGINEER'S CENTERLINE STATION ALIGNMENT RECEIVED FROM EARTH TECH ON 07/12/2006.
  - 3) ALL PLANIMETRICS HEREON WERE BASED ON SURVEY RECEIVED FROM INLAND CIVIL ASSOCIATES, LLC., PROFESSIONAL LAND SURVEYORS, ON 06/15/2006.
  - 4) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A 25 YEAR HISTORY ABSTRACT REPORT PROVIDED BY STEWART TITLE AUSTIN. ALL REFERENCES MADE TO DOCUMENTS OF RECORD WERE TAKEN FROM THIS REPORT. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS OF RECORD PERTAINING TO THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

W.P. MOORE  
SURVEY NO. 615  
ABSTRACT NO. 554

NO.	BEARING	DISTANCE
L3	N 27° 47' 39" E	60.92'
L4	S 18° 19' 32" W	60.14'

NO.	ARC	DELTA	RADIUS	CHORD BRG.	C. DIST.
C1	368.15'	27° 31' 47"	766.20'	S 64° 27' 21" E	364.62'
(C1)	(368.34')	(27° 32' 25")	(766.20')	(S 62° 02' 44" E)	(364.80')
C12	389.91'	27° 02' 25"	826.20'	N 64° 12' 34" W	386.31'



PARCEL NO. 3  
RIGHT-OF-WAY SKETCH  
TRAVIS COUNTY, TEXAS

**WALKER**  
TEXAS SURVEYORS  
P.O. Box 324  
CEDAR PARK, TEXAS 78613-0324  
(512) 258-9590  
FAX (512) 258-3381

WALKER JOB No. J60004  
DATE: 11-03-06  
FILE: 360004exh-p3.dgn  
REVISED: 12-22-2006

I, CHARLES G. WALKER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SKETCH AND THE ACCOMPANYING PERIMETER DESCRIPTION, REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

11-03-06  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5283, STATE OF TEXAS

**Texas Department of Transportation**  
© 2006 by TXDOT

FEDERAL AID PROJECT NO.:  
HIGHWAY: RM 2769  
PAGE OF PAGES: 4 / 4

STATE	DISTRICT	COUNTY
TEXAS	AUSTIN	TRAVIS
CSJ	CONTROL	SECTION
RIGHT-OF-WAY:	2718	01 011
CONSTRUCTION:	2718	01 009

PARENT TRACT		PROPOSED ACQUISITION				REMAINDER AREA	
AREA	R.O.W. STATION	AREA	AREA	AREA	RIGHT SIDE	AREA	AREA
ACRES	SQ.FT.	FROM	TO	ACRES	SQ.FT.	ACRES	SQ.FT.
7.65	333,234	119+46.86	128+68.08	0.758	33,028	6.89	300,206

September 2005  
Page 1 of 3

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 657+05.54 100.00' Left  
To: 660+16.72 100.00' Left

FIELD NOTES FOR PARCEL 21

Being 0.4583 of an acre of land situated in the Wesley Hill Survey, Abstract No. 279, Shelby County, Texas and being a part of a called 38.23 acre tract described in deed from Virginia Smith Keating and others to Phil Worsham and wife Debrah Worsham, dated January 22, 2004, and recorded in Volume 981, Page 695, in the Deed Records of Shelby County, Texas, said 0.4583 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found for the Northwest corner of said 38.23 acre tract and the Northeast corner of a called 13.39 acre tract described in a Deed of Trust to Larry Crawford Russell and wife, Barbara Gayle Russell, dated February 11, 1994, and recorded in Volume 764, Page 450, in the Real Property Records of Shelby County, Texas;

THENCE S 20°17'49" W, with the West line of said 38.23 acre tract and the East line of said 13.39 acre tract, a distance of 873.07 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed Northeasterly right-of-way line of Loop 500 (width varies), in a curve to the left and being the POINT OF BEGINNING of the parcel herein described and being 100.00 feet left of proposed centerline station 657+05.99' and having surface coordinates of X = 4,211,186.44, Y = 10,677,122.16; (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99991681.)

1. THENCE in a Southeasterly direction with said proposed Northeasterly right-of-way line of Loop 500 (width varies) and with an Access Denial Line, along said curve to the left, having a radius of 2,192.00 feet, a central angle of 07°43'27", an arc length of 295.50 feet, and a chord bearing of S 42°13'59" E, and distance of 295.28 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the South line of said 38.23 acre tract and the North line of the 6.25 acre remainder of a called 8.25 acre tract described in a General Warranty Deed from Mark Miller and wife Rhonda Miller, to Robert E. Mooney, Sr., dated January 8, 2002, and recorded in Volume 930, Page 734, in the Official Public Records of Shelby County, Texas;

September 2005

Parcel 21

Page 2 of 3

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 657+05.54 100.00' Left  
To: 660+16.72 100.00' Left

2. THENCE N 74°52'04" W, with said South line of said 38.23 acre tract and said North line of said 8.25 acre tract, a distance of 263.06 feet to a 1/2" iron rod with yellow plastic cap found for the Southwest corner of said 38.23 acre tract and the Southeast corner of said 13.39 acre tract;
3. THENCE N 20°17'49" E, with said West line of said 38.23 acre tract and said East line of said 13.39 acre tract, a distance of 159.89 feet to the POINT OF BEGINNING containing 0.4583 acres of land.

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

(A parcel sketch was prepared in conjunction with this field note description.)



9-30-2005





September 2005  
Page 1 of 6

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 530+89.79 135.00' Right  
To: 543+94.31 137.72' Left

FIELD NOTES FOR PARCEL 4

Being 6.332 acres of land situated in the John Forsythe Survey, Abstract No. 203, Shelby County, Texas and being part of a 115 acre residue described as the FIRST, SECOND and THIRD tracts in deed to Dalton S. Jones and wife Eva Jean Jones, dated July 5, 1973, and recorded in Volume 565, Page 924, in the Deed Records of Shelby County, Texas, the said 6.332 acre tract being out of the FIRST and THIRD tracts and more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with orange plastic cap set (Point of Reference) in the West line of the said 115 acre residue and being in the East line of a called 5-3/4 acre tract described in deed from Alvord Singleton, et al, to Jack Singleton, dated July 3, 1985, and recorded in Volume 666, Page 691, in the Deed Records of Shelby County, Texas, said 5/8" iron rod with plastic cap set also being on the recognized West line of said John Forsythe Survey and the recognized East line of the Estevan Carzenava Survey, Abstract 96;

THENCE N 13°21'19" W, with said West line of the said 115 acre residue, the East line of said 5-3/4 acre tract, said recognized West line of the John Forsythe Survey and said recognized East line of the Estevan Carzenava Survey, a distance of 5.01 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed South right-of-way line of Loop 500 (width varies) and being the POINT OF BEGINNING of the parcel herein described and being 135.00 feet right of proposed centerline station 530+89.79', having surface coordinates of X = 4,202,228.92, Y = 10,683,551.00; (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766.)

1. THENCE N 13°21'19" W, continuing with said West line of the said 115 residue, the East line of said 5-3/4 acre tract, said recognized West line of the John Forsythe Survey and said recognized East line of the Estevan Carzenava Survey, a distance of 260.03 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed North right-of-way line of Loop 500 (width varies);

September 2005  
Parcel 4  
Page 2 of 6

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 530+89.79 135.00' Right  
To: 543+94.31 137.72' Left

2. THENCE N 75°50'00" E, with said proposed North right-of-way line of Loop 500 (width varies), at 19.53 feet pass a 5/8" iron rod with aluminum cap stamped "Texas Department of Transportation Control of Access Point" set for beginning of an Access Denial Line at station 531+13.00 continuing with an Access Denial Line a total distance of 306.53 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;
3. THENCE N 89°52'10" E, continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 103.08 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;
4. THENCE N 75°50'00" E, continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 17.27 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at the beginning of a curve to the right;
5. THENCE in a Northeasterly direction with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, along said curve to the right having a radius of 3,920.00 feet, a central angle of 07°40'00", an arc length of 524.53 feet, and a chord bearing of N 79°40'00" E, and distance of 524.14 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at the end of said curve to the right;
6. THENCE N 83°30'00" E, continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 271.58 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\*;
7. THENCE N 61°41'55" E, continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 101.58 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at its intersection with the West right-of-way line of the Burlington Northern Railroad (200-foot Right of Way recorded in the deed to Texas & Gulf Railway Co., dated May 7, 1908, and recorded in Vol 58, Pg. 196 in the Deed Records, Shelby County, Texas), and being in a curve to the left;

September 2005  
Parcel 4  
Page 3 of 6

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 530+89.79 135.00' Right  
To: 543+94.31 137.72' Left

8. THENCE in a Southerly direction with said West right-of-way line of Burlington Northern Railroad, along said curve to the left having a radius of 2,009.86 feet, a central angle of  $07^{\circ}23'14''$ , an arc length of 259.13 feet, and a chord bearing of  $S 08^{\circ}20'37'' W$ , and distance of 258.95 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at its intersection with said proposed South right-of-way line of Loop 500 (width varies);
9. THENCE  $N 72^{\circ}16'20'' W$ , with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 30.67 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at an angle point;
10. THENCE  $S 83^{\circ}30'00'' W$ , continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 271.58 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at the beginning of a curve to the left;
11. THENCE in a Southwesterly direction with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, along said curve to the left, having a radius of 3,720.00 feet, a central angle of  $07^{\circ}40'00''$ , an arc length of 497.77 feet, and a chord bearing of  $S 79^{\circ}40'00'' W$ , and distance of 497.40 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at the end of said curve to the left;
12. THENCE  $S 75^{\circ}50'00'' W$ , continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 17.27 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at an angle point;
13. THENCE  $S 56^{\circ}32'36'' W$ , continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 105.95 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at an angle point;

September 2005  
Parcel 4  
Page 4 of 6

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 530+89.79 135.00' Right  
To: 543+94.31 137.72' Left

14. THENCE S 75°50'00" W, continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, at 285.00 feet pass a 5/8" iron rod with aluminum cap stamped "Texas Department of Transportation Control of Access Point" set for end of an Access Denial Line at station 531+15.00, a total distance of 310.21 feet to the POINT OF BEGINNING containing 6.332 acres of land of which approximately 0.0588 of an acre is within CR 3754.

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

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

(A parcel sketch was prepared in conjunction with this field note description.)

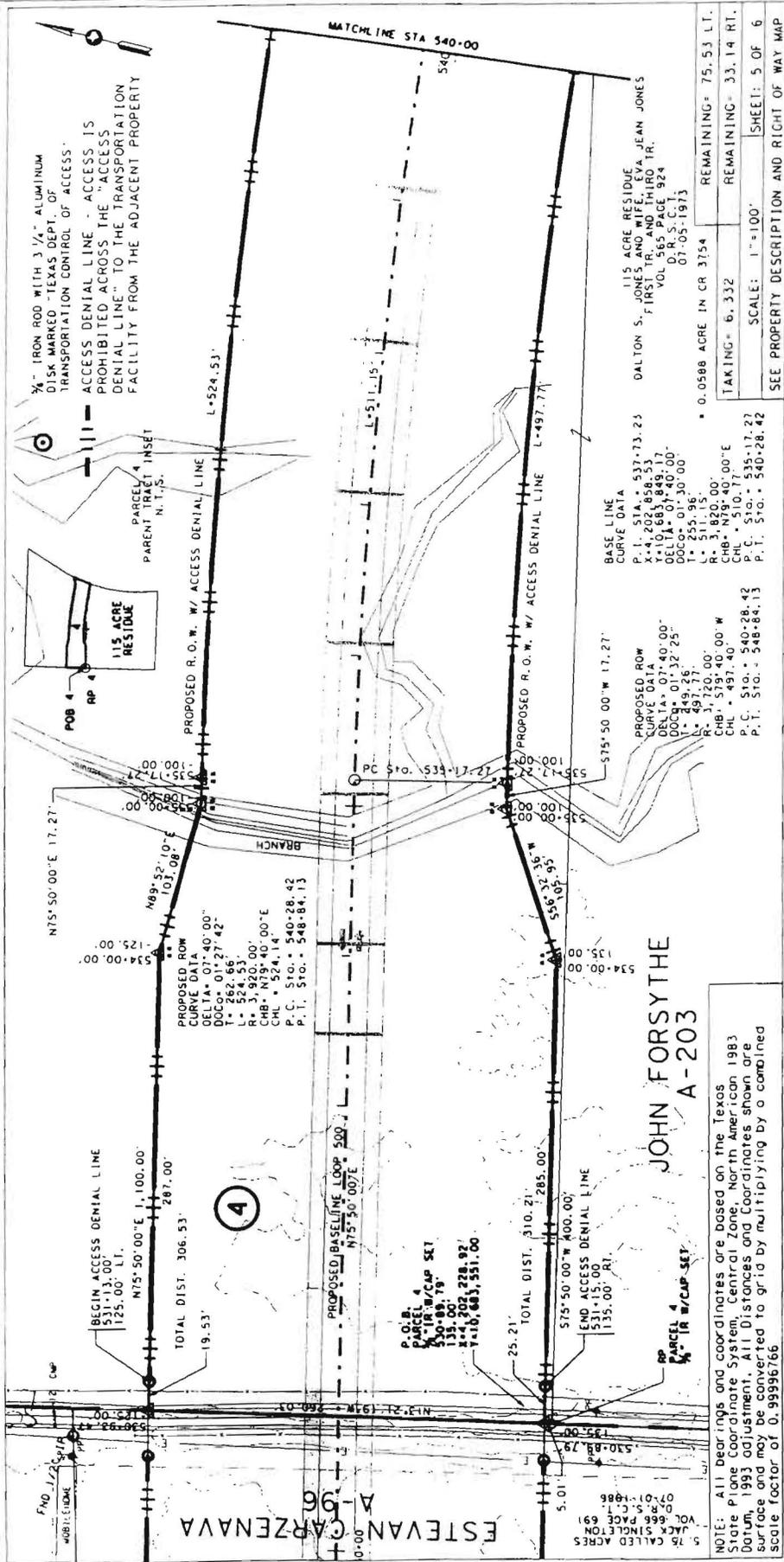
  
9-30-2005



THE TEXAS DEPARTMENT  
OF TRANSPORTATION

JOHN FORSYTHE  
SURVEY A-203

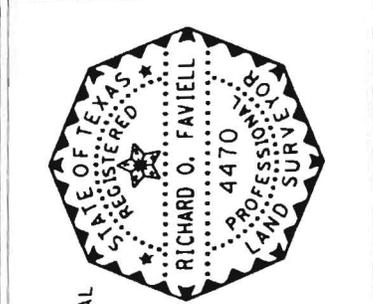
SHELBY  
COUNTY, TEXAS



CONSTRUCTION CSJ:	3315-01-016
ROW ACCOUNT NO.:	8011-02-022
ROW CSJ NO.:	3315-01-017
PARCEL NO.:	4
GRANTOR:	DALTON S. JONES, ETUX
HIGHWAY NO.	LOOP 500
PROJECT LIMITS:	FROM: 530+89.79
PARCEL LIMITS:	TO: 543+94.31
BAPWIN CONSULTANTS 300 E. MAIN STREET, SUITE 300 MAGDOCHES, TEXAS 75961 PHONE: (936) 569-0668	

LEGEND

- IRON ROD AS NOTED
- IRON PIPE AS NOTED
- CONC MON AS NOTED
- 3/4" IRON ROD WITH 3/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
- EXISTING RIGHT-OF-WAY
- SURVEY LINE (APPROX.)
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED CENTERLINE



I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

*[Signature]*  
9-30-2005

RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4470

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American 1983 Datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766



September 2005  
Page 1 of 3

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 668+56.68 130.00' Left  
To: 669+01.61 129.52' Left

FIELD NOTES FOR PARCEL 26

Being 0.0066 of an acre of land situated in the Wesley Hill Survey, Abstract No. 279, Shelby County, Texas and being a part of a called 2.00 acre tract described in deed from Mark E. Miller and wife Rhonda M. Miller, to Robert E. Mooney, Sr. and Robert E. Mooney, Jr., dated January 24, 2001, and recorded in Volume 905, Page 215, in the Official Public Records of Shelby County, Texas, said 0.0066 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found for the Northwest corner of said 2.00 acre tract and the most Easterly Northeast corner of the 6.241 acre remainder of a called 8.25 acre tract described in a General Warranty Deed from Mark Miller and wife Rhonda Miller, to Robert E. Mooney, Sr., dated January 8, 2002, and recorded in Volume 930, Page 734, in the Official Public Records of Shelby County, Texas;

THENCE S 37°45'04" W, with the West line of the said 2.00 acre tract and the most Easterly line of the said 8.25 acre tract, a distance of 148.32 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed Northerly right-of-way line of Loop 500 (width varies) and being the POINT OF BEGINNING of the parcel herein described and being 130.00 feet left of proposed centerline station 668+56.68' and having surface coordinates of X = 4,212,071.33, Y = 10,676,469.30; (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766.)

1. THENCE S 60°17'12" E, continuing with the said proposed Northerly right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 43.32 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;

September 2005  
Parcel 26  
Page 2 of 3

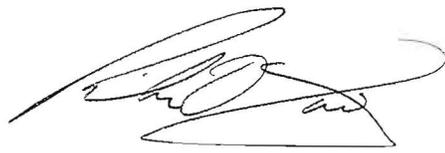
County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 668+56.68 130.00' Left  
To: 669+01.61 129.52' Left

2. THENCE S 43°35'15" E, continuing with said proposed Northerly right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 1.68 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the South line of said 2.00 acre tract and the North line of the 3.359 acre remainder of a called 8.36 acre tract described in a Warranty Deed from WHRF Enterprises, LLC, to RPJ Mgmt, LLC, dated August 10, 1999, and recorded in Volume 863, Page 600, in the Official Public Records of Shelby County, Texas;
3. THENCE N 74°31'00" W, with the South line of the said 2.00 acre tract and the North line of the said 8.36 acre tract, a distance of 48.15 feet to the Southwest corner of the said 2.00 acre tract and the Southeast corner of the said 6.241 acre remainder tract from which a 1/2" iron rod bears N37°45'04"E 1.46 feet;
4. THENCE N 37°45'04" E, with the West line of said 2.00 acre tract and the most Easterly line of said 6.241 acre remainder tract, a distance of 12.44 feet to the POINT OF BEGINNING containing 0.0066 acres of land.

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

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

(A parcel sketch was prepared in conjunction with this field note description.)

  
9-30-2005



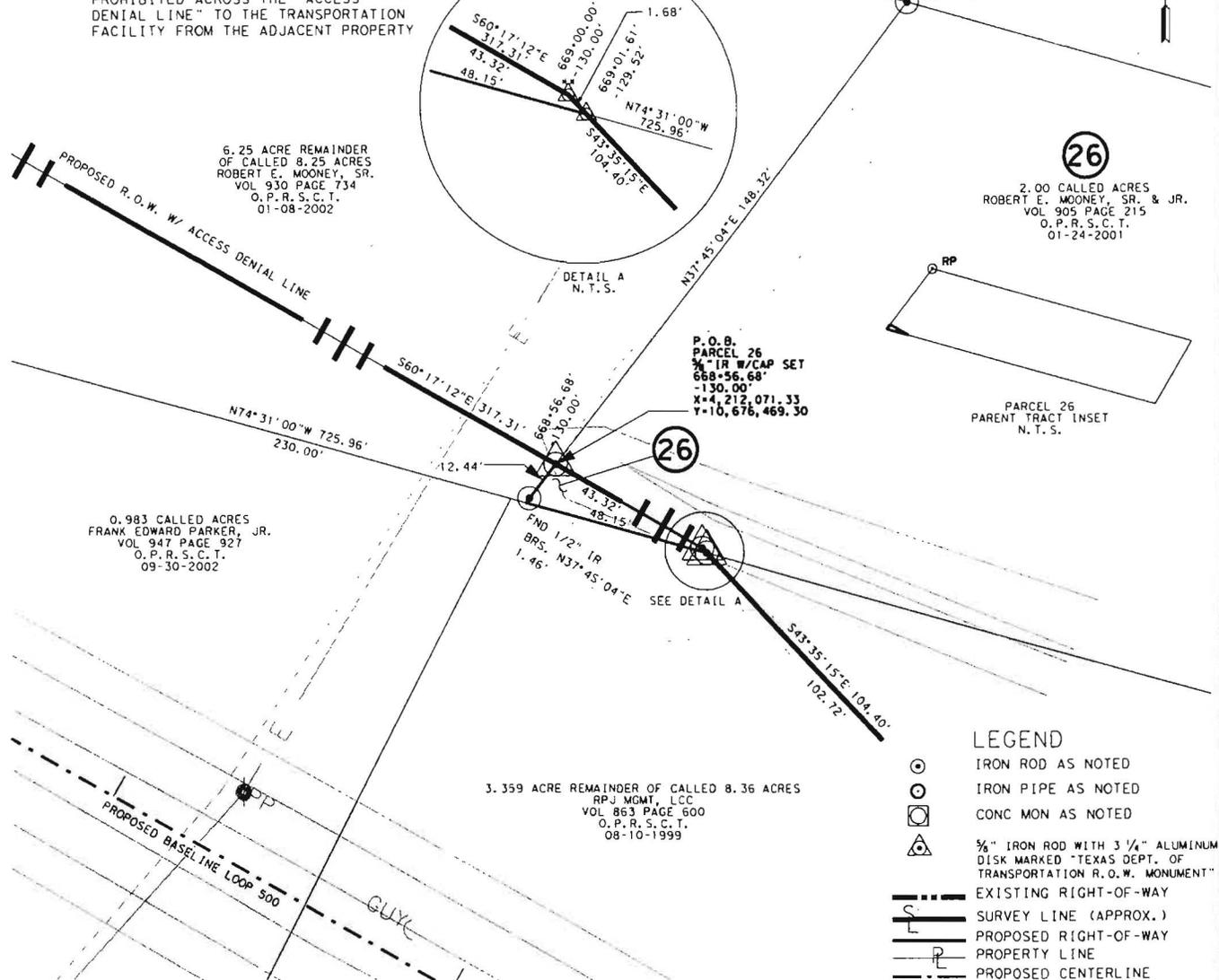
WESLEY HILL  
SURVEY A-279

THE TEXAS DEPARTMENT  
OF TRANSPORTATION

SHELBY  
COUNTY, TEXAS

WESLEY HILL  
A-279

- ⊙ 3/8" IRON ROD WITH 3/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION CONTROL OF ACCESS"
- ||— ACCESS DENIAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY



- LEGEND**
- ⊙ IRON ROD AS NOTED
  - ⊖ IRON PIPE AS NOTED
  - ⊠ CONC MON AS NOTED
  - ⊕ 3/8" IRON ROD WITH 3/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
  - ||— EXISTING RIGHT-OF-WAY
  - S— SURVEY LINE (APPROX.)
  - P— PROPOSED RIGHT-OF-WAY
  - P— PROPERTY LINE
  - C— PROPOSED CENTERLINE

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American 1983 Datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996166

TAKING= 0.0066	REMAINING= 1.993
SCALE: 1"=40'	SHEET: 3 OF 3
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP	

I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

*Richard O. Faviell* 9-30-2005  
RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4470



COUNTY:	SHELBY
CONSTRUCTION CSJ:	3315-01-016
ROW ACCOUNT NO.:	8011-02-022
ROW CSJ NO.:	3315-01-017
PARCEL NO.:	26
GRANTOR:	ROBERT E. MOONEY SR. & JR.
HIGHWAY NO.	LOOP 500
PROJECT LIMITS:	
PARCEL LIMITS:	FROM: 668+56.68 TO: 669+01.61

BARWIN CONSULTANTS  
300 E. MAIN STREET, SUITE 300  
NACOGDOCHES, TEXAS 75961  
PHONE: (936) 569-0668

September 2005  
Page 1 of 2

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 674+34.33 264.61' Left  
To: 674+34.32 304.61' Left

FIELD NOTES FOR ACCESS DENIAL LINE 26 AC

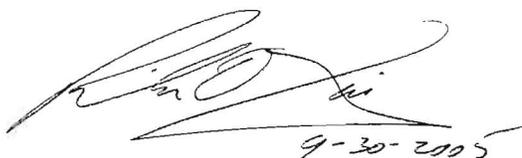
Being 0.0066 acres of land situated in the Wesley Hill Survey, Abstract No. 279, Shelby County, Texas and being a part of and out of a certain called 2.00 acre tract (found to be 2.004 acres by resurvey) described in deed from Mark E. Miller and wife Rhonda M. Miller, to Robert E. Mooney, Sr. and Robert E. Mooney, Jr., dated January 24, 2001 and recorded in Volume 905, Page 215, in the Official Public Records of Shelby County, Texas, said 0.0066 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the proposed Southerly right-of-way line of Loop 500 (width varies) and the existing West right-of-way line of F.M Highway 7 (120-foot Right of Way recorded in the deed from Guy Cowser, et ux dated November 20, 1935) from which a 1/2" iron rod found bears N 74°31'00" W 0.31 feet, and being 264.16 feet left of proposed centerline station 674+34.33 feet, having surface coordinates of X = 4,212,639.75, Y = 10,676,299.90; (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766.);

1. THENCE N 29°41'12" E, with the existing West right-of-way line of F.M. Highway 7 and with an Access Denial Line a distance of 40.00 to a 5/8" iron rod with TX DOT aluminum cap marked "CONTROL OF ACCESS POINT," set at the end of an Access Denial Line.

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

(A parcel sketch was prepared in conjunction with this field note description.)



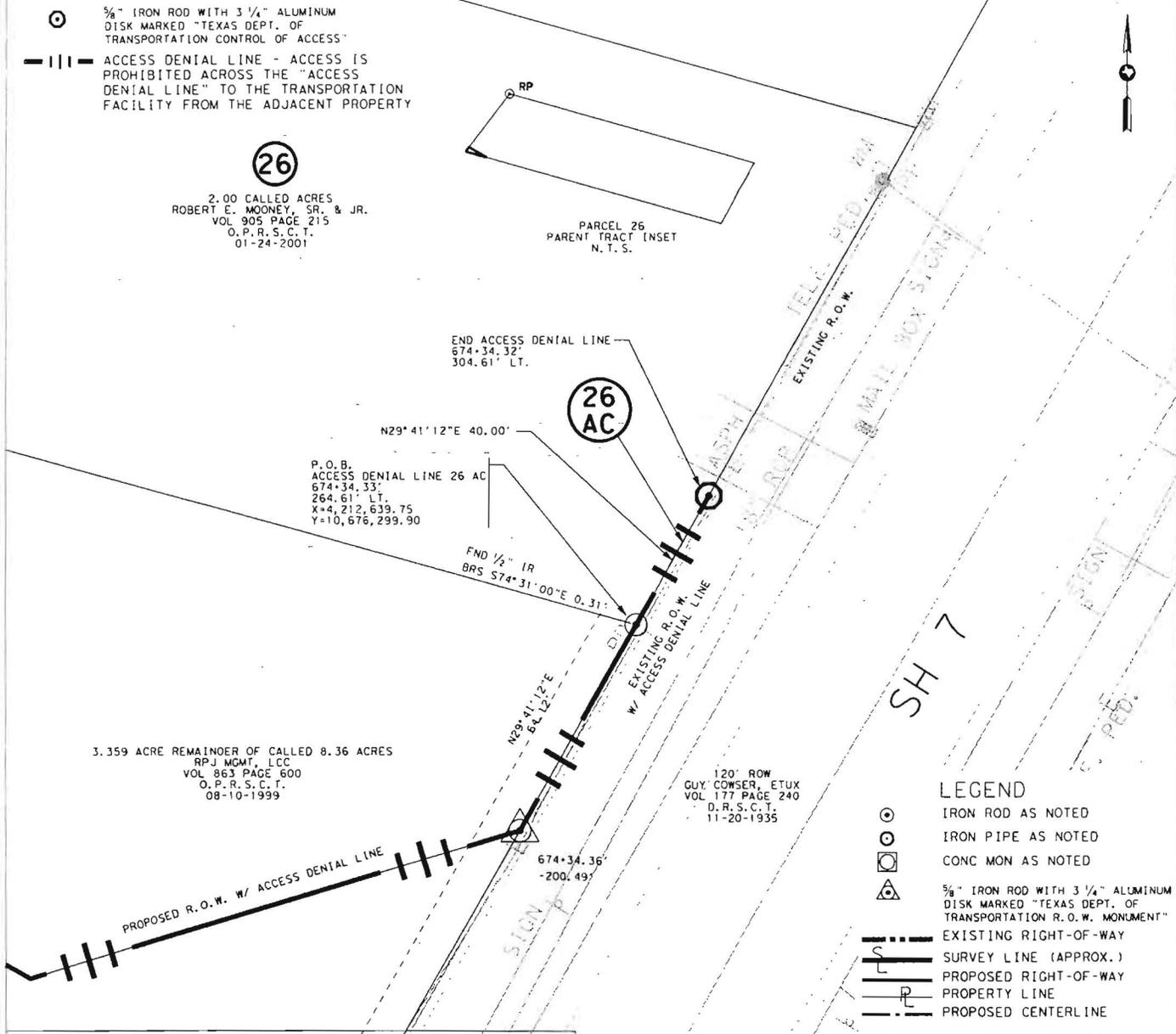
9-30-2005



WESLEY HILL  
SURVEY A-279

THE TEXAS DEPARTMENT  
OF TRANSPORTATION

SHELBY  
COUNTY, TEXAS



○ 5/8" IRON ROD WITH 3 1/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION CONTROL OF ACCESS"  
 -||- ACCESS DENIAL LINE - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY

26  
 2.00 CALLED ACRES  
 ROBERT E. MOONEY, SR. & JR.  
 VOL 905 PAGE 215  
 O.P.R.S.C.T.  
 01-24-2001

PARCEL 26  
 PARENT TRACT INSET  
 N.T.S.

END ACCESS DENIAL LINE  
 674+34.32'  
 304.61' LT.

N29°41'12"E 40.00'

P.O.B.  
 ACCESS DENIAL LINE 26 AC  
 674+34.33'  
 264.61' LT.  
 X=4,212,639.75  
 Y=10,676,299.90

FND 1/2" IR  
 BRS S74°31'00"E 0.31'

3.359 ACRE REMAINDER OF CALLED 8.36 ACRES  
 RPJ MGMT, LCC  
 VOL 863 PAGE 600  
 O.P.R.S.C.T.  
 08-10-1999

120' ROW  
 GUY COWSER, ETUX  
 VOL 177 PAGE 240  
 O.P.R.S.C.T.  
 11-20-1935

- LEGEND**
- IRON ROD AS NOTED
  - IRON PIPE AS NOTED
  - CONC MON AS NOTED
  - △ 5/8" IRON ROD WITH 3 1/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
  - ||- EXISTING RIGHT-OF-WAY
  - - - SURVEY LINE (APPROX.)
  - - - PROPOSED RIGHT-OF-WAY
  - - - PROPERTY LINE
  - - - PROPOSED CENTERLINE

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American 1983 Datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766

TAKING=	REMAINING=
SCALE: 1"=40'	SHEET: 3 OF 3
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP	

I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

*Richard O. Faviell* 9-30-2005

RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4470



COUNTY:	SHELBY
CONSTRUCTION CSJ:	3315-01-016
ROW ACCOUNT NO.:	8011-02-022
ROW CSJ NO.:	3315-01-017
PARCEL NO.:	26 AC
GRANTOR:	ROBERT E. MOONEY SR. & JR.
HIGHWAY NO.	LOOP 500
PROJECT LIMITS:	
PARCEL LIMITS:	FROM: 668+56.68 TO: 669+01.61

BARWIN CONSULTANTS  
 300 E. MAIN STREET, SUITE 300  
 NACOGDOCHES, TEXAS 75961  
 PHONE: (936) 569-0668

County: Dallas  
Highway: State Highway 114  
R.O.W. CSJ: 0353-06-051

Page 1 of 3  
06/02/06

Description of Parcel 10

BEING 0.4412 acres of land, more or less, situated in the W. U. Morris Survey, Abstract No. 994, Dallas County, Texas and being a part of a tract of land conveyed to MCLC Realty, L.L.C., as recorded in Volume 98171, Page 6281, Deed Records of Dallas County, Texas, said 0.4412 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a an angle point on the southeasterly line of a tract of land conveyed to Dallas County Municipal Utility District No.1 as recorded in Volume 82250, Page 4393, Deed Records of Dallas County, Texas, from which a 5/8 inch iron rod found bears North 57 degrees 08 minutes East, 0.4 feet, said point being on the northwesterly line of said Lot 3, Las Colinas, Area IV, First Installment Revised;

THENCE North 31 degrees 51 minutes 49 seconds East, along the southeasterly line of said Dallas County Municipal Utility District No.1 tract common to the northwesterly line of said Lot 3, a distance of 105.68 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set on the new southwesterly right-of-way line of State Highway No. 114:

THENCE South 56 degrees 08 minutes 42 seconds East, along the new southwesterly right-of-way line of said State Highway No. 114, a distance of 405.19 feet;

THENCE South 57 degrees 27 minutes 18 seconds East, along the new southwesterly right-of-way line of said State Highway No. 114, a distance of 299.56 feet to a 5/8 inch iron rod;

THENCE South 07 degrees 42 minutes 54 seconds East, along the new southwesterly right-of-way line of said State Highway No. 114, a distance of 38.00 feet to the existing westerly right-of-way line of Fortune Drive, a 60 foot wide right-of-way;

THENCE South 70 degrees 40 minutes 54 seconds East, a distance of 61.71 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set on the new southwesterly right-of-way line of State Highway No. 114, and the easterly right-of-way line of said Fortune Drive, for the POINT OF BEGINNING;\*\*

- 1) THENCE North 31 degrees 51 minutes 15 seconds East, along the existing southeasterly right-of-way line of Fortune Drive common to the northwesterly line of said MCLC Realty tract, a distance of 30.44 feet to a 60d nail set for the beginning of a curve to the right having a center point bearing South 58 degrees 08 minutes 45 seconds East, 30.50 feet,
- 2) THENCE along the existing southeasterly right-of-way line of said Fortune Drive common to the northwesterly line of said MCLC Realty tract and along said curve in a northeasterly direction, through a central angle of 75 degrees 44 minutes 28 seconds, an arc distance of 40.32 feet to a 60d nail set at the intersection of said southeasterly right-of-way line of fortune Drive with the existing southwesterly right-of-way line of State Highway No. 114, a variable width right-of-way;

County: Dallas  
Highway: State Highway 114  
R.O.W. CSJ: 0353-06-051

Page 2 of 3  
06/02/06

Description of Parcel 10

- 3) THENCE South 58 degrees 05 minutes 49 seconds East, along the existing southwesterly right-of-way line of said State Highway No. 114 common to the northeasterly line of said MCLC Realty tract, a distance of 440.75 feet to the most easterly corner of said MCLC Realty tract and being the intersection of the existing southwesterly right-of-way line of said State Highway No. 114 with the westerly right-of-way line of the Burlington Northern Railroad, a 1/2 inch iron rod stamped "AH Halff Assoc" found from said corner bears North 22 degrees 53 minutes East, 1.1 feet,
- 4) THENCE South 23 degrees 01 minutes 29 seconds West, along the easterly line of said MCLC Realty tract common to the westerly right-of-way line of said Burlington Northern Railroad, a distance of 43.97 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set on the new southwesterly right-of-way line of said State Highway No. 114;
- 5) THENCE North 57 degrees 27 minutes 17 seconds West, along the new southwesterly right-of-way line of State Highway No. 114, pass a 5/8 inch iron rod with a TxDOT aluminum cap set for the beginning of a Control of Access Line at 289.17 feet and continuing in all, a distance of 439.17 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set;\*\*
- 6) THENCE South 87 degrees 26 minutes 25 seconds West, along the new southwesterly right-of-way line of State Highway No. 114 and also being a Control of Access Line, a distance of 38.00 feet to the POINT OF BEGINNING, also being the end of a Control of Access Line, and containing 0.4412 acres [19,218 square feet] of land, more or less.

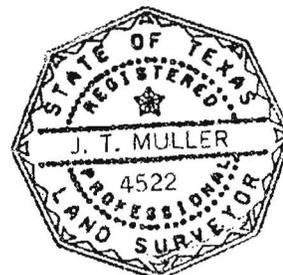
Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

\*\* 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.

  
James T. Muller, R.P.L.S.  
Texas Registration No. 4522

SURVCON INC.  
1200 Summit Ave  
Suite 600  
Fort Worth, Texas 76102  
Ph. 817-698-6770





McLennan County

CSJ 0015-01-219

I.H. 35, Phase I

Limits: North Loop 340 to North Business 77 in Lacy Lakeview

Parcel 20-E

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 0.172 of an acre of land situated in the Jacob Walker Survey, Abstract No. 885, McLennan County, Texas, being a portion of that certain called (3) 50' x 150' tracts of land conveyed to Jeffrey Don Christian by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9712735 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), and a portion of The Crescent Heights Acres as shown on the subdivision plat or map recorded under Volume 254, Page 345 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), as shown on the accompanying parcel plat, being more particularly described by metes and bounds as follows:

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0015-01-219  
Limits: North Loop 340 to North Business 77 in Lacy Lakeview

Property Description  
Parcel 20E

Being 0.172 of an acre of land situated in the JACOB WALKER SURVEY, Abstract No. 885, McLennan County, Texas. Being a portion of that certain called (3) 50' x 150' tracts of land conveyed to Jeffrey Don Christian by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9712735 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), and a portion of The Crescent Heights Acres as shown on the subdivision plat or map recorded under Volume 254, Page 354 of the Deed Records of McLennan County, Texas (D.R.M.C.T.).

Commencing at a point in the existing northerly line of Purvis Drive (width varies) conveyed to the State of Texas by deed and recorded under Volume 1056, Page 870 of said Deed Records, being the southwesterly corner of Jeffrey Don Christian tract, same being the easterly corner of that certain called 0.44 acre tract of land conveyed to Othel M. Neely by deed and recorded under Volume 1094, Page 116 of said deed records, from which a found Texas Department of Transportation (TxDOT) disk bears South 32°47' East, 0.61 feet;

Thence, North 32°46'59" West, 99.92 feet along the westerly line of said Jeffrey Don Christian tract, being the easterly line of said 0.44 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies), being the southwesterly corner of a proposed easement and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 32°46'59" West, 50.00 feet** along the proposed easterly right of way line of Interstate Highway 35, being the westerly line of a proposed easement, continuing along the westerly line of said Jeffrey Don Christian tract, being the easterly line of said 0.44 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the southerly line of that certain called 0.87 acre tract of land conveyed to Amereli, Inc, by deed and recorded under M.C.C.F. No. 2005046135 of said Official Public Records, being the northerly corner of said 0.44 acre tract, same being the northwesterly corner of said Jeffrey Don Christian tract;
- 2) **THENCE, North 56°56'30" East, 150.00 feet** along the northerly line of said Jeffrey Don Christian tract, being the southerly line of said 0.87 acre tract, same being the northerly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap at the northeasterly corner of said Jeffrey Don Christian tract, being the northwesterly corner of that certain residue of a called 8.60 acre tract of land conveyed to W. H. Purvis by deed and recorded under Volume 492, Page 325 of said Deed Records;

Page 2 of 3  
March, 2009

- 3) **THENCE, South 32°46'59" East, 50.00 feet** along the westerly line of said residue of 8.60 acre tract, being the easterly line of said Jeffrey Don Christian tract, same being the easterly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 4) **THENCE, South 56°56'30" West, 150.00 feet** along the southerly line of a proposed easement to the **POINT OF BEGINNING** and containing 0.172 (7,500 square foot) of an acre, more or less.

Basis of Bearing is based on the Texas State Plane Coordinate System, Central Zone North American Datum 1983 (NAD 83).

“Access is permitted to highway facility from the remainder of the abutting property”

A survey was performed on the ground under my supervision in March, 2009.

See attached 8 ½” x 11” plat that accompanies.

**PREPARED BY:**

GeoSolutions, Ltd.  
1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380



# JACOB WALKER SURVEY A-885

CALLED 0.87 ACRE TRACT  
AMERELLI, INC.  
M.C.C.F. No. 2005046135  
O.P.R.M.C.T.

STA: 943-71.41  
OFF: 210.05' R

N56° 56' 30" E 150.00'

STA: 944-47.71  
OFF: 349.22 R

S56° 56' 30" W 1150.00'

(20E)

(3) 50' X 150' TRACTS  
JEFFREY DON CHRISTIAN  
M.C.C.F. No. 9712735  
O.P.R.M.C.T.

0.44 ACRE TRACT  
OTHEL M. NEELY  
VOL. 1094, PG. 1116,  
D.R.M.C.T.

PURVIS DRIVE  
(Width varies)  
unimproved  
(NO RECORDING  
INFORMATION FOUND)

PURVIS DRIVE  
(Width varies)  
unimproved  
STATE OF TEXAS  
CALLED 0.339 AC.  
VOL. 1056, PG. 870,  
D.R.M.C.T.

PARCEL 20E  
0.172 AC.  
7,500 sq. ft.

PAGE 3 OF 3

PARCEL 20E

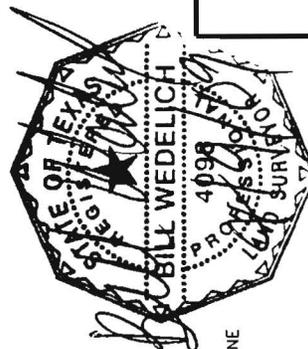
JEFFREY DON CHRISTIAN

JH-35

R.O.W. C.S.J. 0015-01-219  
MCLENNAN COUNTY Prepared by: MARCH, 2009



Office: 281-681-9766 Fax: 281-681-9779



DGN: JH35 P-20E.dgn  
GS JOB NO. 07-017-162

NOTES:

1. BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NORTH AMERICAN DATUM 1983 (NAD 83).
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY.

LINE NO.	BEARING	LENGTH
L1	N32° 46' 59" W	99.92'
L2	S32° 46' 59" E	50.00'
L3	N32° 46' 59" W	50.00'

LEGEND

- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT"
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- ℙ Property Line
- Z Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ⌘ Survey Line
- ⊕ PARCEL NUMBER

- D.R.M.C.T. DEED RECORDS MCLENNAN COUNTY TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS
- ||- ACCESS DENIAL LINE
- PROPOSED R.O.W. LINE
- - - DEED LINE WITHIN 1/4 SECTION
- P.R.M.C.T. PLAT RECORDS OF MCLENNAN COUNTY, TEXAS

PROPOSED BASELINE  
LOCATION N.T.S. 943.00  
INTERSTATE HIGHWAY 35  
(width varies)

STATE OF TEXAS  
VOL. 185, PG. 562  
M.C.C.F. No. 16550

STA: 943-71.41  
OFF: 210.05' R

POB  
PARCEL 20E  
STA: 943-71.41  
OFF: 246.63' R

PROPOSED R.O.W.  
N56° 56' 30" E 150.00'

CRESCENT-  
HEIGHTS ACRES  
VOL. 254, PG. 354J  
D.R.M.C.T.

0.44 ACRE TRACT  
OTHEL M. NEELY  
VOL. 1094, PG. 1116,  
D.R.M.C.T.

PURVIS DRIVE  
(Width varies)  
unimproved  
(NO RECORDING  
INFORMATION FOUND)

PURVIS DRIVE  
(Width varies)  
unimproved  
STATE OF TEXAS  
CALLED 0.339 AC.  
VOL. 1056, PG. 870,  
D.R.M.C.T.

PARCEL 20E  
0.172 AC.  
7,500 sq. ft.

PAGE 3 OF 3

PARCEL 20E

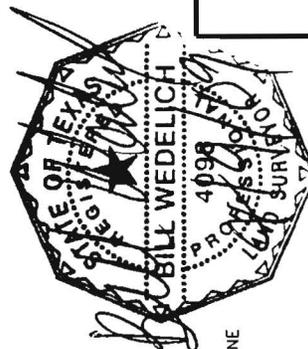
JEFFREY DON CHRISTIAN

JH-35

R.O.W. C.S.J. 0015-01-219  
MCLENNAN COUNTY Prepared by: MARCH, 2009



Office: 281-681-9766 Fax: 281-681-9779



DGN: JH35 P-20E.dgn  
GS JOB NO. 07-017-162

NOTES:

1. BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NORTH AMERICAN DATUM 1983 (NAD 83).
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY.

Page 1 of 3  
March, 2009

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0015-01-219  
Limits: North Loop 340 to North Business 77 in Lacy Lakeview

Property Description  
Parcel 24AC

Being a Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the existing westerly right-of-way line of Interstate Highway 35 (width varies), adjoining the easterly residue line of Lot 6, Block 3 of Idlewood Subdivision Addition, of record under Volume 880, Page 298 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), said Lot 6 conveyed to Earl Haberman Jr., by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2001021449 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.);

Commencing at a found 1/2-inch iron rod in the existing southwesterly right-of-way line of Joyce Street (50' R.O.W.) of record under Cabinet B, Page 318 of the Plat Records of McLennan County, Texas (P.R.M.C.T.), being the southeasterly corner of Lot 12, Block 11, Northdale Addition Part One, a subdivision of record under Cabinet B, Page 318 of said Plat Records, same being the northeasterly corner of Lot 11, Block 11 of said Northdale Addition Part One;

Thence, South 33°37'01" East, 217.49 feet along the existing southwesterly right-of-way line of Joyce Street, being the northeasterly line of Lots 9 through 11, Block 11 of said Northdale Addition Part One and along the northeasterly line of said Lot 6 to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap at the east corner of said residue of Lot 6, also the intersection of the existing southwesterly right of way line of Joyce Street with the existing westerly right of way line of Interstate Highway 35 and for the **Beginning of the Access Denial Line**, said existing right-of-way conveyed to the State of Texas by deed and recorded under Volume 962, Page 336 of said Deed Records;

1. **THENCE, South 04°26'40" East, 57.87 feet** along the east line of said residue of Lot 6 and the existing westerly right-of-way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod stamped "Control of Access Point" for the **End of the Access Denial Line**.

Basis of Bearing is based on the Texas State Plane Coordinate System, Central Zone North American Datum 1983 (NAD 83).

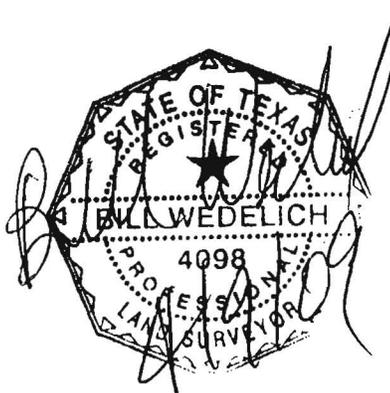
“ACCESS is prohibited across the access Denial line to the highway facility from the remainder of the abutting property”

A survey was performed on the ground under my supervision in March, 2009.

See attached 8 ½” x 11” plat that accompanies.

**PREPARED BY:**

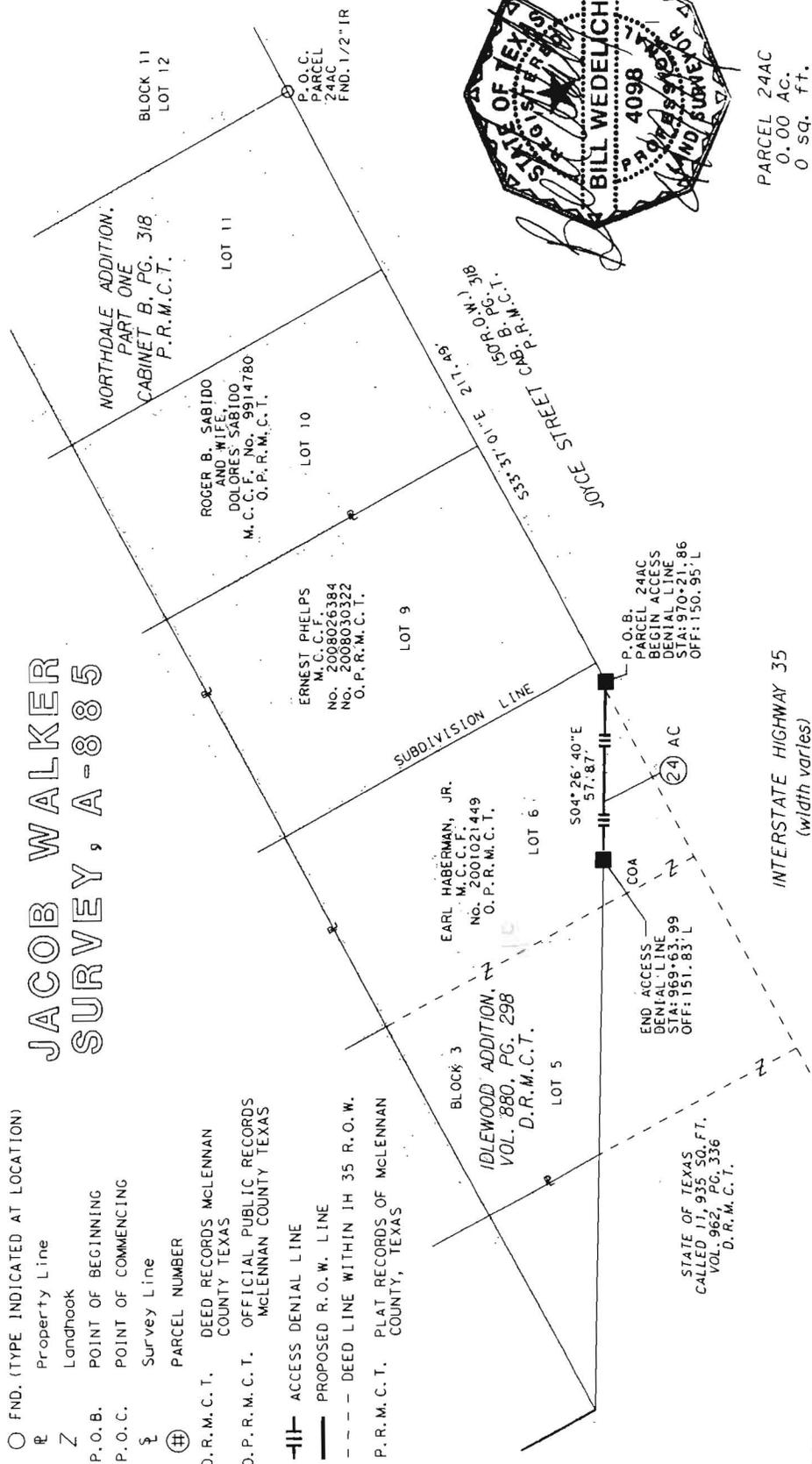
GeoSolutions, Ltd.  
1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380





# JACOB WALKER SURVEY, A-885

- LEGEND**
- SET 5/8" IR W/TXDOT ALUM. CAP
  - SET 5/8" IR W/TXDOT ALUM. CAP  
COA Stamped "CONTROL OF ACCESS POINT"
  - FND 5/8" IR W/TXDOT ALUM. CAP
  - SET 5/8" IR W/GS CAP (UNLESS NOTED)
  - FND. (TYPE INDICATED AT LOCATION)
  - ℙ Property Line
  - Z Landhook
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - § Survey Line
  - ⊕ PARCEL NUMBER
  - D.R.M.C.T. DEED RECORDS MCLENNAN COUNTY TEXAS
  - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS
  - ||- ACCESS DENIAL LINE
  - PROPOSED R.O.W. LINE
  - - - DEED LINE WITHIN IH 35 R.O.W.
  - P.R.M.C.T. PLAT RECORDS OF MCLENNAN COUNTY, TEXAS



PARCEL 24AC  
0.00 AC.  
0 SQ. FT.

PAGE 3 OF 3

PARCEL 24AC  
EARL HABERMAN JR.

IH-35  
R.O.W. C.S.J. 0015-01-219  
MCLENNAN COUNTY Prepared by: MARCH, 2009



Office: 281-681-9766 Fax: 281-681-9779

N05° 19' 07" W  
PROPOSED BASELINE  
LOCATION N.T.S.

INTERSTATE HIGHWAY 35  
(width varies)

**NOTES:**

1. BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NORTH AMERICAN DATUM 1983 (NAD 83).
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

DGN: IH35 P-24AC.dgn  
CS JOB No. 07-017-162

Page 1 of 3  
March, 2009  
Revised: July 9, 2009

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0015-01-219  
Limits: North Loop 340 to North Business 77 in Lacy Lakeview

Property Description  
Parcel 29 AC

Being a Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the existing westerly right-of-way line of Interstate Highway 35 (width varies) and adjoining the easterly residue lines of Lots 14, 15 and 16, Block 12 of Northdale Addition, Part One, a subdivision of record under Cabinet B Page 318 of the Plat Records of McLennan County, Texas (P.R.M.C.T.), said Lots 14, 15 and 16 conveyed to Fibrocrete of North Texas by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9941042 of Official Public Records of McLennan County, Texas (O.P.R.M.C.T.).

Commencing at a found 1/2-inch iron rod in the existing northeasterly right-of-way line of Joyce Street (50' R.O.W.) of record under Cabinet B, Page 318 of said Plat Records, being the southerly corner of Lot 3, Block 12 of said Northdale Addition, Part One, same being the westerly corner of Lot 4, Block 12 of said Northdale Addition, Part One;

Thence, North 55°34'49" East, 126.31 feet along the southeasterly line of said Lot 3, being the northwesterly line of said Lot 4 to found Texas Department of Transportation (TxDOT) disk in the existing westerly right-of-way line of Interstate Highway 35 (width varies), being the southerly corner of said Lot 14, same being the easterly corner of said Lot 3, also being the northerly corner of said Lot 4 and for the **Beginning of the Access Denial Line**, said existing right-of-way conveyed to the State of Texas by deeds and recorded under Volume 998, Page 634, Volume 937, Page 342, and Volume 929, Page 380 all of Deed Records of McLennan County, Texas (D.R.M.C.T.);

1. **THENCE, North 05°33'12" West, 210.47 feet** along the east lines of said Lots 14, 15 and 16, and along the existing westerly right-of-way line of Interstate Highway 35 and the Access Denial Line to a found TxDOT disk, being the northeast corner of said Lot 16 and for the **End of the Access Denial Line**.

Basis of Bearing is based on the Texas State Plane Coordinate System, Central Zone North American Datum 1983 (NAD 83).

"ACCESS is prohibited across the access Denial line to the highway facility from the remainder of the abutting property"

A survey was performed on the ground under my supervision in March, 2009.

See attached 8 ½" x 11" plat that accompanies.

**PREPARED BY:**

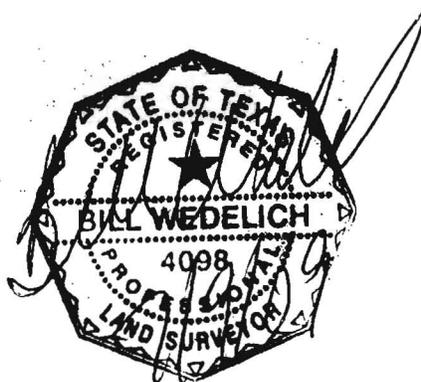
GeoSolutions, Ltd.

1440 Lake Front Circle, Suite 110

The Woodlands, Texas 77380

Revised: 07-09-09

Changed Fiberocrete to Fibrocrete.



# JACOB WALKER SURVEY, A-885

## LEGEND

- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT"
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- ℙ Property Line
- Z Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ξ Survey Line
- ⊕ PARCEL NUMBER

D.R.M.C.T. DEED RECORDS MCLENNAN COUNTY TEXAS

O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS

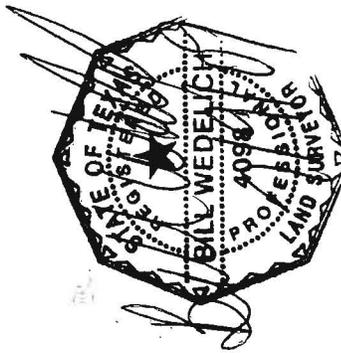
-||- ACCESS DENIAL LINE

— PROPOSED R.O.W. LINE

- - - DEED LINE WITHIN IH 35 R.O.W.

P.R.M.C.T. PLAT RECORDS OF MCLENNAN COUNTY, TEXAS

JAMES T. JOHNSON & MARTHA A. JOHNSON  
M.C.C.F.No. 200605751  
O.P.R.M.C.T.



JOICE STREET  
50' R.O.W.  
(150' B.R.M.C.T.)

NORTHDALE ADDITION,  
PART ONE  
CABINET B, PG. 318  
P.R.M.C.T.

AVENUE B  
(50' R.O.W.)  
CAB. B, PG. 318  
P.R.M.C.T.

FND. TXDOT DISK BEARS  
N84°37'E, 0.49'  
STA: 976+23.99  
OFF: 215.41'L

FIBROCRETE OF NORTH TEXAS  
M.C.C.F. No. 0941042  
O.P.R.M.C.T.

HERSCHEL B. HERBELIN AND SUSAN LA VONNE HERBELIN  
VOL. 1066, PG. 367  
D.R.M.C.T.

ALICE JIMENEZ  
M.C.C.F. No. 2005048974  
O.P.R.M.C.T.

LOT 4  
BLOCK 12  
JAMES T. JOHNSON & MARTHA A. JOHNSON  
M.C.C.F.No. 200605751  
O.P.R.M.C.T.

LOT 12  
BLOCK 12  
JAMES T. JOHNSON & MARTHA A. JOHNSON  
M.C.C.F.No. 200605751  
O.P.R.M.C.T.

LOT 13  
BLOCK 12  
JAMES T. JOHNSON & MARTHA A. JOHNSON  
M.C.C.F.No. 200605751  
O.P.R.M.C.T.

LOT 14  
BLOCK 12  
JAMES T. JOHNSON & MARTHA A. JOHNSON  
M.C.C.F.No. 200605751  
O.P.R.M.C.T.

LOT 15  
BLOCK 12  
JAMES T. JOHNSON & MARTHA A. JOHNSON  
M.C.C.F.No. 200605751  
O.P.R.M.C.T.

LOT 16  
BLOCK 12  
JAMES T. JOHNSON & MARTHA A. JOHNSON  
M.C.C.F.No. 200605751  
O.P.R.M.C.T.

P.O.B. PARCEL 29AC  
TXDOT DISK  
BEGIN ACCESS DENIAL LINE  
STA: 974+13.59  
OFF: 161.63'L

STATE OF TEXAS  
CALLED 988 SO.FT.  
VOL. 998, PG. 634  
D.R.M.C.T.

STATE OF TEXAS  
CALLED 979 SO.FT.  
VOL. 979, PG. 342  
D.R.M.C.T.

STATE OF TEXAS  
CALLED 976 SO.FT.  
VOL. 976, PG. 342  
D.R.M.C.T.

STATE OF TEXAS  
CALLED 973 SO.FT.  
VOL. 973, PG. 380  
D.R.M.C.T.

STATE OF TEXAS  
CALLED 971 SO.FT.  
VOL. 971, PG. 380  
D.R.M.C.T.

975+00 PROPOSED BASELINE LOCATION N.T.S.

INTERSTATE HIGHWAY 35  
(width varies)

PARCEL 29AC  
0.00 AC.  
0 SQ. FT.  
PAGE 3 OF 3

### NOTES:

1. BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NORTH AMERICAN DATUM 1983 (NAD 83).
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

FIBROCRETE OF NORTH TEXAS

IH-35

R.O.W. C.S.-J. 0015-01-219  
MCLENNAN COUNTY prepared by:  
MARCH, 2009

Revised: 07-09-09  
To change FIBROCRETE to FIBROCRETE in Parcel descriptions.



DGN: IH35 P-29AC.dgn  
GS JOB No. 07-017-162

Office: 281-681-3166 Fax: 281-681-9179

COUNTY: Bell  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: F.M. Highway 2484  
To: Amity Road  
RCSJ: 0015-07-079

June 17, 2009

**PROPERTY DESCRIPTION FOR PARCEL 3**

**BEING** a 1.108 acre (48,250 square feet) parcel of land situated in the G.F. Lankford Survey, Abstract 510, Bell County, Texas and being a part of 4.110 acres of land described in an instrument to Raymond A. Kite and Mary L. Kite recorded in Volume 4262, Page 560 of the Official Public Records of Bell County, Texas, said 1.108 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2" iron rod at the Southeast corner of the aforementioned 4.110 acre tract;

**THENCE NORTH** 74°10'12" West, a distance of 615.40 feet (Record - N71°53'06"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) in the Southwest line of the aforementioned 4.110 acre tract and the Northeast line of 9.10 acres of land described in an instrument to James R. Leguin, et ux recorded in Volume 4201, Page 276 of the Official Public Records of Bell County, Texas, lying 223.83 feet right of and radial to Interstate Highway 35 proposed centerline station 1457+43.27 for the **POINT OF BEGINNING** and the Southeast corner of the herein described 1.108 acre parcel;

- (1) **THENCE NORTH** 74°10'12" West, along the Southwest line of the aforementioned 4.110 acre tract and the Northeast line of the aforementioned 9.10 acre tract, a distance of 209.05 feet (Record - N71°53'06"W) to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" in the Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), as recorded in Volume 615, Page 562 of the Deed Records of Bell County, Texas, for the Southwest corner of the said 4.110 acre tract, the Northwest corner of the said 9.10 acre tract and the Southwest corner of the herein described 1.108 acre parcel;
- (2) **THENCE NORTH** 43°15'38" East, along the Southeast right-of-way line of the aforementioned Interstate Highway 35 and the Northwest line of the aforementioned 4.110 acre tract, a distance of 260.34 feet (Record - N45°42'56"E) to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" for the Northwest corner of the said 4.110 acre tract, the Southwest corner of a remaining portion of a 4.202 acre tract of land as recorded in Volume 3496, Page 154 of the Official Public Records of Bell County, Texas, and for the Northwest corner of the herein described 1.108 acre parcel;

- (3) **THENCE SOUTH** 74°38'56" East, leaving the Southeast right-of-way line of the aforementioned Interstate Highway 35, along the Northeast line of the aforementioned 4.110 acre tract and the Southwest line of the aforementioned remaining portion of a 4.202 acre tract, a distance of 206.93 feet (Record - S72°24'20"E) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying 216.89 feet right of and radial to Interstate Highway 35 proposed centerline station 1459+99.39, for the Northeast corner of the herein described 1.108 acre parcel, from which a found 1/2" iron rod for the Northeast corner of the said 4.110 acre tract bears South 74°38'56" East a distance of 500.02 feet (Record - S72°24'20"E);
- (4) **THENCE SOUTHWESTERLY**, leaving the Northeast line of the aforementioned 4.110 acre tract and the Southwest line of the aforementioned remaining portion of a 4.202 acre tract, an arc distance of 260.91 feet, with a curve to the right having a radius of 13,090.28 feet, a delta angle of 01°08'31", and a chord which bears South 42°40'12" West a distance of 260.91 feet to the **POINT OF BEGINNING** and containing 1.108 acres (48,250 square feet) of land, more or less.

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

(Note 1) "The monument described as set in this call may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT."

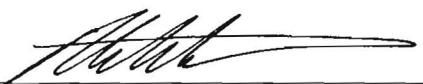
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93).

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

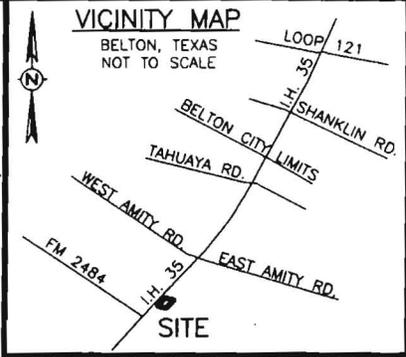
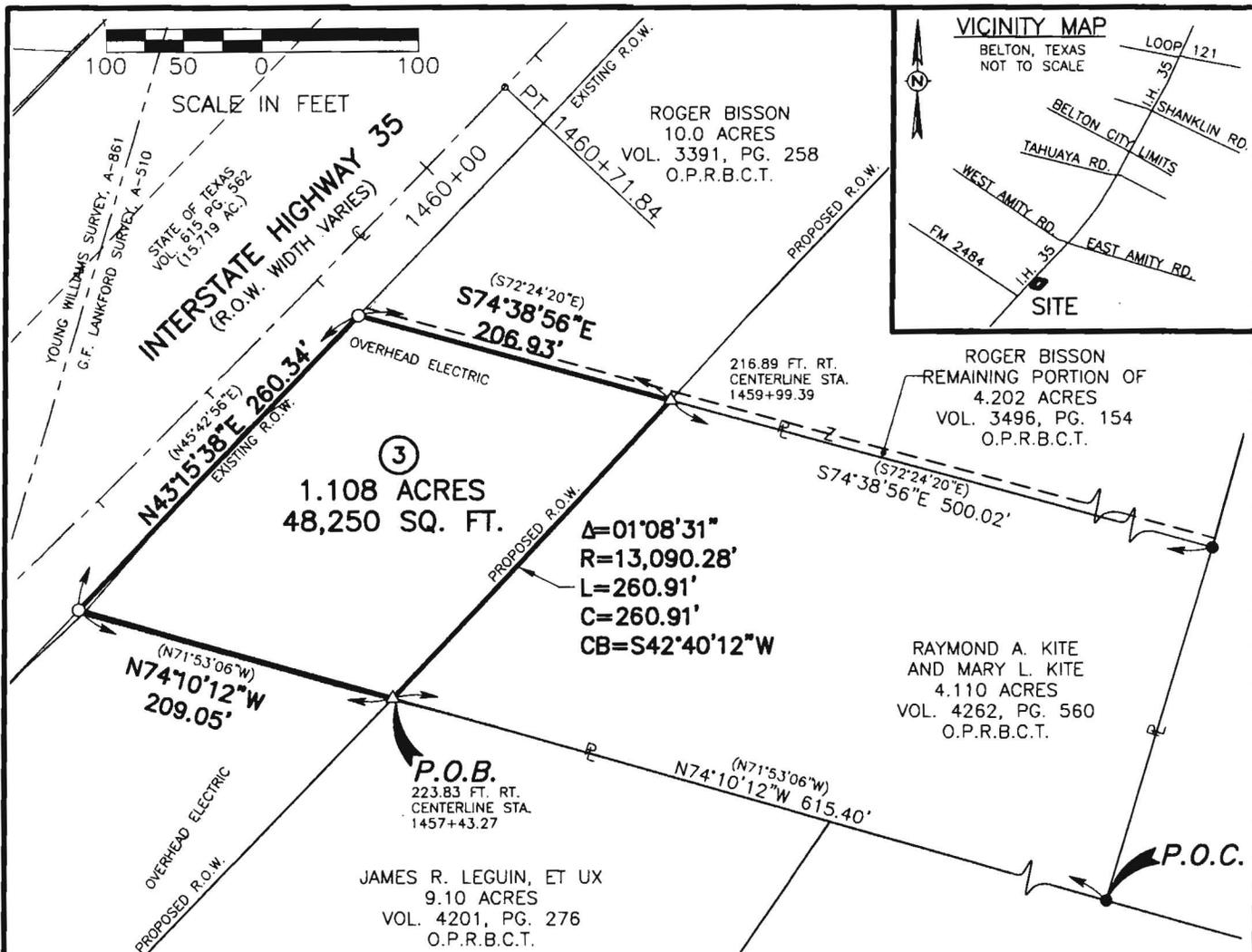
THE STATE OF TEXAS   X  
                                   X   KNOWN TO ALL MEN BY THESE PRESENTS:  
 COUNTY OF BEXAR       X

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

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

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





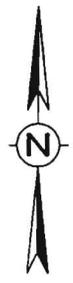
STATE OF TEXAS  
VOL. 819, PG. 562  
(15.719 AC.)

ROGER BISSON  
10.0 ACRES  
VOL. 3391, PG. 258  
O.P.R.B.C.T.

ROGER BISSON  
REMAINING PORTION OF  
4.202 ACRES  
VOL. 3496, PG. 154  
O.P.R.B.C.T.

RAYMOND A. KITE  
AND MARY L. KITE  
4.110 ACRES  
VOL. 4262, PG. 560  
O.P.R.B.C.T.

JAMES R. LEGUIN, ET UX  
9.10 ACRES  
VOL. 4201, PG. 276  
O.P.R.B.C.T.



- LEGEND**
- △ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "x:DOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
  - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
  - ⊙ SET 5/8" IRON ROD WITH x:DOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
  - FOUND x:DOT TYPE I MONUMENT
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
  - R.O.W. RIGHT-OF-WAY
  - ℙ PROPERTY LINE
  - Ⓢ PROPOSED CENTERLINE
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
  - R.P.R.B.C.T. REAL PROPERTY RECORDS BELL COUNTY, TEXAS
  - P.R.B.C.T. PLAT RECORDS BELL COUNTY, TEXAS
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ||— ACCESS DENIAL LINE

**G.F. LANKFORD SURVEY, A-510**

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-3.DOC)  
ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

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

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

*R. Clay Swetman*  
6/17/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 3  
RCSJ: 0015-07-079  
BELL COUNTY, TEXAS

ROW ACQUISITION-1.108 AC.	
WACO DISTRICT	DATE: JUNE 17, 2009
	PAGE 3 OF 3

Page 1 of 3  
March, 2009

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0015-01-219  
Limits: North Loop 340 to North Business 77 in Lacy Lakeview

Property Description  
Parcel 32 AC

Being a Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the existing easterly right-of-way line of Interstate Highway 35 (width varies) and adjoining the westerly line of that certain called 2.05 acre tract of land conveyed to J. Russell Giles and Clarissa Carter by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2002022728, 2006030056, 2008000991 and 2007002627 all of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.).

Commencing at a found 1/2-inch iron rod in the existing westerly right of way line of the M.K. & T. Railroad (100' R.O.W.) (no recording information found), being the northeasterly corner of that certain called 0.212 acre tract of land conveyed to Orville M. Jobe, Jr., by deed and recorded under Volume 1688, Page 335 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), same being the southeasterly corner of said 2.05 acre tract;

Thence, South 85°27'46" West, 185.15 feet along the southerly line of said 2.05 acre tract, being the northerly line of said 0.212 acre tract to a point in the existing easterly right-of-way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 0.212 acre tract, same being the southwesterly corner of said 2.05 acre tract and for the **Beginning of the Access Denial Line**, from which a found 5/8-inch iron rod bears South 66°29' East, 0.26 feet, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 983, Page 349 of said Deed Records;

1. **THENCE, North 02°06'09" West, 447.44 feet** along the existing easterly right-of-way line of Interstate Highway 35 and the Access Denial Line, being the westerly line of said 2.05 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the **End of the Access Denial Line**.

Basis of Bearing is based on the Texas State Plane Coordinate System, Central Zone North American Datum 1983 (NAD 83).

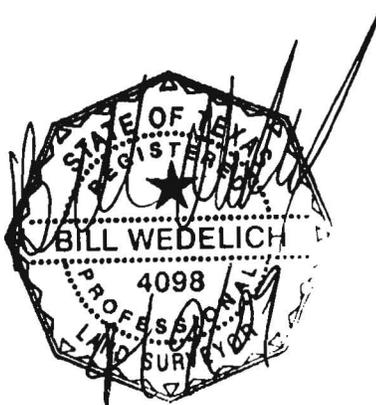
"ACCESS is prohibited across the access Denial line to the highway facility from the remainder of the abutting property"

A survey was performed on the ground under my supervision in March, 2009.

See attached 8 ½" x 11" plat that accompanies.

**PREPARED BY:**

GeoSolutions, Ltd.  
1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380





County: Dallas  
Highway: State Highway 114  
R.O.W. CSJ: 0353-06-051

Page 1 of 4  
06/02/06

Description of Parcel 2

BEING 0.3492 acres of land, more or less, situated in the S.A. & M. G. R.R. Survey, Abstract No. 1452, Dallas County, Texas and being a part of Lot 1-E, Las Colinas Urban Center, Twenty Fifth Installment, an addition to the City of Irving, according to the plat recorded in Volume 84193, Page 2624, Deed Records of Dallas County, Texas, and being a part of a tract of land conveyed to The Las Colinas Association as recorded in Volume 99133, Page 7349, Deed Records of Dallas County, Texas, said 0.3492 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "Prism Surveys" found for the most northerly corner of said Lot 1-E common to the most westerly corner of Lot 2-E, said Las Colinas Urban Center, Twenty Fifth Installment and being on the existing southeasterly right-of-way line of Rochelle Boulevard, a 110 foot wide right-of-way, said corner being the beginning of a curve to the left having a center point bearing South 16 degrees 56 minutes 11 seconds East, 661.20 feet;

THENCE along the existing southeasterly right-of-way line of Rochelle Boulevard common to the northwesterly line of said Lot 1-E and along said curve in a westerly direction, through a central angle of 06 degrees 15 minutes 01 seconds, an arc distance of 72.12 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set\*\* at the POINT OF BEGINNING and being the beginning of a curve to the left having a center point bearing South 33 degrees 33 minutes 09 seconds East, 1125.50 feet;

- 1) THENCE along the new southeasterly right-of-way line of Rochelle Boulevard and along said curve in a southwesterly direction, pass a 5/8 inch iron rod with a TxDOT aluminum cap set for the beginning of a Control of Access Line at an arc distance of 346.49 feet and continuing in all along said curve through a central angle of 22 degrees 43 minutes 45 seconds, an arc distance of 446.49 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set\*\* at the intersection of said new southwesterly right-of-way line of Rochelle Boulevard with the new northeasterly right-of-way line of State Highway No. 114;
- 2) THENCE South 11 degrees 44 minutes 45 seconds East, along the new northeasterly right-of-way line of State Highway No. 114 and also being a Control of Access Line, a distance of 18.00 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set;\*\*
- 3) THENCE South 58 degrees 06 minutes 33 seconds East, along the new northeasterly right-of-way line of State Highway No. 114 and also being a Control of Access Line, a distance of 150.00 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set;\*\*
- 4) THENCE South 60 degrees 03 minutes 27 seconds East, along the new northeasterly right-of-way line of State Highway No. 114 and also being a Control of Access Line, a distance of 100.00 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set for the end of Control of Access Line;\*\*

County: Dallas  
Highway: State Highway 114  
R.O.W. CSJ: 0353-06-051

Page 2 of 4  
06/02/06

Description of Parcel 2

- 5) THENCE South 55 degrees 36 minutes 02 seconds East, along the new northeasterly right-of-way line of State Highway No. 114, a distance of 100.00 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set,\*\*
- 6) THENCE South 58 degrees 06 minutes 33 seconds East, along the new northeasterly right-of-way line of State Highway No. 114 , a distance of 21.97 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set on the easterly line of said Lot 1-E common to the westerly line of Lot 2-E, said Las Colinas Urban Center, Twenty Fifth Installment;
- 7) THENCE South 31 degrees 59 minutes 34 seconds West, along said common line, a distance of 32.91 feet to a 5/8" iron rod found at the most southerly corner of said Lot 1-E common to the most westerly corner of said Lot 2-E and being on the existing northeasterly right-of-way line of State Highway No. 114, a variable width right-of-way;
- 8) THENCE North 58 degrees 05 minutes 49 seconds West, along the existing northeasterly right-of-way line of State Highway No. 114 common to the southwesterly line of said Lot 1-E, a distance of 34.45 feet to a concrete highway monument found;
- 9) THENCE North 45 degrees 34 minutes 07 seconds West, along the existing northeasterly right-of-way line of State Highway No. 114 common to the southwesterly line of said Lot 1-E, a distance of 138.29 feet;
- 10) THENCE North 60 degrees 45 minutes 10 seconds West, along the existing northeasterly right-of-way line of State Highway No. 114 common to the southwesterly line of said Lot 1-E, a distance of 236.67 feet to the most westerly corner of said Lot 1-E and being the intersection of the existing northeasterly right-of-way line of said State Highway No. 114 with the existing southeasterly right-of-way line of said Rochelle Boulevard, a 1/2 inch iron rod with cap stamped "Prism Surveys" found from said corner bears North 34 degrees 12 minutes East, 1.0 feet;
- 11) THENCE North 34 degrees 12 minutes 46 seconds East, along the existing southeasterly right-of-way line of Rochelle Boulevard common to the northwesterly line of said Lot 1-E, a distance of 108.02 feet to a 1/2 inch iron rod with cap stamped "Prism Surveys" found at the beginning of a curve to the right having a center point bearing South 55 degrees 47 minutes 14 seconds East, 661.20 feet;
- 12) THENCE along the existing southeasterly right-of-way line of said Rochelle Boulevard common to the northwesterly line of said Lot 1-E and along said curve in a northeasterly direction, through a central angle of 32 degrees 36 minutes 02 seconds, an arc distance of 376.22 feet to the POINT OF BEGINNING and containing 0.3492 acres [15,213 square feet] of land, more or less.

County: Dallas  
Highway: State Highway 114  
R.O.W. CSJ: 0353-06-051

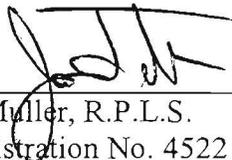
Page 3 of 4  
06/02/06

Description of Parcel 2

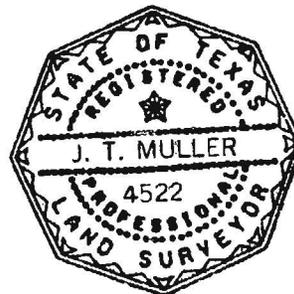
Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

\*\* 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.



James T. Muller, R.P.L.S.  
Texas Registration No. 4522



SURVCON INC.  
1200 Summit Ave  
Suite 600  
Fort Worth, Texas 76102  
Ph. 817-698-6770



Page 1 of 5  
PARCEL 499B  
Rev. 1  
3/13/2009

**County:** Caldwell **Segment:** 5  
**Parcel No.:** 499B **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 499B**

DESCRIPTION OF A 906,372 SQUARE FOOT, 20.807 ACRE TRACT OF LAND OUT OF THE ISAAC JACKSON SURVEY, ABSTRACT NO. 157, LOCATED IN CALDWELL COUNTY, TEXAS, BEING PART OF A CALLED 58.24 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED JUNE 13, 1972, TO LOUIE GAGE, AS RECORDED IN VOLUME 349, PAGE 576 OF THE DEED RECORDS OF CALDWELL COUNTY (D.R.C.C), (HEREINAFTER REFERRED TO AS A 58.24 ACRE TRACT), AND PART OF A CALLED 89 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED JUNE 13, 1972, TO LOUIE GAGE, AS RECORDED IN VOLUME 349, PAGE 576, D.R.C.C (HEREINAFTER REFERRED TO AS AN 89 ACRE TRACT), SAID 906,372 SQUARE FOOT, 20.807 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 iron rod set with yellow plastic cap stamped "HALFF ASSOC INC." at the south corner of a called 18.89 acre tract of land described by General Warranty Deed to Alton Wiley Knight and Carolyn Brack f/k/a Carolyn Ann Knight, as recorded in Volume 272, Page 162 of the Official Public Records of Caldwell County (O.P.R.C.C.) (hereinafter referred to as an 18.89 acre tract), and from which a 6-inch fence corner post found bears North 88° 36' 19" East, a distance of 2.57 feet;

**THENCE** North 73° 55' 56" East, along the common line of said 18.89 acre tract and said 58.24 acre tract, a distance of 667.17 feet to a Texas Department of Transportation Type II monument set on the proposed west right-of-way line of S.H. 130 (a variable width right-of-way) for the **POINT OF BEGINNING** of the herein described tract, said point being located 398.79 feet right of S.H. 130 Baseline Station 3208+25.32;

- 1) **THENCE** North 73° 55' 56" East, departing said proposed west right-of-way line and continuing along said common line and along a north line of the herein described tract, a distance of 626.11 feet to a calculated point for corner on the west right-of-way line of U.S. Highway 183 (a variable width right-of-way);



Page 2 of 5  
PARCEL 499B  
Rev. 1  
3/13/2009

- 2) **THENCE** South  $11^{\circ} 28' 38''$  East, departing said 18.89 acre tract and along the common line of said 58.24 acre tract and said west right-of-way line and along an east line of the herein described tract, a distance of 88.05 feet to a calculated point for corner, from which a Texas Department of Transportation Type I concrete monument found bears North  $11^{\circ} 30' 22''$  West, a distance of 13.63 feet;
- 3) **THENCE** South  $16^{\circ} 35' 48''$  East, continuing along said common line and along an east line of the herein described tract, a distance of 100.50 feet to a calculated point for corner;
- 4) **THENCE** South  $10^{\circ} 53' 10''$  East, continuing along said common line and along an east line of the herein described tract, passing at a distance of 647.54 feet, a calculated point at a common corner of said 58.24 acre tract and said 89 acre tract, and departing said 58.24 acre tract and along the common line of said 89 acre tract and said west right-of-way line and along an east line of the herein described tract, in all, a total distance of 1,366.10 feet to a calculated point for the northeast corner of a called 25.42 acre tract described by Warranty Deed to Ramesh C. Appareddy and wife, Vijayalakshmi Appareddy, as recorded in Volume 273, Page 203 of the O.P.R.C.C. (hereinafter referred to as a 25.42 acre tract);
- 5) **THENCE** South  $79^{\circ} 33' 50''$  West, departing said west right-of-way line and along the common line of said 25.42 acre tract and said 89 acre tract and along a south line of the herein described tract, a distance of 525.94 feet to a 1/2-inch iron rod set with a Texas Department of Transportation aluminum cap for corner on said proposed west right-of-way line of S.H. 130, said point being 415.00 feet right of S.H. 130 Baseline Station 3223+10.85;
- 6) **THENCE** North  $16^{\circ} 02' 17''$  West, departing said common line and along the common line of said proposed west right-of-way line and the west line of the herein described tract, a distance of 576.19 feet to a Texas Department of Transportation Type II monument set for corner;
- 7) **THENCE** South  $77^{\circ} 49' 46''$  West, continuing along said common line, a distance of 66.83 feet to a Texas Department of Transportation Type II monument set for corner;
- 8) **THENCE** North  $16^{\circ} 02' 17''$  West, continuing along said common line, passing at a distance of 147.33 feet a calculated point on the common line of said 58.24 acre tract and said 89 acre tract, and continuing along said common line, in all, a total distance of 167.15 feet to a Texas Department of Transportation Type II monument set for corner;



Page 3 of 5  
PARCEL 499B  
Rev. 1  
3/13/2009

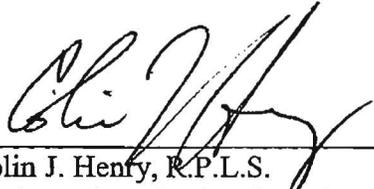
- 9) **THENCE** North 77° 49' 46" East, continuing along said common line, a distance of 66.83 feet to a Texas Department of Transportation Type II monument set for corner;
- 10) **THENCE** North 16° 02' 17" West, continuing along said common line, a distance of 88.33 feet to a Texas Department of Transportation Type II monument set for corner, said point being 415.00 feet right of S.H. 130 Baseline P.T. Station 3214+79.19;
- 11) **THENCE** North 13° 47' 58" West, continuing along said common line, a distance of 666.03 feet to the **POINT OF BEGINNING** of the herein described tract, and containing 906,372 square feet, 20.807 acres of land, more or less.

**NOTES:**

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

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

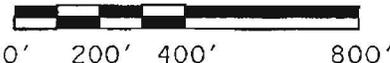
That I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under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

 3/13/09  
Colin J. Henry, R.P.L.S. Date  
Registered Professional Land Surveyor  
Texas Registration No. 5230  
Halff Associates, Inc.,  
4030 West Braker Lane  
Suite 450  
Austin, Texas 78759-5356  
512-252-8184



# PLAT TO ACCOMPANY PARCEL DESCRIPTION

GRAPHIC SCALE



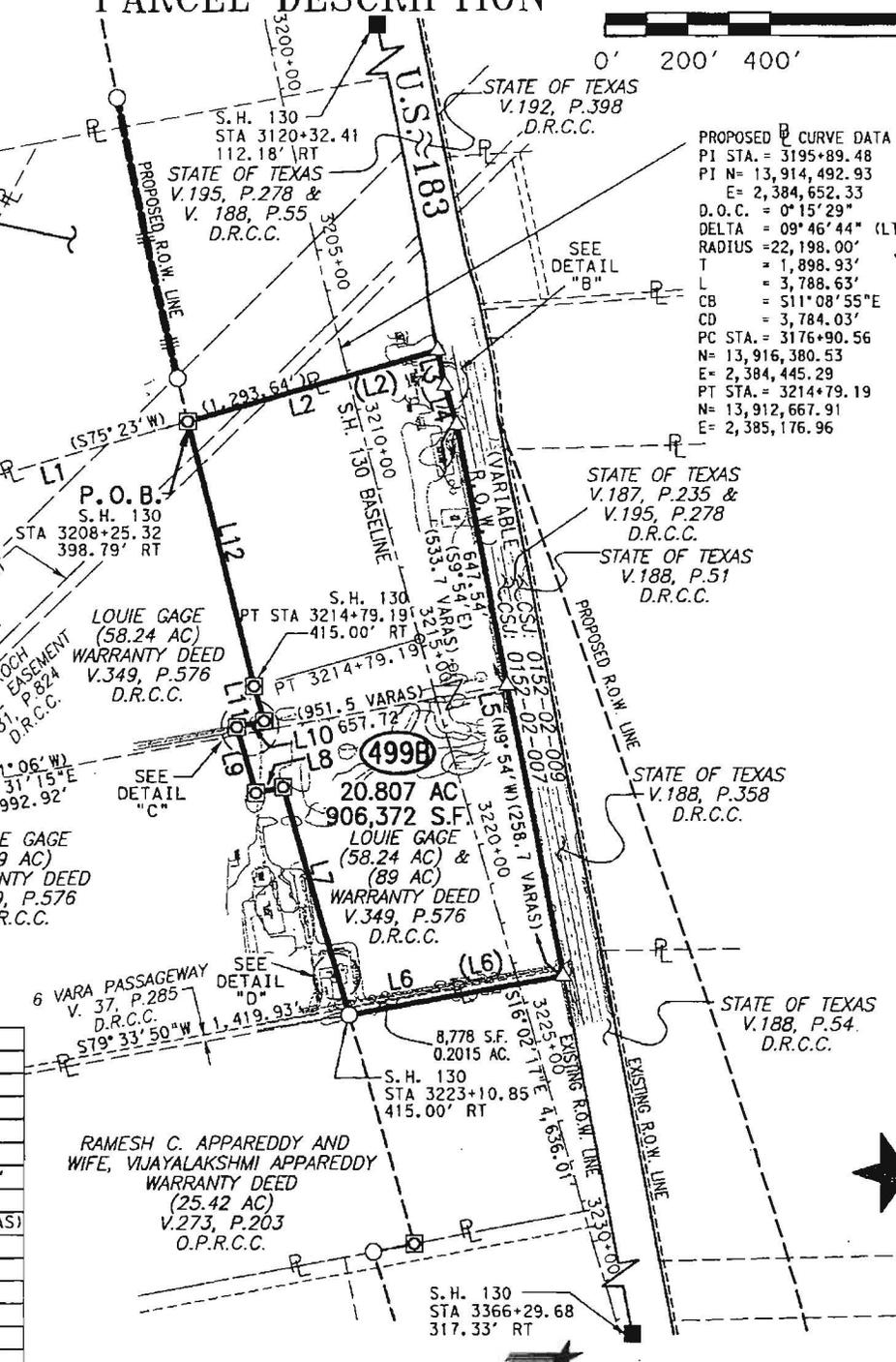
ALTON WILEY KNIGHT  
AND CAROLYN BRACK  
F/K/A CAROLYN ANN KNIGHT  
(18.89 AC)  
V.272, P.162  
GENERAL WARRANTY DEED  
O.P.R.C.C.

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

SEE  
DETAIL  
"A"

P.O.C.  
W/HALFF  
CAP

ISAAC JACKSON SURVEY  
ABSTRACT NO. 157



PROPOSED CURVE DATA  
 PI STA. = 3195+89.48  
 PI N = 13,914,492.93  
 E = 2,384,652.33  
 D.O.C. = 0°15'29"  
 DELTA = 09°46'44" (LT)  
 RADIUS = 22,198.00'  
 T = 1,898.93'  
 CB = 3,788.63'  
 CL = 511°08'55"E  
 CD = 3,784.03'  
 PC STA. = 3176+90.56  
 N = 13,916,380.53  
 E = 2,384,445.29  
 PT STA. = 3214+79.19  
 N = 13,912,667.91  
 E = 2,385,176.96

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N73° 55' 56" E	667.17'
L2	N73° 55' 56" E	626.11'
(L2)	(NONE)	
L3	S11° 28' 38" E	88.05'
L4	S16° 35' 48" E	100.50'
L5	S10° 53' 10" E	1,366.10'
L6	S79° 33' 50" W	525.94'
(L6)	(N81° 06' E)	(700.8 VARAS)
L7	N16° 02' 17" W	576.19'
L8	S77° 49' 46" W	66.83'
L9	N16° 02' 17" W	167.15'
L10	N77° 49' 46" E	66.83'
L11	N16° 02' 17" W	88.33'
L12	N13° 47' 58" W	666.03'
L13	N14° 34' 30" W	220.65'
(L13)	(N13° 03' W)	(220.88')

RAMESH C. APPAREDDY AND  
WIFE, VIJAYALAKSHMI APPAREDDY  
WARRANTY DEED  
(25.42 AC)  
V.273, P.203  
O.P.R.C.C.

Texas Department of Transportation  
© 2007

<p>4000 WEST BRANCKER LANE SUITE 450 AUSTIN, TEXAS 78759 (512) 252-4184</p>	PARCEL PLAT PARCEL 499B TURNPIKE PROJECT		PARCEL NUMBER <b>499B</b>	
	FILE P499B-R	STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION 20.807 ACRES 906,372 SQ. FT.
	SCALE 1"=400'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.D.W.-C. S. J. NO. 3583-01-002	TAX AREA 114.24 ACRES 4,976,294 SQ. FT.
			COUNTY CALDWELL	REMAINDER AREA 93.433 ACRES 4,069,922 SQ. FT.

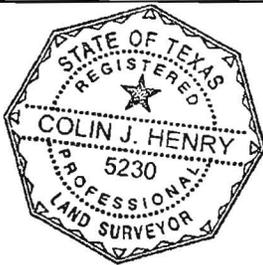
**LEGEND**

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ (IRON PIPE FOUND (SIZE NOTED)
- ▲ 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
- 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 Q OR R
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION

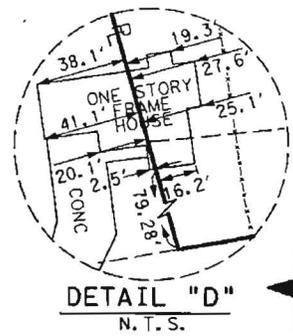
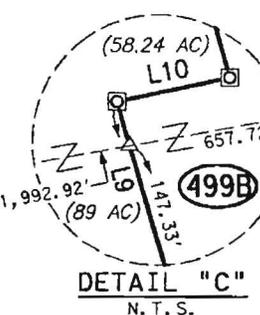
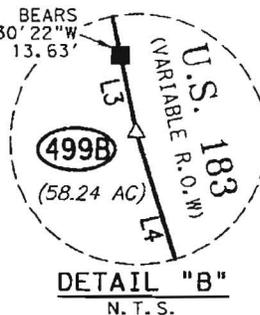
**PLAT TO ACCOMPANY  
PARCEL DESCRIPTION**

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS96 EPOCH 2002.00) TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S. H. 130 PROJECT VALUES. THE S. H. 130 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00013. BASED ON CONTROL MONUMENTS N0280027 AND N0280037 AS PUBLISHED BY TXDOT.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 0506056 , EFFECTIVE DATE AUGUST 05, 2008.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: 10.b.
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S. H. 130 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE S. H. 130 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "DENIAL OF ACCESS LINE".

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



*Colin J. Henry* 3/13/09  
COLIN J. HENRY REGISTERED PROFESSIONAL LAND SURVEYOR DATE  
TEXAS REGISTRATION NO. 5230



	PARCEL PLAT		PARCEL NUMBER	499B		
	PARCEL 499B		ACRES	20.807	SQUARE FEET	906,372
	FILE	TURNPIKE PROJECT	DISTRICT	ACQUISITION	114.24	4,976,294
	P499B-R	STATE HIGHWAY 130	AUS	TAX AREA	93.433	4,069,922
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	REMAINDER AREA			
NONE	BOR 2004(620)	3583-01-002				

September 2009  
Parcel 499B

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

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

Title to all that 1,068 square-foot, 3-bedroom, 2-bath Wood Frame Residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed westerly right-of-way line, with the result that the portion of the said improvement lying adjacent to said right-of-way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of said improvements.

Job No. 06-2481  
June 29, 2007  
Revised 04-02-08  
Changed CSJ number  
Revised 09-18-09  
Removed original survey No. 442, Abstract No. 312 from preamble

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

**PROPERTY DESCRIPTION OF PARCEL NO. 15**

Being a 4.359 acre (189,854 square feet) parcel of land, more or less, being out of the Rosario Perez Survey No. 278, Abstract No. 460, Comal County, Texas, being out of a called 39.85 acre tract conveyed to Dora Hummel by deed filed for record on May 7, 1986 and recorded in Volume 507, Page 218, Official Public Records, Comal County, Texas, which 4.359 acre (189,854 square feet) of land more particularly described by metes and bounds as follows:

- BEGINNING** at a point\*\* at the intersection of the proposed northeast right-of-way line of State Highway No. 46, with the southeast boundary line of the Dora Hummel called 39.85 acre tract, said point being in the northwest boundary line of the Leola Jahns called 39.85 acre tract recorded in Volume 507, Page 216, Official Public Records, Comal County, Texas, said point being 120.84 feet left of proposed centerline station 2014+48.58, said point bears South. 52°25'52" West, a distance of 903.85 feet from a ½" rebar found at the north corner of the Leola Jahns called 39.85 acre tract, the east corner of the Dora Hummel called 39.85 acre tract;
- (1) **THENCE** South. 52°25'52" West, along the southeast boundary line of the Dora Hummel called 39.85 acre tract, the northwest boundary line of the Leola Jahns called 39.85 acre tract, a distance of 67.43 feet to a ½" rebar found for corner in the existing northeast right-of-way line of State Highway No. 46, said point being the south corner of the Dora Hummel called 39.85 acre tract, the west corner of the Leola Jahns called 39.85 acre tract, said point being in the arc of a curve to the left;
  - (2) **THENCE** along the southwest boundary line of the Dora Hummel called 39.85 acre tract, the existing northeast right-of-way line of State Highway No. 46, curving to the left with a radius of 2914.93 feet, a central angle of 03°50'47", an arc length of 195.68 feet, a chord bearing North. 55°19'03" West, a distance of 195.64 feet to a point\*\* for the point of tangency;
  - (3) **THENCE** North. 57°14'27" West, continuing along the existing northeast right-of-way line of State Highway No. 46, a distance of 1089.56 feet to a Type I Texas Department of Transportation (TxDOT) monument found for corner at the south end of a cutback line at the intersection of the existing northeast right-of-way line of State Highway No. 46 with the existing southeast right-of-way line of R.M. 2722 (120' right-of-way) recorded in Volume 142, Page 269, Deed Records, Comal County, Texas;
  - (4) **THENCE** North. 09°32'17" West, along said cutback line, a distance of 134.83 feet to a Type I TxDOT monument found for corner at the north end of said cutback line at the beginning of a curve to the left;

- (5) **THENCE** along the northwest boundary line of the Dora Hummel called 39.85 acre tract, the existing southeast right-of-way line of R.M. 2722, curving to the left with a radius of 1492.39 feet, a central angle of  $18^{\circ}59'40''$ , an arc length of 494.75 feet, a chord bearing North.  $26^{\circ}46'32''$  East, a distance of 492.49 feet to a  $\frac{1}{2}$ " rebar found for corner at the western most corner of the Dora Hummel called 39.85 acre tract, said point being 639.53 feet left of proposed centerline station 2000+09.94, said point also being the south corner of Lot 1, Bear Creek Estates Subdivision, recorded in Volume 2, Page 88, Map and Plat Records, Comal County, Texas;
- (6) **THENCE** North.  $86^{\circ}44'04''$  East, along the proposed southeast right-of-way line of R.M. 2722, the north boundary line of the Dora Hummel called 39.85 acre tract, the south boundary line of Lot 1, a distance of 10.67 feet to a point\* for corner at the intersection of the north boundary line of the Dora Hummel called 39.85 acre tract with the proposed southeast right-of-way line of R.M. 2722, said point being 645.81 feet left of proposed centerline station 2000+18.57, said point bears South.  $86^{\circ}44'04''$  West, a distance of 65.43 feet from a found fence corner post for an angle point in the north boundary line of the Dora Hummel called 39.85 acre tract, said point also being the beginning of a curve to the right;
- (7) **THENCE** along the proposed southeast right-of-way line of R.M. 2722, curving to the right with a radius of 1502.39 feet, an arc length of 255.14 feet, a central angle of  $09^{\circ}43'49''$ , a chord bearing South.  $22^{\circ}00'02''$  West, at a distance of 254.84 feet to a point\* for corner at the intersection of the proposed southeast right-of-way line of R.M. 2722 with the proposed northeast right-of-way line of State Highway No. 46, said point being 395.46 feet left of proposed centerline station 2000+66.14, said point being the beginning of an Access Denial Line for this parcel;
- (8) **THENCE** along the proposed northeast right-of-way line of State Highway No. 46 and the Access Denial Line, the following courses and distances:
- a. South.  $57^{\circ}14'27''$  East, along the Access Denial Line, a distance of 181.20 feet to a point\* for corner at 395.46 feet left of proposed centerline station 2002+47.34, said point being the beginning of a curve to the right;
  - b. along the Access Denial Line, curving to the right with a radius of 1682.74 feet, an arc length of 208.69 feet, a central angle of  $07^{\circ}06'20''$ , a chord bearing South.  $31^{\circ}03'07''$  West, a distance of 208.55 feet to a point\* for corner at 187.00 feet left of proposed centerline station 2002+53.56, said point being the end of the Access Denial Line for this parcel;
  - c. South.  $57^{\circ}14'27''$  East, a distance of 280.76 feet to a point\* for angle at 187.00 feet left of proposed centerline station 2005+34.32;
  - d. South.  $49^{\circ}03'38''$  East, a distance of 84.34 feet to a point\* for angle at 175.00 feet left of proposed centerline station 2006+17.80;
  - e. South.  $57^{\circ}14'27''$  East, a distance of 39.23 feet to a point\* for angle at 175.00 feet left of proposed centerline station 2006+57.03, said point being the beginning of a curve to the right;
  - f. curving to the right with a radius of 1971.86 feet, a central angle of  $08^{\circ}16'55''$ , an arc length of 285.03 feet, a chord bearing South.  $53^{\circ}06'00''$  East, a distance of 284.77 feet to a

point\* for the point of tangency at 154.44 feet left of proposed centerline station 2009+41.06;

- g. South. 46°15'33" East, at a distance of 61.40 feet passing a point\*\*\* for the beginning of an Access Denial Line for this parcel at 142.74 feet left of proposed centerline station 2010+01.33, continuing along the Access Denial Line, a distance of 148.83 feet, a total distance of 210.23 feet, to a point\* for angle at 114.39 feet left of proposed centerline station 2011+47.44;
- h. South. 48°59'07" East, continuing along the Access Denial Line, a distance of 157.67 feet to a point\* for interior corner at 94.67 feet left of proposed centerline station 2012+99.31;
- i. North. 41°00'53" East, continuing along the Access Denial Line, a distance of 50.00 feet to a point\* for corner at 144.43 feet left of proposed centerline station 2013+04.04;
- j. South. 48°59'07" East, continuing along the Access Denial Line, a distance of 140.00 feet to a point\* for angle at 133.97 feet left of proposed centerline station 2014+37.20;
- k. South. 03°59'07" East, continuing along the Access Denial Line, a distance of 17.72 feet to the **PLACE OF BEGINNING** containing 4.359 acres (189,854 square feet) of land, more or less.

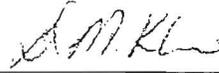
Note: The basis of bearing recited herein is the Texas Department of Transportation right-of-way map of State Highway No. 46. This description was prepared from a survey made on the ground by employees of M.D.S. Land Surveying Company, Inc. The square footage recited herein is based on mathematical calculations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

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

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

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

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



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



**LEGEND**

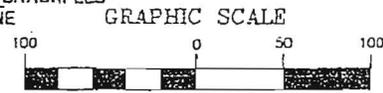
- D.E. EXISTING DRAINAGE EASEMENT
- M.E. EXISTING MAINTENANCE EASEMENT
- B.S.L. EXISTING BUILDING SETBACK LINE
- (X) PARCEL NUMBER
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- ||— ACCESS DENIAL LINE
- P — PROPERTY LINE
- - - - - EASEMENT LINE

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

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C2	10°59'40"	1482.39	484.75	248.87	N26°48'32"E	482.48
C3	8°43'48"	1502.39	255.14	127.88	S22°00'02"W	254.84
C4	7°06'20"	1682.74	208.69	104.48	S31°03'07"W	208.55

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°44'04"E	10.87

OWNER: DORA HUMMEL  
CALLED 39.85 ACRES  
VOLUME 507 PAGE 218, O.P.R.

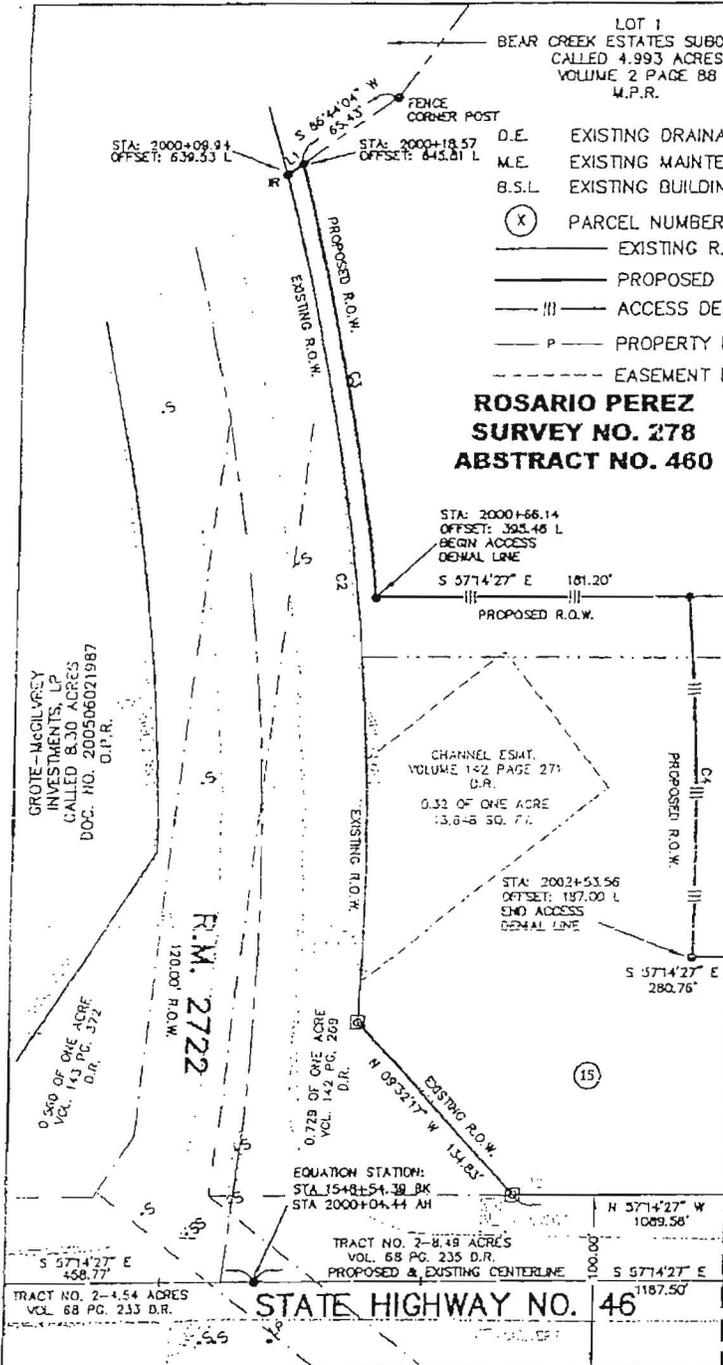


- REVISIONS:**
- 06-08-07 (1 inch = 100 feet.)
  - \*ADDED ACREAGE IN DRAINAGE EASEMENT
  - 04-02-08
  - \*CHANGED CSJ NUMBER
  - 03-18-08
  - \*REMOVED JOHANN KNEUPPER SURVEY NO. 442, ABS. NO. 312
- NOTES**

1. A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON NAD83(86) TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE) AS FURNISHED BY TxDOT.
3. COORDINATES AND DISTANCES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. STATION AND OFFSETS SHOWN ARE BASED ON CENTERLINE.
5. THE SQUARE FOOTAGE RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND IS SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
6. THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENTS AND NOT BASED ON FIELD DIMENSIONS.
7. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE".
8. THE MONUMENTS DESCRIBED AND SET HEREON MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MONUMENT UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

LOT 1  
BEAR CREEK ESTATES SUBDIVISION  
CALLED 4.993 ACRES  
VOLUME 2 PAGE 88  
M.P.R.

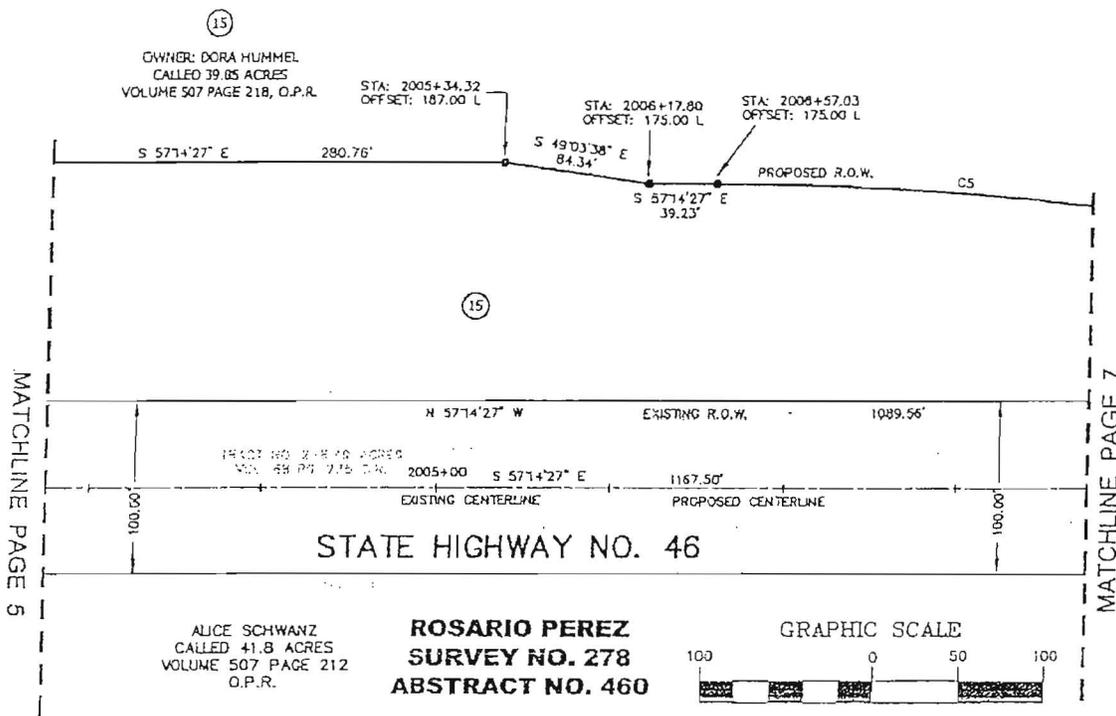
**ROSARIO PEREZ  
SURVEY NO. 278  
ABSTRACT NO. 460**



MATCHLINE PAGE 6



 TEXAS DEPARTMENT OF TRANSPORTATION		
DIST. 15	PLAT OF PARCEL 15	COUNTY COMAL
R.O.W. C.S.J. 0215-02-050	S.H. 46	SURVEY DATE JUNE 29, 2007
R.O.W. ACQUISITION: 4.359 ACRES (189,854 sq. ft.)		
REMAINDER: 35.49 ACRES		



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
CS	87°35'	1971.86	285.03	142.76	S53°06'00"E	284.77

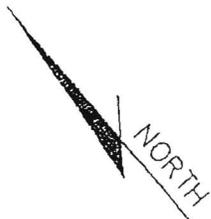
REVISIONS:  
08-08-07  
\*ADDED ACREAGE IN DRAINAGE EASEMENT  
04-02-08  
\*CHANGED CSJ NUMBER  
08-18-08  
\*REMOVED JOHANN KNEUPPER SURVEY NO. 442, ABS. NO. 312

LEGEND

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

NOTES

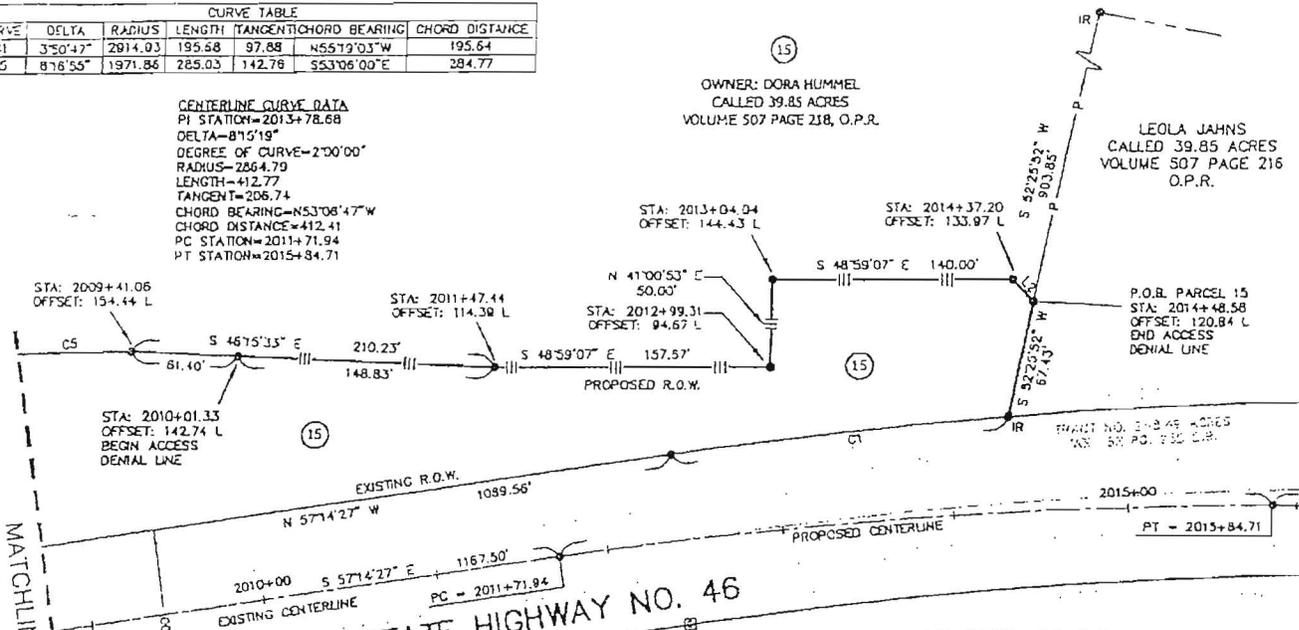
1. A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON NAD83(86) TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE) AS FURNISHED BY TxDOT.
3. COORDINATES AND DISTANCES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. STATION AND OFFSETS SHOWN ARE BASED ON CENTERLINE.
5. THE SQUARE FOOTAGE RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND IS SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
5. THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENTS AND NOT BASED ON FIELD DIMENSIONS.
7. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE".
8. THE MONUMENTS DESCRIBED AND SET HEREON MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MONUMENT UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.



 TEXAS DEPARTMENT OF TRANSPORTATION		
DIST. 15	PLAT OF PARCEL 15	COUNTY COMAL
R.O.W. C.S.J. 0215-02-050	S.H. 46	SURVEY DATE JUNE 29, 2007
R.O.W. ACQUISITION: 4.359 ACRES (189,854 sq. ft.)		
REMAINDER: 35.49 ACRES		

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT/CHORD BEARING	CHORD DISTANCE
C1	3°50'47"	2014.03	195.58	97.88 N55°19'03"W	195.64
C5	8°16'55"	1971.86	285.03	142.78 S53°06'00"E	284.77

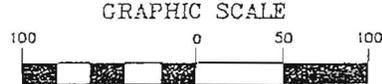
**CENTERLINE CURVE DATA**  
 PI STATION=2013+78.68  
 DELTA=8°15'19"  
 DEGREE OF CURVE=2°00'00"  
 RADIUS=2064.79  
 LENGTH=412.77  
 TANGENT=206.74  
 CHORD BEARING=N53°08'47"W  
 CHORD DISTANCE=412.41  
 PC STATION=2011+71.94  
 PT STATION=2015+84.71



MATCHLINE PAGE 6

**ROSARIO PEREZ**  
**SURVEY NO. 278**  
**ABSTRACT NO. 460**

Alice Schwanz  
CALLED 41.8 ACRES  
VOLUME 507 PAGE 212  
O.P.R.



- REVISIONS:  
 08-08-07 (1 inch = 100 feet)  
 \*ADDED ACREAGE IN DRAINAGE EASEMENT  
 04-02-08  
 \*CHANGED CSJ NUMBER  
 09-18-09  
 \*REMOVED JOHANN KNEUPPER SURVEY NO. 442, ABS. NO. 312

**LEGEND**

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

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S03°59'07"E	17.72



**NOTES**

- A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
- BEARINGS ARE BASED ON NAD83(86) TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE) AS FURNISHED BY TxDOT.
- COORDINATES AND DISTANCES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00017.
- STATION AND OFFSETS SHOWN ARE BASED ON CENTERLINE.
- THE SQUARE FOOTAGE RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND IS SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
- THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENTS AND NOT BASED ON FIELD DIMENSIONS.
- ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE".
- THE MONUMENTS DESCRIBED AND SET HEREON MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MONUMENT UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

<p>TEXAS DEPARTMENT OF TRANSPORTATION</p>		
DIST. 15	PLAT OF PARCEL 15 S.H. 46	COUNTY COMAL
R.O.W. C.S.J. 0215-02-050		SURVEY DATE JUNE 29, 2007
R.O.W. ACQUISITION: 4.359 ACRES (189,854 sq. ft.)		
REMAINDER: 35.49 ACRES		

Account No.: 8023-1-81  
C.S.J. No.: 3131-03-008  
County: Lampasas  
Highway: FM 2657

Property Description of  
Parcel 6A

**BEING** 0.493 of an acre of land situated in the Isom Clark Survey, Abstract No. 126, in the City of Copperas Cove Lampasas County, Texas, being part of a 5.20 acre tract of land described as Tract 1 in a Correction Deed to David J. Spicer, recorded in Volume 437, Page 474 of the Deed Records of Lampasas County, Texas, also being out of a 119.640 acre tract of land described in deed to Paul Spicer, recorded in Volume 314, Page 888 of the Deed Records of Lampasas County, Texas, said 0.493 acre of land being more particularly described as follows:

Commencing at a 3/8 inch iron rod found for the southwest corner of said 5.20 acre Tract 1 described in a Correction Deed to David J. Spicer, recorded in Volume 437, Page 474 of the Deed Records of Lampasas County, Texas; thence with the west line of said 5.20 acre Tract 1, North 04°21'02" West, a distance of 426.13 feet to a 5/8 inch iron rod with a 1 1/4 inch cap found on the west line of said 5.20 acre tract for the **POINT OF BEGINNING**, also being 105.47 feet right of and perpendicular to said US Highway 190 proposed centerline station 23+18.32;

- (1) **THENCE**, North 04°21'02" West, a distance of 16.15 feet to a 1/2 inch iron rod found in the existing south right-of-way line of said US Highway 190, also being 89.32 feet right of and perpendicular to said US Highway 190 proposed centerline station 23+18.33;
- (2) **THENCE**, North 85°40'06" East, with the existing south right-of-way line of said US Highway 190, a distance of 512.22 feet to a 3/8 inch iron rod found for the northeast corner of this parcel;
- (3) **THENCE**, South 04°21'02" East, with the east line of said 5.20 acre tract a distance of 67.66 feet to a 3/4 inch steel rod with 2 inch aluminum cap set for the southeast corner of this parcel, and the beginning of an Access Denial Line, also being 157.21 feet right of and perpendicular to said US Highway 190 proposed centerline station 28+30.54;
- (4) **THENCE**, North 88°35'22" West, with the proposed south right-of-way line of said US Highway 190, and said Access Denial Line, a distance of 514.82 feet to the **POINT OF BEGINNING** and the end of said Access Denial Line, containing 0.493 of an acre of land.

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

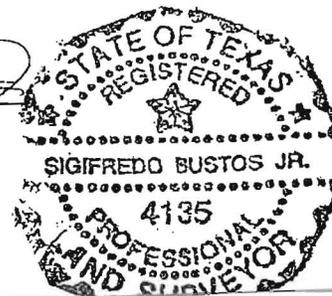
**Revisions:**

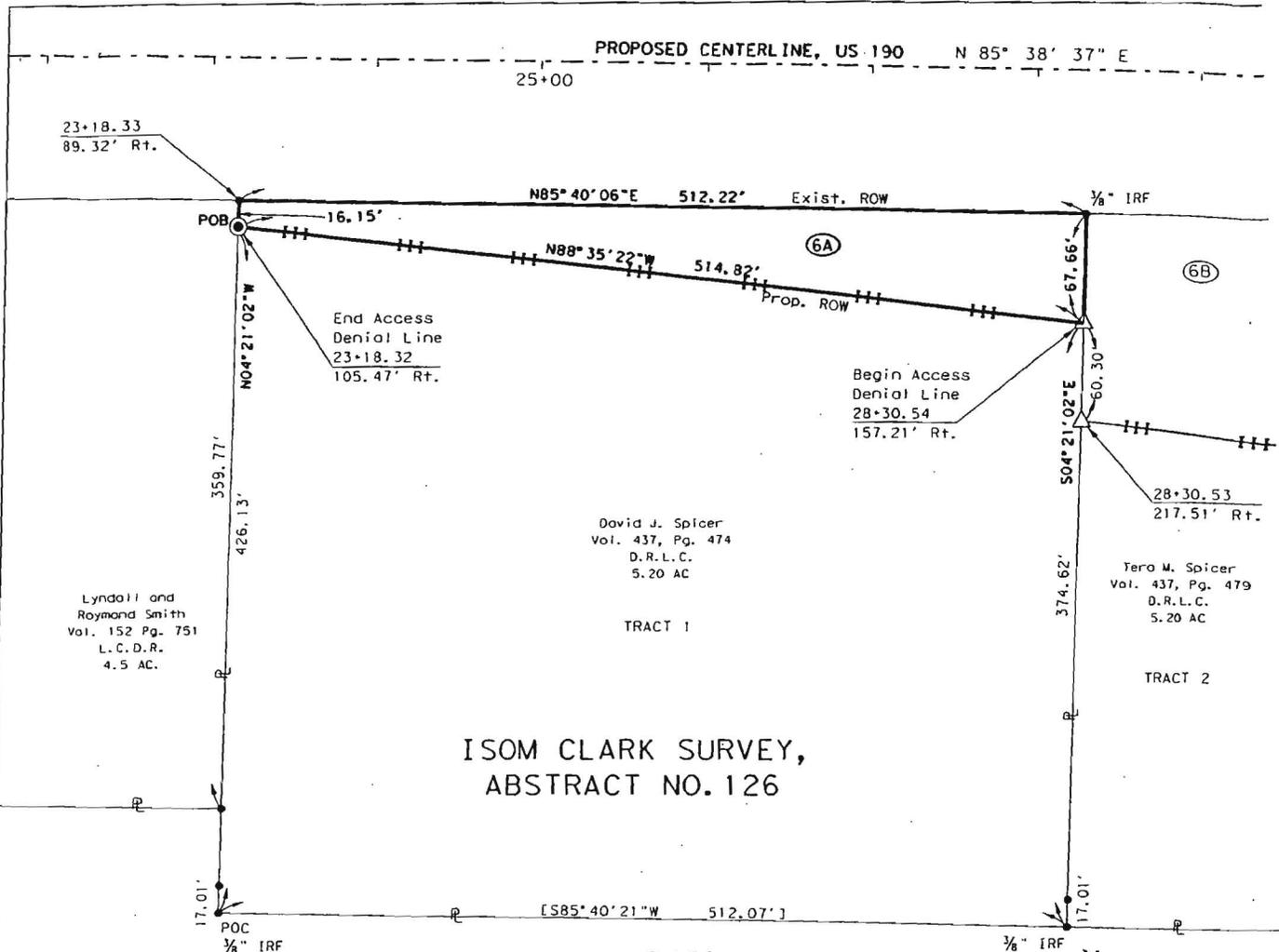
Oct. 26, 2007: Correction Deed changed the David J. Spicer Tract acreage from 5.0 Acres to 5.20 Acres.  
April 2, 2008: To allow access to the highway from the remainder.

Bearings are grid bearings and distances are surface distances based on the Texas State Plane Coordinate System, NAD 83, Central Zone, as provided by the Texas Department of Transportation. A plat of even date herein accompanies this legal description. The survey was completed on June 6, 2007.



Texas Department of Transportation  
Sigifredo Bustos Jr.  
Registered Professional Land Surveyor  
Of the State of Texas No. 4135





ISOM CLARK SURVEY,  
ABSTRACT NO. 126

STATE OF TEXAS  
LAMPASAS COUNTY

PLAT OF 0.493 ACRES OF LAND OUT OF A 5.20 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, IN A CORRECTION DEED TO DAVID J. SPICER, RECORDED IN VOLUME 437, PAGE 474 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, ALSO BEING OUT OF A 119.640 ACRE TRACT OF LAND DESCRIBED IN A DEED, TO PAUL SPICER, RECORDED IN VOLUME 314, PAGE 888 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND BEING OUT OF THE ISOM CLARK SURVEY, ABSTRACT NO. 126, IN THE CITY OF COPPERAS COVE, LAMPASAS COUNTY, TEXAS.

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FORM THE REMAINDER OF THE ABUTTING PROPERTY.

THIS SURVEY REPRESENTS THE ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION. A LEGAL DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS PLAT. FIELD WORK WAS COMPLETED ON JUNE 6, 2007.

ALL BEARINGS ARE GRID BEARINGS AND DISTANCES ARE SURFACE DISTANCES, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, AS PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

Paul Spicer  
Vol. 314, Pg. 888  
D.R.L.C.  
119.64 AC



*Sigifredo Bustos Jr.*  
Sigifredo Bustos, Jr.  
Registered Professional Land Surveyor  
of the State of Texas, No. 4135

LEGEND:

EXIST. R.O.W. LINE	---
PROP. R.O.W. LINE	---
PROPERTY LINE	—P—
ACCESS DENIAL LINE	--- ---
SURVEY LINE	---
EXIST. R.O.W. MARKER	■
1/2" IRF (FOUND)	●
1/2" IR SET	○
PARCEL NUMBER	⊗
3/8" IRON ROD FOUND WITH 1/4" CAP	⊙
1/4" STEEL ROD W/ 2" ALUM. CAP FND.	▲

REVISIONS:  
10/26/2007: Correction deed changed the David J. Spicer tract from 5 acres to 5.2 acres.

4/2/2008: To allow access to the highway from the remainder.

Texas Department of Transportation  
FM 2657

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DIST NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
BROWNWOOD	PARCEL 6A	LAMPASAS
ACCOUNT NO.	8023-1-81	DATE OF SURVEY
		JUNE 6, 2007
	FM HIGHWAY: 2657	
	R.O.W. C. S. J. NO: 3131-03-008	

Account No.: 8023-1-81  
C.S.J. No.: 3131-03-008  
County: Lampasas  
Highway: FM 2657

Property Description of  
Parcel 6B

**BEING** 1.916 acres of land situated in the Isom Clark Survey, Abstract No. 126, in the City of Copperas Cove, Lampasas County, Texas, being part of a 5.20 acre tract of land described as Tract 2 in a Correction Deed to Tera M. Spicer, recorded in Volume 437, Page 479 of the Deed Records of Lampasas County, Texas, which 5.20 acre tract land is out of the 119.640 acre tract of land described in deed to Paul Spicer, recorded in Volume 314, Page 888 of the Deed Records of Lampasas County, Texas, said 1.916 acres of land being more particularly described as follows:

Commencing at a 3/8 inch iron rod found for the southwest corner of said 5.20 acre Tract 2 described in a Correction Deed to Tera M. Spicer, recorded in Volume 437, Page 479 of the Deed Records of Lampasas County, Texas; thence with the west line of said 5.20 acre tract, North 04°21'02" West, a distance of 314.32 feet to a 3/4 inch aluminum rod with 2 inch aluminum cap set on the west line of said 5.20 acre tract, also being the east line of a 5.20 acre tract of land recorded in Volume 437, Page 474 of said Deed Records for the **POINT OF BEGINNING**, also being 217.51 feet right of and perpendicular to proposed US Highway 190 centerline station 28+30.53;

- (1) **THENCE**, North 04°21'02" West, a distance of 127.96 feet to a 3/8 inch iron rod found in the existing south right-of-way line of said US Highway 190, for the northwest corner of this parcel;
- (2) **THENCE**, North 85°40'06" East, with the existing south right-of-way line of said US Highway 190, a distance of 278.36 feet to a point, under water, for a northerly corner of this parcel;
- (3) **THENCE**, North 66°02'47" East, with the existing south right-of-way line of said US Highway 190, a distance of 227.71 feet to a 3/8 inch iron rod found for the northeast corner of this parcel;
- (4) **THENCE**, South 04°19'36" East, with the east line of said 5.20 acre Tract 2 a distance of 253.98 feet to a 3/4 inch aluminum rod with 2 inch aluminum cap set for the southeast corner of this parcel and the beginning of Access Denial Line "D", also being 267.27 feet right of and perpendicular to US Highway 190 proposed centerline station 33+23.30;
- (5) **THENCE**, North 88°35'22" West, with the proposed south right-of-way line of said US Highway 190 and said Access Denial Line "D", at a distance of 217.76 feet set a 5/8 inch iron rod with 2" aluminum cap for the end of Access Denial Line "D", at a distance of 277.76 feet set a 5/8 inch iron rod with 2" aluminum cap for the beginning of Access Denial Line "E", and continuing for a total distance of 495.26 feet to the **POINT OF BEGINNING** and the end of Access Denial Line "E", containing 1.916 acres of land.

Access is prohibited across "Access Denial Lines "D" and "E" to the highway facility from the remainder of the abutting property.

**Revision:**

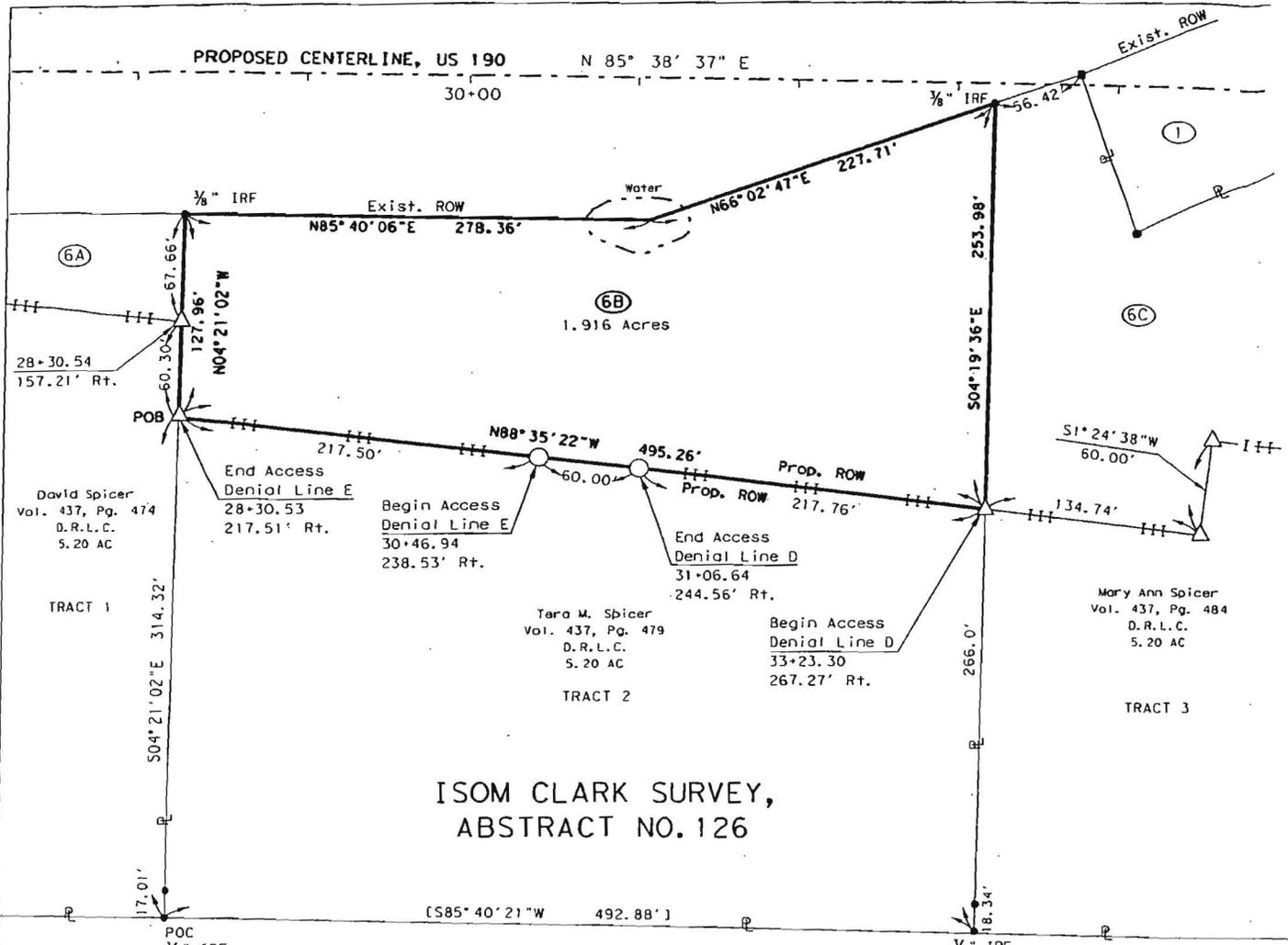
Oct. 26, 2007; Correction Deed changed the Tera M. Spicer Tract acreage from 5.0 Acres to 5.20 Acres.  
April 2, 2008; The Parcel and the Access Denial Line were modified to provide access to the Highway Facility.

Bearings are grid bearings and distances are surface distances based on the Texas State Plane Coordinate System, NAD 83, Central Zone, as provided by the Texas Department of Transportation. A plat of even date herein accompanies this legal description. The survey was completed on April 2, 2008.



Texas Department of Transportation  
Sigifredo Bustos Jr.  
Registered Professional Land Surveyor  
Of the State of Texas No. 4135





ISOM CLARK SURVEY,  
ABSTRACT NO. 126

STATE OF TEXAS  
LAMPASAS COUNTY

PLAT OF 1.916 ACRES OF LAND OUT OF A 5.20 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, IN A CORRECTION DEED TO TERA M. SPICER, RECORDED IN VOLUME 437, PAGE 479 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, ALSO BEING OUT OF A 119.640 ACRE TRACT OF LAND DESCRIBED IN A DEED TO PAUL SPICER, RECORDED IN VOLUME 314, PAGE 888 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND BEING OUT OF THE ISOM CLARK SURVEY, ABSTRACT NO. 126, IN THE CITY OF COPPERAS GOVE, LAMPASAS COUNTY, TEXAS.

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FORM THE REMAINDER OF THE ABUTTING PROPERTY.

THIS SURVEY REPRESENTS THE ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION. A LEGAL DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS PLAT. FIELD WORK WAS COMPLETED ON APRIL 2, 2008.

ALL BEARINGS ARE GRID BEARINGS AND DISTANCES ARE SURFACE DISTANCES, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, AS PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.



*Sigifredo Bustos Jr.*  
Sigifredo Bustos, Jr.  
Registered Professional Land Surveyor  
of the State of Texas, No. 4135

LEGEND:	
EXIST. R.O.W. LINE	---
PROP. R.O.W. LINE	—
PROPERTY LINE	— —
ACCESS DENIAL LINE	
SURVEY LINE	---
EXIST. R.O.W. MARKER	■
1/2" IRF (FOUND) - unless noted	●
1/2" IR SET	○
PARCEL NUMBER	⊗
5/8" IRON ROD FOUND WITH 1/4" CAP - unless otherwise noted	⊙
5/8" IR W/ 2" CAP SET (ACCESS DENIAL)	⊖
3/4" ALUM. ROD W/ 2" ALUM. CAP END	⊕

Texas Department of Transportation  
FM 2657

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DIST NAME	PLAT OF A SURVEY OF PROPERTY	DATE OF SURVEY
BROWNWOOD	PARCEL 6B	APRIL 2, 2008
ACCOUNT NO.	FM HIGHWAY: 2657	
8023-1-81	R.O.W. C.S.J. NO: 3131-03-008	

REVISIONS:  
10/26/2007: Correction deed changed the Tera M. Spicer tract from 5 acres to 5.2 acres.  
4/2/2008: To allow access to the highway from the remainder.

Account No.: 8023-1-81  
C.S.J. No.: 3131-03-008  
County: Lampasas  
Highway: FM 2657

Property Description of  
Parcel 6C

**BEING** 1.810 acres of land situated in the Isom Clark Survey, Abstract No. 126, in the City of Copperas Cove, Lampasas County, Texas, being part of a 5.20 acre tract of land described as Tract 3 in a Correction Deed to Mary Ann Spicer, recorded in Volume 437, Page 484 of the Deed Records of Lampasas County, Texas, which 5.20 acre Tract 3 is out of the 119.640 acre tract of land described in deed to Paul Spicer, recorded in Volume 314, Page 888 of the Deed Records of Lampasas County, Texas, said 1.810 acres of land being more particularly described as follows:

Commencing at a 3/8 inch iron rod found for the southwest corner of said 5.20 acre Tract 3 described in a Correction Deed to Mary Ann Spicer, recorded in Volume 437, Page 484 of the Deed Records of Lampasas County, Texas; thence with the west line of said 5.20 acre Tract 3, North 04°19'36" West, a distance of 266.00 feet to a 3/4 inch aluminum rod with 2 inch aluminum cap set on the west line of said 5.20 acre Tract 3, also being the east line of a 5.20 acre Tract 2 of land recorded in Volume 437, Page 479 of said Deed Records for the **POINT OF BEGINNING**, also being 267.27 feet right of and perpendicular to US Highway 190 proposed centerline station 33+23.30;

- (1) **THENCE**, North 04°19'36" West, a distance of 253.98 feet to a 3/8 inch iron rod found in the existing south right-of-way line of said US Highway 190, for the northwest corner of this parcel;
- (2) **THENCE**, North 66°02'47" East, with the existing south right-of-way line of said US Highway 190, a distance of 56.42 feet to a Type I TxDOT ROW monument found for the north corner of this parcel and the northwest corner of a 1.566 acre tract of land described in Volume 434, Page 552 of said Deed Records;
- (3) **THENCE**, South 25°03'16" East, with an easterly line of said 5.20 acre Tract 3 and the west line of a tract of land described in Volume 434, Page 552 of said Deed Records, a distance of 104.25 feet to a 1 inch square tubing found for an interior corner of this parcel and the southwest corner of said 1.566 acre tract of land;
- (4) **THENCE**, North 59°27'04" East, a distance of 185.22 feet to a 1/2 inch iron rod found for a northerly corner of this parcel and the northwest corner of a 1.978 acre tract of land described in Volume 424, Page 595 of said Deed Records;
- (5) **THENCE**, South 26°58'32" East, with an easterly line of said 5.20 acre Tract 3 and the west line of said 1.978 acre tract of land, a distance of 236.59 feet to a 1/2 inch iron rod found for an interior corner of this parcel and the southwest corner of said 1.978 acre tract of land;
- (6) **THENCE**, North 69°42'33" East, along a northerly line of said 5.20 acre Tract 3 and the south line of said 1.978 acre tract of land, a distance of 225.11 feet to a 1/2 inch iron rod found for the northeast corner of this parcel and the southeast corner of said 1.978 acre tract of land;
- (7) **THENCE**, South 24°08'33" East, with the east line of said 5.20 acre Tract 3 and the west line of a 1.494 acre tract of land described in Volume 429, Page 445 of said Deed Records, a distance of 107.20 feet to a 5/8 inch iron rod with 1 1/4 inch cap found for the southeast corner of this parcel and the beginning of Access Denial Line "A", also being 275.34 feet right of and radial to FM 2657 proposed centerline station 7+55.37, and 265.89 feet right of and perpendicular to US Highway 190 proposed centerline station 39+33.03;
- (8) **THENCE**, North 88°35'22" West, with the proposed south right-of-way line of said US Highway 190 and Access Denial Line "A", a distance of 462.34 feet to a 3/4 inch aluminum rod with 2 inch aluminum cap set for an interior corner of this parcel and the end of said Access Denial Line "A", being 221.14 feet right of and perpendicular to US Highway 190 proposed centerline station 34+63.37;

Account No.: 8023-1-81  
C.S.J. No.: 3131-03-008  
County: Lampasas  
Highway: FM 2657

Property Description of  
Parcel 6C

- (9) **THENCE**, South 01°24'38" West, with the proposed south right-of-way line of said US Highway 190, a distance of 60.00 feet to a 3/4 inch aluminum rod with 2 inch aluminum cap set for an interior corner of this parcel and the beginning of Access Denial Line "C", being 280.83 feet right of and perpendicular to US Highway 190 proposed centerline station 34+57.33;
- (10) **THENCE**, North 88°35'22" West, with the proposed south right-of-way line of said US Highway 190 and Access Denial Line "C", a distance of 134.74 feet to the **POINT OF BEGINNING** and the end of said Access Denial Line "C", containing 1.810 acres of land.

**IN ADDITION** Access Denial Line "B" delineating a denial of access to the transportation facility from the adjacent property along the common boundary of US Highway 190 and FM 2657 as conveyed by deed to the State of Texas, as recorded in Volume 429, Page 445 of the Deed Records of Lampasas County, Texas, said Access Denial Line "B" being more particularly described by metes and bounds as follows:

Commencing at a 3/8 inch iron rod found for the southwest corner of said 5.20 acre Tract 3 of land described in deed to Mary Ann Spicer, recorded in Volume 437, Page 484 of the Deed Records of Lampasas County, Texas; thence with the west line of said 5.20 acre Tract 3, North 04°19'36" West, a distance of 266.00 feet to a 3/4 inch aluminum rod with 2 inch aluminum cap set on the west line of said 5.20 acre Tract 3, also being the east line of a 5.20 acre Tract 2 of land recorded in Volume 437, Page 479 of said Deed Records and the End of Access Denial Line "C", Thence, South 88° 35' 22" East, along the proposed south right-of-way line of said US Highway 190, a distance of 134.74 feet to a 3/4 inch aluminum rod with 2 inch aluminum cap found and the Beginning of Access Denial Line "C"; thence North 01° 24' 38" East along the proposed right-of-way line of said US Highway 190, a distance of 60.00 feet to a 3/4 inch aluminum rod with 2 inch aluminum cap found and the End of Access Denial Line "A"; thence South 88° 35' 22" East, along the proposed south right-of-way line of said US Highway 190, a distance of 462.34 feet to a 3/4 inch steel rod with 2 inch aluminum cap found, being the Beginning of Access Denial Line "A" and the **BEGINNING of Access Denial Line "B"**, being 265.89 feet right of and perpendicular to US Highway 190 proposed centerline station 39+33.03;

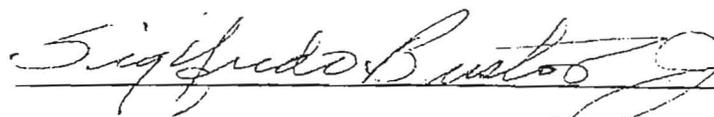
- (1) **THENCE**, South 24°08'33" East, with the east line of said 5.20 acre Tract 3, a distance of 63.72 feet to a 1/2 inch iron rod found at the southwest corner of said tract of land conveyed to the State of Texas in Volume 429, Page 445 of the Deed Records of Lampasas County, Texas and the **End of Access Denial Line "B"**, also being 263.97 feet right of and radial to FM 2657 proposed centerline station 8+42.77.

Access is prohibited across "Access Denial Lines "A", "B" and "C" to the highway facility from the remainder of the abutting property.

**Revisions:**

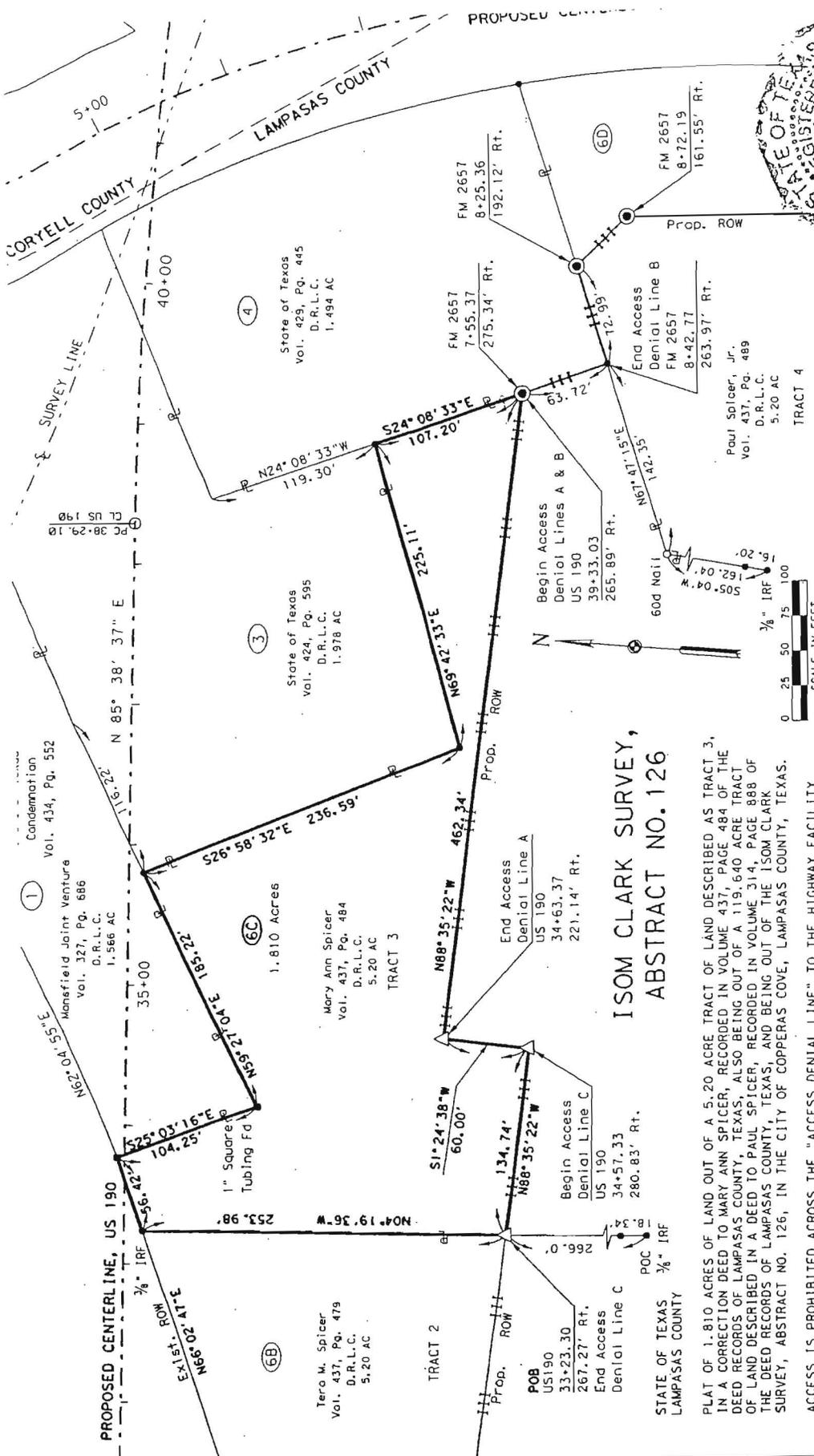
Oct. 26, 2007; Correction Deed changed the Mary Ann Spicer Tract acreage from 5.0 Acres to 5.20 Acres.  
April 2, 2008; The Parcel and the Access Denial Line were modified to provide access to the Highway Facility.

Bearings are grid bearings and distances are surface distances based on the Texas State Plane Coordinate System, NAD 83, Central Zone, as provided by the Texas Department of Transportation. A plat of even date herein accompanies this legal description. The survey was completed on April 2, 2008.



Texas Department of Transportation  
Sigifredo Bustos Jr.  
Registered Professional Land Surveyor  
Of the State of Texas No. 4135





**ISOM CLARK SURVEY,  
ABSTRACT NO. 126**

PLAT OF 1.810 ACRES OF LAND OUT OF A 5.20 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, IN A CORRECTION DEED TO MARY ANN SPICER, RECORDED IN VOLUME 437, PAGE 484 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, ALSO BEING OUT OF A 119.640 ACRE TRACT OF LAND DESCRIBED IN A DEED TO PAUL SPICER, RECORDED IN VOLUME 314, PAGE 888 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND BEING OUT OF THE ISOM CLARK SURVEY, ABSTRACT NO. 126, IN THE CITY OF COPPERAS COVE, LAMPASAS COUNTY, TEXAS.

ACCESS IS PROHIBITED ACROSS THE "ACCESS-DENIAL LINE" TO THE HIGHWAY FACILITY FORM THE REMAINDER OF THE ADJUTING PROPERTY.

THIS SURVEY REPRESENTS THE ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION, A LEGAL DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS PLAT. FIELD WORK WAS COMPLETED ON APRIL 2, 2008.

ALL BEARINGS ARE GRID BEARINGS AND DISTANCES ARE SURFACE DISTANCES, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, AS PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

REVISIONS:  
10/26/2007: Correction deed changed the Mary Ann Spicer tract from 5 acres to 5.2 acres.  
4/2/2008: To allow access to the highway from the remainder.

*Sigfredo Bustos, Jr.*  
Sigfredo Bustos, Jr.  
Registered Professional Land Surveyor  
of the State of Texas, No. 4135

**STATE OF TEXAS**  
COUNTY OF LAMPASAS

**PROFESSIONAL SURVEYOR**  
No. 4135  
SIGNED AND REGISTERED  
SIGFREDO BUSTOS JR.  
APRIL 2, 2008

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DIST NAME	BROWNWOOD
ACCOUNT NO.	8023-1-81
PLAT OF A SURVEY	PARCEL 6C
DATE OF SURVEY	APRIL 2, 2008
R.O.W. C.S.J. NO.	3131-03-008
R.O.W. ACQUISITION	1.810 ACRES
REMAINDER	3.390 ACRES

LEGEND:  
 EXIST. R.O.W. LINE  
 PROP. R.O.W. LINE  
 PROPERTY LINE  
 ACCESS DENIAL LINE  
 SURVEY LINE  
 EXIST. R.O.W. MARKER  
 1/2" IRF (FOUND)  
 - unless otherwise noted  
 1/2" IR SET  
 3/4" IRON ROD FOUND WITH 1/4" CAP  
 - unless otherwise noted  
 3/4" ALUM. ROD W/ 2" ALUM. CAP END.  
 3/4" ALUM. ROD W/ 2" ALUM. CAP SET