

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 2

VARIOUS Districts

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

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

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 2 of 2

VARIOUS Districts

NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Comal	US 281	1	0253-03-065	21
Dallas	SL 12	2	0353-05-105	5, 5TE
Denton	FM 2181	3	2054-02-018	63

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Angelina	SL 287	E	2553-01-102	5B
Angelina	SL 287	F	2553-01-102	5A
Harris	IH 45	J	0500-03-546	209
Harris	IH 45	X	0500-03-546	206
Harris	IH 10	G	0271-07-260	848
Harris	IH 10	H	0271-07-260	849
Harris	IH 10	L	0271-07-260	851
Harris	IH 10	K	0271-07-260	850
McLennan	IH 35	V	0014-08-082	51, 51E
Tarrant	SH 114	C	0353-03-088	20
Tarrant	SH 114	W	0353-03-088	21
Tarrant	SH 114	B	0353-03-088	110
Tarrant	SH 114	A	0353-03-088	114
Tarrant	SH 114	D	0353-03-088	19
Tarrant	SH 114	I	0353-03-088	101A, 101B
Tarrant	SH 114	Q	0353-03-088	108B
Tarrant	SH 114	P	0353-03-088	30
Tarrant	SH 114	M	0353-03-088	97
Tarrant	SH 114	N	0353-03-088	93
Tarrant	SH 114	S	0353-03-088	23
Tarrant	SH 114	T	0353-03-088	108A
Tarrant	SH 114	R	0353-03-088	106
Tarrant	SH 121	O	0364-01-132	50
Tarrant	SH 121	U	0364-01-132	51

Submitted and reviewed by:

Recommended by:

Director, Right-of-Way Division

Executive Director

112411 AUG 26 10

Minute Number Date Passed

Job No. 10-02-2000
July 12, 2005

County: Comal
Highway: U.S. 281
ROW C.S.J. No.: 0253-03-065
Const. C.S.J. No.: 0253-03-043 ETC.
Project Limits: From River Crossing Boulevard to 3000 ft North of Blanco County Line

PROPERTY DESCRIPTION OF PARCEL NO. 21

Being 1.409 acres (61,354 square feet) of land, more or less, out of the James Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being out of LOT 2, COYOTE RIDGE SUBDIVISION UNIT 1, as recorded in Volume 11, Page 226 of the Map and Plat Records of Comal County, Texas, and also being out of and a part of the same land conveyed by GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM A. C. IVY and wife, WILMA L. IVY TO ANTON MONTGOMERY AND AIMEE MONTGOMERY, filed for record November 3, 2000, and recorded in Document No. 200006034198 of the Official Public Records of Comal County, Texas, said 1.409 acres (61,354 square feet) of land, more or less, being more particularly described as follows:

BEGINNING at a set ½" iron pin with plastic cap in the existing East Right of Way Line of U.S. Highway 281 and being the Southwest corner of this parcel and the Southwest corner of said LOT 2 and the Northwest corner of Lot 1 of said COYOTE RIDGE SUBSDIVISION UNIT 1, and being North 87 deg. 57' 26" West, a distance of 629.97 feet from a found ½" iron pin being the Southeast corner of said LOT 2 and the Northeast corner of said LOT 1, and also being 58.70 feet right of and at a right angle to Engineer's Station 1358+09.27 on the Proposed Survey Centerline of U.S. Highway 281;

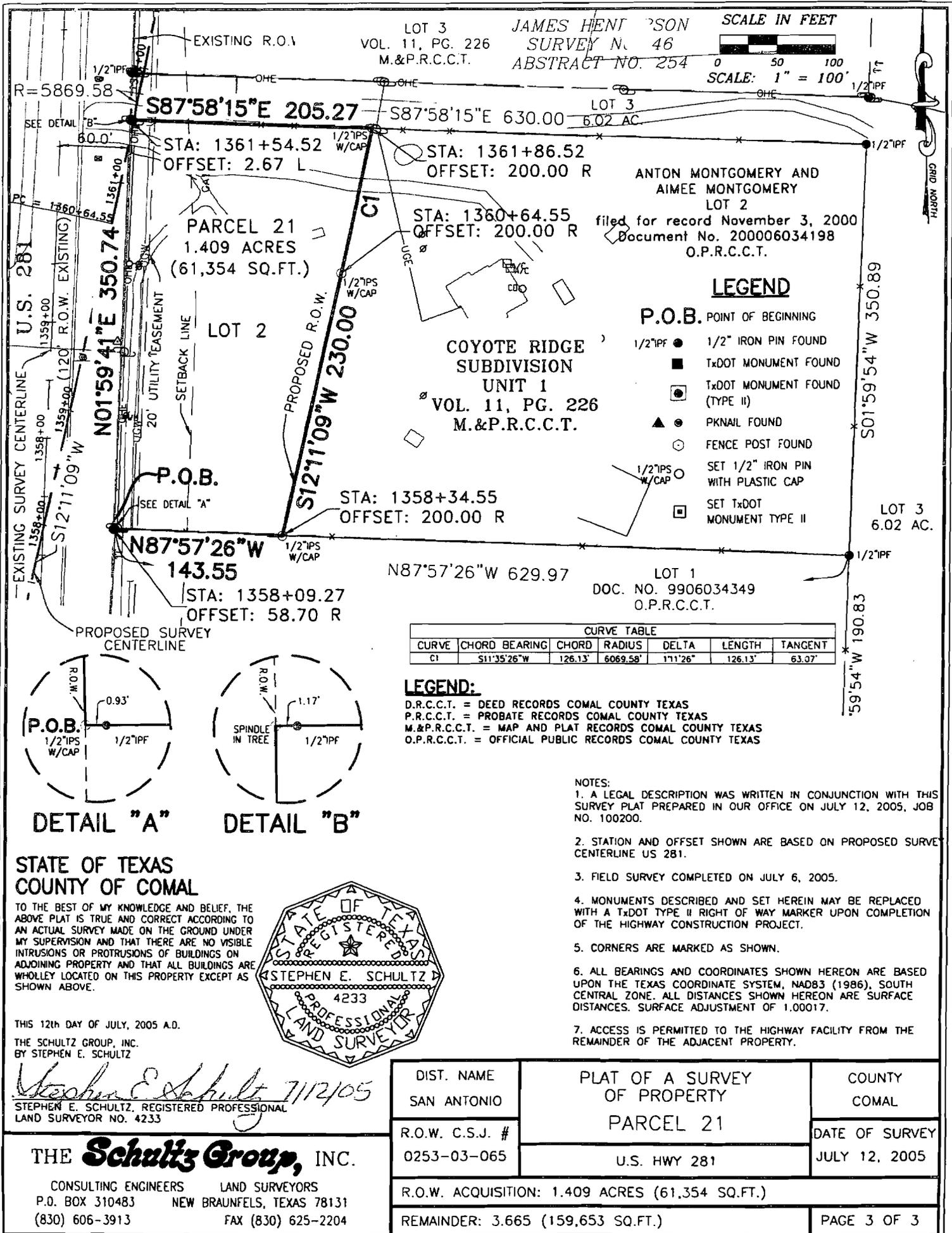
- (1) THENCE North 01 deg. 59' 41" East, a distance of 350.74 feet along the West line of this parcel and said LOT 2, and the existing East Right of Way Line of U.S. Highway 281 to a set spindle in tree being the Northwest corner of this parcel and the Northwest corner of said LOT 2, and also being the Southwest corner of LOT 3 of said COYOTE RIDGE SUBDIVISION UNIT 1, and being 2.67 feet left of and at a right angle to Engineer's Station 1361+54.52 on the Proposed Survey Centerline of U.S. Highway 281;
- (2) THENCE South 87 deg. 58' 15" East, a distance of 205.27 feet along the North line of this parcel and the North line of said LOT 2 and the South line of said LOT 3 to a set ½" iron pin with plastic cap in the proposed East Right of Way Line of U.S. Highway 281, and being 200.00 feet right of and at a right angle to Engineer's Station 1361+86.52 on the Proposed Survey Centerline of U.S. Highway 281, and being a point of curvature;

- (3) THENCE 126.13 feet along the East line of this parcel and the proposed East Right of Way Line of U.S. Highway 281 and an arc of a curve to the right, having a radius of 6069.58 feet, and a central angle of 01 deg. 11' 26", and whose chord bears South 11 deg. 35' 26" West, a distance of 126.13 feet to a set ½" iron pin with plastic cap, being 200.00 feet right of and at a right angle to Engineer's Station 1360+64.55 on the Proposed Survey Centerline of U.S. Highway 281;
- (4) THENCE South 12 deg. 11' 09" West, a distance of 230.00 feet along the East line of this parcel and the proposed East Right of Way Line of U.S. Highway 281 to a set ½" iron pin with plastic cap in the South line of said LOT 2 and the North line of said LOT 1, and being 200.00 feet right of and at a right angle to Engineer's Station 1358+34.55 on the Proposed Survey Centerline of U.S. Highway 281;
- (5) THENCE North 87 deg. 57' 26" West, a distance of 143.55 feet along the South line of this parcel and the South line of said LOT 2 and the North line of said LOT 1 to a set ½" iron pin with plastic cap being the **POINT OF BEGINNING** and containing 1.409 acres (61,354 square feet) of land, more or less.

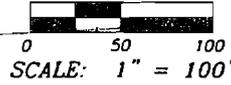
The basis of bearing recited herein is based on Grid North of the Texas Coordinate System NAD 83 (1986) South Central Zone. This description was prepared from a survey made on the ground by employees of The Schultz Group, Inc. The square footage recited herein is based on mathematical calculations and is subject to the rules of rounding and significant numbers. The monuments described and set herein may be replace 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. There is a plat of survey with even date. Access is permitted to the highway facility from the remainder of the adjacent property.



Stephen E. Schultz 7/12/05
Stephen E. Schultz, RPLS #4233



SCALE IN FEET



LOT 3
VOL. 11, PG. 226
M.&P.R.C.C.T.

JAMES HENT PERSON
SURVEY No. 46
ABSTRACT NO. 254

ANTON MONTGOMERY AND
AIMEE MONTGOMERY
LOT 2
filed for record November 3, 2000
Document No. 200006034198
O.P.R.C.C.T.

LEGEND

- P.O.B.** POINT OF BEGINNING
- 1/2" IPF ● 1/2" IRON PIN FOUND
 - TxDOT MONUMENT FOUND
 - ◻ TxDOT MONUMENT FOUND (TYPE II)
 - ▲ PKNAL FOUND
 - FENCE POST FOUND
 - 1/2" IPS W/CAP ○ SET 1/2" IRON PIN WITH PLASTIC CAP
 - ◻ SET TxDOT MONUMENT TYPE II

CURVE TABLE						
CURVE	CHORD BEARING	CHORD	RADIUS	DELTA	LENGTH	TANGENT
C1	S11°35'26"W	126.13'	6069.58'	171°26"	126.13'	63.07'

LEGEND:

- D.R.C.C.T. = DEED RECORDS COMAL COUNTY TEXAS
- P.R.C.C.T. = PROBATE RECORDS COMAL COUNTY TEXAS
- M.&P.R.C.C.T. = MAP AND PLAT RECORDS COMAL COUNTY TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS

NOTES:

1. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY PLAT PREPARED IN OUR OFFICE ON JULY 12, 2005, JOB NO. 100200.
2. STATION AND OFFSET SHOWN ARE BASED ON PROPOSED SURVEY CENTERLINE US 281.
3. FIELD SURVEY COMPLETED ON JULY 6, 2005.
4. MONUMENTS DESCRIBED AND SET HEREIN MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT.
5. CORNERS ARE MARKED AS SHOWN.
6. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (1986), SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. SURFACE ADJUSTMENT OF 1.00017.
7. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJACENT PROPERTY.

STATE OF TEXAS
COUNTY OF COMAL

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



THIS 12th DAY OF JULY, 2005 A.D.

THE SCHULTZ GROUP, INC.
BY STEPHEN E. SCHULTZ

Stephen E. Schultz 7/12/05
STEPHEN E. SCHULTZ, REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4233

THE Schultz Group, INC.
CONSULTING ENGINEERS LAND SURVEYORS
P.O. BOX 310483 NEW BRAUNFELS, TEXAS 78131
(830) 606-3913 FAX (830) 625-2204

DIST. NAME SAN ANTONIO	PLAT OF A SURVEY OF PROPERTY PARCEL 21 U.S. HWY 281	COUNTY COMAL
R.O.W. C.S.J. # 0253-03-065		DATE OF SURVEY JULY 12, 2005
R.O.W. ACQUISITION: 1.409 ACRES (61,354 SQ.FT.)		
REMAINDER: 3.665 (159,653 SQ.FT.)		PAGE 3 OF 3

County: Dallas
Highway: Loop 12
Project Limits: From Stemmons Trail
 To East of Midway
CSJ: 0353-05-105
Account: 9118-01-013

Page 1 of 3
April, 2009

Description for Parcel 5

BEING 5,650 SQUARE FEET PARCEL OF LAND OUT OF THE DICKERSON PARKER SURVEY, ABSTRACT NO. 1113, DALLAS COUNTY, TEXAS, BEING PART OF LOTS 22 THROUGH 24 OF LAKE LINE PARK, FIRST SECTION, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 4, PAGE 400, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), BEING PART OF CITY OF DALLAS BLOCK NO. 5780, AS DEEDED TO HOMER RADER, JR. AND RECORDED IN VOLUME 85055, PAGE 491, DRDCT, AS SHOWN ON THE ATTACHED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at the southwest corner of Lot 5 of said Lake Line Park, being the southeast corner of Lot 6 of said Lake Line Park, and being on the north line of the Right of Way for Starlight Road (60' R.O.W.), from which point, a 1 inch iron pipe bears South 55°00'18" West, a distance of 0.73 feet;

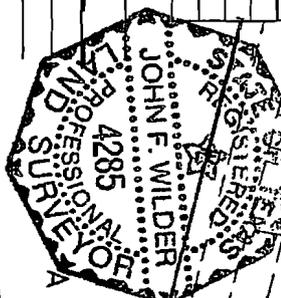
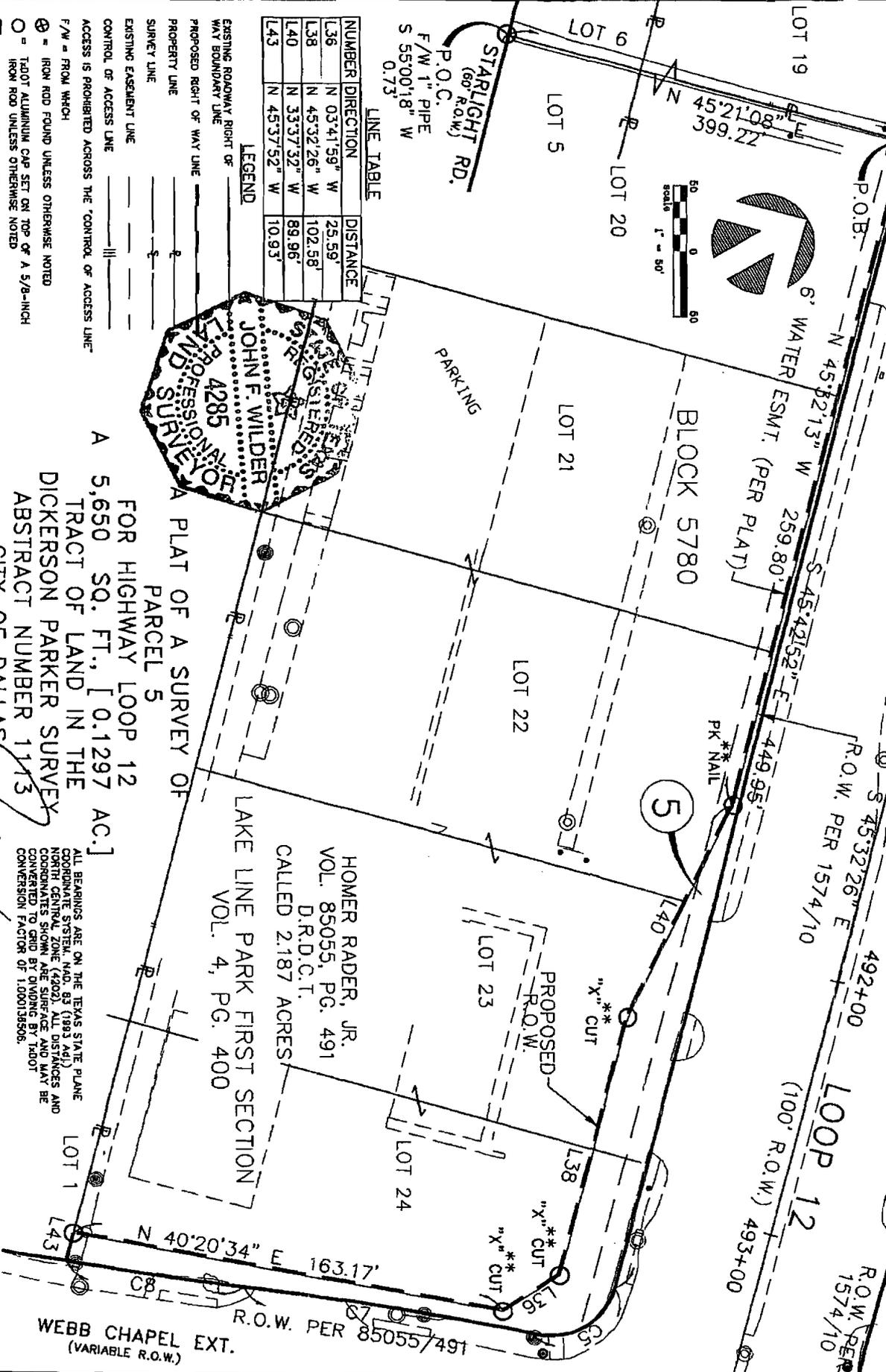
THENCE North 45°21'08" East, with the west line of Lots 5 and 20, being the east line of Lots 6 and 19, a distance of 399.22 feet to a point, said point being on the proposed new Right of Way for Loop 12, and said point being the POINT OF BEGINNING;

1. THENCE North 45°21'08" East, continue with the west line of Lot 20, being the east line of Lot 19, a distance of 1.40 feet to a point being the northwest corner of Lot 20, being the northeast corner of Lot 19, and being on the south line of the existing Right of Way for Loop 12;
2. THENCE South 45°42'52" East with the south line of the existing Right of Way for Loop 12, a distance of 449.95 feet to a point at the beginning of a tangent curve to the right;
3. THENCE along said curve, having a radius of 25.00 feet, through a central angle of 87°40'08", an arc distance of 38.25 feet, and having a chord which bears South 01°52'49" East, a distance of 34.63 feet to a point of reverse curve on the existing west line of the Right of Way for Webb Chapel Extension (variable R.O.W.);
4. THENCE along said curve to the left, having a radius of 1200.00 feet, through a central angle of 05°18'50", an arc distance of 111.30 feet, and having a chord which bears South 39°17'50" West, a distance of 111.26 feet to a point of reverse curve on the existing west line of the Right of Way for Webb Chapel Extension (variable R.O.W.);
5. THENCE along said curve to the right, having a radius of 1100.00 feet, through a central angle of 03°28'52", an arc distance of 66.83 feet, and having a chord which bears South 38°22'51" West, a distance of 66.82 feet to a point on the west Right of Way of Webb Chapel Extension and being the northeast corner of Lot 1 and southwest corner of Lot 24 of said Lake Line Park Addition;

EXHIBIT "A"
PAGE 3 OF 3

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	25.00	87°40'08"	38.25	S 01°52'48" E	34.63
C7	1200.00	05°18'50"	111.30	S 39°17'50" W	111.26
C8	1100.00	03°28'52"	66.83	S 38°22'51" W	66.82

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L36	N 03°41'59" W	25.59'
L38	N 45°32'26" W	102.58'
L40	N 33°37'32" W	89.96'
L43	N 45°37'52" W	10.93'



A PLAT OF A SURVEY OF
PARCEL 5
FOR HIGHWAY LOOP 12
TRACT OF LAND IN THE
DICKERSON PARKER SURVEY
ABSTRACT NUMBER 11173
CITY OF DALLAS
DALLAS COUNTY, TEXAS
APRIL, 2009

HOMER RADER, JR.
VOL. 85055, PG. 491
D.R.D.C.T.
CALLED 2.187 ACRES
LAKE LINE PARK FIRST SECTION
VOL. 4, PG. 400

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD, 83 (1983 ADJ.)
NORTH CENTRAL ZONE (4202). ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TADOT
CONVERSION FACTOR OF 1.000138506.

LEGEND
EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
PROPOSED RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
CONTROL OF ACCESS LINE
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE
F/W = FROM WHICH
⊕ = IRON ROD FOUND UNLESS OTHERWISE NOTED
○ = TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
⊠ = TADOT MONUMENT FOUND

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

JOHN F. WILDER, R.P.L.S. No. 4285
DATE 4-28-09

County: Dallas
Highway: Loop 12
Project Limits: From Stemmons Trail
 To East of Midway
CSJ: 0353-05-105
Account: 9118-01-013

Page 1 of 3
June 25, 2004

Description for Parcel 5TE

BEING A 2393 SQUARE FEET PARCEL OF LAND OUT OF THE DICKERSON PARKER SURVEY, ABSTRACT NO. 1113, DALLAS COUNTY, TEXAS, BEING PART OF LOTS 20 THROUGH 24 OF LAKE LINE PARK, FIRST SECTION, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 4, PAGE 400, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), BEING PART OF CITY OF DALLAS BLOCK NO. 5780, AS DEEDED TO HOMER RADER, JR., RECORDED IN VOLUME 85055, PAGE 491 (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at the southwest corner of Lot 5 of said Lake Line Park, being the southeast corner of Lot 6 of said Lake Line Park, and being on the north line of the Right of Way for Starlight Road (60' R.O.W.), from which point, a 1 inch iron pipe bears South 55°00'18" West, a distance of 0.73 feet;

THENCE North 45°21'08" East, with the west line of Lots 5 and 20, being the east line of Lots 6 and 19, a distance of 394.22 feet to a hub set to mark the POINT OF BEGINNING;

1. THENCE North 45°21'08" East, continue with said common line, a distance of 5.00 feet to a point being the northwest corner of Lot 20, the northeast corner of Lot 19 and being on the south R.O.W. of Loop 12 (100' R.O.W.);
2. THENCE South 45°32'13" East with said south R.O.W. line a distance of 259.80 feet to a PK nail set to mark the point;
3. THENCE South 33°37'32" East departing R.O.W. line and crossing said Rader tract a distance of 89.96 feet to an "X" cut set;
4. THENCE South 45°32'26" East crossing said Rader tract a distance of 102.58 feet to an "X" cut set;
5. THENCE South 03°41'59" East crossing said Rader tract a distance of 25.59 feet to an "X" cut set on the west R.O.W. of Webb Chapel Extension (variable R.O.W.)
6. THENCE South 40°20'34" West, departing said Right of Way and crossing said Rader tract with the new Right of Way for parcel 5 Part 2, a distance of 7.19 feet to a paint dot set to mark the point;
7. THENCE North 03°41'59" West, crossing said Rader tract, a distance of 28.85 feet to a paint dot set to mark the point;

County: Dallas
Highway: Loop 12
Project Limits: From Stemmons Trail
 To East of Midway
CSJ: 0353-05-105
Account: 9118-01-013

Page 2 of 3
June 25, 2004

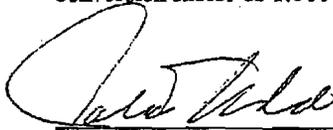
Description for Parcel STE

8. THENCE North 45°32'26" West, crossing said Rader tract, a distance of 101.19 feet to a paint dot set to mark the point;
9. THENCE North 33°37'32" West, crossing said Rader tract, a distance of 89.96 feet to a paint dot set to mark the point;
10. THENCE North 45°32'13" West, crossing said Rader tract, a distance of 259.35 feet to the POINT OF BEGINNING, and containing 2393 square feet (0.0549 acre) of land.

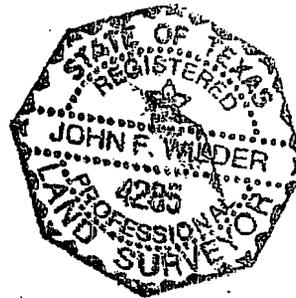
**The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional surveyor, either employed or retained by TxDOT.

Access is allowed to the highway facility from the adjacent property.

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

 07-12-04
John F. Wilder, R.P.L.S. Date
Texas Registration No. 4285

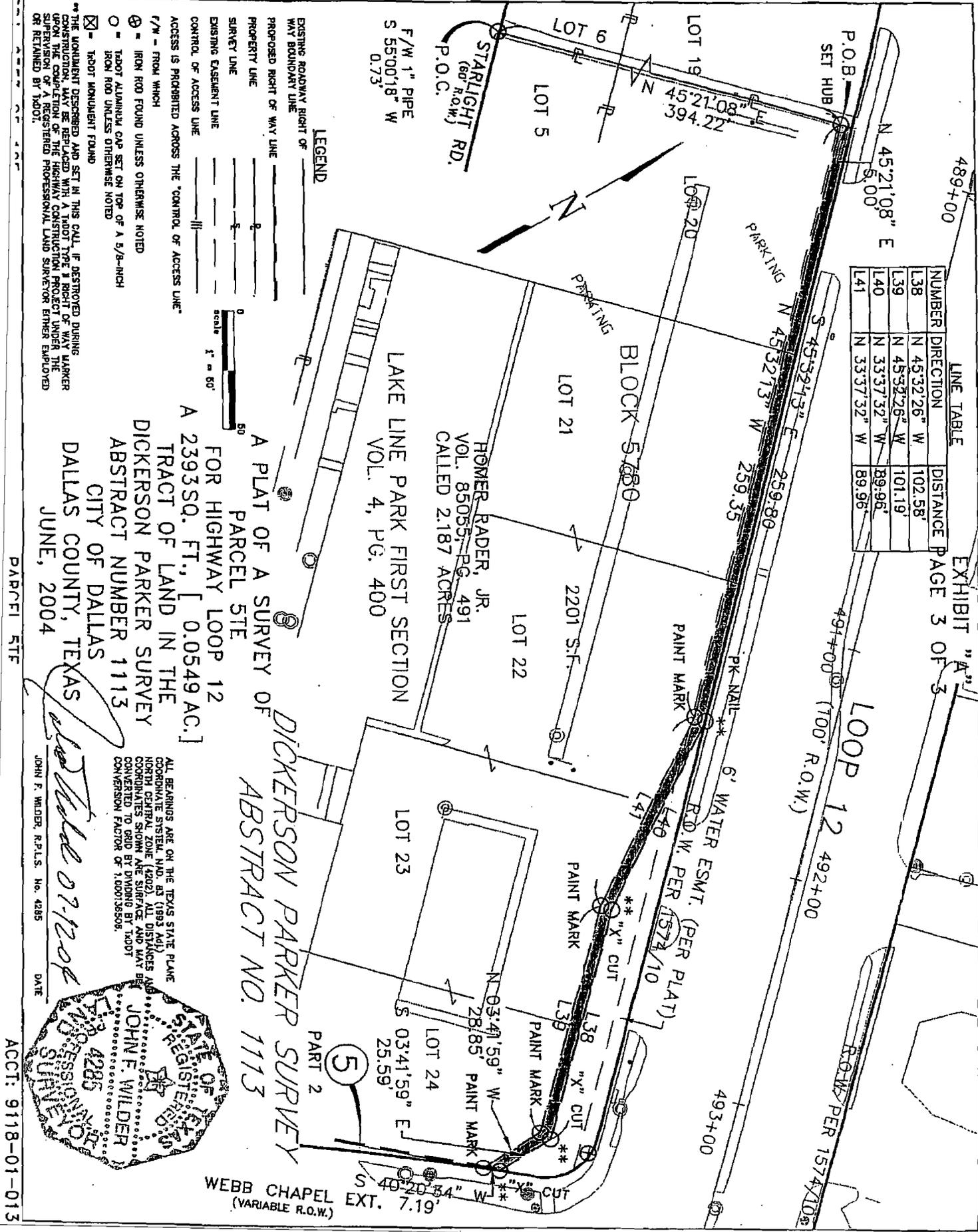
BW2 Engineers, Inc.
1919 South Shiloh Road, Suite 500
Garland, TX 75042



LINE TABLE

NUMBER	DIRECTION	DISTANCE	PAGE
L38	N 45°32'26" W	102.58'	3
L39	N 45°32'26" W	101.19'	3
L40	N 33°37'32" W	89.96'	3
L41	N 33°37'32" W	89.96'	3

EXHIBIT "A"
PAGE 3 OF 3



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- F/W - FROM WHICH
- ⊕ - IRON ROD FOUND UNLESS OTHERWISE NOTED
- - TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- ⊗ - TADOT MONUMENT FOUND



LAKE LINE PARK FIRST SECTION
VOL. 4, PG. 400

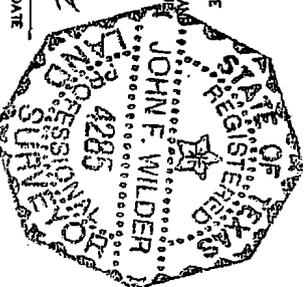
HOMER BADER, JR.
VOL. 85055, PG. 491
CALLED 2.187 ACRES

A PLAT OF A SURVEY OF
PARCEL 57E
FOR HIGHWAY LOOP 12
A 2393SQ. FT. [0.0549 AC.]
TRACT OF LAND IN THE
DICKERSON PARKER SURVEY
ABSTRACT NUMBER 1113
CITY OF DALLAS
DALLAS COUNTY, TEXAS
JUNE, 2004

DICKERSON PARKER SURVEY
ABSTRACT NO. 1113
PART 2

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1983 ADI)
NORTH CENTRAL ZONE (4202). ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVISION BY TADOT
CONVERSION FACTOR OF 1.0001395508.

JOHN F. WILDER, R.P.L.S. No. 4285
DATE



WEBB CHAPEL EXT. 7.19'
(VARIABLE R.O.W.)

PARCEL 57E

ACCT: 9118-01-013

July, 2010
Parcel 5TE

County: Dallas
Highway: Loop 12
Project Limits: Stemmons Trail to East of Midway
CSJ: 0353-05-105
Account: 9118-01-013

TEMPORARY EASEMENT:

A TEMPORARY EASEMENT for the duration of three (3) years from the date of possession of said easement for the purpose of staging in, along, upon and across the premises described in the foregoing property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of staging equipment and or vehicle parking.

County: Denton
Highway: Farm to Market Road 2181
R.O.W. CSJ: 2054-02-018

Page 1 of 3
Date: March 17, 2008

Description for Parcel 63

BEING, 1,414 square feet of land, more or less, in the B.B.B. & C. R.R. Survey, Abstract No. 153, City of Corinth, Denton County, Texas, and being a portion of Lot 12, Block 1, of Corinthian Palisades, Section One, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet P, Page 9 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to Derrick Black and Racquel Black, as recorded in Document Number 2006-110003 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 1,414 square feet of land being more particularly described as follows:

COMMENCING at a cut cross found at the northeasterly corner of said Lot 12, said corner being on the south right-of-way line of Dominguez Road, a variable width right-of-way, as per said Corinthian Palisades addition;

THENCE, South 42 degrees 44 minutes 09 seconds East, along the northeasterly line of said Lot 12, a distance of 156.33 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098879.55, and East 2401961.06;**

- 1) THENCE, South 42 degrees 44 minutes 09 seconds East, continuing along the northeasterly line of said Lot 12, a distance of 12.73 feet to a point for corner at the southeasterly corner of said Lot 12, and being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 433 (D.R.D.C.T);
- 2) THENCE, South 89 degrees 34 minutes 41 seconds West along the south line of said Lot 12 and the existing north right-of-way line of Farm to Market Road 2181, a distance of 168.02 feet to a point for corner at the southwest corner of said Lot 12;
- 3) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 25 minutes 19 seconds West along the west line of said Lot 12, a distance of 8.35 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181;**
- 4) THENCE, departing the west line of said Lot 12, North 89 degrees 39 minutes 40 seconds East along the new north right-of-way line of Farm to Market Road 2181, a distance of 19.16 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the beginning of a curve to the left having a radius of 7,579.44 feet;**

County: Denton
Highway: Farm to Market Road 2181
R.O.W. CSJ: 2054-02-018

Page 2 of 3
Date: March 17, 2008

Description for Parcel 63

- 5) THENCE, continuing along the new north right-of-way line of Farm to Market Road 2181 along said curve to the left through a central angle of 01 degrees 03 minutes 38 seconds, an arc distance of 140.30 feet and being subtended by a chord bearing North 89 degrees 07 minutes 51 seconds East, a distance of 140.30 feet to the POINT OF BEGINNING and containing 1,414 square feet (0.0325 acres) of land, more or less.

Basis of Bearing: Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202), All coordinates shown hereon are surface coordinates using a combined surface adjustment factor of 1.000157199. Calculations were made utilizing GPS observations holding NGS monuments DTO B (PID AB5965) and Arlington RRP (PID CS3400) in June of 1999. This bearing basis differs from the current Dallas District Texas Department of Transportation RTK VRS Network by 00 degrees 00 minutes 15 seconds (counterclockwise). (Example - Project Datum - North 12 degrees 08 minutes 33 seconds West) = TXDOT RTK - North 12 degrees 08 minutes 17 seconds West.

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

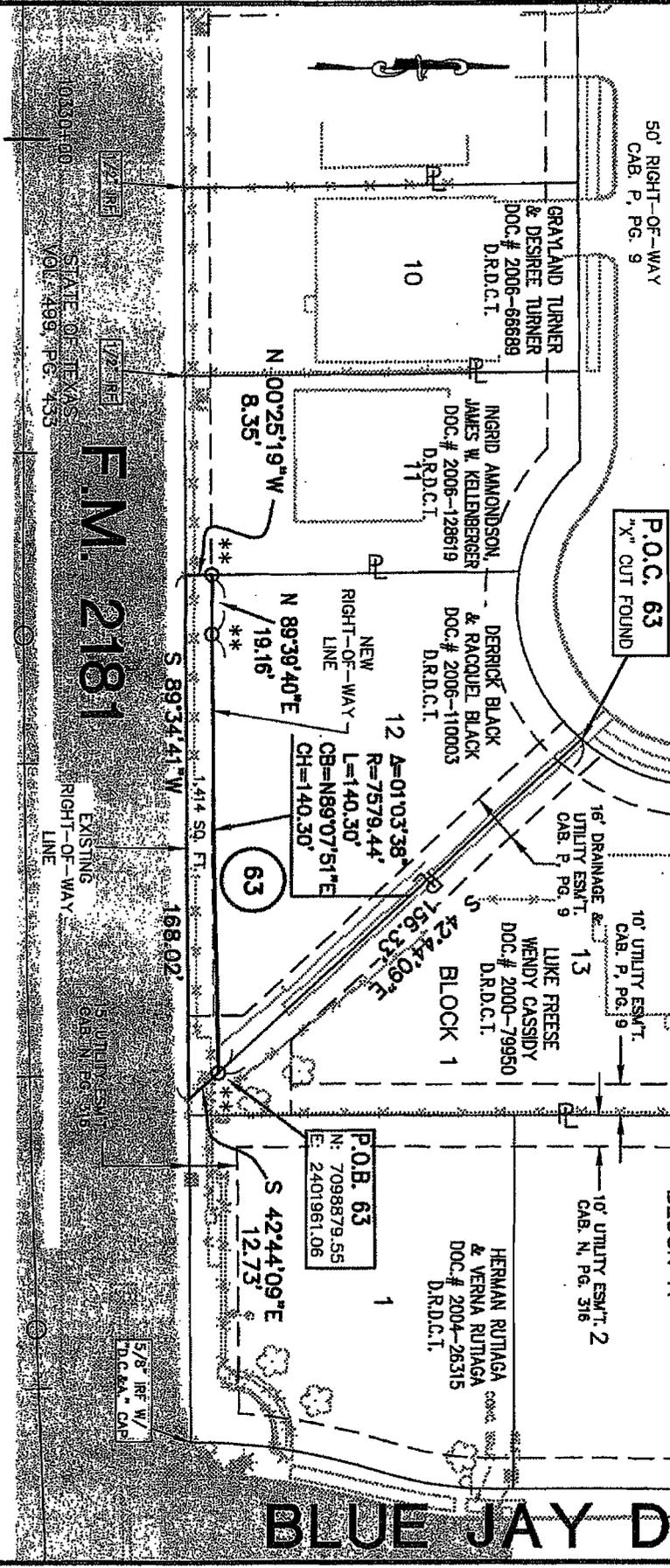
For: Huitt-Zollars, Inc.



D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
Ph. (214) 871-3311
Date: March 17, 2007



EXHIBIT "A"
Page 3 of 3
CORINTHIAN PALISADES B.B.B. & C. R.R. SURVEY
SECTION ONE
DOMINGUEZ RD. CAB. P, PG. 9
P.R.D.C.T.
ABSTRACT No. 153
BLUE JAY DR.



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
P.O.B. = POINT OF BEGINNING
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
IRF = IRON ROD FOUND
O = TYPOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
BD = TYPOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY
OF PARCEL 63 FOR
FARM TO MARKET ROAD 2181
A 1,414 SQ. FT., [0.0325 AC.]
TRACT OF LAND IN THE
B.B.B. & C. R.R. SURVEY
ABSTRACT NO. 153
CITY OF CORINTH
DENTON COUNTY, TEXAS
MARCH 17, 2008

GRAPHIC SCALE
0 25 50

BASES OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREIN FACTOR OF CORRECTION HAS BEEN APPLIED TO ALL COORDINATE OBSERVATIONS FROM THE SURVEY. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION OF THE SURVEYOR EITHER EMPLOYED OR RETAINED BY 1401.

NOTE: THIS MAP IS AN INTERNAL TYPOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

**** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED OR DAMAGED, SHALL BE REPLACED WITH A TYPOT TYPE II CONSTRUCTION PROJECT UNDER THE SUPERVISION OF THE SURVEYOR. PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY 1401.**

County: Tarrant
Parcel: 114
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 1 of 4
March 15, 2010



DESCRIPTION FOR PARCEL 114

Description of 2,923 square feet of land out of the Thomas Easter Survey, Abstract No. 458, in the City of Southlake, Tarrant County, Texas, same being a portion of Lot 3, of Grapevine Plaza, a subdivision of record in Volume 388-191, Page 5, Plat Records, Tarrant County, Texas; said Lot 3 being described in a General Warranty Deed, Bill of Sale and Assignment, dated July 14, 2004, to Park Place Shopping Center, Ltd., of record in D204221783, Official Records, Tarrant County, Texas; said 2,923 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument found at the northeast corner of Lot 3, of Grapevine Plaza, a subdivision of record in Volume 388-180, Page 77, Public Records, Tarrant County, Texas, and the northeast corner of said Park Place tract, same being in the existing west right-of-way (ROW) line of Park Boulevard and the west line of that tract described as 1231 square feet in a deed to the State of Texas, of record in Volume 12795, Page 445, Official Records, Tarrant County, Texas;

THENCE, with the east line of said Lot 3 of Grapevine Plaza in Volume 388-180, Page 77 and said Lot 3 of Grapevine Plaza in Volume 388-191, Page 5 and said Park Place tract and the existing west ROW line of Park Boulevard and the west line of said 1,231 square foot State of Texas tract, South 00 degrees 13 minutes 17 seconds East 246.56 feet to a TxDOT Type II concrete monument set for the POINT OF BEGINNING and the north corner of this tract, same being in the proposed north ROW line of Northwest Highway, 126.28 feet left of Northwest Highway Baseline Station 485+73.56;

THENCE, with the east line of this tract, said Lot 3 of Grapevine Plaza in Volume 388-191, Page 5, and said Park Place tract, and the existing west ROW line of Park Boulevard and the west line of said 1,231 square foot State of Texas tract, the following two (2) courses, numbered 1 and 2;

- 1) **South 00 degrees 13 minutes 17 seconds East 56.93 feet** to a TxDOT Type II concrete monument found; and
- 2) **South 44 degrees 42 minutes 37 seconds West 21.26 feet** to a TxDOT Type II concrete monument found at the westerly southeast corner of this tract said Lot 3 of Grapevine Plaza in Volume 388-191, Page 5, and said Park Place tract, and the southwest corner of said 1,231 square foot State of Texas tract, same being in the existing north ROW line of Northwest Highway;
- 3) THENCE, with the south line of this tract, said Lot 3 of Grapevine Plaza in Volume 388-191, Page 5, and said Park Place tract and the existing north ROW line of Northwest Highway, **South 89 degrees 26 minutes 44 seconds West 111.69 feet** to a TxDOT Type II concrete monument set at the west corner of this tract, same being in the proposed north ROW line of Northwest Highway;

County: Tarrant
Parcel: 114
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 2 of 4
March 15, 2010



DESCRIPTION FOR PARCEL 114

THENCE, with the north line of this tract, the proposed north ROW line of Northwest Highway, crossing said Lot 3 of Grapevine Plaza in Volume 388-191, Page 5, and said Park Place tract, the following two (2) courses, numbered 4 and 5;

- 4) with a curve to the right, whose intersection angle is **05 degrees 20 minutes 09 seconds**, radius is **786.20 feet**, an arc distance of **73.22 feet**, the chord of which bears **North 76 degrees 55 minutes 56 seconds East 73.19 feet** to a TxDOT Type II concrete monument set; and
- 5) **North 44 degrees 15 minutes 33 seconds East 78.98 feet** to the POINT OF BEGINNING and containing 2,923 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

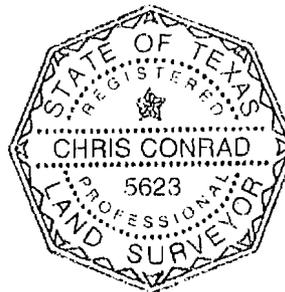
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

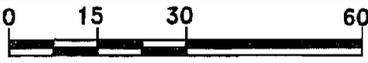
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 15th day of March, 2010 A.D.

SURVEYED BY:

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

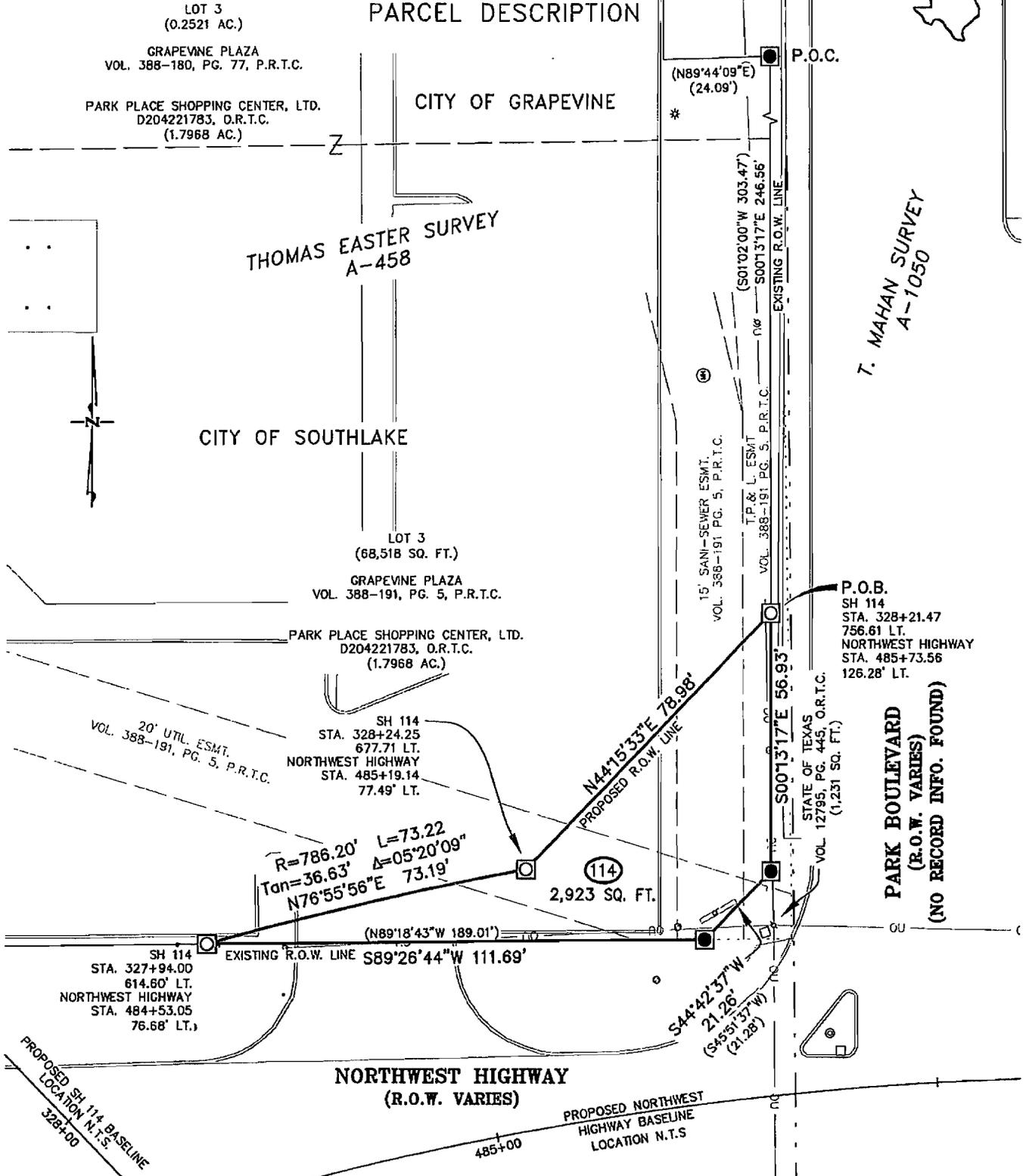
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 3-1-2010/Parcel 114 R1
Issued 3/1/2010; Revised 3/15/10





SCALE: 1" = 30'

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



CITY OF SOUTHLAKE

CITY OF GRAPEVINE

THOMAS EASTER SURVEY
A-458

T. MAHAN SURVEY
A-1050

PARK PLACE SHOPPING CENTER, LTD.
D204221783, O.R.T.C.
(1.7968 AC.)

LOT 3
(68,518 SQ. FT.)
GRAPEVINE PLAZA
VOL. 388-191, PG. 5, P.R.T.C.

20' UTIL. ESMT.
VOL. 388-191, PG. 5, P.R.T.C.

SH 114
STA. 328+24.25
677.71 LT.
NORTHWEST HIGHWAY
STA. 485+19.14
77.49' LT.

$R=786.20'$ $L=73.22'$
 $\text{Tan}=36.63'$ $\Delta=05^{\circ}20'09''$
 $N76^{\circ}55'56''\text{E}$ $73.19'$

$N44^{\circ}15'33''\text{E}$ $78.98'$
PROPOSED R.O.W. LINE

P.O.B.
SH 114
STA. 328+21.47
756.61 LT.
NORTHWEST HIGHWAY
STA. 485+73.56
126.28' LT.

PARK BOULEVARD
(R.O.W. VARIES)
(NO RECORDED INFO. FOUND)

STATE OF TEXAS
VOL. 12795, PG. 445, O.R.T.C.
(1,251 SQ. FT.)

SH 114
STA. 327+94.00
614.80' LT.
NORTHWEST HIGHWAY
STA. 484+53.05
76.68' LT.)

EXISTING R.O.W. LINE $S89^{\circ}26'44''\text{W}$ $111.69'$

NORTHWEST HIGHWAY
(R.O.W. VARIES)

PROPOSED NORTHWEST
HIGHWAY BASELINE
LOCATION N.T.S.

PROPOSED SH 114 BASELINE
LOCATION N.T.S.
328+00

A PLAT OF A SURVEY OF
PARCEL 114

DIVISION TTA	STATE HIGHWAY 114		PARCEL 114
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT





PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0914051, EFFECTIVE DATE, AUGUST 17, 2009, 8:00 am, ISSUED AUGUST 31, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 7934, PG. 1245 AND VOL. 8874, PG. 140) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ITEM 10.b. (VOL. 8968, PG. 745), ITEM 10.c. (VOL. 10073, PG. 1623) AND ITEM 10.d. (VOL. 11663, PG. 1952) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

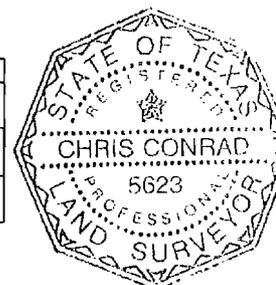
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ✕ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- — — DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ||| ACCESS DENIAL LINE

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

03/15/10

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

	SQUARE FEET
ACQUISITION	2,923
DEEDED AREA	78,269
REMAINDER AREA	75,346



A PLAT OF A SURVEY OF
PARCEL 114

DIVISION TTA	STATE HIGHWAY 114		PARCEL 114
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 110
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

Page 1 of 4
March 3, 2010



DESCRIPTION FOR PARCEL 110

Description of 2,804 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 5, of Park and Wall Addition, a subdivision of record in Volume 388-217, Page 100, Plat Records, Tarrant County, Texas, said Lot 5 being described in a Special Warranty Deed, dated April 10, 2007, to Inland American Grapevine Park West Limited Partnership, of record in D207132742, Official Records, Tarrant County, Texas; said 2,804 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at an angle point in the south line of said Lot 5 and said Inland American tract and the existing north right-of-way (ROW) line of Wall Street and the north line of that tract dedicated for ROW by said plat of Park and Wall Addition;

THENCE, with the south line of said Lot 5 and said Inland American tract and the existing north ROW line of Wall Street and the north line of said ROW dedication, North 80 degrees 14 minutes 18 seconds West 250.60 feet to a 5/8 inch iron rod found with cap at the west corner of said ROW dedication and being in the north line of that tract described as 0.214 of one acre in a deed to the State of Texas, of record in Volume 6717, Page 2333, Deed Records, Tarrant County, Texas;

THENCE, continuing with the south line of said Lot 5 and said Inland American tract and the existing north ROW line of Wall Street and the north line of said 0.214 of one acre State of Texas tract, North 67 degrees 18 minutes 35 seconds West 16.65 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and southeast corner of this tract, same being in the proposed east ROW line of Park Boulevard, 320.25 feet left of S.H. 114 Baseline Station 337+56.02;

THENCE, with the south line of this tract, said Lot 5, and said Inland American tract and the existing north ROW line of Wall Street and the north line of said 0.214 of one acre State of Texas tract, the following two (2) courses, numbered 1 and 2;

- 1) **North 67 degrees 18 minutes 35 seconds West 38.50 feet** to a calculated point; and
- 2) **North 25 degrees 38 minutes 31 seconds West 14.76 feet** to a calculated point at the west corner of this tract, said Lot 5, and said Inland American tract, same being in the existing east ROW line of Park Boulevard and at the northeast corner of said 0.214 of one acre State of Texas tract;
- 3) THENCE, with the west line of this tract, said Lot 5, and said Inland American tract and the existing east ROW line of Park Boulevard, **North 15 degrees 40 minutes 31 seconds East 133.65 feet** to a TxDOT Type II concrete monument set for the northwest corner of this tract, same being in the proposed east ROW line of Park Boulevard;

County: Tarrant
Parcel: 110
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

Page 2 of 4
March 3, 2010



DESCRIPTION FOR PARCEL 110

THENCE, with the east line of this tract and the proposed east ROW line of Park Boulevard, crossing said Lot 5 and said Inland American tract, the following three (3) courses, numbered 4 and 6;

- 4) **South 78 degrees 33 minutes 02 seconds East 9.62 feet** to a TxDOT Type II concrete monument set;
- 5) **South 11 degrees 26 minutes 58 seconds West 97.31 feet** to a TxDOT Type II concrete monument set; and
- 6) **South 14 degrees 45 minutes 11 seconds East 61.59 feet** to the POINT OF BEGINNING and containing 2,804 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

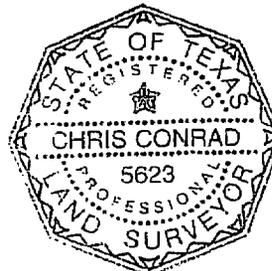
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF TRAVIS §

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of March, 2010 A.D.

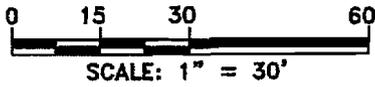
SURVEYED BY:

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

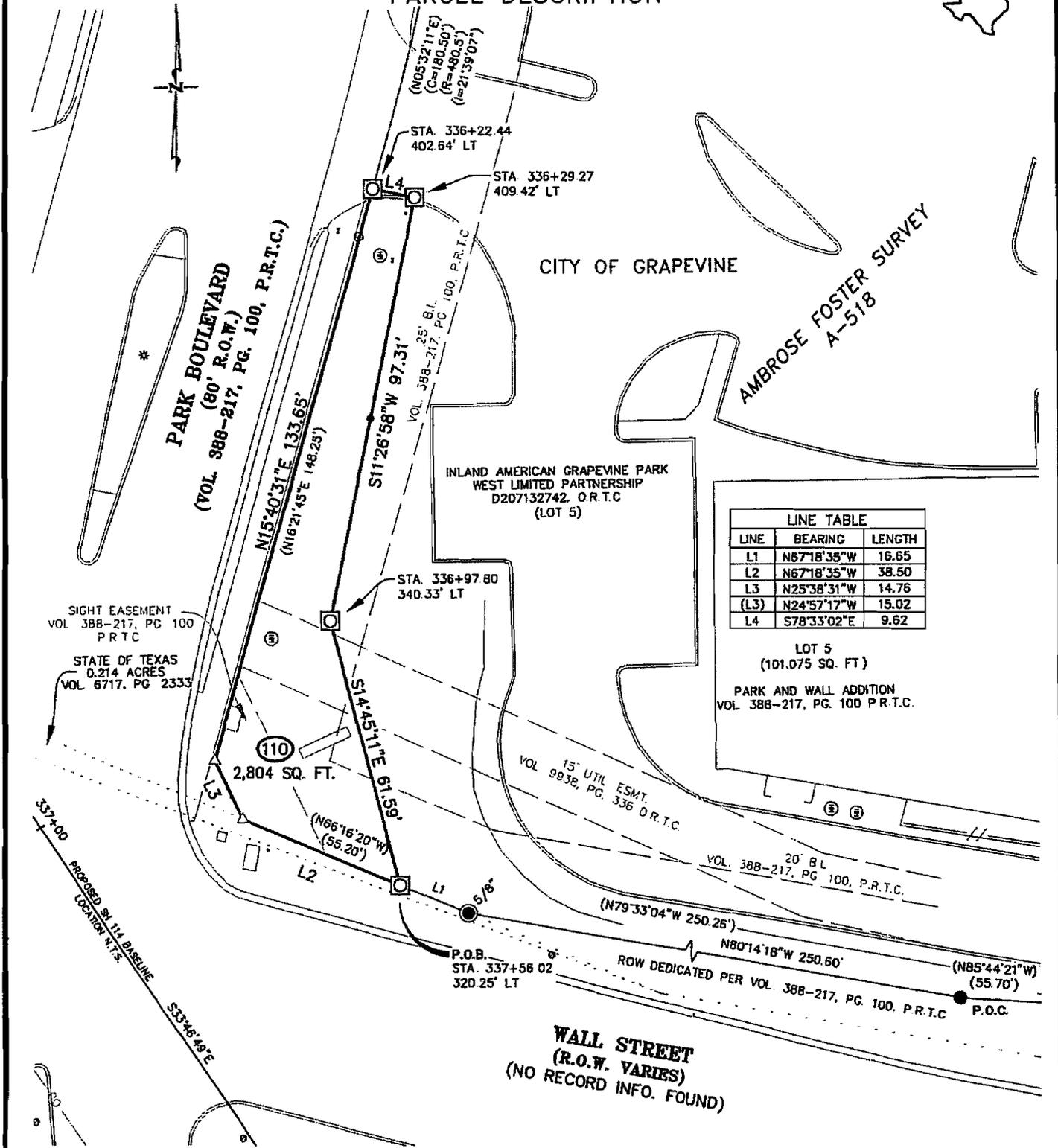


Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 110 R1 Issued 2/8/10, Revised 3/3/10

03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



A PLAT OF A SURVEY OF
PARCEL 110

DIVISION TTA	STATE HIGHWAY 114		PARCEL 110
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(866) 843	R.O.W.-C S J. NO. 0353-03-088	COUNTY TARRANT



03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1 00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914047-704, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 5, 2009, 8:00 am.
- 4) ITEM 1 (VOL. 9575, PG. 1770, VOL. 9313, PG. 96, VOL. 9873, PG. 79) ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT
- 5) ITEM 10.b (VOL. 1873, PG. 177), ITEM 10.d (VOL. 2063, PG. 364, VOL. 7713, PG. 618, VOL. 10202, PG. 1662) AND ITEM 10.f (VOL. 10383, PG. 135) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 6) ITEM 10.c (VOL. 9575, PG. 1770 AND D207183855) IN SCHEDULE B OF THE TITLE COMMITMENT IS A GRANT OF RECIPROCAL EASEMENTS THAT AFFECT THIS TRACT.
- 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED

LEGEND

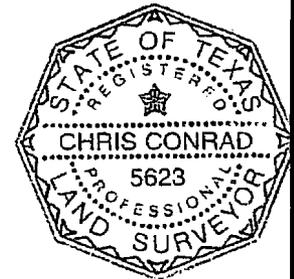
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⌘ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- Distance shown not to scale
- - - APPROXIMATE SURVEY LINE
- ≡ ACCESS DENIAL LINE

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

03/03/10

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

	SQUARE FEET
ACQUISITION	2,804
DEEDED AREA	329,765
REMAINDER AREA	326,961



A PLAT OF A SURVEY OF
PARCEL 110

DIVISION TTA	STATE HIGHWAY 114		PARCEL 110
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(855) 843	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 20
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 1 of 4
March 15, 2010



DESCRIPTION FOR PARCEL 20

Description of 4,096 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 2R, Block A, of Lot 2R and Lot 3, Block A, Storguard No. 1 Addition, a subdivision of record in Cabinet A, Slide 3419, Plat Records, Tarrant County, Texas; said Lot 2R being described in a Special Warranty Deed, dated October 10, 2007, to Buddyboy Properties, LLC, of record in D207399284, Official Records, Tarrant County, Texas; said 4,096 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap at the southwest corner of said Lot 2R, and said Buddyboy tract, and the northwest corner of Lot 3, Block A, of said plat of Lot 2R and Lot 3, Block A, Storguard No. 1 Addition, said Lot 3 being described in a deed to Halle Properties, LLC, of record in Volume 16513, Pages 302 & 303, Official Records, Tarrant County, Texas, same being in an east line of Lot 1, Block A, of Lot 1 and 2, Block A, Storguard No. 1 Addition, a subdivision of record in Cabinet A, Slide 2339, Plat Records, Tarrant County, Texas, said Lot 1 being described in a deed to Ess Prisa Tx LP, of record in D205214197, Official Records, Tarrant County, Texas;

THENCE, with the south line of said Lot 2R, and said Buddyboy tract and the north line of said Lot 3, and said Halle tract, North 89 degrees 07 minutes 31 seconds East 444.42 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING, the southwest corner of this tract, and the beginning of this "access denial line", same being in the proposed southwest right-of-way (ROW) line of S.H. 114, 198.66 feet right of S.H. 114 Baseline Station 352+60.83;

- 1) THENCE, with the southwest line of this tract, this "access denial line", and the proposed southwest ROW line of S.H. 114, crossing said Lot 2R and said Buddyboy tract, **North 33 degrees 38 minutes 30 seconds West**, passing at 70.04 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 55.00 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", continuing with this "access denial line", 47.02 feet for a total distance of **172.06 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northwest corner of this tract, same being in the north line of said Lot 2R and said Buddyboy tract and the south line of Lot 1, Block 1 of Van Cleve Addition, a subdivision of record in Cabinet A, Slide 2237, Plat Records, Tarrant County, Texas, said Lot 1 being described in a deed to Van Cleve Investments, Inc., of record in Volume 11660, Page 1089, Deed Records, Tarrant County, Texas;
- 2) THENCE, with the north line of this tract, said Lot 2R, and said Buddyboy tract and the south line of said Lot 1, Block 1 and said Van Cleve tract, **North 89 degrees 06 minutes 00 seconds East 28.07 feet** to a calculated point at the northeast corner of this tract, said Lot 2R, and said Buddyboy tract and the southeast corner of said Lot 1, Block 1, and said Van Cleve tract, same being in the existing southwest ROW line of S.H. 114 and the southwest line of that tract described as 11.467 acres in a deed to the State of Texas, of record in Volume 3830, Page 116, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found with cap bears North 89 degrees 06 minutes 00 seconds East 0.33 feet;

County: Tarrant
Parcel: 20
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 2 of 4
March 15, 2010



DESCRIPTION FOR PARCEL 20

- 3) THENCE, with the northeast line of this tract, said Lot 2R, and said Buddyboy tract and the existing southwest ROW line of S.H. 114 and the southwest line of said 11.467 acre State of Texas tract, **South 33 degrees 46 minutes 19 seconds East 172.32 feet** to a calculated point at the southeast corner of this tract, said Lot 2R, and said Buddyboy tract and the northeast corner of said Lot 3 and said Halle tract;
- 4) THENCE, with the south line of this tract, said Lot 2R, and said Buddyboy tract and the north line of said Lot 3 and said Halle tract, **South 89 degrees 07 minutes 31 seconds West 28.55 feet** to the POINT OF BEGINNING and containing 4,096 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

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

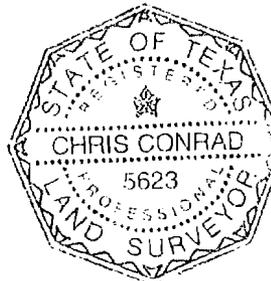
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 15th day of March, 2010 A.D.

SURVEYED BY:

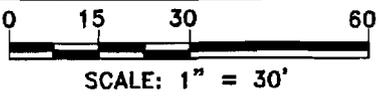
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 3-0-2010/Parcel 20 R1
Issued 3/1/2010; Revised 3/15/10

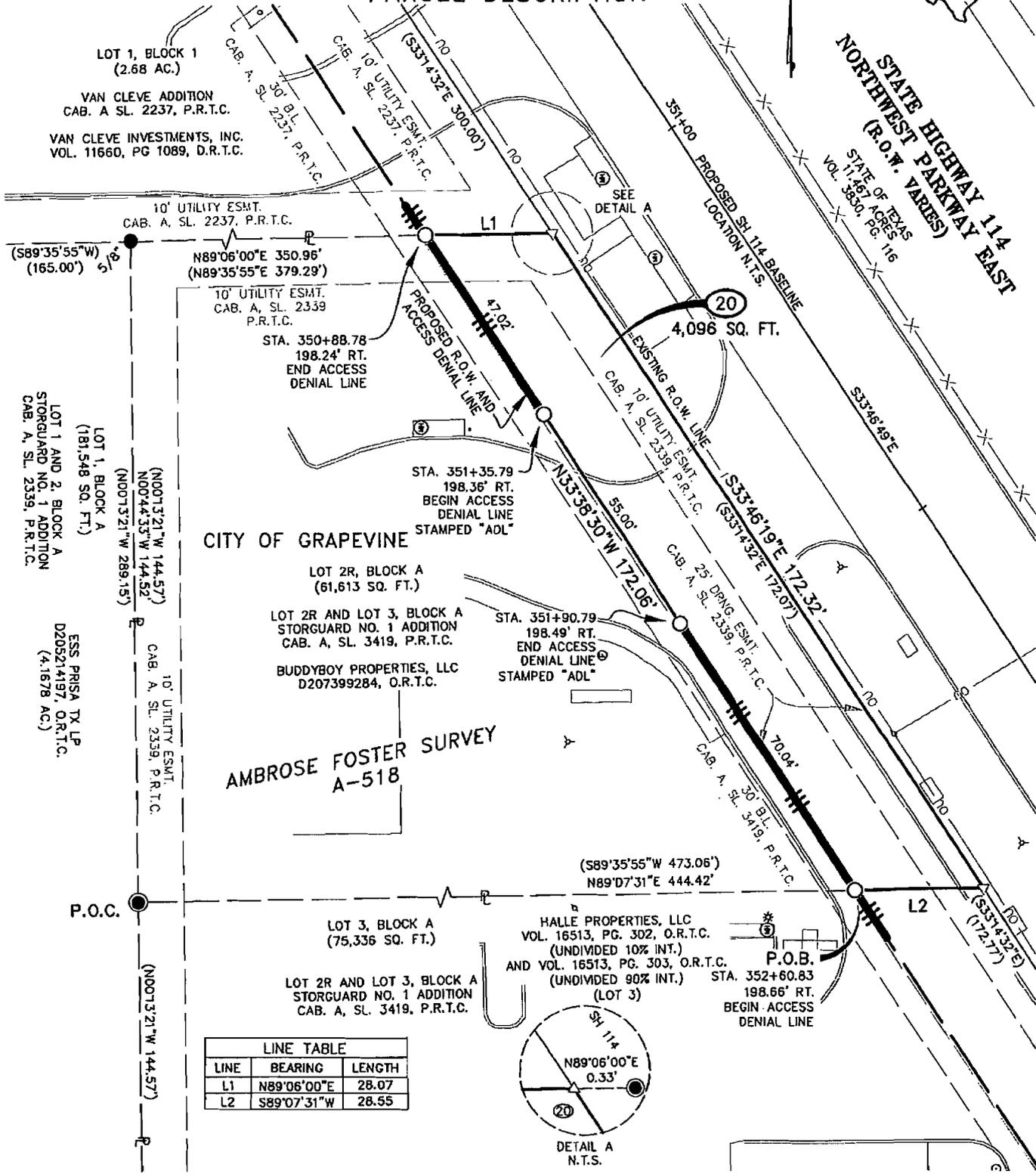




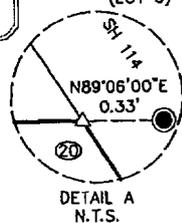
STATE HIGHWAY 114
NORTHWEST PARKWAY EAST
(R.O.W. VARIES)
STATE OF TEXAS
VOL. 11-45, ACRES
VOL. 3850, PG. 116



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'00"E	28.07
L2	S89°07'31"W	28.55



A PLAT OF A SURVEY OF PARCEL 20			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 20
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0913996, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 6, 2009, 8:00 am.
- 4) ITEM 10.b. (VOL. 2943, PG. 237) IN SCHEDULE B OF THE TITLE COMMITMENT CAN NOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⌘ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- |— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ||— ACCESS DENIAL LINE

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

03/15/10

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

	SQUARE FEET
ACQUISITION	4,096
SURVEYED AREA	61,606
REMAINDER AREA	57,510



A PLAT OF A SURVEY OF
PARCEL 20

DIVISION TTA	STATE HIGHWAY 114		PARCEL 20
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 19
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 1 of 5
March 15, 2010



DESCRIPTION FOR PARCEL 19

Description of 6,961 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1, Block 1, of Van Cleve Addition, a subdivision of record in Cabinet A, Slide 2237, Plat Records, Tarrant County, Texas; said Lot 1 being described in a Special Warranty Deed, dated July 15, 1994, to Van Cleve Investments, Inc., of record in Volume 11660, Page 1089, Deed Records, Tarrant County, Texas; said 6,961 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest corner of said Lot 1, Block 1, and said Van Cleve tract and the northwest corner of Lot 1, Block A, of Lot 1 and 2, Block A, Storguard No. 1 Addition, of record in Cabinet A, Slide 2339, Plat Records, Tarrant County, Texas, said Lot 1, Block A, being described in a deed to Ess Prisa TX LP, of record in D205214197, Official Records, Tarrant County, Texas, same being in the east line of Lot 4R, of Replat of Lot 4, First Section Grapevine Industrial Park, a subdivision of record in Volume 388-171, Page 50, Plat Records, Tarrant County, Texas, said Lot 4R being described in a deed to LP Industrial, LLC., of record in D206346104, Official Records, Tarrant County, Texas;

THENCE, with the south line of said Lot 1, Block 1, and said Van Cleve tract and the north line of said Lot 1, Block A, and said Ess tract, continuing with the north line of Lot 2R, Block A, of Lot 2R and Lot 3, Block A, Storguard No. 1 Addition, a subdivision of record in Cabinet A, Slide 3419, Plat Records, Tarrant County, Texas, said Lot 2R being described in a deed to Buddyboy Properties, LLC, of record in D207399284, Official Records, Tarrant County, Texas, North 89 degrees 06 minutes 00 seconds East 515.99 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the southwest corner of this tract, and the beginning of this "access denial line", same being in the proposed southwest right-of-way (ROW) line of S.H. 114, 198.24 feet right of S.H. 114 Baseline Station 350+88.78;

- 1) THENCE, with the southwest line of this tract, this "access denial line", and the proposed southwest ROW line of S.H. 114, crossing said Lot 1, Block 1, and said Van Cleve tract, **North 33 degrees 38 minutes 30 seconds West**, passing at 7.70 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 40.47 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", continuing with this "access denial line", 126.25 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 49.10 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" 75.63 feet for a total distance of **299.15 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northwest corner of this tract and the end of this "access denial line", same being in the north line of said Lot 1, Block 1, and said Van Cleve tract and the south line of Lot 1-R of Lot 1-R, Grapevine Industrial Park, a subdivision of record in Volume 388-162, Page 30, Plat Records, Tarrant County, Texas, said Lot 1-R being described in a deed to Mel Properties, Ltd., of record in Volume 12236, Page 360, Deed Records, Tarrant County, Texas;

County: Tarrant
Parcel: 19
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 2 of 5
March 15, 2010



DESCRIPTION FOR PARCEL 19

- 2) THENCE, with the north line of this tract, said Lot 1, Block 1, and said Van Cleve tract and the south line of said Lot 1-R and said Mel tract, **North 89 degrees 06 minutes 00 seconds East 27.26 feet** to a TxDOT Type I concrete monument found at the northeast corner of this tract, said Lot 1, Block 1, and said Van Cleve tract and the southeast corner of said Lot 1-R and said Mel tract, same being in the existing southwest ROW line of S.H. 114 and at the southwest corner of that tract described as 2.885 acres in a deed to the State of Texas, of record in Volume 3572, Page 185, Deed Records, Tarrant County, Texas, the south corner of that tract described as 0.098 of one acre in a deed to the State of Texas, of record in Volume 6905, Page 1562, Deed Records, Tarrant County, Texas, and the northwest corner of that tract described as 11.467 acres in a deed to the State of Texas, of record in Volume 3830, Page 116, Deed Records, Tarrant County, Texas;

- 3) THENCE, with the northeast line of this tract, said Lot 1, Block 1, and said Van Cleve tract and the existing southwest ROW line of S.H. 114 and the southwest line of said 11.467 acre State of Texas tract **South 33 degrees 46 minutes 19 seconds East 299.59 feet** to a calculated point at the southeast corner of this tract, said Lot 1, Block 1, and said Van Cleve tract and the northeast corner of said Lot 2R and said Buddyboy tract, from which a 1/2 inch iron rod found with cap bears North 89 degrees 06 minutes 00 seconds East 0.33 feet;

County: Tarrant
Parcel: 19
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 3 of 5
March 15, 2010



DESCRIPTION FOR PARCEL 19

- 4) THENCE, with the south line of this tract, said Lot 1, Block 1, and said Van Cleve tract and the north line of said Lot 2R and said Buddyboy tract, **South 89 degrees 06 minutes 00 seconds West 28.07 feet** to the POINT OF BEGINNING and containing 6,961 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

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

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

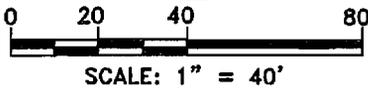
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 15th day of March, 2010 A.D.

SURVEYED BY:

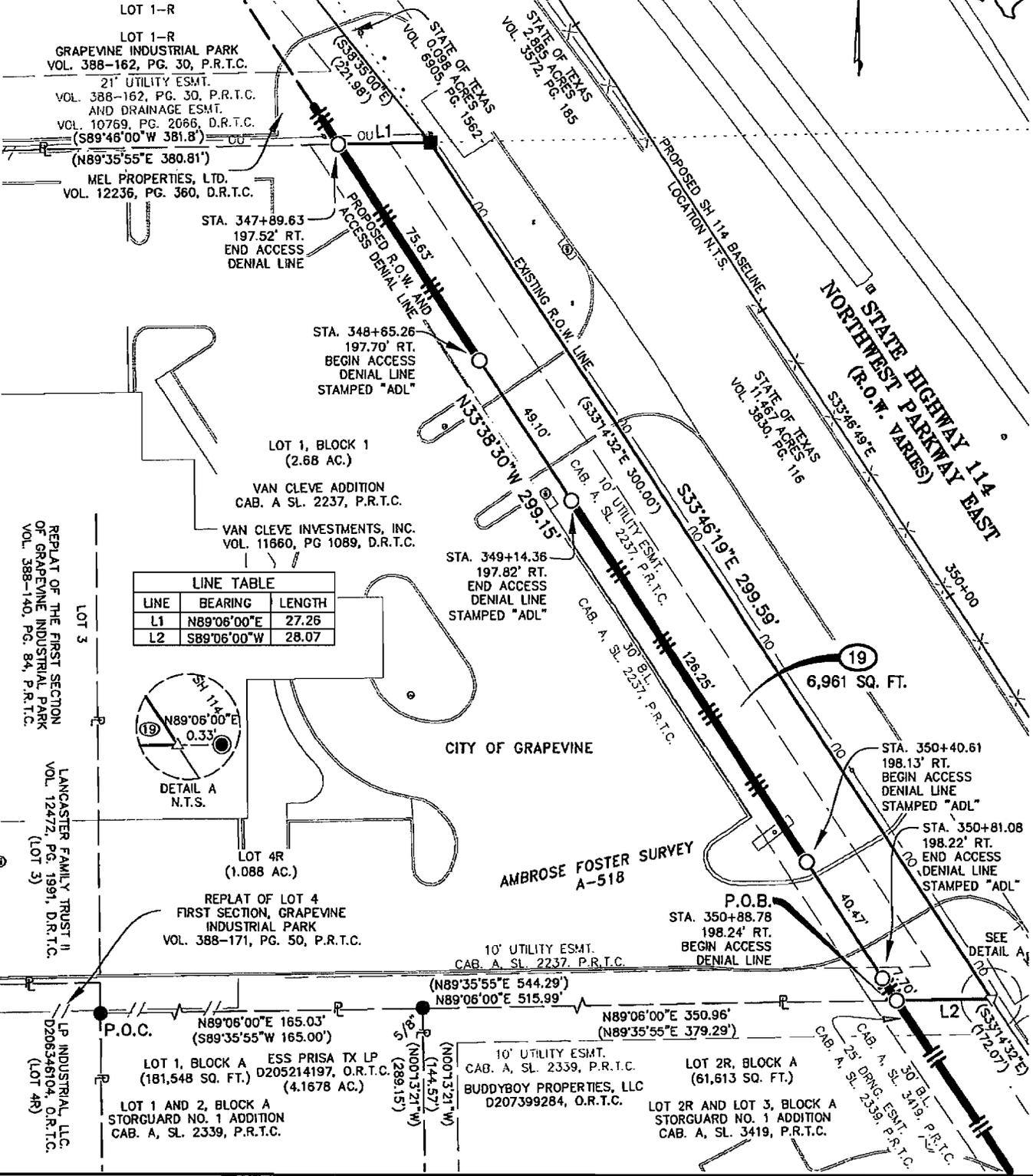
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591



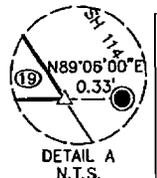
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH1 14/Delivered 3-0-2010/Parcel 19
Issued 3/1/2010; Revised 3/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'00"E	27.26
L2	S89°06'00"W	28.07



A PLAT OF A SURVEY OF PARCEL 19			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 19
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0913994, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 6, 2009, 8:00 am.
- 4) ITEM 10.a. (VOL. 1320, PG. 156), ITEM 10.b. (VOL. 1349, PG. 421), ITEM 10.c. (VOL. 1349, PG. 563), ITEM 10.d. (VOL. 1349, PG. 565), AND ITEM 10.e. (VOL. 2943, PG. 237) IN SCHEDULE B OF THE TITLE COMMITMENT CAN NOT BE LOCATED FROM THE INFORMATION PROVIDED.
- 5) ITEM 10.f. (VOL. 3641, PG. 220) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT AFFECT THIS TRACT.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- IRON PIPE FOUND (SIZE NOTED)
- FENCE POST
- ✕ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- — — DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- — — ACCESS DENIAL LINE

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

03/15/10

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

	SQUARE FEET
ACQUISITION	6,961
SURVEYED AREA	116,341
REMAINDER AREA	109,380



A PLAT OF A SURVEY OF
PARCEL 19

DIVISION TTA	STATE HIGHWAY 114		PARCEL 19
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



Parcel 5B
Page 1 of 7
January, 2008

County: Angelina
Construction CSJ: 2553-01-096
ROW Account No.: 2553-01-102
ROW CSJ No: 2553-01-102
Highway: U.S. Highway 59 / Loop 287
Parcel Limits From: Sta. 575+94.06 to Sta. 583+17.62
Parcel No. 5B

Property Description
For Parcel 5B

Being a 7.020 acre tract residue (305,834 square feet) of land situated in the A. Varilla Survey, Abstract No. 49, Angelina County, Texas, and being all of that certain called 7.324 acre tract of land conveyed to Larry Choate by deed dated February 19, 1991 and recorded under Volume 826, Page 875 of the Real Property Records Angelina County, Texas (R.P.R.A.C.T.); said 7.020 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the existing easterly right of way line of Davisville Road (width varies) (recorded under Volume 861, Page 797, Volume 537, Page 402 and Volume 535, Page 369 (R.P.R.A.C.T.)), being the westerly line of that certain called 41.113 acre tract of land conveyed to Jim R. Lock, Trustee of the Lock Trust by deed dated March 22, 2000 and recorded under Volume 1254, Page 836 (R.P.R.A.C.T.) and by deed dated January 1, 2006 and recorded under County Clerk's File (C.C.F.) No. 2006-00213443 and by deed dated January 1, 2006 and recorded under C.C.F. No. 2006-00208719 both of the Official Public Records of Real Property Angelina County, Texas (O.P.R.R.P.A.C.T.);

THENCE, South 00°19'14" West, along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 201.00 feet to a 5/8-inch iron rod with aluminum cap stamped "Texas Department of Transportation" (TxDOT) set; from which a found broken concrete monument bears North 01°41' East, 1.10 feet;

THENCE, South 06°01'53" West, continuing along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 100.00 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set; from which a found broken concrete monument bears South 52°23' West, 1.70 feet;

THENCE, South 11°44'31" West, continuing along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 104.26 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set, from which a found broken concrete monument bears North 11°45' East, 3.76 feet;

THENCE, South 06°06'55" West, continuing along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 248.10 feet;

THENCE, in a southerly direction, continuing along the existing easterly right of way line of Davisville Road, also being the westerly line of said 7.324 acre tract, with a curve to the left, having a central angle of 00°55'50", a radius of 5,789.58 feet, an arc length of 94.03 feet, and a chord bearing and distance of **South 06°25'47" West, 94.03 feet** to the southwest corner of said 41.113 acres and the most northerly west corner of said 7.324 acres, from which a concrete monument found bears North 21°12' West, 1.37 feet; and for **POINT OF BEGINNING** of the herein described tract having project coordinates of N = 10,505,471.99, E = 4,052,686.23, located at station 583+17.62, 201.84 feet right of and perpendicular to the Loop 287 project baseline;

Parcel 5B
Page 2 of 7
January, 2008

- 1) **THENCE, South 74°21'38" East**, along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **45.90 feet**;
- 2) **THENCE, North 86°30'43" East**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **139.11 feet**;
- 3) **THENCE, North 80°46'31" East**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **239.36 feet**;
- 4) **THENCE, North 86°14'54" East**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **58.17 feet**;
- 5) **THENCE, North 64°51'09" East**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **67.31 feet**;
- 6) **THENCE, South 05°38'29" East**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **55.01 feet**;
- 7) **THENCE, South 77°13'35" East**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **193.33 feet** to a point in the northerly line of a called 39.8936 acre tract of land, conveyed to David Overdorf and wife, Barbara F. Overdorf by County Clerk File No. 2007-00226368 (O.P.R.R.P.R.A.C.T);
- 8) **THENCE, South 75°35'22" West**, along the easterly line of said of 7.234 acres, being in the westerly line of said 39.8936 acres, a distance of **22.45 feet** to a angle point;
- 9) **THENCE, South 01°13'36" West**, along the easterly line of said of 7.234 acres, being in the westerly line of said 39.8936 acres, a distance of **50.04 feet** to a angle point;
- 10) **THENCE, South 35°42'47" West**, along the easterly line of said of 7.234 acres, being in the westerly line of said 39.8936 acres, a distance of **31.91 feet** to a angle point;
- 11) **THENCE, South 20°30'29" West**, along the easterly line of said of 7.234 acres, being in the westerly line of said 39.8936 acres, a distance of **37.64 feet** to a angle point;
- 12) **THENCE, South 28°49'49" West**, along the easterly line of said of 7.234 acres, being in the westerly line of said 39.8936 acres, a distance of **106.53 feet** to a angle point;
- 13) **THENCE, South 10°59'20" West**, along the easterly line of said of 7.234 acres, being in the westerly line of said 39.8936 acres, a distance of **61.52 feet** to a angle point, located at station 575+94.06, 358.69 feet right of and perpendicular to the Loop 287 project baseline;
- 14) **THENCE, South 59°30'30" West**, along the easterly line of said of 7.234 acres, being the westerly line of said 39.8936 acres, a distance of **18.13 feet** to a angle point;
- 15) **THENCE, North 82°20'39" West**, along the easterly line of said of 7.234 acres, being the westerly line of said 39.8936 acres, a distance of **5.29 feet** to a angle point;

Parcel 5B
Page 3 of 7
January, 2008

- 16) **THENCE, South 51°07'11" West**, along the easterly line of said of 7.234 acres, being the westerly line of said 39.8936 acres passing at a distance of 43.46 feet a found 1/2-inch iron rod, and continuing a total distance of **340.89 feet** to a point in the existing northerly right of way line of Loop 287 from which a found 1/2 inch iron pipe bears North 51°07 East, 0.36 feet, passing at a distance of 43.46 feet a found 1/2 inch iron rod;
- 17) **THENCE**, in a northwesterly direction, along the existing northerly right of way line of Loop 287, being the southwesterly line of said 7.324 acre tract, with a curve to the left, having a central angle of **10°15'19"**, a radius of **2,391.83 feet**, an arc length of **428.11 feet**, and a chord bearing and distance of **North 62°58'04" West, 427.53 feet** to the end of said curve, from which a concrete monument found bears North 73°42' West, 0.51 feet;
- 18) **THENCE, North 67°50'08" West**, continuing along the existing northerly right of way line of Loop 287, being the southwesterly line of said 7.324 acres, a distance of **106.11 feet** to a concrete monument found for a cutback corner of the existing northerly right of way line of Loop 287 with the existing easterly right of way line of Davisville Road;
- 19) **THENCE, North 32°08'27" West**, along the cutback line of the existing northerly right of way line of Loop 287 with the existing easterly right of way line of Davisville Road, a distance of **42.04 feet** to the end of said cutback, from which a concrete monument found bears North 32°08' West, 0.63 feet;
- 20) **THENCE, North 08°16'21" East**, along the existing easterly right of way line of Davisville Road, being the westerly line of said 7.020 acre tract residue of the 7.234 acres, a distance of **104.51 feet** to the point of curvature of a curve to the left, from which a broken concrete monument found bears South 21°12' West, 1.37 feet;
- 21) **THENCE**, in a northeasterly direction, continuing along the existing easterly right of way line of Davisville Road, being the westerly line of said 7.020 acre tract residue, with a curve to the left, having a central angle of **01°22'40"**, a radius of **5,789.58 feet**, an arc length of **139.22 feet**, and a chord bearing and distance of **North 07°35'02" East, 139.22 feet** to the **POINT OF BEGINNING** and containing 7.020 acre tract (305,834 square feet) of land.

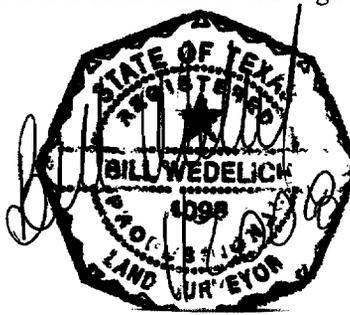
A plat of even survey date herewith accompanies this property description.

Horizontal Control and bearings are based on the project coordinate system (in US survey feet). To translate project coordinates to Texas State Plane Coordinate System NAD83 (CORS96) Central Zone coordinates divide the northing and easting values by a surface adjustment factor of 1.0000295. Then add 312.397 to the northing coordinate value and 118.953 to the easting coordinate value.

Field surveys were performed in December, 2006.

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

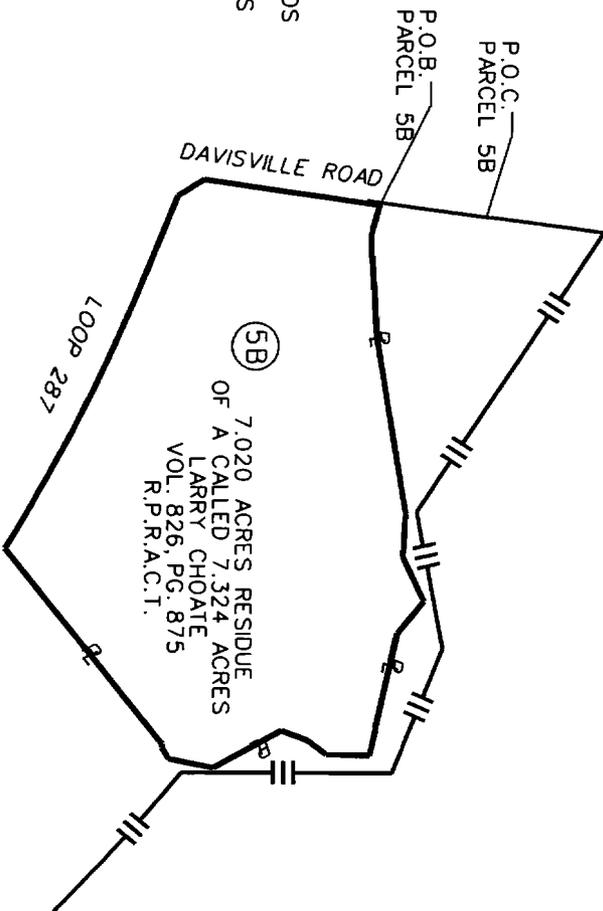
Prepared By:
GeoSolutions, Ltd.
1440 Lake Front Circle, Suite 110
The Woodland, Texas 77380



LEGEND

- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 3/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS"
- SET 5/8" IR W/GS CAP (UNLESS NOTED OTHERWISE)
- FND. (TYPE INDICATED AT LOCATION)
- R PROPERTY LINE
- Z LANDHOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ⌘ SURVEY LINE
- ① PARCEL NUMBER
- R.P.R.A.C.T. REAL PROPERTY RECORDS
ANGELINA COUNTY TEXAS
- O.P.R.R.P.A.C.T. OFFICIAL PUBLIC RECORDS
REAL PROPERTY
ANGELINA COUNTY TEXAS
- △ CALCULATED POINT
- FND. FOUND
- I.P. IRON PIPE
- I.R. IRON ROD
- ||— ACCESS DENIAL LINE

COUNTY: ANGELINA
 CONST. CSJ: 2553-01-096
 R.O.W. ACCOUNT NO.: 2553-01-102
 R.O.W. CSJ: 2553-01-102
 HIGHWAY: U.S. HIGHWAY 59 / LOOP 287
 PARCEL LIMITS: FROM: STA. 575+94.06
 TO: STA. 583+17.62



NOTES:

1. HORIZONTAL CONTROL AND BEARINGS ARE BASED ON THE PROJECT COORDINATE SYSTEM (IN U.S. SURVEY FEET). TO TRANSLATE PROJECT COORDINATES TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CORRS96) CENTRAL ZONE COORDINATES, DIVIDE THE NORTHING AND EASTING VALUES BY A SURFACE ADJUSTMENT OF 1.0000295. THEN ADD 312.397 TO THE NORTHING COORDINATE VALUE AND 118.953 TO THE EASTING COORDINATE VALUE.
2. ABSTRACTING WAS PERFORMED IN JUNE, 2007.
3. FIELD SURVEYS WERE PERFORMED IN DECEMBER, 2006.
4. DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
5. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.
6. ALL STATION AND OFFSETS ON THIS PARCEL PLAT ARE REFERENCED TO THE PROPOSED LOOP 287 PROJECT BASELINE.

PARCEL 5B
 PARENT TRACT INSET
 N.T.S.



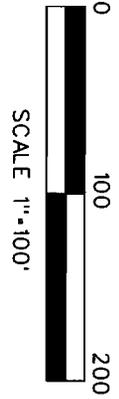
EXISTING	TAKING	REMAINING
7.020 AC.	7.020 AC.	0.00 AC.
	305,834 Sq.Ft.	

* CALCULATED

Solutions, Ltd.

1440 Love Front Circle, Suite 110
 The Woodlands, Texas 77380
 Office: 281-681-9766 Fax: 281-681-9779

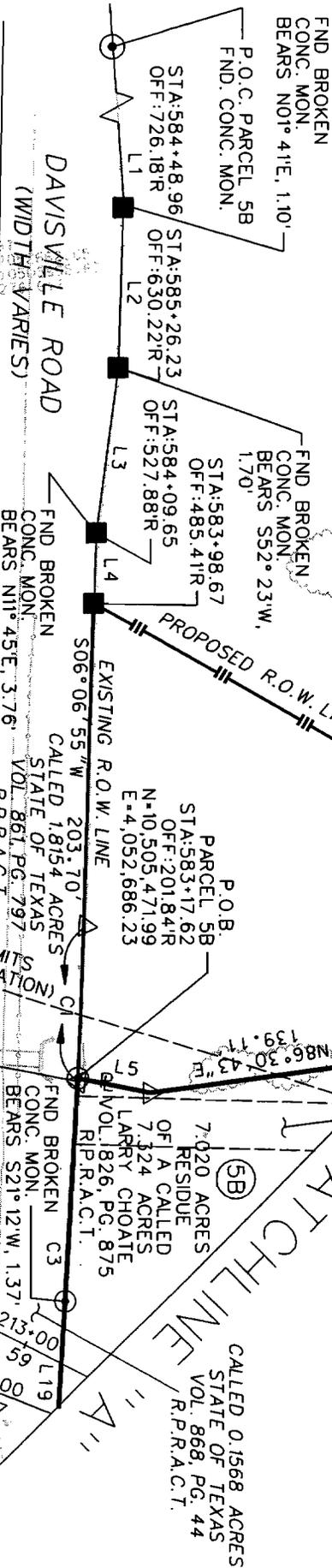
PARCEL 5B



CALLED 41.113 ACRES
JIM R. LOCK, TRUSTEE
VOL. 1254, PG. 836
R.P.R.A.C.T.
C.C.F. No. 2006-00208719
C.C.F. No. 2006-00213443
O.P.R.P.A.C.T.

APPROXIMATE LOCATION
30' SANITARY & ROAD EASEMENT
CITY OF LUFKIN
VOL. 400, PG. 125
R.P.R.A.C.T.

PROJECT BASELINE
CURVE DATA
A=41°26'59"
R=2,850.00'
L=2,061.79'
CHB= N47°23'37"W
CHD= 2,017.12'
PISTA= 574+78.81
OFF= 197.18'R
N= 10,504,944.15
E= 4,053,469.45



LINE NO.	BEARING	LENGTH
L1	S00°19'14"W	201.00'
L2	S06°01'53"W	100.00'
L3	S11°44'31"W	104.26'
L4	S06°06'55"W	44.40'
L5	S74°21'38"E	45.90'
L19	N08°16'21"E	104.51'

A VARILLA SURVEY

A-49

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	00°55'50"	5,789.58'	94.03'	S06°25'47"W	94.03'
C3	01°22'40"	5,789.58'	139.22'	N07°35'02"E	139.22'

Geo Solutions, Ltd.
 1440 Lake Front Circle, Suite 110
 The Woodlands, Texas 77380
 Office: 281-681-9766 Fax: 281-681-9779

PARCEL 5B

DATE: JULY, 2008 SCALE 1" = 100'

CALLED 41.113 ACRES
JIM R. LOCK, TRUSTEE,
OF THE LOCK TRUST
VOL. 1254, PG. 836
R.P.R.A.C.T.
C.C.F. No. 2006-00208719
C.C.F. No. 2006-00213443
O.P.R.R.P.A.C.T.

PROPOSED R.O.W. LINE
ACCESS DENIAL LINE

MATCHLINE "B"



CALLED 39.8936 ACRES
DAVID OVERDORF AND WIFE,
BARBARA F. OVERDORF
C.C.F. NO. 2007-00226368
O.P.R.O.R.P.A.C.T.

PROJECT BASELINE
CURVE DATA
Δ=41° 26' 59"
R= 2,850.00'
L= 2,061.79'
CHB= N47° 23' 37" W
PISTA.= 574+78.81
OFF.= 197.18'R
N= 10,504,944.15
E= 4,053,469.45

MATCHLINE "A"

LINE NO.	BEARING	LENGTH
L6	S86°14'54"E	58.17'
L7	N64°51'09"E	67.31'
L13	S28°49'49"E	106.53'
L14	S10°59'20"W	61.52'
L15	S59°30'30"W	18.13'
L16	N82°20'39"W	5.29'
L17	N67°50'08"W	106.11'
L18	N32°08'27"W	42.04'
L19	N08°16'21"E	104.51'

A VARIETLA SURVEY
A-49

7.020 ACRES RESIDUE
OF A CALLED 7.324 ACRES
LARRY CHOATE
VOL. 826, PG. 875
R.P.R.A.C.T.

STA: 575+94.06
OFF: 358.69'R

APPROXIMATE LOCATION
30' SANITARY & ROAD EASEMENT
CITY OF LUFKIN
VOL. 400, PG. 125
R.P.R.A.C.T.

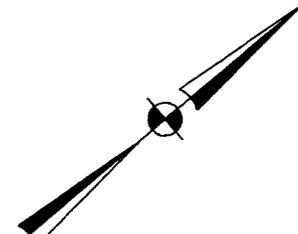
LUFKIN CITY LIMITS
(APPROXIMATE LOCATION)

00+212 00+185 00+112 00+085 00+012 00+615 00+875 00+902 00+502 00+525
00+285 00+185 00+085 00+012 00+615 00+875 00+902 00+502 00+525
PROPOSED LOOP 287 PROJECT BASELINE
EXISTING R.O.W. LINE C2
CALLED 6.732 ACRES STATE OF TEXAS VOL. 336, PG. 100 R.P.R.A.C.T.
LOOP 287 (WIDTH VARIES) (N. MEDFORD DRIVE)
PROPOSED US HIGHWAY 59 BASELINE
FND 1/2" IR
BEARS N51°07'E, 0.36'

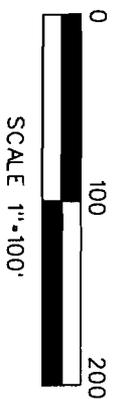
FND CONC. MON. BEARS N73°42'W, 0.51'
FND CONC. MON. BEARS N52°08'W, 0.63'
CALLED 0.1568 ACRES STATE OF TEXAS VOL. 868, PG. 44 R.P.R.A.C.T.

No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C2	10° 15' 19"	2,391.83'	428.11'	N62° 58' 04" W	427.53'

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1440 Lake Front Circle, Suite 110
The Woodlands, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

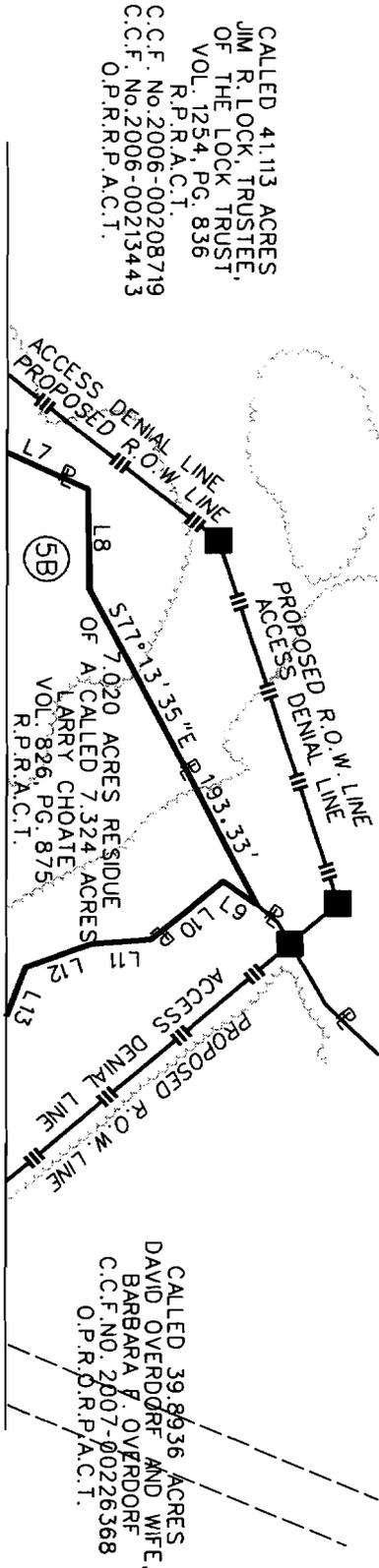


A. VARILLA SURVEY A-49



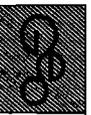
PROJECT BASELINE
CURVE DATA

Δ=41° 26' 59"
R= 2,850.00'
L= 2,061.79'
CHB= N47° 23' 37" W
CHD= 2,017.12'
PI STA.= 574+78.81
OFF.= 197.18' R
N= 10,504.944.15
E= 4,053,469.45



MATCHLINE "B"

LINE NO.	BEARING	LENGTH
L7	N64° 51' 09" E	67.31'
L8	S05° 38' 29" E	55.01'
L9	S75° 35' 22" W	22.45'
L10	S01° 13' 36" W	50.04'
L11	S35° 42' 47" W	31.91'
L12	S20° 30' 29" W	37.64'
L13	S28° 49' 49" E	106.53'



Geo Solutions, Ltd.

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The Woodlands, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL 5B

DATE: JULY, 2008 SCALE 1" = 100'

County: Angelina
Construction CSJ: 2553-01-096
ROW Account No.: 2553-01-102
ROW CSJ No: 2553-01-102
Highway: U.S. Highway 59 / Loop 287
Parcel Limits From: Sta. 567+79.18 to Sta. 577+08.61
Parcel No. 5A

Property Description
For Parcel 5A

Being a 6.919 acre tract (301,421 square feet) of land situated in the A. Varilla Survey, Abstract No. 49, Angelina County, Texas, and being a portion of that certain called 39.8936 acre tract of land, and a portion of a certain called 17.248 acre tract of land conveyed to David Overdorf and wife, Barbara F. Overdorf by County Clerk File No. 2007-00226368 of the Official Public Records of Real Property Records Angelina County, Texas (O.P.R.R.P.R.A.C.T.); said 6.919 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the existing easterly right of way line of Davisville Road (width varies) (recorded under Volume 861, Page 797, Volume 537, Page 402 and Volume 535, Page 369 (R.P.R.A.C.T.)), being the westerly line of that certain called 41.113 acre tract of land conveyed to Jim R. Lock, Trustee of the Lock Trust by deed dated March 22, 2000 and recorded under Volume 1254, Page 836 (R.P.R.A.C.T.) and by deed dated January 1, 2006 and recorded under County Clerk's File (C.C.F.) No. 2006-00213443 and by deed dated January 1, 2006 and recorded under C.C.F. No. 2006-00208719 both of the Official Public Records of Real Property Angelina County, Texas (O.P.R.R.P.A.C.T.);

THENCE, South 00°19'14" West, along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 201.00 feet to a set 5/8-inch iron rod with aluminum cap stamped "Texas Department of Transportation" (TxDOT), from which a found broken concrete monument bears North 01°41' East, 1.10 feet;

THENCE, South 06°01'53" West, continuing along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 100.00 feet to a set 5/8-inch iron rod with aluminum cap stamped "TxDOT", from which a found broken concrete monument bears South 52°23' West, 1.70 feet;

THENCE, South 11°44'31" West, continuing along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 104.26 feet to a set 5/8-inch iron rod with aluminum cap stamped "TxDOT", from which a found broken concrete monument bears North 11°45' East, 3.76 feet;

THENCE, South 06°06'55" West, continuing along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 44.40 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set at the intersection with the proposed northerly right of way line of Loop 287 (width varies);

THENCE, South 56°16'05" East, along the proposed northerly right of way line of Loop 287 and an Access Denial Line, a distance of 436.00 feet to a 5/8-inch iron rod with aluminum cap "TxDOT" set for an angle point;

THENCE, North 79°08'04" East, continuing along the proposed northerly right of way line of Loop 287 and along the Access Denial Line, a distance of 213.49 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set for an angle point;

THENCE, South 67°46'26" East, continuing along the proposed northerly right of way line of Loop 287 and along the Access Denial Line, a distance of 207.73 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set for an angle point;

THENCE, South 00°00'00" East, continuing along the proposed northerly right of way line of Loop 287 and along the Access Denial Line, a distance of 33.99 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set for the **POINT OF BEGINNING** of the herein described tract having project coordinates of N = 10,505,453.52, E = 4,053,483.01, located at station 577+08.61, 597.57 feet right of and perpendicular to the Loop 287 project baseline;

- 1) **THENCE**, South 00°00'00" East, along the proposed northerly right of way line of Loop 287 and along the Access Denial Line, a distance of **292.87 feet** to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set, for the point in a curve to the right;
- 2) **THENCE**, in a southeasterly direction, continuing along the proposed northerly right of way line of Loop 287 and along the Access Denial Line, with a curve to the right, having a central angle of **09°31'11"**, a radius of **3,076.80 feet**, an arc length of **511.21 feet**, and a chord bearing and distance of **South 45°51'32" East, 510.64 feet**, pass at an arc length of 431.22 feet a 5/8-inch iron rod with aluminum cap stamped "TxDOT" and "COA" for the End of the Access Denial Line and pass at an arc length of 471.22 feet a 5/8-inch iron rod with aluminum cap stamped "TxDOT" and "COA" set at the Beginning of the Access Denial Line and continuing to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set in a curve to the right;
- 3) **THENCE**, in a southeasterly direction, continuing along the proposed northerly right of way line of Loop 287 and along the Access Denial Line, with a compound curve to the right, having a central angle of **06°45'15"**, a radius of **3,074.73 feet**, an arc length of **362.46 feet**, and a chord bearing and distance of **South 34°16'40" East, 362.25 feet** to 5/8-inch iron rod with aluminum cap stamped "TxDOT" set in the southerly line of said 17.248 acre tract, being the northerly line of that certain residue of a called 20.077 acre tract of land conveyed to Angelina and Neches River Railroad Company by deed dated March 26, 1982 of record and recorded under Volume 529, Page 615 and for the End of the Access Denial Line, located at station 567+79.18, 353.34 feet right of and perpendicular to the Loop 287 project baseline;
- 4) **THENCE**, South 68°06'26" West, along the northerly line of said residue of 20.077 acre tract, being the southerly line of said 17.248 acre tract, a distance of **277.54 feet** to a 1/2-inch iron pipe found in the existing northerly right of way line of Loop 287 (width varies) (recorded under Volume 336, Page 100 and Volume 868, Page 44 (R.P.R.A.C.T.)), being the southwesterly corner of said 17.248 acre tract, same being the northwesterly corner of said residue of 20.077 acres, also being in a curve to the left;

Parcel 5A
Page 3 of 9
January, 2008

- 5) **THENCE**, in a northwesterly direction, along the existing northerly right of way line of Loop 287, being the southwesterly line of said 17.248 acre tract, with a curve to the left, having a central angle of **02°05'15"**, a radius of **2,411.83 feet**, an arc length of **87.87 feet**, and a chord bearing and distance of **North 38°29'23" West, 87.87 feet** to a concrete monument found for the end of said curve;
- 6) **THENCE, North 51°35'11" West**, along the existing northerly right of way line of Loop 287, being the southwesterly line of said 17.248 acre tract, a distance of **106.68 feet** to a concrete monument found for the point in a curve to the left;
- 7) **THENCE**, in a northwesterly direction, continuing along the existing northerly right of way line of Loop 287, being the southwesterly lines of said 17.248 acre tract and said 39.8936 acre tract, with a curve to the left, having a central angle of **15°48'23"**, a radius of **2,391.83 feet**, an arc length of **659.84 feet**, and a chord bearing and distance of **North 49°56'13" West, 657.76 feet** to the southeast corner of said 39.8936 acres and the southwest corner of a called 7.324 acre tract of land conveyed to Larry Choate by deed dated February 19, 1991 and recorded under Volume 826, Page 875 of the Real Property Records Angelina County, Texas (R.P.R.A.C.T.), from which a 1/2-inch iron pipe found bears **North 51°07' East, 0.36 feet**;
- 8) **THENCE, North 51°07'11" East**, along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres a distance of **340.89 feet**; passing a found 1/2-inch iron rod at a distance of **297.43 feet**.
- 9) **THENCE, South 82°20'39" East**, along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres, a distance of **5.29 feet** to a point;
- 10) **THENCE, North 59°30'30" East**, along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres, a distance of **18.13 feet** to a point;
- 11) **THENCE, North 10°59'20" East**, along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres, a distance of **61.52 feet** to a point;
- 12) **THENCE, North 28°49'49" West**, along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres, a distance of **106.53 feet** to a point;
- 13) **THENCE, North 20°30'29" East**, along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres, a distance of **37.64 feet** to a point;
- 14) **THENCE, North 35°42'47" East**, along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres, a distance of **31.91 feet** to a point;
- 15) **THENCE, North 01°13'36" East**, along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres, a distance of **50.04 feet** to a point;
- 16) **THENCE, North 75°35'22" East**, along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres, a distance of **22.45 feet** to a point;
- 17) **THENCE, North 80°49'05" East**, along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres, a distance of **14.60 feet** to a point;

Parcel 5A
Page 4 of 9
January, 2008

- 18) **THENCE, South 79°35'42" East**, continuing along the easterly line of said of 7.324 acres, being the northerly line of said 39.8936 acres, a distance of **13.32 feet** to the **POINT OF BEGINNING** and containing 6.919 acre tract (301,421 square feet) of land.

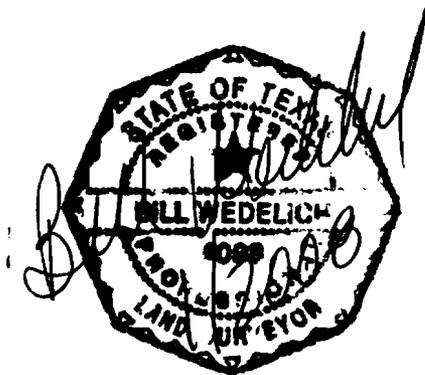
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Horizontal Control and bearings are based on the project coordinate system (in US survey feet). To translate project coordinates to Texas State Plane Coordinate System NAD83 (CORS96) Central Zone coordinates divide the northing and easting values by a surface adjustment factor of 1.0000295. Then add 312.397 to the northing coordinate value and 118.953 to the easting coordinate value.

Field surveys were performed in December, 2006.

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

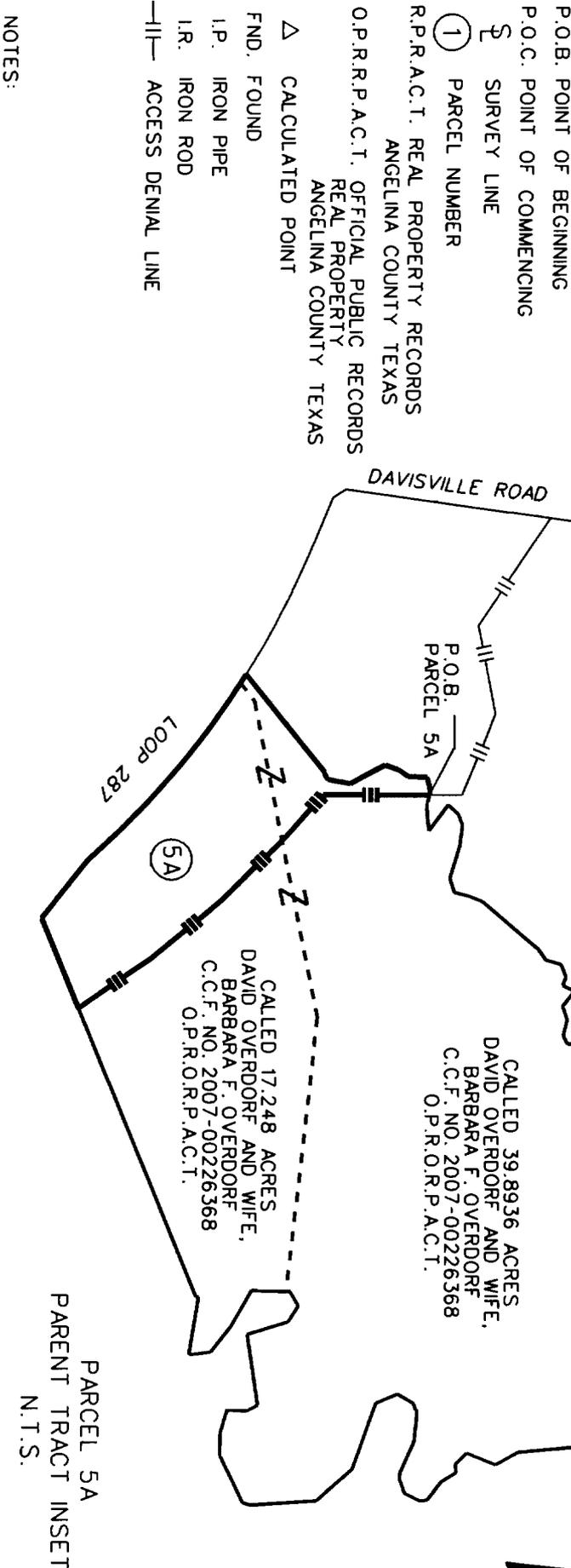
Prepared By:
GeoSolutions, Ltd.
1440 Lake Front Circle, Suite 110
The Woodland, Texas 77380



LEGEND

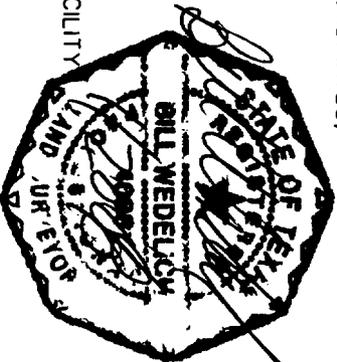
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
COA Stamped "CONTROL OF ACCESS"
- SET 5/8" IR W/GS CAP (UNLESS NOTED OTHERWISE)
- FND. (TYPE INDICATED AT LOCATION)
- P PROPERTY LINE
- Z LANDHOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- S SURVEY LINE
- ① PARCEL NUMBER
- R.P.R.A.C.T. REAL PROPERTY RECORDS
ANGELINA COUNTY TEXAS
- O.P.R.P.A.C.T. OFFICIAL PUBLIC RECORDS
REAL PROPERTY
ANGELINA COUNTY TEXAS
- △ CALCULATED POINT
- FND. FOUND
- I.P. IRON PIPE
- I.R. IRON ROD
- ||| ACCESS DENIAL LINE

COUNTY: ANGELINA
 CONST. CSJ: 2553-01-096
 R.O.W. ACCOUNT NO.: 2553-01-102
 R.O.W. CSJ: 2553-01-102
 HIGHWAY: U.S. HIGHWAY 59 / LOOP 287
 PARCEL LIMITS: FROM: STA. 567+79.18
 TO: STA. 577+08.61



NOTES:

1. HORIZONTAL CONTROL AND BEARINGS ARE BASED ON THE PROJECT COORDINATE SYSTEM. (IN U.S. SURVEY FEET). TO TRANSLATE PROJECT COORDINATES TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CORSS96) CENTRAL ZONE COORDINATES, DIVIDE THE NORTHING AND EASTING VALUES BY A SURFACE ADJUSTMENT OF 1.0000295. THEN ADD 312.397 TO THE NORTHING COORDINATE VALUE AND 118.953 TO THE EASTING COORDINATE VALUE.
2. ABSTRACTING WAS PERFORMED IN JUNE, 2007.
3. FIELD SURVEYS WERE PERFORMED IN DECEMBER, 2006.
4. DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
5. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.
6. ALL STATION AND OFFSETS ON THIS PARCEL PLAT ARE REFERENCED TO THE PROPOSED LOOP 287 PROJECT BASELINE.



EXISTING	TAKING	REMAINING
57.142 Ac.	6.919 Ac. 301,421 Sq.Ft.	50.223 Ac.

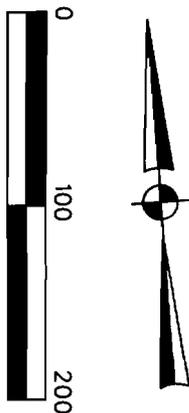
Solutions, Ltd.

1440 Lake Front Circle, Suite 110
 The Woodlands, Texas 77380
 Office: 281-681-9766 Fax: 281-681-9779

PARCEL 5A

DATE: JULY, 2008

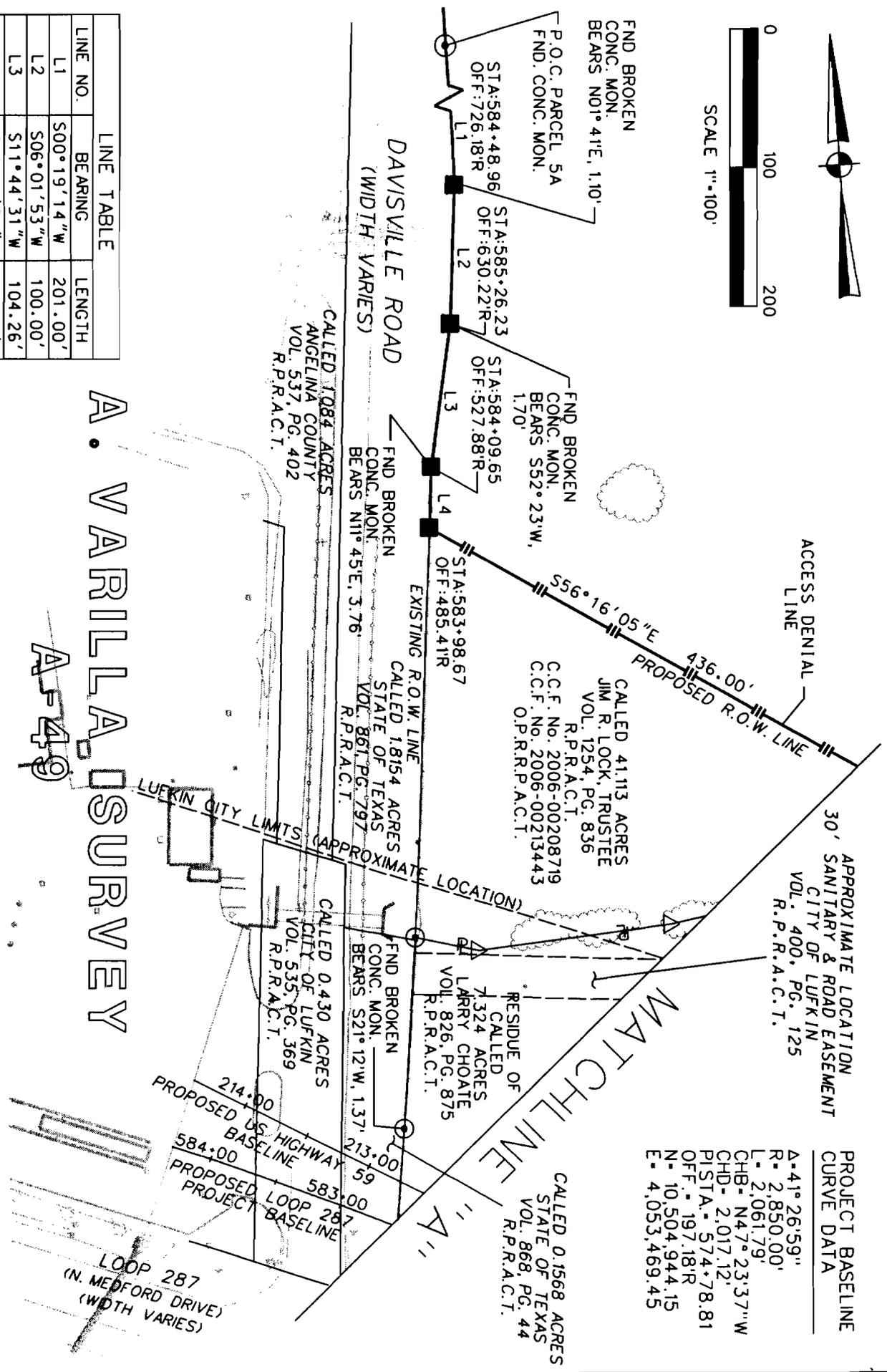
SCALE N.T.S.



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S00°19'14"W	201.00'
L2	S06°01'53"W	100.00'
L3	S11°44'31"W	104.26'
L4	S06°06'55"W	44.40'

A. VARILLA SURVEY

A-49



PROJECT BASELINE CURVE DATA

A-41°26'59"
R- 2,850.00'
L- 2,061.79'
CHB- N47°23'37"W
CHD- 2,017.12'
PISTA- 574+78.81
OFF- 197.18'R
N- 10,504.944.15
E- 4,053,469.45

Solutions, Ltd.

Tel: (281) 681-9766 Fax: (281) 681-9779
 1440 Lake Front Circle, Suite 110
 The Woodlands, Texas 77380

PARCEL 5A

**LOOP 287
 (N. MEDFORD DRIVE)
 (WIDTH VARIES)**

CALLED 41.113 ACRES
JIM R. LOCK, TRUSTEE,
OF THE LOCK TRUST
VOL. 1254, PG. 836
R.P.R.A.C.T.
C.C.F. No. 2006-00208719
C.C.F. No. 2006-00213443
O.P.R.R.P.A.C.T.

PROPOSED R.O.W. LINE
ACCESS DENIAL LINE
N79°08'04"E
213.49'

MATCHLINE "C"
SCALE 1"=100'
0 100 200

CALLED 39.8936 ACRES
DAVID OVERDORF AND WIFE,
BARBARA F. OVERDORF
C.C.F. NO. 2007-00226368
O.P.R.O.R.P.A.C.T.

PROJECT BASELINE
CURVE DATA
Δ=41°26'59"
R=2,850.00'
L=2,061.79'
CHB= N47°23'37"W
CHD= 2,017.12'
PISTA= 574.78.81
OFF= 197.18'R
N= 10,504,944.15
E= 4,053,469.45

MATCHLINE "A"

LINE NO	BEARING	LENGTH
L5	S82°20'39"E	5.29'
L6	N59°30'30"E	18.13'
L7	N10°59'20"E	61.52'
L8	N28°49'49"W	106.53'

VARILLA SURVEY
A-49

LUFKIN CITY LIMITS
(APPROXIMATE LOCATION)

CALLED 7.324 ACRES
LARRY CHOATE
VOL. 826, PG. 875
R.P.R.A.C.T.

FND 1/2" IR

ACCESS DENIAL LINE
C1
C2

PROPOSED US HIGHWAY 59 BASELINE
00+602 00+802 00+102
00+675 00+875 00+107
00+602 00+802 00+102
00+675 00+875 00+107

N51°07'11"E 340.89'
297.43'

APPROXIMATE LOCATION
30' SANITARY
& ROAD EASEMENT
CITY OF LUFKIN
VOL. 400, PG. 125
R.P.R.A.C.T.

PROPOSED LOOP 287
PROJECT BASELINE

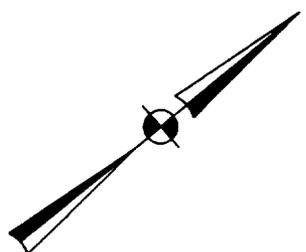
EXISTING R.O.W. LINE

CALLED 6.732 ACRES
STATE OF TEXAS
VOL. 336, PG. 100
R.P.R.A.C.T.

LOOP 287
(WIDTH VARIES)
(N. MEDFORD DRIVE)

FND CONC. MON. BEARS
N73°42'W, 0.51'
CALLED 0.1568 ACRES
STATE OF TEXAS
VOL. 868, PG. 44
R.P.R.A.C.T.

NO.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	09°31'11"	3,076.80'	511.21'	S45°51'32"E	510.64'
C2	08°01'49"	3,076.80'	431.22'	S46°36'14"E	430.87'
C3	15°48'23"	2,391.83'	659.84'	N49°56'13"W	657.76'



MATCHLINE "B"

Solutions, Ltd.

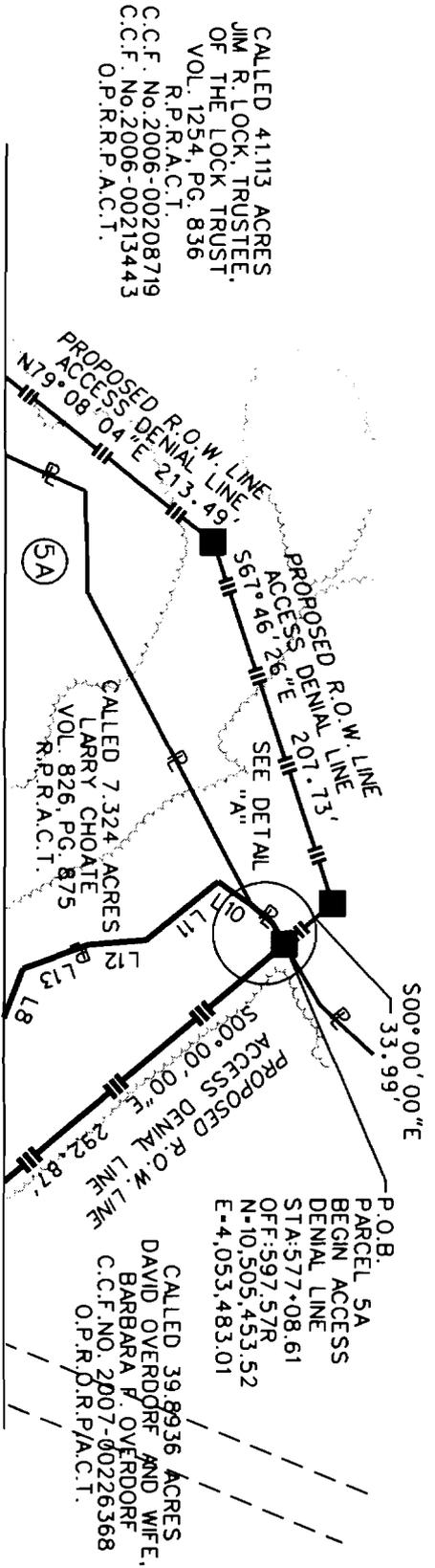
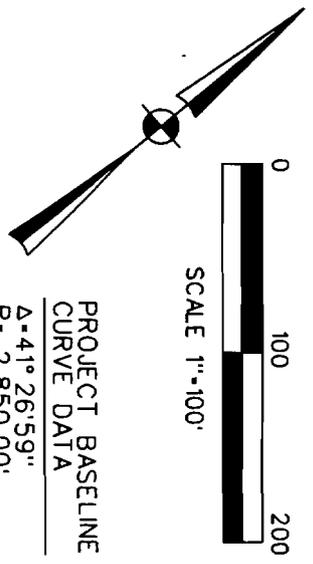
1440 Lake Front Circle, Suite 110
The Woodlands, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL 5A

A. VARILLA SURVEY A-49

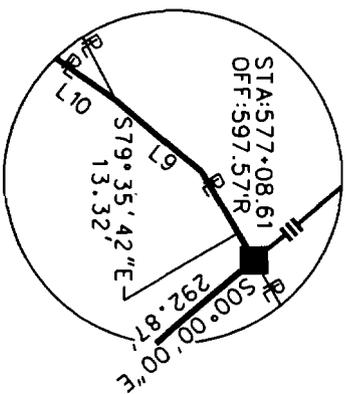
PROJECT BASELINE
CURVE DATA

Δ=41° 26' 59"
R= 2,850.00'
L= 2,061.79'
CHB= N47° 23' 37" W
CHD= 2,017.12'
PISTA.= 574+78.81
OFF.= 197.18'R
N= 10,504,944.15
E= 4,053,469.45



MATCHLINE "C"

LINE NO.	BEARING	LENGTH
L9	N80° 49' 05" E	14.60'
L10	N75° 35' 22" E	22.45'
L11	N01° 13' 36" E	50.04'
L12	N35° 42' 47" E	31.91'
L13	N20° 30' 29" E	37.64'
L8	N28° 49' 49" W	106.53'



DETAIL "A"
N.T.S.



Solutions, Ltd.

1440 Lake Front Circle, Suite 110
The Woodlands, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL 5A

MATCHLINE "B"

A. VARILLA SURVEY

A-49

(5A)

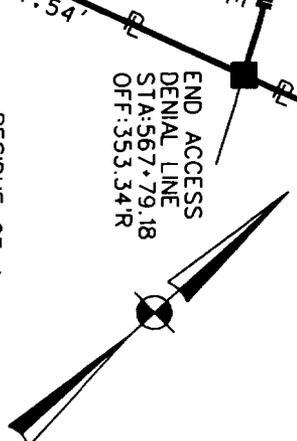
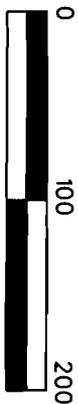
CALLED 39.8936 ACRES
DAVID OVERDORF AND WIFE,
BARBARA F. OVERDORF
C.C.F. NO. 2007-00226368
O.P.R.O.R.P.A.C.T.

END ACCESS DENIAL LINE
STA: 571+70.83 STA: 571+35.47
OFF: 373.23'R OFF: 373.52'R
COA COA

DAVID OVERDORF AND WIFE,
BARBARA F. OVERDORF
C.C.F. NO. 2007-00226368
O.P.R.O.R.P.A.C.T.

PROJECT BASELINE
CURVE DATA

A-41° 26'59"
R- 2,850.00'
L- 2,061.79'
CHB- N47° 23'37"W
CHD- 2,017.12'
PISTA- 574+78.81
OFF- 197.18'R
N- 10,504,944.15
E- 4,053,469.45



RESIDUE OF A
CALLED 20.077 ACRES
ANGELINA AND NECHES RIVER
RAILROAD COMPANY
VOL. 529, PG. 615
R.P.R.A.C.T.

LOOP 287
(WIDTH VARIES)
(N. MEDFORD DRIVE)

PROPOSED LOOP 287
PROJECT BASELINE
CALLED 0.800 ACRES
STATE OF TEXAS
VOL. 365, PG. 154
R.P.R.A.C.T.

PROPOSED U.S.
HIGHWAY 59 BASELINE
200+00
570+00

No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	09° 31'11"	3,076.80'	511.21'	S45° 51'32"E	510.64'
C2	08° 01'49"	3,076.80'	431.22'	S46° 36'14"E	430.87'
C3	15° 48'23"	2,391.83'	659.84'	N49° 56'13"W	657.76'
C4	00° 44'42"	3,076.80'	40.00'	S42° 12'59"E	40.00'
C5	00° 44'42"	3,076.80'	40.00'	S41° 28'17"E	40.00'
C6	06° 45'15"	3,074.73'	362.46'	S34° 16'40"E	362.25'
C7	02° 05'15"	2,411.83'	87.87'	N38° 29'23"W	87.87'

LINE NO.	BEARING	LENGTH
L15	N51° 35' 11" W	106.68'



Solutions, Ltd.
1410 Lake Front Circle, Suite 110
The Woodlands, Texas 77380
Office: 281-681-9766 Fax: 281-681-9779

PARCEL 5A

Revised May, 2009
March 27, 2007
Parcel 848
Page 1 of 3 Pages

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

PROPERTY DESCRIPTION FOR PARCEL 848

Being 0.1010 of one acre (4,400 square feet) parcel of land situated in the John Austin Survey, Abstract Number 1, City of Houston, Harris County, Texas, and being all of that certain 0.1010 of one acre described in deed from Jason Murray to 514 Rutland St. Partnership (herein referred to as the "514 Rutland Tract"), dated February 12, 2003, as recorded under Harris County Clerk's File (H.C.C.F.) Number X048287 (Film Code 575-62-1201), Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); also being all of Lot 26, REPLAT OF BLOCK 293, HOUSTON HEIGHTS, as shown on plat thereof, dated December 10, 1898, and recorded in Volume 1, Page 12, Map Records of Harris County, Texas (M.R.H.C.); the herein described 0.1010 of one acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set in the existing west right-of-way line of Rutland Place (40-foot width), dedicated to the City of Houston by said REPLAT OF BLOCK 293, HOUSTON HEIGHTS; said iron rod also marking the southeast corner of said 514 Rutland Tract and the northeast corner of that certain tract, referred to as Lot 25 of said Block 293, described in deed from Audrey L. Taylor, et al, to H & K Properties, LP (herein referred to as the "H & K Tract"), dated July 9, 2007, as recorded under H.C.C.F. Number 2007-0429959 (Film Code 047-09-0857), O.P.R.R.P.H.C.; said iron rod also marking the east common corner of said Lots 26 and 25, and having surface coordinates of N=13,850,643.39 and E=3,110,558.31; all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013;

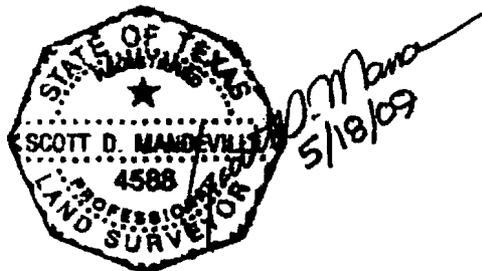
Revised May, 2009
March 27, 2007
Parcel 848
Page 2 of 3 Pages

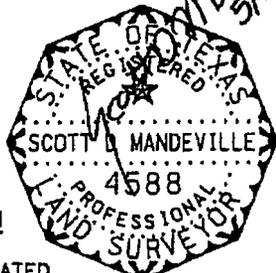
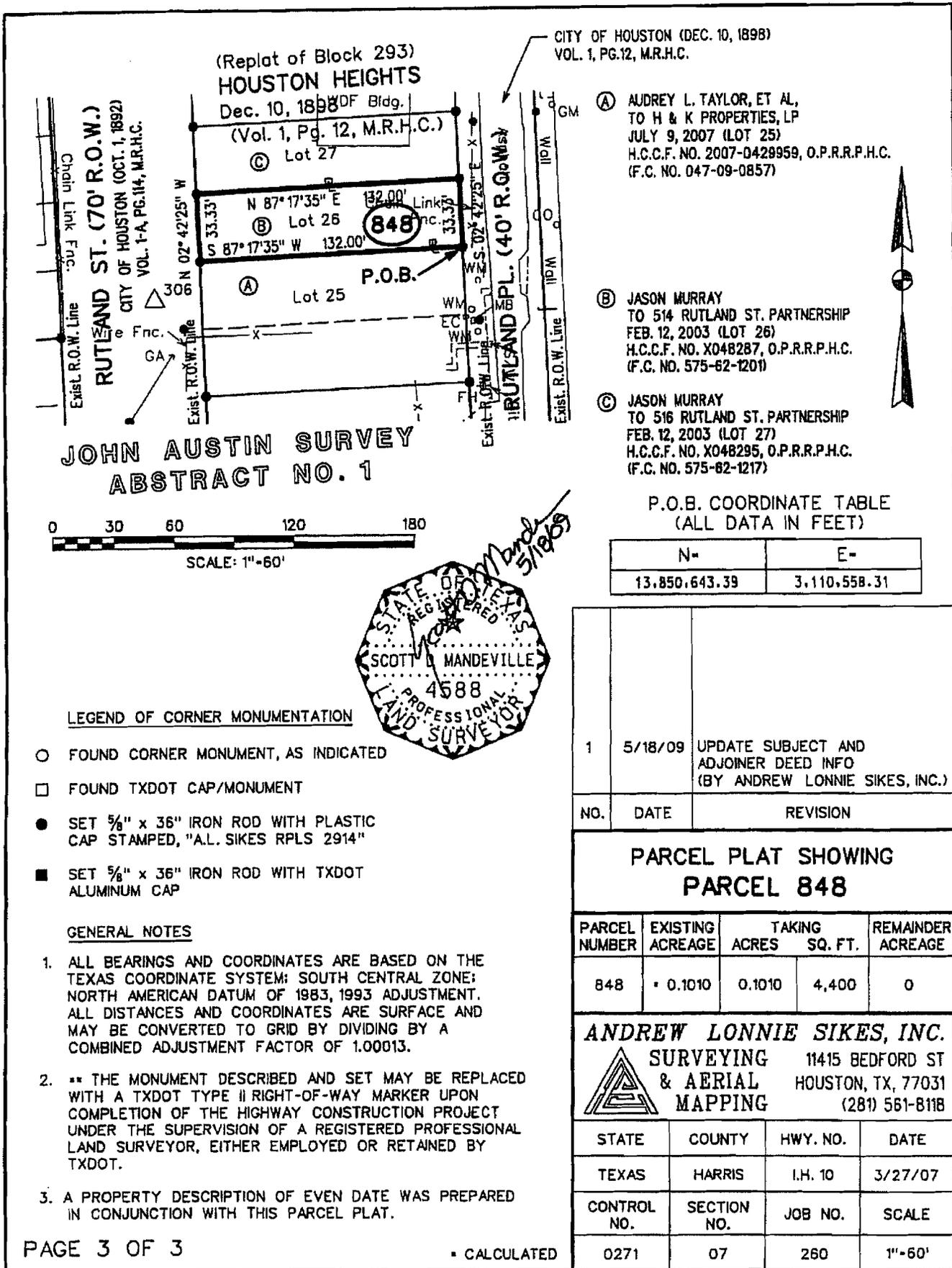
- 1) THENCE, South 87°17'35" West, with the south line of said 514 Rutland Tract and said Lot 26, and the north line of said H & K Tract and said Lot 25, a distance of 132.00 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set in the existing east right-of-way line of Rutland Street (70-foot width), dedicated to the City of Houston in HOUSTON HEIGHTS, as shown on plat thereof, dated October 1, 1892, and recorded in Volume 1-A, Page 114, M.R.H.C.; said iron rod also marking the southwest corner of said 514 Rutland Tract, the northwest corner of said H & K Tract, and the west common corner of said Lots 26 and 25;
- 2) THENCE, North 02°42'25" West, with the existing east right-of-way line of said Rutland Street, a distance of 33.33 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set marking the northwest corner of said 514 Rutland Tract and the southwest corner of that certain tract, referred to as Lot 27 of the aforesaid Block 293, described in deed from Jason Murray to 516 Rutland St. Partnership (herein referred to as the "516 Rutland Tract"), dated February 12, 2003, as recorded under H.C.C.F. Number X048295 (Film Code 575-62-1217), O.P.R.R.P.H.C.; said iron rod also marking the west common corner of said Lots 26 and 27;
- 3) THENCE, North 87°17'35" East, with the north line of said 514 Rutland Tract and said Lot 26, and the south line of said 516 Rutland Tract and said Lot 27, a distance of 132.00 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set in the existing west right-of-way line of the aforesaid Rutland Place, and marking the northeast corner of 514 Rutland Tract, the southeast corner of said 516 Rutland Tract, and the east common corner of said Lots 26 and 27;
- 4) THENCE, South 02°42'25" East, with the existing west right-of-way line of said Rutland Place, a distance of 33.33 feet to the POINT OF BEGINNING and containing 0.1010 of one acre (4,400 square feet) parcel of land.

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

Revision: (5/09) Update subject and adjoiner deed information

Compiled by:
Andrew Lonnie Sikes, Inc.
11415 Bedford Street
Houston, Texas, 77031
Phone: (281) 561-8118





LEGEND OF CORNER MONUMENTATION

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

GENERAL NOTES

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM; SOUTH CENTRAL ZONE; NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

1	5/18/09	UPDATE SUBJECT AND ADJOINER DEED INFO (BY ANDREW LONNIE SIKES, INC.)
NO.	DATE	REVISION

**PARCEL PLAT SHOWING
PARCEL 848**

PARCEL NUMBER	EXISTING ACREAGE	TAKING ACRES	SQ. FT.	REMAINDER ACREAGE
848	0.1010	0.1010	4,400	0

ANDREW LONNIE SIKES, INC.
 SURVEYING & AERIAL MAPPING
 11415 BEDFORD ST
 HOUSTON, TX, 77031
 (281) 561-8118

STATE	COUNTY	HWY. NO.	DATE
TEXAS	HARRIS	I.H. 10	3/27/07
CONTROL NO.	SECTION NO.	JOB NO.	SCALE
0271	07	260	1"=60'

• CALCULATED

Revised May, 2009
March 27, 2007
Parcel 849
Page 1 of 3 Pages

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

PROPERTY DESCRIPTION FOR PARCEL 849

Being 0.1010 of one acre (4,400 square feet) parcel of land situated in the John Austin Survey, Abstract Number 1, City of Houston, Harris County, Texas, and being all of that certain 0.1010 of one acre described in deed from Jason Murray to 516 Rutland St. Partnership (herein referred to as the "516 Rutland Tract"), dated February 12, 2003, as recorded under Harris County Clerk's File (H.C.C.F.) Number X048295 (Film Code 575-62-1217), Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); also being all of Lot 27, REPLAT OF BLOCK 293, HOUSTON HEIGHTS, as shown on plat thereof, dated December 10, 1898, and recorded in Volume 1, Page 12, Map Records of Harris County, Texas (M.R.H.C.); the herein described 0.1010 of one acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set in the existing west right-of-way line of Rutland Place (40-foot width), dedicated to the City of Houston by said REPLAT OF BLOCK 293, HOUSTON HEIGHTS; said iron rod also marking the northeast corner of said 516 Rutland Tract and the southeast corner of that certain tract, referred to as Lots 28 and 29 of said Block 293, described in deed from Betty J. Parker, administratrix, to Winn Investment LLC (herein referred to as the "Winn Tract"), dated September 11, 2008, as recorded under H.C.C.F. Number 2008-0483453 (Film Code 059-94-1601), O.P.R.R.P.H.C.; said iron rod also marking the east common corner of said Lots 27 and 28, and having surface coordinates of N=13,850,709.98 and E=3,110,555.16; all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013;

Revised May, 2009
March 27, 2007
Parcel 849
Page 2 of 3 Pages

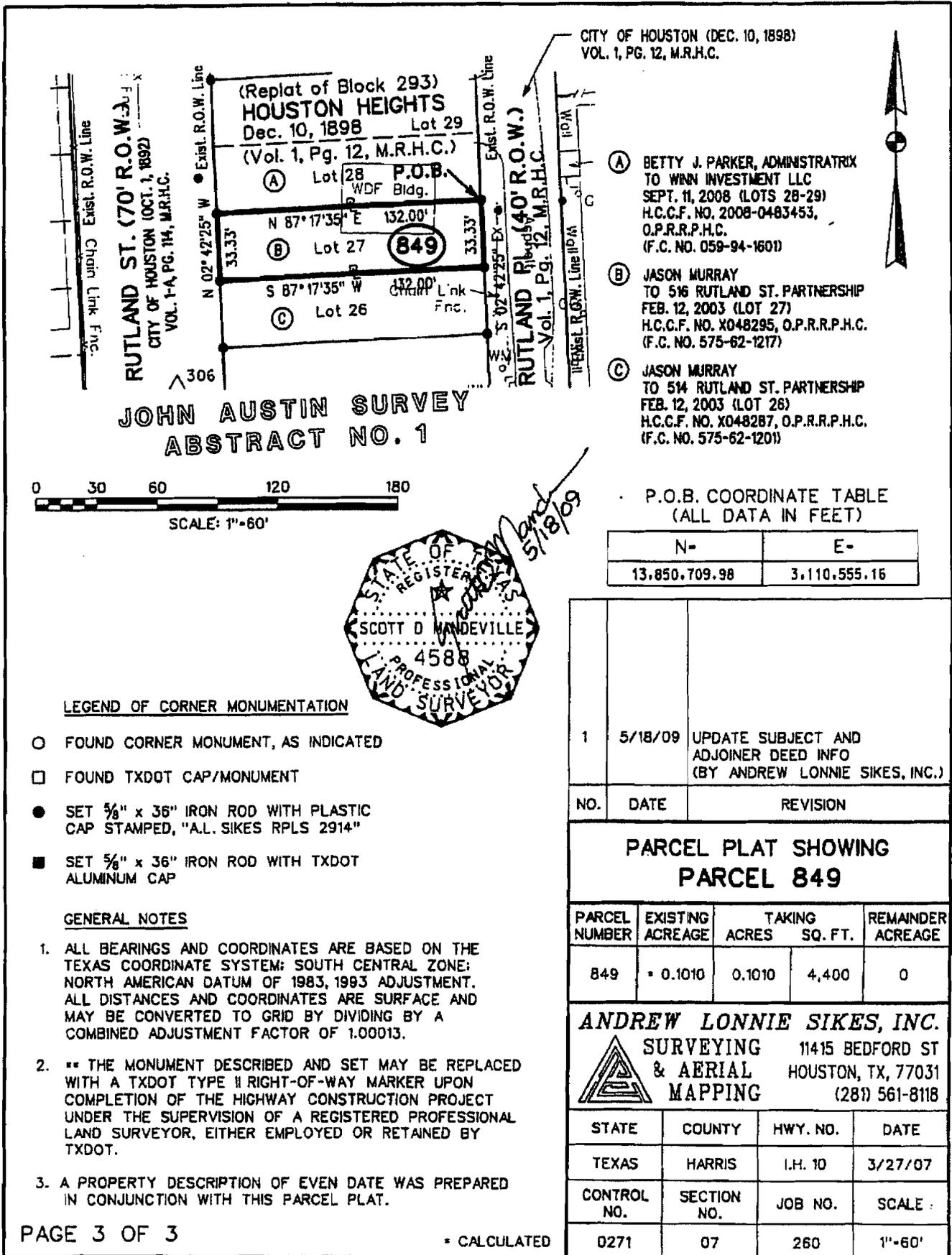
- 1) THENCE, South 02°42'25" East, with the existing west right-of-way line of said Rutland Place, a distance of 33.33 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set marking the southeast corner of said 516 Rutland Tract and the northeast corner of that certain tract, referred to as Lot 26 of said Block 293, described in deed from Jason Murray to 514 Rutland St. Partnership (herein referred to as the "514 Rutland Tract"), dated February 12, 2003, as recorded under H.C.C.F. Number X048287 (Film Code 575-62-1201), O.P.R.R.P.H.C.; said iron rod also marking the east common corner of said Lots 27 and 26;
- 2) THENCE, South 87°17'35" West, with the south line of said 516 Rutland Tract and said Lot 27, and the north line of said 514 Rutland Tract and said Lot 26, a distance of 132.00 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set in the existing east right-of-way line of Rutland Street (70-foot width), dedicated to the City of Houston in HOUSTON HEIGHTS, as shown on plat thereof, dated October 1, 1892, and recorded in Volume 1-A, Page 114, M.R.H.C.; said iron rod also marking the southwest corner of said 516 Rutland Tract, the northwest corner of said 514 Rutland Tract, and the west common corner of said Lots 27 and 26;
- 3) THENCE, North 02°42'25" West, with the existing east right-of-way line of said Rutland Street, a distance of 33.33 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set marking the northwest corner of said 516 Rutland Tract, the southwest corner of the aforesaid Winn Tract, and the west common corner of the aforesaid Lots 27 and 28;
- 4) THENCE, North 87°17'35" East, with the north line of said 516 Rutland Tract and said Lot 27, and the south line of said Winn Tract and said Lot 28, a distance of 132.00 feet to the POINT OF BEGINNING and containing 0.1010 of one acre (4,400 square feet) parcel of land.

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

Revision: (5/09) Update subject and adjoiner dced information

Compiled by:
Andrew Lonnie Sikes, Inc.
11415 Bedford Street
Houston, Texas, 77031
Phone: (281) 561-8118





County: Tarrant
Parcel: 101A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)
R.O.W. CSJ: 0353-03-088

Page 1 of 6
February 19, 2010



DESCRIPTION FOR PARCEL 101A

Description of 7,033 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1, Block A, of Trinity Industries Addition, a subdivision of record in Cabinet A, Slide 3005, Plat Records, Tarrant County, Texas, portions of said Lot 1 being described in a Cash Warranty Deed, dated September 19, 1978 to Gulf Oil Corporation, of record in Volume 6580, Page 214, Deed Records, Tarrant County, Texas and in a Special Warranty Deed dated December 30, 1996 to Chevron U.S.A. Inc., of record in Volume 12632, Page 2285, Official Records, Tarrant County, Texas; said 7,033 square feet of land being more particularly described in two parts by metes and bounds as follows:

PART 1 – 6,367 square feet

COMMENCING at a 1/2 inch iron rod found with cap at the westerly angle point in the north line of said Lot 1 and of that tract described as 24,088 square feet in a deed to Chevron U.S.A. Inc., of record in Volume 12676, Page 2126, Official Records, Tarrant County, Texas and in the south line of that tract described as 225,081 square feet in a deed to Hartnett Commercial Properties, L.P., of record in D205097929, Official Records, Tarrant County, Texas;

THENCE, with the north line of said Chevron U.S.A. tract, in Volume 12676, Page 2126 and the south line of said Hartnett tract, North 46 degrees 48 minutes 39 seconds West 27.01 feet to a calculated point at the northwest corner of said Lot 1, same being in the existing east right-of-way (ROW) line of Main Street;

THENCE, with the west line of said Lot 1 and said Chevron U.S.A. tract in Volume 12676, Page 2126, continuing with the west line of said Lot 1 and of that tract described as 19,956 square feet in a deed to DFW Convenience Stores, L.P., of record in D204229797, Official Records, Tarrant County, Texas, and continuing with the west line of said Lot 1 and said Gulf Oil tract and with the existing east ROW line of Main Street, South 00 degrees 50 minutes 19 seconds East 246.96 feet to a calculated point in the existing north ROW line of S.H. 114 and the north line of that tract described as 6.778 acres in a deed to the State of Texas, of record in Volume 3527, Page 411, Deed Records, Tarrant County, Texas;

THENCE, with the southwest line of said Lot 1 and said Gulf Oil tract and the existing northeast ROW line of S.H. 114 and the northeast line of said 6.778 acre State of Texas tract, South 43 degrees 25 minutes 23 seconds East 106.34 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and the northwest corner of this tract and the beginning of this "access denial line", same being in the proposed north ROW line of S.H. 114, 382.18 feet left of S.H. 114 Baseline Station 428+88.30;

THENCE, with the north line of this tract and the proposed north ROW line of S.H. 114, crossing said Lot 1 and said Gulf Oil tract and said Chevron U.S.A. tract in Volume 12632, Page 2285, the following three (3) courses, numbered 1 through 3;

- 1) with this "access denial line", **South 81 degrees 28 minutes 25 seconds East 35.92 feet** to a TxDOT Type II concrete monument set;

County: Tarrant
Parcel: 101A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)
R.O.W. CSJ: 0353-03-088

Page 2 of 6
February 19, 2010



DESCRIPTION FOR PARCEL 101A

- 2) with this "access denial line", **South 85 degrees 17 minutes 16 seconds East**, passing at 72.05 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 57.27 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", continuing with this "access denial line", passing at 64.73 feet a TxDOT Type II concrete monument set, and continuing 40.30 feet for a total distance of **234.35 feet** to a TxDOT Type II concrete monument set; and
- 3) with this "access denial line", **North 38 degrees 46 minutes 12 seconds East 4.44 feet** to a 1/2 inch rod set with a TxDOT aluminum cap for the northeast corner of this tract, same being in the east line of said Chevron U.S.A. tract in Volume 12632, Page 2285, and a west line of said DFW Convenient Store tract;
- 4) THENCE, with the east line of this tract and said Chevron U.S.A. tract in Volume 12632, Page 2285 and a west line of said DFW Convenience Stores tract, **South 00 degrees 35 minutes 36 seconds East 27.89 feet** to a calculated point at the southeast corner of this tract and said Chevron U.S.A. tract in Volume 12632, Page 2285 and a southwest corner of said DFW Convenience Stores tract, same being in the south line of said Lot 1 and the existing north ROW line of S.H. 114 and the north line of that tract described as 5.477 acres in a deed to the State of Texas, of record in Volume 3582, Page 67, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found with cap bears South 00 degrees 35 minutes 36 seconds East 0.35 feet;

THENCE, with the south line of this tract, said Lot 1, and the south line of said Chevron U.S.A. tract in Volume 12632, Page 2285 and continuing with the south line of said Gulf Oil tract and with the existing north ROW line of S.H. 114 and the north line of said 5.477 acre State of Texas tract and continuing with the northeast line of said 6.778 acre State of Texas tract, the following two (2) courses, numbered 5 and 6;

- 5) **North 85 degrees 29 minutes 23 seconds West 244.75 feet** to a calculated point from which a 5/8 inch iron rod found bears South 43 degrees 25 minutes 23 seconds East 0.74 feet; and
- 6) **North 43 degrees 25 minutes 23 seconds West 40.97 feet** to the POINT OF BEGINNING and containing 6,367 square feet within these metes and bounds, more or less.

PART 2 – 666 square feet

COMMENCING at a 1/2 inch iron rod found with cap at the westerly angle point in the north line of said Lot 1 and of that tract described as 24,088 square feet in a deed to Chevron U.S.A. Inc., of record in Volume 12676, Page 2126, Official Records, Tarrant County, Texas and in the south line of that tract described as 225,081 square feet in a deed to Hartnett Commercial Properties, L.P., of record in D205097929, Official Records, Tarrant County, Texas;

County: Tarrant
Parcel: 101A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)
R.O.W. CSJ: 0353-03-088

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February 19, 2010



DESCRIPTION FOR PARCEL 101A

THENCE, with the north line of said Chevron U.S.A. tract, in Volume 12676, Page 2126 and the south line of said Hartnett tract, North 46 degrees 48 minutes 39 seconds West 27.01 feet to a calculated point at the northwest corner of said Lot 1, same being in the existing east right-of-way (ROW) line of Main Street;

THENCE, with the west line of said Lot 1 and said Chevron U.S.A. tract in Volume 12676, Page 2126, continuing with the west line of said Lot 1 and of that tract described as 19,956 square feet in a deed to DFW Convenience Stores, L.P., of record in D204229797, Official Records, Tarrant County, Texas, and with the existing east ROW line of Main Street, South 00 degrees 50 minutes 19 seconds East 131.74 feet to a calculated point at the northwest corner of said Chevron U.S.A. tract in Volume 12632, Page 2285 and the southwest corner of said DFW Convenience Stores tract;

THENCE, with the north line of said Chevron U.S.A. tract and the south line of said DFW Convenience Stores tract, North 89 degrees 19 minutes 10 seconds East 1.85 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap for the POINT OF BEGINNING and the northeast corner of this tract, and the beginning of this "access denial line", same being in the proposed east ROW line of Main Street, 570.56 feet left of S.H. 114 Baseline Station 428+01.79;

THENCE, with the east line of this tract and with the proposed east ROW line of Main Street, crossing said Lot 1 and said Chevron U.S.A. tract in Volume 12632, Page 2285 and said Gulf Oil tract, the following two (2) courses, numbered 7 and 8;

- 7) **South 04 degrees 18 minutes 29 seconds East 88.88 feet** to the TxDOT Type II concrete monument set; and
- 8) **South 04 degrees 40 minutes 03 seconds East 37.15 feet** to the TxDOT Type II concrete monument set for the south corner of this tract, same being in the southwest line of said Lot 1 and said Gulf Oil tract and in the existing northeast ROW line of S.H. 114 and the northeast line of said 6.778 acre State of Texas tract;
- 9) THENCE, with the southwest line of this tract, said Lot 1, and said Gulf Oil tract and with the existing northeast ROW line of S.H. 114 and the northeast line of said 6.778 acre State of Texas tract, **North 43 degrees 25 minutes 23 seconds West 14.36 feet** to a calculated point in the existing east ROW line of Main Street and the northeast corner of said 6.778 acre State of Texas tract;
- 10) THENCE, with the west line of this tract, said Lot 1, and said Gulf Oil tract and continuing with the west line said Chevron U.S.A. tract in Volume 12632, Page 2285, and with the existing east ROW line of Main Street, **North 00 degrees 50 minutes 19 seconds West 115.22 feet** to a calculated point at the northwest corner of this tract and said Chevron U.S.A. tract in Volume 12632, Page 2285, and the southwest corner of said DFW Convenience Stores tract;

County: Tarrant
Parcel: 101A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)
R.O.W. CSJ: 0353-03-088

Page 4 of 6
February 19, 2010



DESCRIPTION FOR PARCEL 101A

11) THENCE, with the north line of this tract and said Chevron U.S.A. tract in Volume 12632, Page 2285 and the south line of said DFW Convenience Stores tract, **North 89 degrees 19 minutes 10 seconds East 1.85 feet** to the POINT OF BEGINNING and containing 666 square feet within these metes and bounds, more or less.

AND IN ADDITION THERETO:

Access is denied to and from the Transportation Facility across a portion of the existing northwest ROW line of S.H. 114 from the point of beginning of Part 1 of the foregoing description and the beginning of this "access denial line";

THENCE, with the southwest line of said Lot 1 and said Gulf Oil tract and with the existing northeast ROW line of S.H. 114 and the northeast line of said 6.778 acre State of Texas tract, **North 43 degrees 25 minutes 23 seconds West 91.98 feet** to a TxDOT Type II concrete monument set and end of this "access denial line", said point being at the end of call 8 of the foregoing description.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

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

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

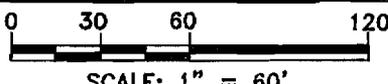
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 19th day of February, 2010 A.D.

SURVEYED BY:

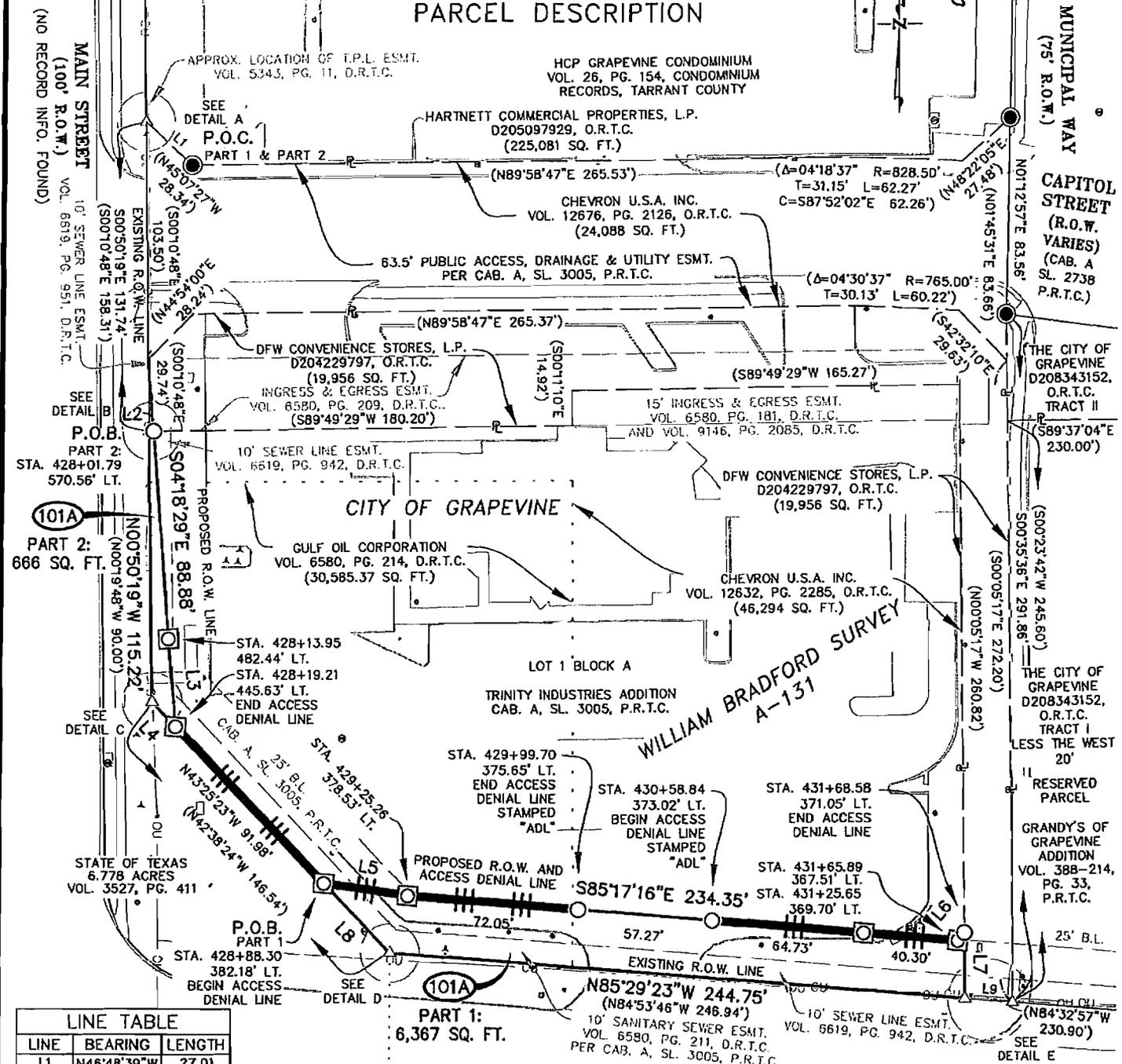
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 2-1-10/Parcel 101A
Issued 2/1/10; Revised 2/19/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°48'39"W	27.01
L2	N89°19'10"E	1.85
L3	S04°40'03"E	37.15
L4	N43°25'23"W	14.36
L5	S81°28'25"E	35.92
L6	N38°46'12"E	4.44
L7	S00°35'36"E	27.89
L8	N43°25'23"W	40.97
L9	N85°29'23"W	20.19
(L9)	N85°08'18"W	20.07

STATE HIGHWAY 114
NORTHWEST PARKWAY EAST
(R.O.W. VARIES)

STATE OF TEXAS
5.477 ACRES
VOL. 3582, PG. 67

430+00 PROPOSED SH 114 BASELINE LOCATION N.T.S. S88°23'54"E PT=431+25.65

A PLAT OF A SURVEY OF PARCEL 101A			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 101A
SCALE 1" = 60'	FEDERAL AID PROJECT NO. NH2009(855)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT

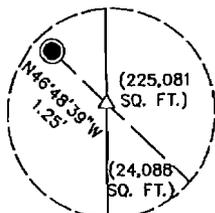




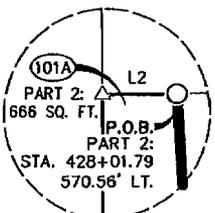
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

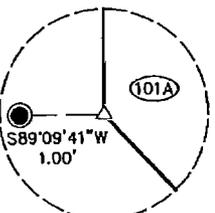
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914034-704, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 10, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 9146, PG. 2080 & D204229797) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ITEM 10.b. (VOL. 1304, PG. 324) IN SCHEDULE B OF THE TITLE COMMITMENT CAN NOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 6) ITEM 10.j. (VOL. 12631, PG. 708 & VOL. 12676, PG. 2126), AND ITEM 10.k. (VOL. 12631, PG. 715 & VOL. 12631, PG. 728), IN SCHEDULE B OF THE TITLE ARE INGRESS & EGRESS EASEMENT THAT MAY AFFECT THIS TRACT.
- 7) ITEM 10.c. (VOL. 9823, PG. 910) IN SCHEDULE B IS A WATER LINE EASEMENT AS SHOWN HEREON.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 9) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.



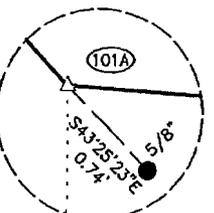
DETAIL A
N.T.S.



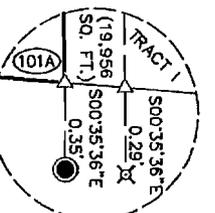
DETAIL B
N.T.S.



DETAIL C
N.T.S.



DETAIL D
N.T.S.



DETAIL E
N.T.S.

SH 114 BASELINE
CURVE DATA
PI STA=427+90.16
N=7,022,559.64
E=2,404,974.07
Δ=03°21'21" (LT)
DEG=00°30'00"
R=11,459.16'
T=335.68'
A=671.17'
C=671.07'
CB=S86°43'13"E
PC STA=424+54.48
N=7,022,588.65
E=2,404,639.64
PT STA=431+25.65
N=7,022,550.26
E=2,405,309.62

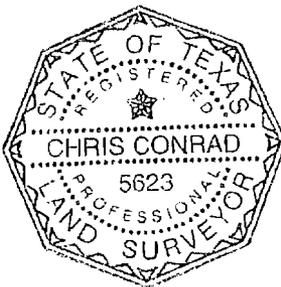
LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ✕ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- Distance shown NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ||| ACCESS DENIAL LINE

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

02/19/10

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



	SQUARE FEET
ACQUISITION	
PART 1	6,367
PART 2	666
TOTAL	7,033
DEED AREA	76,879
REMAINDER AREA	69,846

A PLAT OF A SURVEY OF
PARCEL 101A

DIVISION TTA	STATE HIGHWAY 114		PARCEL 101A
SCALE 1" = 60'	FEDERAL AID PROJECT NO. NH2009(855)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



© 2008 by TxDOT

County: Tarrant
Parcel: 101B
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

Page 1 of 7
March 3, 2010



DESCRIPTION FOR PARCEL 101B

Description of 748 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1, Block A, of Trinity Industries Addition, a subdivision of record in Cabinet A, Slide 3005, Plat Records, Tarrant County, Texas, and out of that tract described as 19,956 square feet in a Special Warranty Deed, dated July 21, 2004 to DFW Convenience Stores, L.P., of record in D204229797, Official Records, Tarrant County, Texas; said 748 square feet of land being more particularly described in two parts by metes and bounds as follows:

PART 1 –720 square feet

COMMENCING at a 1/2 inch iron rod found with cap at the northwest corner of that tract described as Tract II in a deed to the City of Grapevine, of record in D208343152, Official Records, Tarrant County, Texas and being at the intersection of the south and west right-of-way (ROW) lines of Capital Street, same being in the east line of said Lot 1;

THENCE, with the west line of said City of Grapevine Tract II and continuing with the west line of that tract described as Tract I in said deed to the City of Grapevine and with the east line of said Lot 1 and said DFW tract, South 00 degrees 35 minutes 36 seconds East 254.61 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and the northeast corner of this tract, same being in the proposed north ROW line of S.H. 114, 379.38 feet left of S.H. 114 Baseline Station 431+88.39;

- 1) THENCE, with the east line of this tract, said Lot 1, and said DFW tract and the west line of said City of Grapevine Tract 1, **South 00 degrees 35 minutes 36 seconds East 37.25 feet** to a calculated point at the southeast corner of this tract, said Lot 1, and said DFW tract and the southwest corner of said City of Grapevine Tract 1, same being in the existing north ROW line of S.H. 114 and the north line of that tract described as 5.477 acres in a deed to the State of Texas, of record in Volume 3582, Page 67, Deed Records, Tarrant County, Texas, from which a chisel mark found bears South 00 degrees 35 minutes 36 seconds East 0.29 feet;
- 2) THENCE, with the south line of this tract, said Lot 1, and said DFW tract and with the existing north ROW line of S.H. 114 and the north line of said 5.477 acre tract, **North 85 degrees 29 minutes 23 seconds West 20.19 feet** to a calculated point at the southwest corner of this tract and the southeast corner of that tract described as 46,294 square feet in a deed to Chevron, U.S.A. Inc., of record in Volume 12632, Page 2285, Official Records, Tarrant County, Texas, from which a 1/2 inch iron rod found with cap bears South 00 degrees 35 minutes 36 seconds East 0.35 feet;
- 3) THENCE, with the west line of this tract and said DFW tract, crossing said Lot 1, same being the east line of said Chevron U.S.A. tract in Volume 12632, Page 2285, **North 00 degrees 35 minutes 36 seconds West 27.89 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap for the northwest corner of this tract, same being in the proposed north ROW line of S.H. 114 and the beginning of this "access denial line";

County: Tarrant
Parcel: 101B
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (~~855~~)843
R.O.W. CSJ: 0353-03-088

Page 2 of 7
March 3, 2010



DESCRIPTION FOR PARCEL 101B

THENCE, with the north line of this tract, with the proposed north ROW line of S.H. 114, crossing said Lot 1 and said DFW tract, the following two (2) courses, numbered 4 and 5;

- 1) with this "access denial line", **North 38 degrees 46 minutes 12 seconds East 12.13 feet** to a TxDOT Type II concrete monument set and the end of this "access denial line"; and
- 2) **South 82 degrees 18 minutes 11 seconds East 12.55 feet** to the POINT OF BEGINNING and containing 720 square feet within these metes and bounds, more or less.

PART 2 – 28 square feet

COMMENCING at a 1/2 inch iron rod found with cap at the westerly angle point in the north line of said Lot 1 and of that tract described as 24,088 square feet in a deed to Chevron U.S.A. Inc., of record in Volume 12676, Page 2126, Official Records, Tarrant County, Texas and in the south line of that tract described as 225,081 square feet in a deed to Hartnett Commercial Properties, L.P., of record in D205097929, Official Records, Tarrant County, Texas;

THENCE, with the north line of said Chevron U.S.A. tract, in Volume 12676, Page 2126 and the south line of said Hartnett tract, North 46 degrees 48 minutes 39 seconds West 27.01 feet to a calculated point at the northwest corner of said Lot 1, same being in the existing east right-of-way (ROW) line of Main Street;

THENCE, with the west line of said Lot 1 and said Chevron U.S.A. tract in Volume 12676, Page 2126, and with the existing east ROW line of Main Street, South 00 degrees 50 minutes 19 seconds East 101.16 feet to a TxDOT Type II concrete monument set for the POINT OF BEGINNING and the north corner of this tract, same being in the proposed east ROW line of Main Street, 600.94 feet left of S.H. 114 Baseline Station 427+97.55;

- 1) THENCE, with the east line of this tract, and with the proposed east ROW line of Main Street, crossing said Lot 1 and said DFW tract, **South 04 degrees 18 minutes 29 seconds East 30.64 feet** to 1/2 inch iron rod set with a TxDOT aluminum cap at the southeast corner of this tract, same being in the south line of said DFW tract and the north line of said Chevron U.S.A. tract in Volume 12632, Page 2285;
- 2) THENCE, with the south line of this tract and said DFW tract and the north line of said Chevron U.S.A. tract in Volume 12632, Page 2285, **South 89 degrees 19 minutes 10 seconds West 1.85 feet** to a calculated point at the southwest corner of this tract and said DFW tract and the northwest corner of said Chevron U.S.A. tract in Volume 12632, Page 2285, same being in the west line of said Lot 1 and the existing east ROW line of Main Street;

County: Tarrant
Parcel: 101B
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (~~855~~) 843
R.O.W. CSJ: 0353-03-088

Page 3 of 7
March 3, 2010



DESCRIPTION FOR PARCEL 101B

- 3) THENCE, with the west line of this tract, said Lot 1, and said DFW tract and with the existing east ROW line of Main Street, North 00 degrees 50 minutes 19 seconds West 30.58 feet to the POINT OF BEGINNING and containing 28 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

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

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

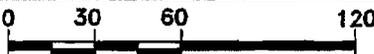
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of March, 2010 A.D.

SURVEYED BY:

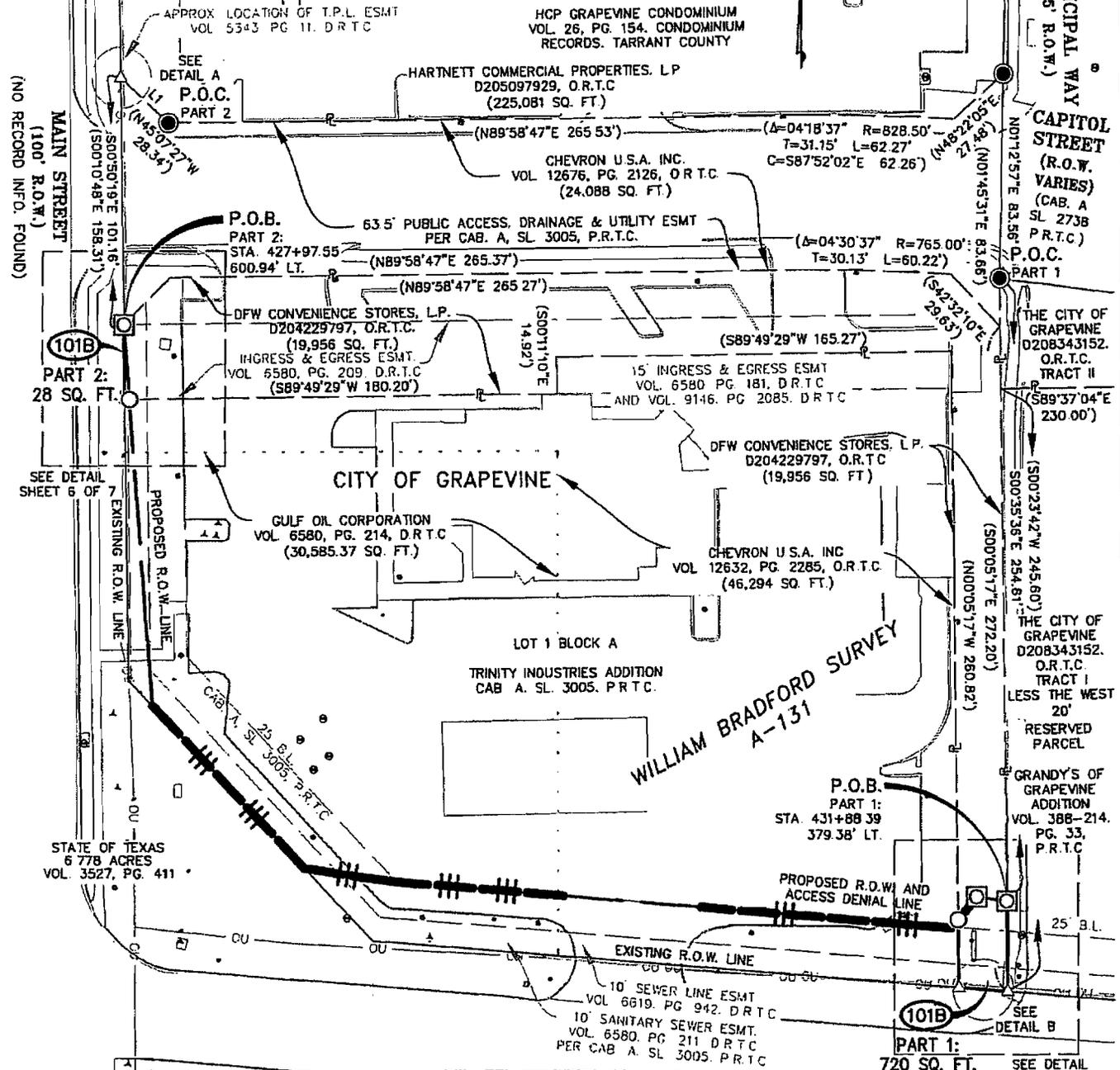
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 101B R2
Issued 2/1/10; Revised 2/19/10, 3/3/10





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



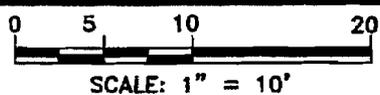
LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°48'39"W	27.01
L2	S89°19'10"W	1.85

STATE HIGHWAY 114
NORTHWEST PARKWAY EAST
(R.O.W. VARIES)

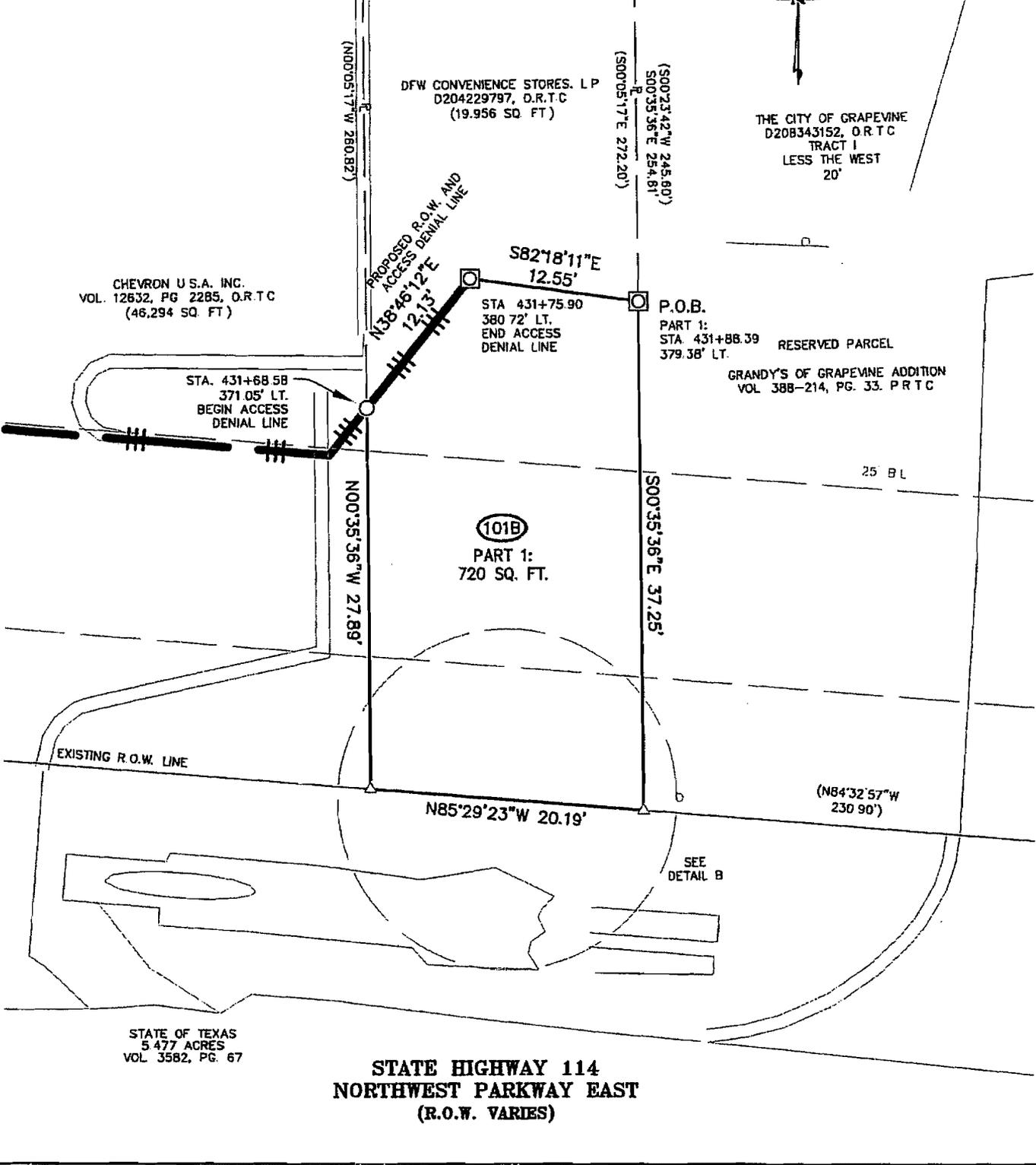
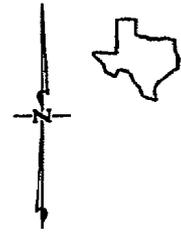
430+00 PROPOSED SH 114 BASELINE
LOCATION N.T.S. 588°23'54"E
PT=431+25.65

A PLAT OF A SURVEY OF PARCEL 101B			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 101B
SCALE 1" = 60'	FEDERAL AID PROJECT NO. NH2009(959) 843	R.O.W.-C S J. NO. 0353-03-088	COUNTY TARRANT





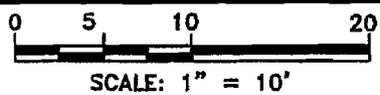
PLAT TO ACCOMPANY
PARCEL DESCRIPTION



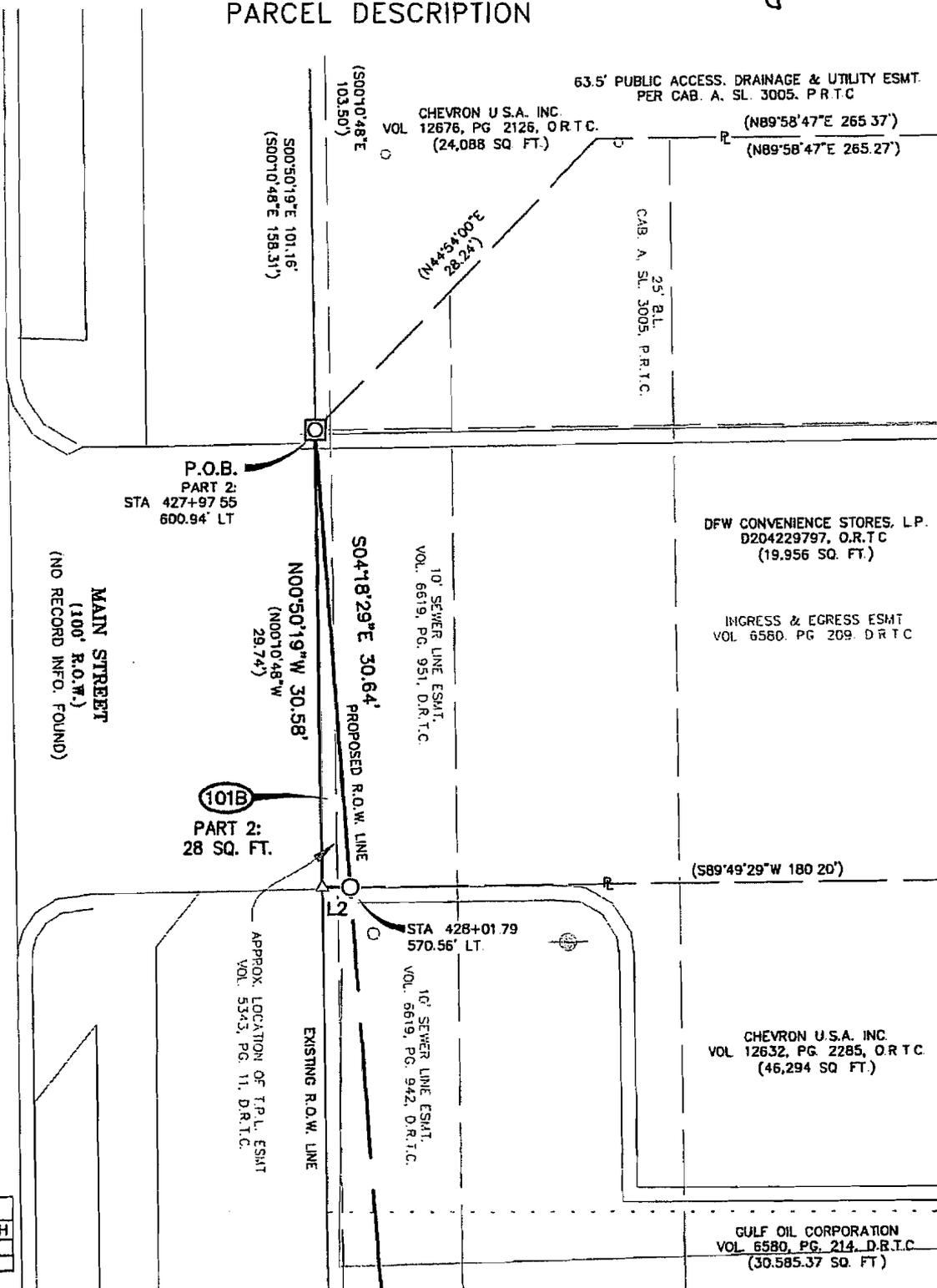
A PLAT OF A SURVEY OF
PARCEL 101B

DIVISION TTA	STATE HIGHWAY 114		PARCEL 101B
SCALE 1" = 10'	FEDERAL AID PROJECT NO. NH2009(055)843	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



P.O.B.
PART 2:
STA 427+97.55
600.94' LT

101B
PART 2:
28 SQ. FT.

APPROX. LOCATION OF T.P.L. ESMT
VOL. 5343, PG. 11, D.R.T.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°48'39"W	27.01
L2	S89°19'10"W	1.85

A PLAT OF A SURVEY OF
PARCEL 101B

DIVISION TTA	STATE HIGHWAY 114		PARCEL 101B
SCALE 1" = 60'	FEDERAL AID PROJECT NO NH2009(955) 843	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT

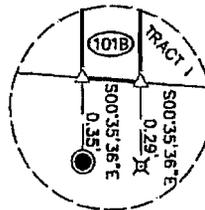
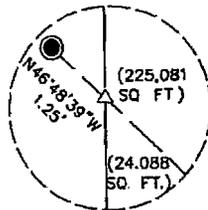




PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914034-704, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 10, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 9146, PG. 2080 & D204229797) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT
- 5) ITEM 10.B (VOL. 1304, PG 324) IN SCHEDULE B OF THE TITLE COMMITMENT CAN NOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 6) ITEM 10.j (VOL. 12631, PG. 708 & VOL. 12676, PG. 2126), AND ITEM 10.k. (VOL. 12631, PG. 715 & VOL. 12631, PG. 728), IN SCHEDULE B OF THE TITLE ARE INGRESS & EGRESS EASEMENT THAT MAY AFFECT THIS TRACT.
- 7) ITEM 10.c. (VOL. 9823, PG. 910) IN SCHEDULE B IS A WATER LINE EASEMENT AS SHOWN HEREON.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 9) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.



SH 114 BASELINE
CURVE DATA
PI STA=427+90.16
N=7,022,559.64
E=2,404,974.07
Δ=03°21'21" (LT)
DEG=00°30'00"
R=11,459.16'
T=335.68'
A=671.17'
C=671.07'
CB=S86°43'13"E
PC STA=424+54.48
N=7,022,588.65
E=2,404,639.64
PT STA=431+25.65
N=7,022,550.26
E=2,405,309.62

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- IRON PIPE FOUND (SIZE NOTED)
- FENCE POST
- ⌘ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- NTS NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- Distance SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ACCESS DENIAL LINE

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

03/03/10

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



	SQUARE FEET
ACQUISITION	
PART 1	720
PART 2	28
TOTAL	748
DEED AREA	19.956
REMAINDER AREA	19.208

A PLAT OF A SURVEY OF
PARCEL 101B

DIVISION TTA	STATE HIGHWAY 114		PARCEL 101B
SCALE 1" = 60'	FEDERAL AID PROJECT NO. NH2009(055) 843	R.O.W.-C S. J. NO. 0353-03-088	COUNTY TARRANT



September, 2007
Parcel 209

County: Harris
Highway: Interstate Highway 45
Project Limits: I-45: Nyack Drive to Medical Center Blvd
RCSJ No.: 0500-03-546

Property Description for Parcel 209

Being a 7.171 acre (312,348 square feet) parcel of land in the Thomas Choate League, Abstract No. 12 in Harris County, Texas; said 7.171 acre parcel of land is a portion of the residue of a called 431.15 acre tract of land described in a deed dated February 6, 1912, from F.W. Vaughan et al, to A.E. Kiesling et al, recorded in Volume 280, Page 525 of the Harris County Deed Records and conveyed by deed dated August 13, 1993 to Linda Anne Dixon Trust recorded under Harris County Clerk's File No. P526078 of the Official Public Records of Real Property, Harris County, Texas being a portion of Lot 6, Subdivision of the North Half of Thomas Choate League, Abstract No. 12, as recorded in the Book W, Page 629 of the Harris County Deed Records; said 7.171 acres of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 3/4-inch iron rod found for the south corner of Lot 7, Subdivision of the North Half of Thomas Choate League, Abstract No. 12, being an east corner of said Lot 6 and the south corner of the residue of a called 332 acre tract of land conveyed to Hermann Hospital Estate, by deed dated March 31, 1909 from Ed Keagan recorded in Volume 231, Page 493, and by a correction deed dated January 8, 1910 from Ed Keagan recorded in Volume 233, Page 480, and by deed dated August 2, 1920 from A.J. Binz et al, recorded in Volume 466, Page 13 of the Harris County Deed Records; thence as follows:

North 54 deg. 47 min. 50 sec. West, along the common line between said Lot 7 and Lot 6 and said Hermann Hospital Estate and Dixon tracts, a distance of 4,836.10 feet to a set 5/8 inch iron rod with TxDOT aluminum cap in the proposed northeast right-of-way line of Interstate Highway 45 for the northeast corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, South 38 deg. 47 min. 22 sec. East, along the proposed northeast right-of-way line of Interstate Highway 45, at a distance of 269.09 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap at 187.50 feet left of Engineers station 645+00**, continuing at a distance of 1,223.19 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" marking the beginning of an Access Denial Line**, and continuing for a total distance of 1,273.53 feet to a set 5/8 inch iron rod with TxDOT aluminum cap for the beginning of a curve to the left; **
- 2.) THENCE, Southeasterly, along the proposed northeast right-of-way line of Interstate Highway 45 and along said Access Denial Line with said curve to the left, having a radius of 22,730.81 feet, at an arc length of 422.36 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" marking the end of said Access Denial Line**, continuing along said proposed right-of-way line, at an arc length of 491.50 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap at 187.50 left of Engineers station 660+00**, continuing for a total arc length of 1,204.63 feet, a central angle of 03 deg. 02 min. 11 sec., and a chord which bears South 40 deg. 18 min. 27 sec. East, 1,204.49 feet to a set 5/8 inch iron rod with TxDOT aluminum cap for the point of tangency;

September, 2007
Parcel 209

- 3.) THENCE, South 41 deg. 49 min. 33 sec. East, continuing along the proposed northeast right-of-way line of Interstate Highway 45, at a distance of 780.99 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap at 187.50 left of Engineers station 675+00**, continuing along said proposed right-of-way line, at a distance of 1,463.03 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" marking the beginning of an Access Denial Line**, continuing along said proposed right-of-way line and said Access Denial Line, at a distance of 2,220.56 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" marking the end of said Access Denial Line**, continuing along said proposed right-of-way line, at a distance of 2,280.99 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap at 187.50 feet left of Engineers station 690+00**, continuing along said proposed right-of-way line for a total distance of 2,787.65 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for the beginning of a curve to the right; **
- 4.) THENCE, Southeasterly, continuing along the proposed northeast right-of-way line of Interstate Highway 45 with said curve to the right, having a radius of 22,758.81 feet, an arc length of 112.48 feet, a central angle of 00 deg. 16 min. 59 sec., and a chord which bears South 42 deg. 30 min. 09 sec. East, 112.48 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the northeast line of a called 1.6775 acre tract of land conveyed to Issac's Models, Inc. by deed dated June 23, 1995 recorded under Harris County Clerk's File No. R456115 of the Official Public Records of Real Property, Harris County, Texas and the southwest line of said Lot 6, for the southeast corner of the herein described parcel;
- 5.) THENCE, North 53 deg. 23 min. 37 sec. West (called North 53 deg. 27 min. 35 sec. West), along the common line between said Lot 6 and said 1.6775 acre tract, a distance of 384.19 feet, to a found 3/4 inch iron pipe in the existing northeast right-of-way line of Interstate Highway 45 (300.00 feet wide) recorded in Volume 1614, Page 652 of the Harris County Deed Records, being the southwest corner of the herein described parcel;
- 6.) THENCE, North 41 deg. 47 min. 28 sec. West (called North 39 deg. 19 min. 00 sec. West), along the existing northeast right-of-way line of Interstate Highway 45, a distance of 2,283.04 feet to a set 3/8 inch iron rod with plastic cap, for the beginning of a curve to the right;
- 7.) THENCE, Northwesterly, continuing along the existing northeast right-of-way line of Interstate Highway 45 with said curve to the right, having a radius of 5,574.00 feet, an arc length of 293.91 feet, a central angle of 03 deg. 01 min. 16 sec., and a chord which bears North 40 deg. 18 min. 29 sec. West, 293.87 feet, to a found Type I concrete monument for the end of said curve;
- 8.) THENCE, North 38 deg. 49 min. 04 sec. West (called North 36 deg. 18 min. 00 sec. West), continuing along the existing northeast right-of-way line of Interstate Highway 45, a distance of 2,562.78 feet, to a set 3/8 inch iron rod with plastic cap in the common line between said Lot 6 and Lot 7 and said Hermann Hospital Estate and Dixon tracts, for the northwest corner of the herein described parcel;

September, 2007
Parcel 209

- 9.) THENCE, South 54 deg. 47 min. 50 sec. East, along the common line between said Lot 7 and Lot 6 and said Hermann Hospital Estate and Dixon tracts, a distance of 140.09 feet to the POINT OF BEGINNING and containing 7.171 acres (312,348 square feet) parcel of land;

**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.

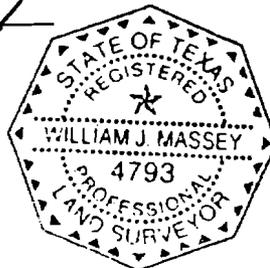
Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,187,098.04 and Y=13,775,953.88 All bearings are based on the Texas State Plane Coordinate System, NAD 83(1993 Adj.), South Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation combined adjustment factor of 1.00013.
2. A survey plat titled "Parcel 209" of even survey date herewith accompanies this description.
3. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

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

Ground Survey was conducted July, 2005


William J. Massey Date 9/12/07
Registered Professional Land Surveyor
Texas Registration No. 4793



Parcel No. 209 Prepared By:
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

THOMAS CHOATE LEAGUE A-12

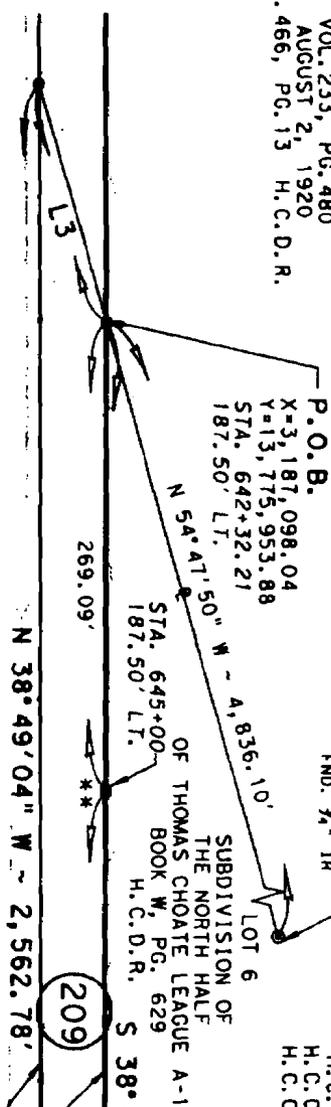
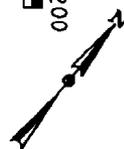
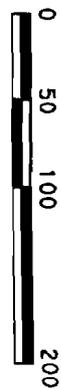
HERMANN HOSPITAL ESTATE
RESIDUE 332 ACRES
MARCH 31, 1909
VOL. 231, PG. 493
JANUARY 8, 1910
VOL. 233, PG. 480
AUGUST 2, 1920
VOL. 466, PG. 13 H.C.D.R.

SUBDIVISION OF THE NORTH HALF
OF THOMAS CHOATE LEAGUE A-12
BOOK W, PG. 629
H.C.D.R.

LOT 7

P.O.C.
TR

LINDA ANNE DIXON, TRUSTEE
RESIDUE OF LOT 6
H.C.C.F. NO. P526078 1/3 INT. AUGUST 13, 1993
H.C.C.F. NO. X363767 1/3 INT. DECEMBER 1, 2003
H.C.C.F. NO. X363769 1/3 INT. DECEMBER 1, 2003
O.P.R.O.R.P.
(A.E. KIESLING, ET AL., VOL. 280,
PG. 525 H.C.D.R., FEB. 6, 1912)
RESIDUE OF 431.15 AC.



STATE OF TEXAS
VOL. 1614, PG. 652
H.C.D.R.
CALLED 33.55 ACRES (EASEMENT)

INTERSTATE HWY-45
(300' WIDTH)

S 38° 47' 22" E ~ 6,860.19'

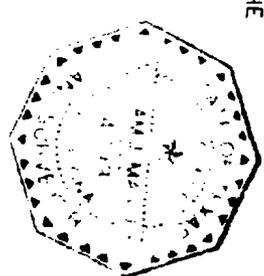
PROPOSED BASELINE IH-45

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER LEFT	RIGHT
93.30	7,171 312,348	86.13	

LINE NO.	BEARING	DIST.
L3	S 54° 47' 50" E	140.09'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: JULY, 2005

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



PROPOSED R.O.W.
954.10'
EXISTING ROW
CALLED N 36° 18' 00" W

MATCH LINE 'A'

DATE	REVISION

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 209

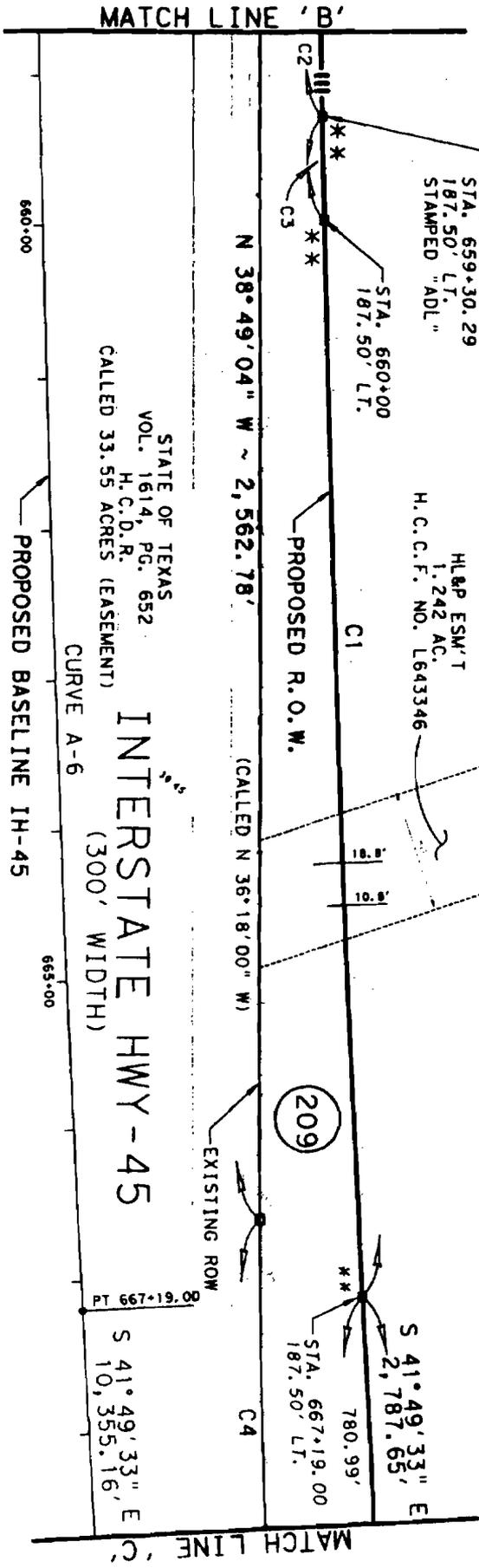
IH 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
SCALE: 1"=100'

PAGE 4 OF 10

THOMAS CHOATE LEAGUE A-12

LOT 6
SUBDIVISION OF
THE NORTH HALF
OF THOMAS CHOATE LEAGUE A-12
BOOK W, PG. 629
H.C.D.R.

LINDA ANNE DIXON, TRUSTEE
RESIDUE OF LOT 6
H.C.C.F. NO. P526078 1/3 INT. AUGUST 13, 1993
H.C.C.F. NO. X363767 1/3 INT. DECEMBER 1, 2003
H.C.C.F. NO. X363769 1/3 INT. DECEMBER 1, 2003
O.P.R.O.R.P.
(A.E. KIESLING, ET AL, VOL. 280,
PG. 525 H.C.D.R., FEB. 6, 1912)
RESIDUE OF 431.15 AC.



Curve	Radius	Length	Delta	Chord
C1	22,730.81'	1,204.63'	03°02'11"	S 40°18'27" E 1,204.49'
C2	22,730.81'	422.36'	01°03'53"	S 39°19'18" E 422.36'
C3	22,730.81'	69.14'	00°10'27"	S 39°56'28" E 69.14'
C4	5,574.00'	293.91'	03°01'16"	N 40°18'29" W 293.87'

PROPOSED BASELINE CURVE A-6

PI STATION	= 661+11.86
X	= 3,188,130.24
Y	= 13,774,370.30
DELTA	= 3°02'11" (LT)
DEGREE OF CURVE	= 0°15'00"
CHORD/DISTANCE	= 540°18'27"E 1,214.42'
TANGENT	= 607.42
LENGTH	= 1,214.56
RADIUS	= 22,730.81
PC STATION	= 655+04.44
PT STATION	= 667+19.00

DATE	REVISION

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

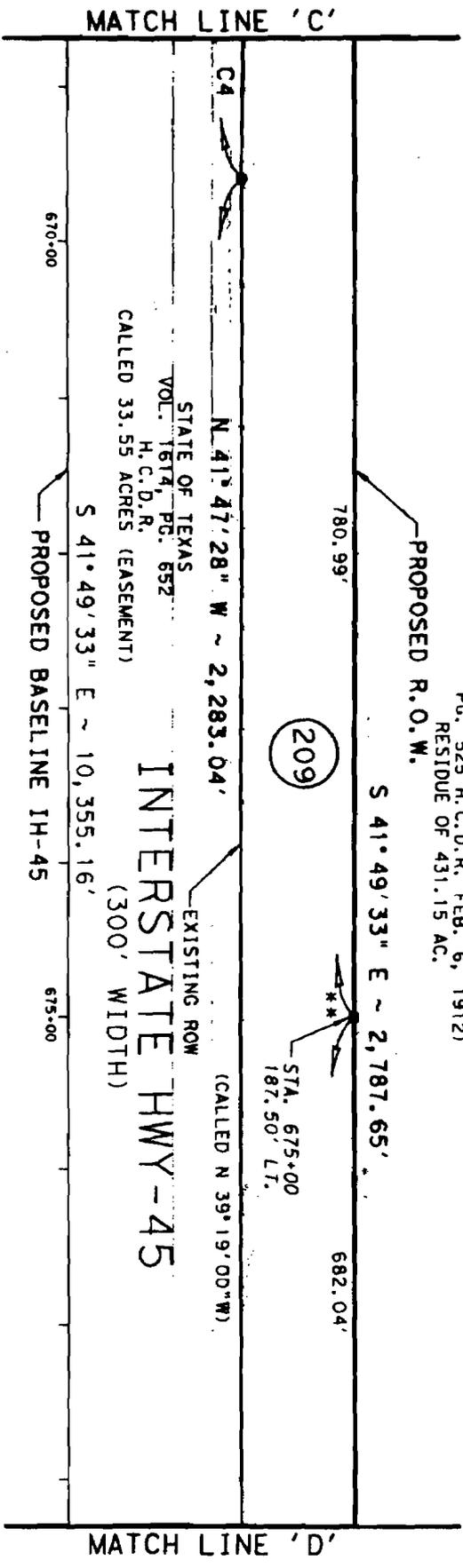
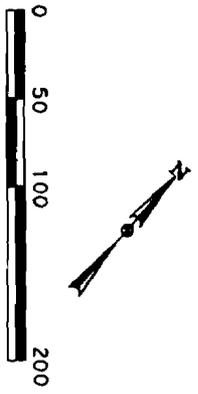
PARCEL PLAT
SHOWING
PARCEL 209

IH 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
PAGE 6 OF 10
SCALE: 1"=100'

THOMAS CHOATE LEAGUE A-12

LOT 6
SUBDIVISION OF THE NORTH HALF
OF THOMAS CHOATE LEAGUE A-12
BOOK W, PG. 629
H.C.D.R.

LINDA ANNE DIXON, TRUSTEE
RESIDUE OF LOT 6
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H.C.C.F. NO. X363767 1/3 INT. DECEMBER 1, 2003
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O.P.R.O.R.P.
(A.E. KIESLING, ET AL., VOL. 280,
PG. 525 H.C.D.R., FEB. 6, 1912)
RESIDUE OF 431.15 AC.



Curve	Radius	Length	Delta	Chord
C4	5,574.00'	293.91'	03° 01' 16"	N 40° 18' 29" W 293.87'

DATE	REVISION

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 209

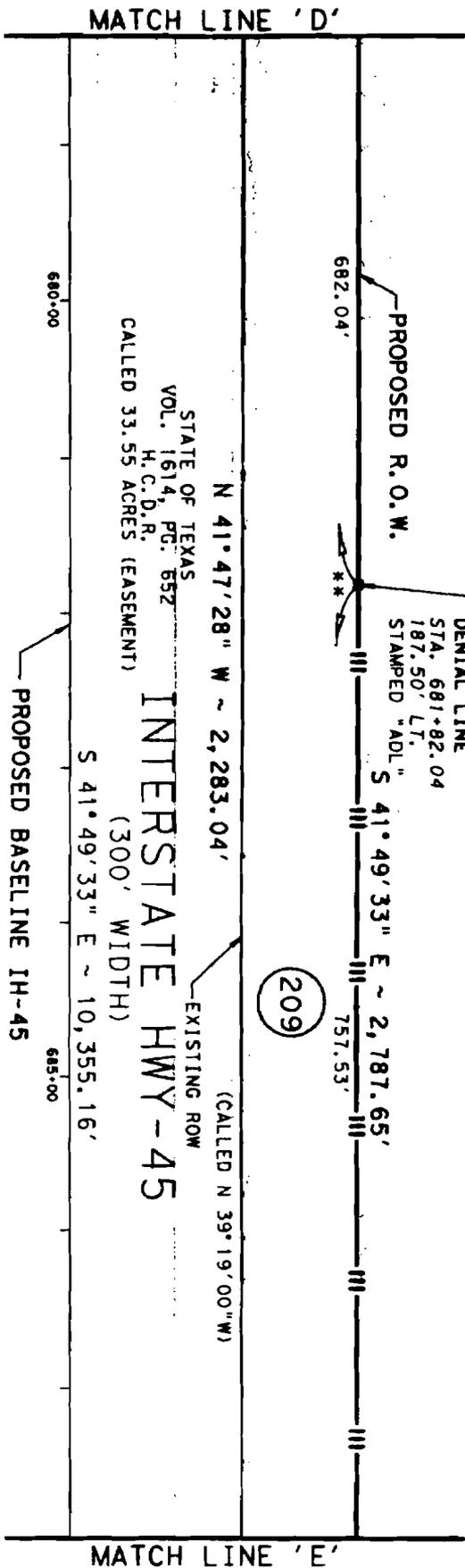
IH 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
SCALE: 1"=100'

PAGE 7 OF 10

THOMAS CHOATE LEAGUE A-12

LOT 6
SUBDIVISION OF THE NORTH HALF
OF THOMAS CHOATE LEAGUE A-12
BOOK W, PG. 629
H.C.D.R.

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RESIDUE OF 431.15 AC.



DATE	REVISION

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

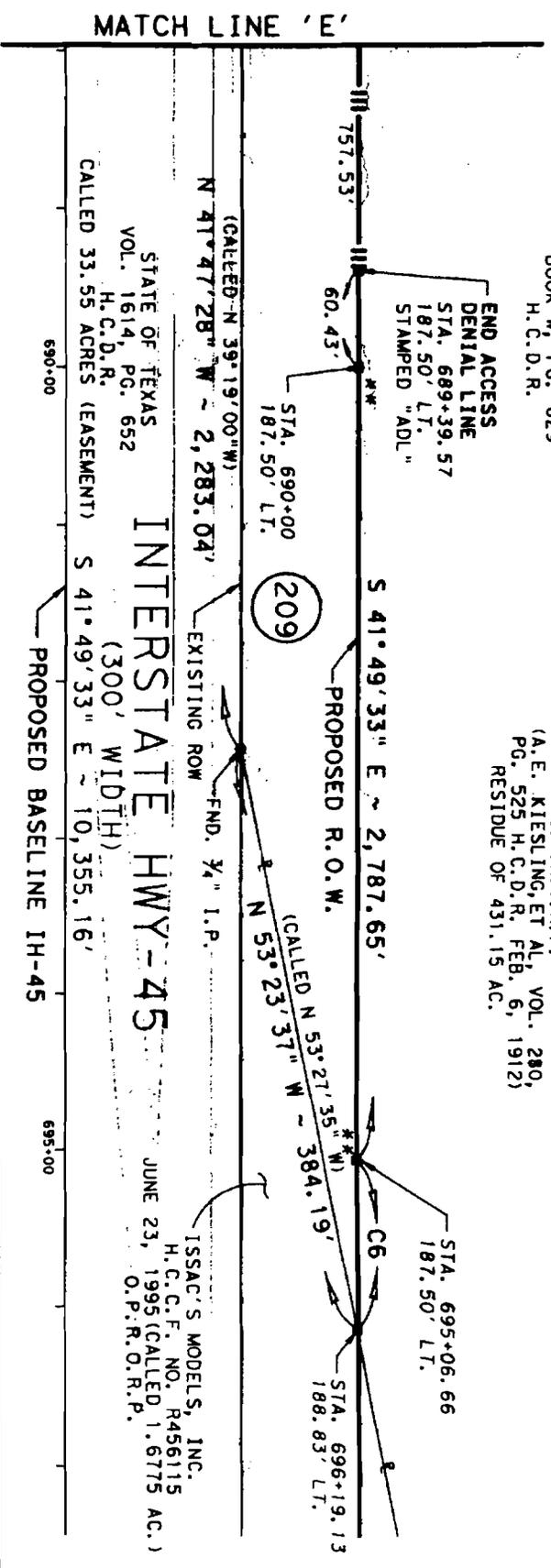
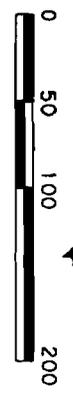
PARCEL PLAT
SHOWING
PARCEL 209

1H 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
SCALE: 1"=100'

PAGE 8 OF 10

THOMAS CHOATE LEAGUE A-12

LOT 6
 SUBDIVISION OF THE NORTH HALF
 OF THOMAS CHOATE LEAGUE A-12
 BOOK W, PG. 629
 H.C.D.R.
 H.C.C.F. NO. P526078 1/3 INT. AUGUST 13, 1993
 H.C.C.F. NO. X363767 1/3 INT. DECEMBER 1, 2003
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 O.P.R.O.R.P.
 (A.E. KIESLING, ET AL, VOL. 280,
 PG. 525 H.C.D.R. FEB. 6, 1912)
 RESIDUE OF 431.15 AC.
 LINDA ANNE DIXON, TRUSTEE
 RESIDUE OF LOT 6



Curve	Radius	Length	Delta	Chord
C6	22,758.81'	112.48'	00°16'59"	S 42°30'09" E 112.48'

DATE	REVISION

LANDTECH CONSULTANTS, INC.
 2525 NORTH LOOP WEST SUITE 300
 HOUSTON, TX 77008
 713-861-7068

PARCEL PLAT
 SHOWING
 PARCEL 209

IH 45
 HARRIS COUNTY
 ROW C.S.J. NO. 0500-03-546
 SEPTEMBER, 2007
 PAGE 9 OF 10
 SCALE: 1"=100'

LEGEND

- Existing R.O.W. Line
- Proposed R.O.W. Line
- Property Line
- Existing Fence
- "ACCESS DENIAL LINE"



Parcel Number

- ⊙ PROPERTY CORNER (FOUND AS NOTED)
- FOUND TYPE 1 CONC. MON.

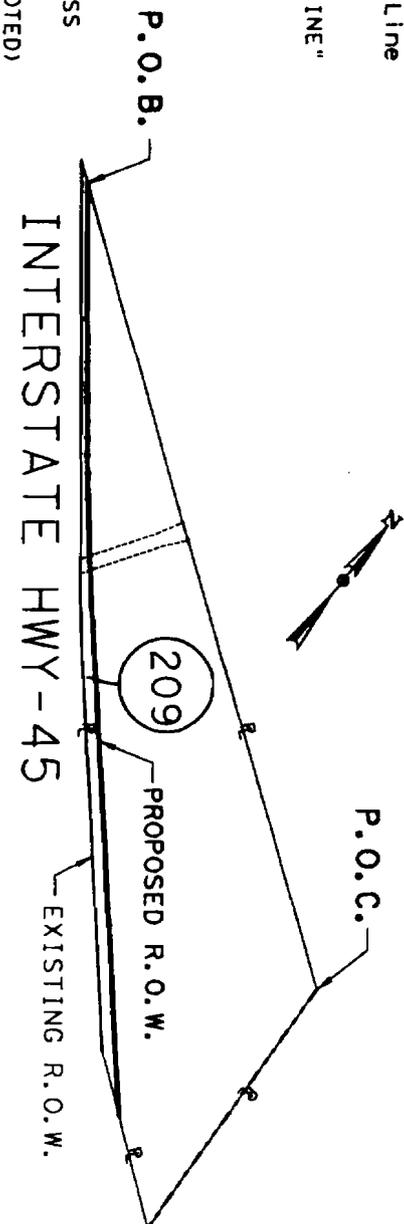
- SET 3/8" IR. W/PLASTIC CAP
- SET 3/8" IR W/TXDOT ALUMINUM CAP
STAMPED "ADL" MARKING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)
- SET 3/8" IR W/ALUM. CAP (EXCEPT AS NOTED)

ABBREVIATIONS:

- H.C.D.C. - HARRIS COUNTY DISTRICT COURT
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- H.C.C.F. - HARRIS COUNTY CLERK'S FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- F.C. - FILM CODE
- O.P.R.O.R.P. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY TEXAS

NOTES:

1. Deed research for this project was performed in APRIL 2005.
2. All coordinates and bearings shown hereon are referenced to the Texas coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 1993 adjustment as provided by TXDOT-Houston District. All distances and coordinates shown hereon are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.
3. Field work for this project was performed July 2005.
4. Survey line locations are approximate.
5. This map is on internal TxDot document. Its contents shall not be used for any other purpose.



PARCEL 209
N.T.S.

**** Note:**

The Monument described and 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.

DATE	REVISION

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 209

IH 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
SCALE: 1"=100'
PAGE 10 OF 10

Revised May, 2009
March 27, 2007
Parcel 850
Page 1 of 3 Pages

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

PROPERTY DESCRIPTION FOR PARCEL 850

Being 0.2020 of one acre (8,800 square feet) parcel of land situated in the John Austin Survey, Abstract Number 1, City of Houston, Harris County, Texas, and being all of that certain 0.2020 of one acre described in deed from Betty J. Parker, administratrix, to Winn Investment LLC (herein referred to as the "Winn Tract"), dated September 11, 2008, as recorded under Harris County Clerk's File (H.C.C.F.) Number 2008-0483453 (Film Code 059-94-1601), Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); also being all of Lots 28 and 29, REPLAT OF BLOCK 293, HOUSTON HEIGHTS, as shown on plat thereof, dated December 10, 1898, and recorded in Volume 1, Page 12, Map Records of Harris County, Texas (M.R.H.C.); the herein described 0.2020 of one acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set in the existing west right-of-way line of Rutland Place (40-foot width), dedicated to the City of Houston by said REPLAT OF BLOCK 293, HOUSTON HEIGHTS; said iron rod also marking the southeast corner of said Winn Tract and the northeast corner of that certain tract, referred to as Lot 27 of said Block 293, described in deed from Jason Murray to 516 Rutland St. Partnership (herein referred to as the "516 Rutland Tract"), dated February 12, 2003, as recorded under H.C.C.F. Number X048295 (Film Code 575-62-1217), O.P.R.R.P.H.C.; said iron rod also marking the east common corner of said Lots 28 and 27, and having surface coordinates of N=13,850,709.98 and E=3,110,555.16; all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013;

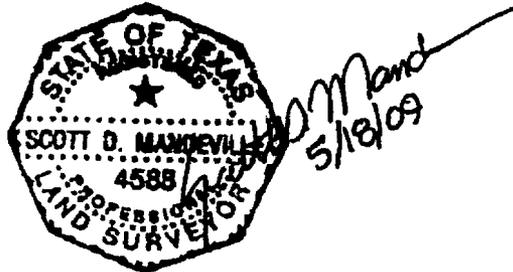
Revised May, 2009
March 27, 2007
Parcel 850
Page 2 of 3 Pages

- 1) THENCE, South 87°17'35" West, with the south line of said Winn Tract and said Lot 28, and the north line of said 516 Rutland Tract and said Lot 27, a distance of 132.00 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set in the existing east right-of-way line of Rutland Street (70-foot width), dedicated to the City of Houston in HOUSTON HEIGHTS, as shown on plat thereof, dated October 1, 1892, and recorded in Volume 1-A, Page 114, M.R.H.C.; said iron rod also marking the southwest corner of said Winn Tract, the northwest corner of said 516 Rutland Tract, and the west common corner of said Lots 28 and 27;
- 2) THENCE, North 02°42'25" West, with the existing east right-of-way line of said Rutland Street, a distance of 66.67 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set marking the northwest corner of said Winn Tract and the southwest corner of that certain tract, referred to as Lot 30 of the aforesaid Block 293, described in deed from Constable Jack F. Abercia, Precinct 1, to Kady Real Estate Investments Ltd. (herein referred to as the "Kady Tract"), dated February 1, 2005, as recorded under H.C.C.F. Number Y246706 (Film Code 001-33-2109), O.P.R.R.P.H.C.; said iron rod also marking the west common corner of said Lots 29 and 30;
- 3) THENCE, North 87°17'35" East, with the north line of said Winn Tract and said Lot 29, and the south line of said Kady Tract and said Lot 30, a distance of 132.00 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set in the existing west right-of-way line of the aforesaid Rutland Place, and marking the northeast corner of Winn Tract, the southeast corner of said Kady Tract, and the east common corner of said Lots 29 and 30, from which a bent, 1-inch iron pipe found for reference bears South 13°32' East, 1.71 feet;
- 4) THENCE, South 02°42'25" East, with the existing west right-of-way line of said Rutland Place, a distance of 66.67 feet to the POINT OF BEGINNING and containing 0.2020 of one acre (8,800 square feet) parcel of land.

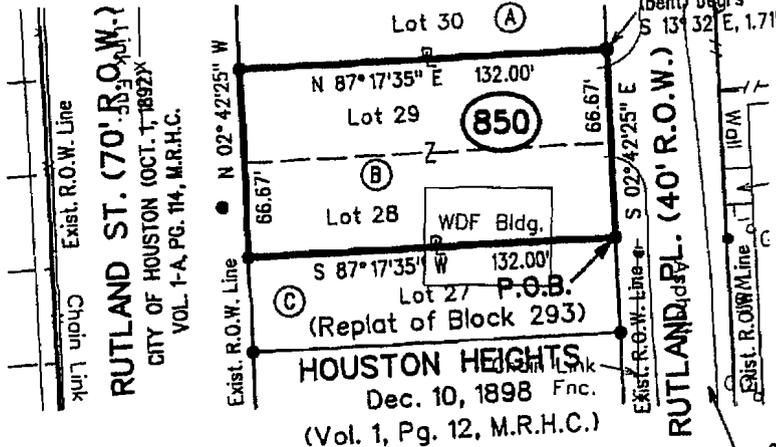
A parcel plat of even date was prepared in conjunction with this property description.

Revision: (5/09) Update subject and adjoiner deed information

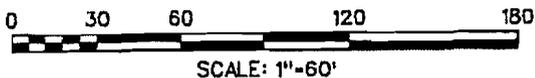
Compiled by:
Andrew Lonnie Sikes, Inc.
11415 Bedford Street
Houston, Texas, 77031
Phone: (281) 561-8118



JOHN AUSTIN SURVEY
ABSTRACT NO. 1



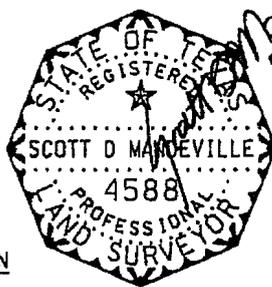
- (A) CONSTABLE JACK F. ABERCIA, PRECINCT 1 TO KADY REAL ESTATE INVESTMENTS LTD. FEB. 1, 2005 (LOT 30) H.C.C.F. NO. Y246706, O.P.R.R.P.H.C. (F.C. NO. 001-33-2109)
- (B) BETTY J. PARKER, ADMINISTRATRIX TO WINN INVESTMENT LLC SEPT. 11, 2008 (LOTS 28-29) H.C.C.F. NO. 2008-0483453, O.P.R.R.P.H.C. (F.C. NO. 059-94-1601)
- (C) JASON MURRAY TO 516 RUTLAND ST. PARTNERSHIP FEB. 12, 2003 (LOT 27) H.C.C.F. NO. X048295, O.P.R.R.P.H.C. (F.C. NO. 575-62-1217)



CITY OF HOUSTON (DEC. 10, 1898)
VOL. 1, PG. 12, M.R.H.C.

P.O.B. COORDINATE TABLE
(ALL DATA IN FEET)

N-	E-
13,850,709.98	3,110,555.16



LEGEND OF CORNER MONUMENTATION

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

GENERAL NOTES

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM; SOUTH CENTRAL ZONE; NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

1	5/18/09	UPDATE SUBJECT AND ADJOINER DEED INFO (BY ANDREW LONNIE SIKES, INC.)
NO.	DATE	REVISION

PARCEL PLAT SHOWING
PARCEL 850

PARCEL NUMBER	EXISTING ACREAGE	TAKING ACRES	SQ. FT.	REMAINDER ACREAGE
850	0.2020	0.2020	8,800	0

ANDREW LONNIE SIKES, INC.
SURVEYING & AERIAL MAPPING
11415 BEDFORD ST
HOUSTON, TX, 77031
(281) 561-8118

STATE	COUNTY	HWY. NO.	DATE
TEXAS	HARRIS	I.H. 10	3/27/07
CONTROL NO.	SECTION NO.	JOB NO.	SCALE
0271	07	260	1"-60'

* CALCULATED

Revised May, 2009
March 27, 2007
Parcel 851
Page 1 of 4 Pages

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

PROPERTY DESCRIPTION FOR PARCEL 851

Being 0.1010 of one acre (4,400 square feet) parcel of land situated in the John Austin Survey, Abstract Number 1, City of Houston, Harris County, Texas, and being all of that certain 0.1010 of one acre described in deed from Constable Jack F. Abercia, Precinct 1, to Kady Real Estate Investments Ltd. (herein referred to as the "Kady Tract"), dated February 1, 2005, as recorded under Harris County Clerk's File (H.C.C.F.) Number Y246706 (Film Code 001-33-2109), Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); also being all of Lot 30, REPLAT OF BLOCK 293, HOUSTON HEIGHTS, as shown on plat thereof, dated December 10, 1898, and recorded in Volume 1, Page 12, Map Records of Harris County, Texas (M.R.H.C.); the herein described 0.1010 of one acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with TxDOT aluminum cap set in the existing west right-of-way line of Rutland Place (varying width), dedicated to the City of Houston in said REPLAT OF BLOCK 293, HOUSTON HEIGHTS; said iron rod also being the northeast corner of said Kady Tract and said Lot 30, and having surface coordinates of N=13,850,809.87 and E=3,110,550.43; all bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment; all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013;**

- 1) THENCE, South 02°42'25" East, with the existing west right-of-way line of said Rutland Place, a distance of 33.33 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set marking the southeast corner of said Kady Tract and the northeast corner of that certain tract, referred to as Lots 28 and 29 of said Block 293, described in deed from Betty J. Parker, administratrix, to Winn Investment LLC (herein referred to as the "Winn Tract"), dated September 11, 2008, as recorded under H.C.C.F. Number 2008-0483453 (Film Code 059-94-1601), O.P.R.R.P.H.C.; said iron rod also marking the east common corner of said Lots 30 and 29, from which a bent, 1-inch iron pipe found for reference bears South 13°32' East, 1.71 feet;

Revised May, 2009
March 27, 2007
Parcel 851
Page 2 of 4 Pages

- 2) THENCE, South 87°17'35" West, with the south line of said Kady Tract and said Lot 30, and the north line of said Winn Tract and said Lot 29, a distance of 132.00 feet to a 5/8-inch iron rod with plastic cap, stamped "A.L. SIKES RPLS 2914", set in the existing east right-of-way line of Rutland Street (70-foot width), dedicated to the City of Houston in HOUSTON HEIGHTS, as shown on plat thereof, dated October 1, 1892, and recorded in Volume 1-A, Page 114, M.R.H.C.; said iron rod also marking the southwest corner of said Kady Tract, the northwest corner of said Winn Tract, and the west common corner of said Lots 30 and 29;
- 3) THENCE, North 02°42'25" West, with the existing east right-of-way line of said Rutland Street, a distance of 33.33 feet to a point for the northwest corner of said Kady Tract and said Lot 3; also being the southwest corner of that certain tract described in deed from Mas 29th St. #1, Ltd., to LD 1 306 West 6th Street, LP (herein referred to as the "LD Tract"), dated July 30, 2007, as recorded under H.C.C.F. Number 2007-0469982, O.P.R.R.P.H.C.; also being the southwest corner of Restricted Reserve "A", Block 1, THREE O SIX, as shown on plat thereof recorded under Film Code Number 618284, M.R.H.C., from which an iron rod with plastic cap found for reference bears South 87°17'35" West, 0.33 feet;
- 4) THENCE, North 87°17'35" East, with the north line of said Kady Tract and said Lot 30, and the south line of said LD Tract and said Restricted Reserve "A", at 127.00 feet pass a 5/8-inch iron rod with TxDOT aluminum cap set marking the southeast corner of said Restricted Reserve "A"; continuing with said north line, a total distance of 132.00 feet to the POINT OF BEGINNING and containing 0.1010 of one acre (4,400 square feet) parcel of land. **

** 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.

Revised May, 2009
March 27, 2007
Parcel 851
Page 3 of 4 Pages

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

Revisions:

- (5/09) Update subject and adjoiner deed information
- (1/23/08) Revise corner monumentation

Compiled by:

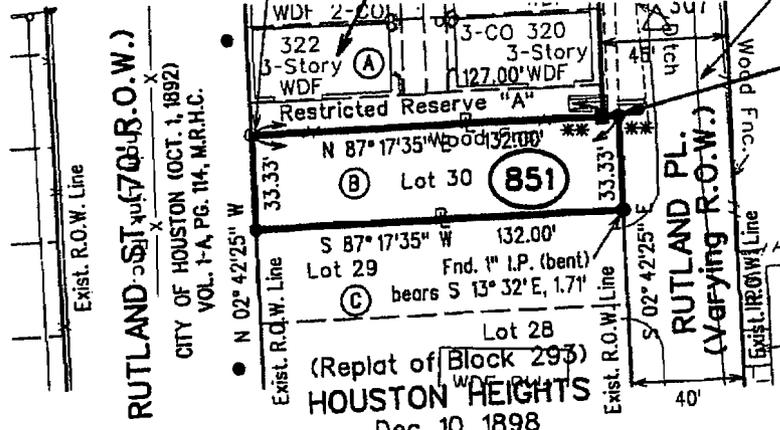
Andrew Lonnie Sikes, Inc.
11415 Bedford Street
Houston, Texas, 77031
Phone: (281) 561-8118



Fnd. I.R. w/plastic cap bears
S 87° 17' 35" W, 0.33'

Block 1, THREE O SIX
F.C. No. 618284, M.R.H.C.

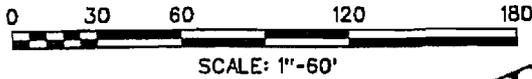
CITY OF HOUSTON
VOL. 1, PG. 12 & F.C. NO. 618284, M.R.H.C.



P.O.B.
Set "X" in conc.

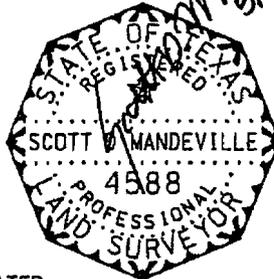
- (A) MAS 29TH ST. #1, LTD.
TO LD 1 306 WEST 6TH STREET, LP
JULY 30, 2007
H.C.C.F. NO. 2007-0469982, O.P.R.R.P.H.C.
(F.C. NO. 047-90-2105)
- (B) CONSTABLE JACK F. ABERCIA, PRECINCT 1
TO KADY REAL ESTATE INVESTMENTS LTD.
FEB. 1, 2005 (LOT 30)
H.C.C.F. NO. Y246706, O.P.R.R.P.H.C.
(F.C. NO. 001-33-2109)
- (C) BETTY J. PARKER, ADMINISTRATRIX
TO WINN INVESTMENT LLC
SEPT. 11, 2008 (LOTS 28-29)
H.C.C.F. NO. 2008-0483453, O.P.R.R.P.H.C.
(F.C. NO. 059-94-1601)

JOHN AUSTIN SURVEY
ABSTRACT NO. 1



P.O.B. COORDINATE TABLE
(ALL DATA IN FEET)

N=	E=
13,850,809.87	3,110,550.43



LEGEND OF CORNER MONUMENTATION

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

GENERAL NOTES

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM; SOUTH CENTRAL ZONE; NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

NO.	DATE	REVISION
2	5/18/09	UPDATE SUBJECT AND ADJOINER DEED INFO (BY ANDREW LONNIE SIKES, INC.)
1	1/23/08	REVISE CORNER MONUMENTATION (BY ANDREW LONNIE SIKES, INC.)

PARCEL PLAT SHOWING
PARCEL 851

PARCEL NUMBER	EXISTING ACREAGE	TAKING ACRES	SQ. FT.	REMAINDER ACREAGE
851	0.1010	0.1010	4,400	0

ANDREW LONNIE SIKES, INC.
SURVEYING & AERIAL MAPPING
11415 BEDFORD ST
HOUSTON, TX, 77031
(281) 561-8118

STATE	COUNTY	HWY. NO.	DATE
TEXAS	HARRIS	I.H. 10	3/27/07
CONTROL NO.	SECTION NO.	JOB NO.	SCALE
0271	07	260	1"-60'

County: Tarrant
Parcel: 97
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 1 of 4
May 11, 2010
Rev. 1



DESCRIPTION FOR PARCEL 97

Description of 1,269 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 4, Block A, of Lot 4, Block A, Trinity Industries Addition, a subdivision of record in Cabinet A, Slide 3635, Plat Records, Tarrant County, Texas, said Lot 4 being described in a General Warranty Deed, dated December 28, 1999, to HP Hwy 114, Ltd., of record in Volume 14160 Page 88, Official Records, Tarrant County, Texas; said 1,269 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found with cap at the northeast corner of said Lot 4 and said HP Hwy 114 tract and the northwest corner of that tract described as 6.655 acres in a deed to the City of Dallas and the City of Fort Worth, Texas, of record in Volume 13153, Page 443, Official Records, Tarrant County, Texas, same being in the existing south right-of-way (ROW) line of Capitol Street;

THENCE, with the east line of said Lot 4 and said HP Hwy 114 tract and the west line of said Dallas and Fort Worth tract, South 00 degrees 39 minutes 04 seconds East 264.58 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and northeast corner of this tract, same being in the proposed north ROW line of S.H. 114, 328.22 feet left of S.H. 114 Baseline Station 436+67.87;

- 1) THENCE, with the east line of this tract, said Lot 4, and said HP Hwy 114 tract and the west line of said Dallas and Fort Worth tract, **South 00 degrees 39 minutes 04 seconds East 10.38 feet** to a calculated point at the southeast corner of this tract, said Lot 4, and said HP Hwy 114 tract and the southwest corner of said Dallas and Fort Worth tract, same being in the existing north ROW of line S.H. 114 and the north line of that tract described as 14.172 acres in a deed to the State of Texas, of record in Volume 3507, Page 141, Deed Records, Tarrant County, Texas, from which a 5/8 inch iron rod found with cap bears South 00 degrees 39 minutes 04 seconds East 0.55 feet;
- 2) THENCE, with the south line of this tract, said Lot 4, and said HP Hwy 114 tract and the existing north ROW line of S.H. 114 and the north line of said 14.172 acre State of Texas tract, continuing with the north line of that tract described as 5.477 acre in a deed to the State of Texas, of record in Volume 3582, Page 67, Deed Records, Tarrant County, Texas, **North 85 degrees 29 minutes 23 seconds West 120.39 feet** to a calculated point at the southwest corner of this tract, said Lot 4, and said HP Hwy 114 tract and the southeast corner of Lot 3, Block A, of Lot 3, Block A, Trinity Industries Addition, a subdivision of record in Cabinet A, Slide 5794, Plat Records, Tarrant County, Texas, said Lot 3 being described in a deed to Wood Golden, Ltd., of record in D208185021, Official Records, Tarrant County, Texas, from which a 5/8 inch iron rod found bears South 00 degrees 39 minutes 04 seconds East 0.54 feet;
- 3) THENCE, with the west line of this tract, said Lot 4, and said HP Hwy 114 tract and the east line of said Lot 3 and said Wood Golden tract, **North 00 degrees 39 minutes 04 seconds West 10.80 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northwest corner of this tract, same being in the proposed north ROW line of S.H. 114;

County: Tarrant
Parcel: 97
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSI: 0353-03-088

Page 2 of 4
May 11, 2010
Rev. 1



DESCRIPTION FOR PARCEL 97

- 4) THENCE, with the north line of this tract and the proposed north ROW line of S.H. 114, crossing said Lot 4 and said HP Hwy 114 tract, **South 85 degrees 17 minutes 16 seconds East**, passing at 28.88 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line" and continuing with this "access denial line" 91.55 feet for a total distance of **120.43 feet** to the POINT OF BEGINNING and end of this "access denial line", and containing 1,269 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

§

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

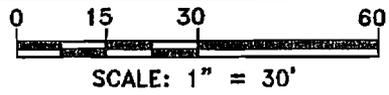
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 11th day of May, 2010 A.D.

SURVEYED BY:

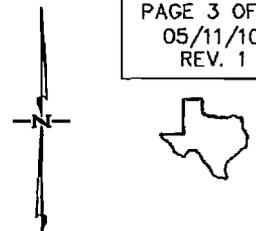
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 97 R2
Issued 4/16/10; Revised 05/11/2010





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



CAPITOL STREET
(R.O.W. VARIES)
(CAB. A, SL. 2738, P.R.T.C.)

WOOD GOLDEN, LTD.
D208185021, O.R.T.C.
TRACT 1-(LOT 3)

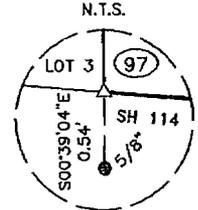
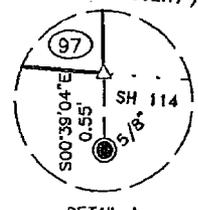
LOT 3, BLOCK A
(0.9280 AC.)
LOT 3, BLOCK A
TRINITY INDUSTRIES
ADDITION
CAB. A, SL. 5794
P.R.T.C.

HP HWY 114, LTD.
VOL. 14160, PG. 88
O.R.T.C.
TRACT I-(0.7576 AC.)

LOT 4, BLOCK A
(0.7576 AC.)
LOT 4, BLOCK A
TRINITY INDUSTRIES ADDITION
CAB. A, SL. 3635, P.R.T.C.

WILLIAM BRADFORD SURVEY
A-131

CITY OF GRAPEVINE



LINE	BEARING	LENGTH
L1	S00°39'04"E	10.38
L2	N00°39'04"W	10.80

CITY OF DALLAS
AND THE
CITY OF FORT WORTH, TEXAS
VOL. 13153, PG. 443, O.R.T.C.
(6.655 AC.)

P.O.B.
STA. 436+67.87
328.22' LT.
END ACCESS
DENIAL LINE

25' ACCESS ESMT.
VOL. 13078, PG. 378, O.R.T.C.

25' ACCESS ESMT.
CAB. A, SL. 3635, P.R.T.C.

25' B.L.
CAB. A, SL. 5794, P.R.T.C.

STA. 435+47.62
334.75' LT.

STA. 435+76.46
333.18' LT.
BEGIN ACCESS
DENIAL LINE
STAMPED "ADL"

1,269 SQ. FT.

25' B.L.
CAB. A, SL. 3635, P.R.T.C.

PROPOSED R.O.W. AND
ACCESS DENIAL LINE

10' SANI-SEWER ESMT.
VOL. 6619 PG. 951 D.R.T.C.
(N84°57'09" W 147.59')

8' SANI-SEWER ESMT.
VOL. 6669 PG. 118 D.R.T.C.

15' COMMON ACCESS
& UTIL. ESMT.
VOL. 13078, PG. 378, O.R.T.C.

EXISTING R.O.W. LINE

15' COMMON ACCESS
& UTIL. ESMT.
CAB. A, SL. 3635, P.R.T.C.

N85°29'23"W 120.39'
(N84°57'09"W 120.48')

STATE OF TEXAS
14.172 ACRES
VOL. 3507, PG. 141

STATE OF TEXAS
5.477 ACRES
VOL. 3582, PG. 67

STATE HIGHWAY 114
NORTHWEST PARKWAY EAST
(R.O.W. VARIES)

435+00

S88°23'54"E

PROPOSED SH 114 BASELINE
LOCATION N.T.S.

437+00

A PLAT OF A SURVEY OF
PARCEL 97

DIVISION TTA	STATE HIGHWAY 114		PARCEL 97
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT





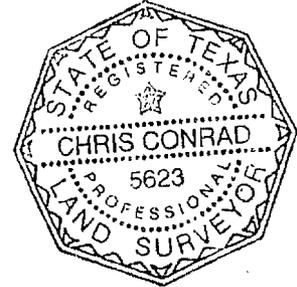
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914030-704, EFFECTIVE DATE, AUGUST 27, 2009, 8:00 am, ISSUED SEPTEMBER 10, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 9146, PG. 2085, & VOL. 13078, PG. 378) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT AFFECT THIS TRACT.
- 5) ITEM 10.d. (VOL. 9146, PG. 2085) IN SCHEDULE B OF THE TITLE COMMITMENT IS A RECIPROCAL EASEMENT AGREEMENT GRANTING INGRESS & EGRESS ACROSS THIS TRACT.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- ⊙ 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- ⊗ 1/2" IRON ROD FOUND WITH CAP (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊖ FENCE POST
- ⌘ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℔ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- |— DISTANCE SHOWN NOT TO SCALE
- · - · - APPROXIMATE SURVEY LINE
- ||— ACCESS DENIAL LINE



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

05/11/10

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

	SQUARE FEET
ACQUISITION	1,269
SURVEYED AREA	32,964
REMAINDER AREA	31,695

A PLAT OF A SURVEY OF
PARCEL 97

DIVISION TTA	STATE HIGHWAY 114		PARCEL 97
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 93
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 1 of 6
April 16, 2010



DESCRIPTION FOR PARCEL 93

Description of 5,231 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 1, Block A, of Park Place Lexus Addition, Lot 1, Block 1, a subdivision of record in Cabinet A, Slide 10202, Plat Records, Tarrant County, Texas, said Lot 1 being described in a Special Warranty Deed, dated February 4, 1999, to Park Place LX Land, No. 1, Ltd., of record in Volume 13664, Page 422, Official Records, Tarrant County, Texas; said 5,231 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found at the northerly southeast corner of said Lot 1 and said Park Place tract, same being in the existing west right-of-way (ROW) line of Minter's Chapel Road;

THENCE, with the east line of said Lot 1 and said Park Place tract and the existing west ROW line of Minter's Chapel Road, South 39 degrees 44 minutes 43 seconds West 21.68 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and the northeast corner of this tract, same being in the proposed north ROW line of S.H. 114, 237.15 feet left of S.H. 114 Baseline Station 469+06.59;

1) THENCE, with the east line of this tract, said Lot 1, and said Park Place tract and the existing west ROW line of Minter's Chapel Road, South 39 degrees 44 minutes 43 seconds West, passing at 9.55 feet a 1/2 inch iron rod found and continuing 0.28 feet for a total distance of 9.83 feet to a calculated point at the southeast corner of this tract, said Lot 1, and said Park Place tract, same being in the existing north ROW of line S.H. 114 and the north line of that tract described as 12.756 acres in a deed to the State of Texas, of record in Volume 3533, Page 391, Deed Records, Tarrant County, Texas;

THENCE, with the south line of this tract, said Lot 1, and said Park Place tract and the existing north ROW line of S.H. 114 and the north line of said 12.756 acre State of Texas tract, the following two (2) courses, numbered 2 and 3;

2) with a curve to the right, whose intersection angle is 11 degrees 04 minutes 34 seconds, radius is 1,770.86 feet, an arc distance of 342.33 feet, the chord of which bears South 88 degrees 58 minutes 41 seconds West 341.80 feet to a calculated point from which a chisel mark found bears North 86 degrees 25 minutes 55 seconds West 1.15 feet; and

3) North 85 degrees 29 minutes 23 seconds West 123.06 feet to a calculated point at the southwest corner of this tract, said Lot 1, and said Park Place tract and the southeast corner of Lot 1R, Block A, Tigue Grapevine Addition, a subdivision of record in Cabinet A, Slide 3279, Plat Records, Tarrant County, Texas, said Lot 1R being described in a deed to AIGTLP-Texas Limited Partnership, of record in D208399932, Official Records, Tarrant County, Texas;

County: Tarrant
Parcel: 93
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 2 of 6
April 16, 2010



DESCRIPTION FOR PARCEL 93

- 4) THENCE, with the west line of this tract, said Lot 1, and said Park Place tract and the east line of said Lot 1R and said AIGTLP-Texas tract, **North 49 degrees 39 minutes 11 seconds East 15.52 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northwest corner of this tract, same being in the proposed north ROW line of S.H. 114 and the beginning of this "access denial line";

THENCE, with the north line of this tract, the proposed north ROW line of S.H. 114, crossing said Lot 1 and said Park Place tract, the following two (2) courses, numbered 5 and 6;

- 5) with this "access denial line", **South 86 degrees 23 minutes 53 seconds East**, passing at 81.90 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 34.26 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing 21.46 feet for a total distance of **137.62 feet** to a TxDOT Type II concrete monument set; and
- 6) with this "access denial line", with a curve to the left, whose intersection angle is **08 degrees 07 minutes 24 seconds**, radius is **2269.83 feet**, passing at an arc distance of 118.85 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing an arc distance of 40.32 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" an arc distance of 162.64 feet for a total arc distance of **321.81 feet**, the chord of which bears **North 89 degrees 32 minutes 25 seconds East 321.54 feet** to the POINT OF BEGINNING and containing 5,231 square feet within these metes and bounds, more or less.

County: Tarrant
Parcel: 93
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 3 of 6
April 16, 2010



DESCRIPTION FOR PARCEL 93

AND IN ADDITION THERETO:

Access is denied to and from the Transportation Facility across a portion of the existing west ROW line of Minter's Chapel Road from the POINT OF BEGINNING of the foregoing description and the beginning of this "access denial line";

THENCE, with the east line of said Lot 1 and said Park Place tract, and with this "access denial line", and the existing west ROW line of Minter's Chapel Road, **North 39 degrees 44 minutes 43 seconds East 14.09 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line".

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

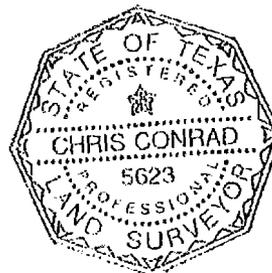
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

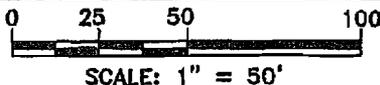
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 16th day of April, 2010 A.D.

SURVEYED BY:

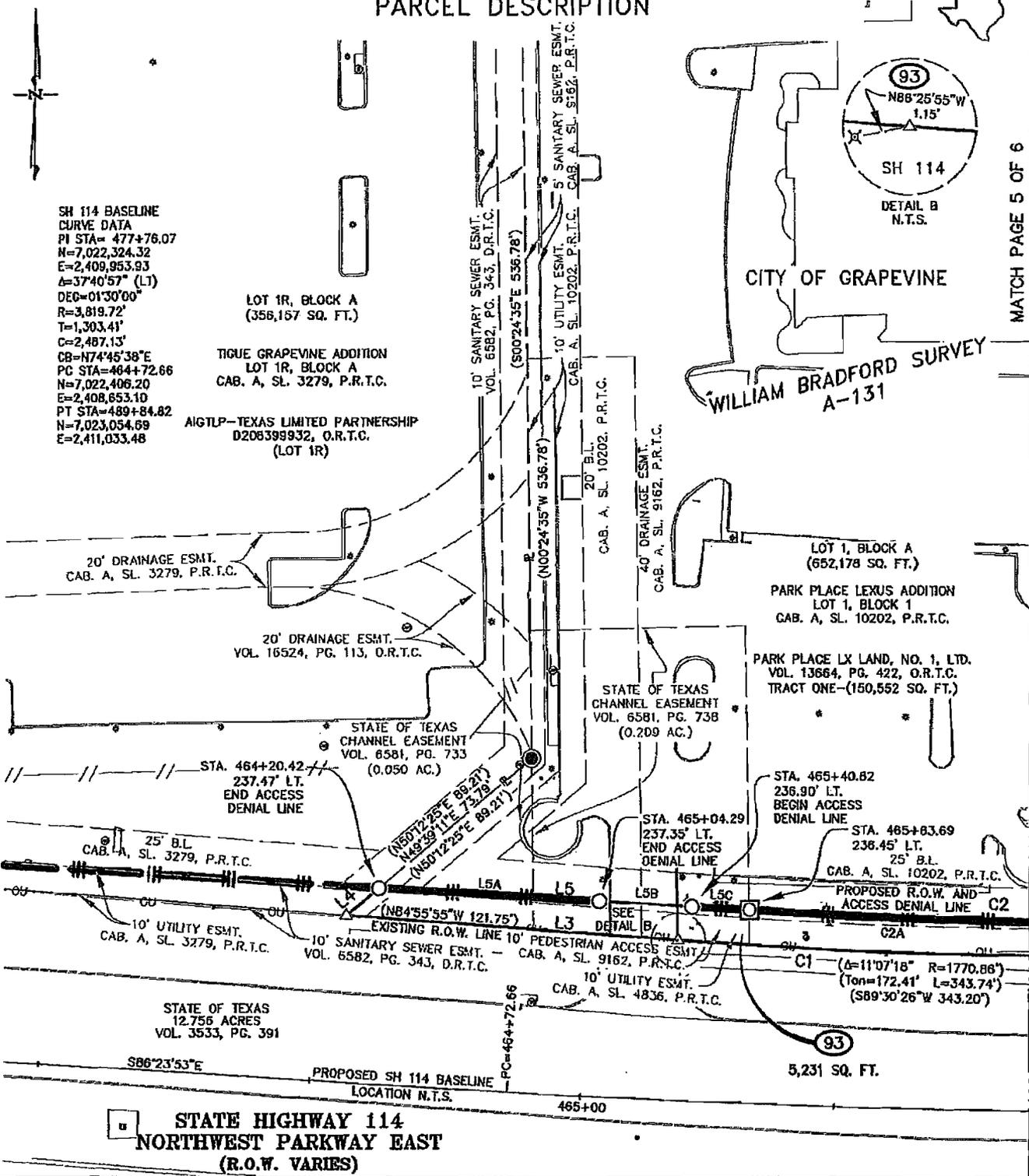
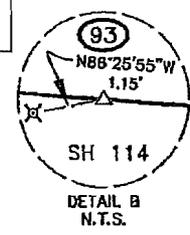
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 93 RI
Issued 4/16/10





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



SH 114 BASELINE
CURVE DATA
PI STA= 477+76.07
N=7,022,324.32
E=2,408,953.93
 $\Delta=37^{\circ}40'57''$ (LT)
DEC=01°30'00"
R=3,819.72'
T=1,303.41'
C=2,487.13'
CB=N74°45'38"E
PC STA=464+72.66
N=7,022,406.20
E=2,408,653.10
PT STA=489+84.82
N=7,023,054.69
E=2,411,033.48

LOT 1R, BLOCK A
(356,157 SQ. FT.)

TIGUE GRAPEVINE ADDITION
LOT 1R, BLOCK A
CAB. A, SL. 3279, P.R.T.C.

AIGTLP-TEXAS LIMITED PARTNERSHIP
D208399932, O.R.T.C.
(LOT 1R)

CITY OF GRAPEVINE

WILLIAM BRADFORD SURVEY
A-131

LOT 1, BLOCK A
(652,178 SQ. FT.)

PARK PLACE LEXUS ADDITION
LOT 1, BLOCK 1
CAB. A, SL. 10202, P.R.T.C.

PARK PLACE LX LAND, NO. 1, LTD.
VOL. 13664, PG. 422, O.R.T.C.
TRACT ONE-(150,552 SQ. FT.)

STATE OF TEXAS
CHANNLE EASEMENT
VOL. 6581, PG. 738
(0.209 AC.)

STATE OF TEXAS
CHANNEL EASEMENT
VOL. 6581, PG. 733
(0.050 AC.)

STA. 464+20.42
237.47' LT.
END ACCESS
DENIAL LINE

STA. 465+04.29
237.35' LT.
END ACCESS
DENIAL LINE

STA. 465+83.69
236.45' LT.
25' B.L.
CAB. A, SL. 10202, P.R.T.C.

25' B.L.
CAB. A, SL. 3279, P.R.T.C.

10' UTILITY ESMT.
CAB. A, SL. 3279, P.R.T.C.

10' SANITARY SEWER ESMT. -
VOL. 6582, PG. 343, D.R.T.C.

10' UTILITY ESMT.
CAB. A, SL. 4836, P.R.T.C.

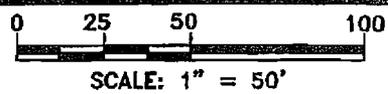
STATE OF TEXAS
12.756 ACRES
VOL. 3533, PG. 391

93
5,231 SQ. FT.

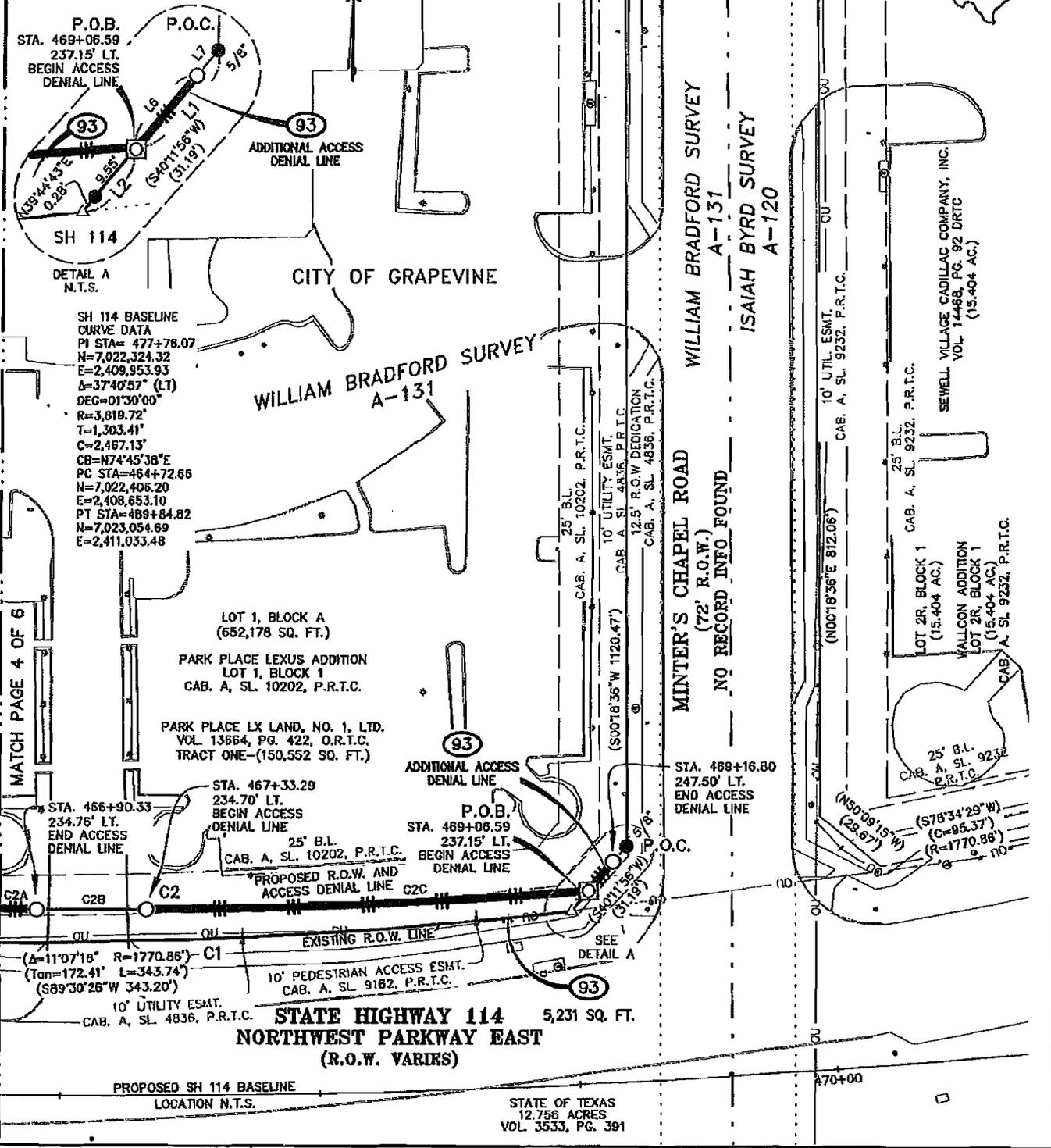
STATE HIGHWAY 114
NORTHWEST PARKWAY EAST
(R.O.W. VARIES)

A PLAT OF A SURVEY OF PARCEL 93			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 93
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



MATCH PAGE 4 OF 6

SH 114 BASELINE
CURVE DATA
PI STA= 477+78.07
N=7,022,324.32
E=2,409,853.93
Δ=37°40'57" (LT)
DEG=01°30'00"
R=3,819.72'
T=1,303.41'
C=2,467.13'
CB=N74°45'38"E
PC STA=464+72.66
N=7,022,406.20
E=2,408,653.10
PT STA=489+84.82
N=7,023,054.69
E=2,411,033.48

LOT 1, BLOCK A
(652,178 SQ. FT.)
PARK PLACE LEXUS ADDITION
LOT 1, BLOCK 1
CAB. A, SL. 10202, P.R.T.C.

PARK PLACE LX LAND, NO. 1, LTD.
VOL. 13664, PG. 422, O.R.T.C.
TRACT ONE-(150,552 SQ. FT.)

25' B.L.
CAB. A, SL. 10202, P.R.T.C.
P.O.B.
STA. 469+06.59
237.15' LT.
BEGIN ACCESS
DENIAL LINE

WILLIAM BRADFORD SURVEY
A-131
ISAIAH BYRD SURVEY
A-120

MINTER'S CHAPEL ROAD
(72' R.O.W.)
NO RECORD INFO FOUND

SEWELL VILLAGE CADILLAC COMPANY, INC.
VOL. 14468, PG. 92 DRTC
(15.404 AC.)

WALLCON ADDITION
LOT 2R, BLOCK 1
(15.404 AC.)
CAB. A, SL. 9232, P.R.T.C.

10' UTILITY ESMT.
CAB. A, SL. 9232, P.R.T.C.

10' UTILITY ESMT.
(N00°18'56"E 812.06')
CAB. A, SL. 9232, P.R.T.C.

25' B.L.
CAB. A, SL. 9232, P.R.T.C.
(S78°34'29"W)
(C=95.37')
(R=1770.86')

STATE HIGHWAY 114 5,231 SQ. FT.
NORTHWEST PARKWAY EAST
(R.O.W. VARIES)

PROPOSED SH 114 BASELINE
LOCATION N.T.S.

STATE OF TEXAS
12.758 ACRES
VOL. 3533, PG. 391

A PLAT OF A SURVEY OF PARCEL 93			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 93
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C, S. J. NO. 0353-03-088	COUNTY TARRANT



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGAMMETRY 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 UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914028-704, EFFECTIVE DATE, AUGUST 25, 2009, 8:00 am, ISSUED SEPTEMBER 9, 2009, 8:00 am.
- 4) ITEM 10.e. (VOL. 13913, PG. 576) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT AFFECT THIS TRACT.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	342.33	1770.86	11°04'34"	171.70	S88°58'41"W	341.80
C2	321.81	2269.83	08°07'24"	161.17	N89°32'25"E	321.54
C2A	118.85	2269.83	03°00'00"	59.44	S87°53'53"E	118.84
C2B	40.32	2269.83	01°01'04"	20.16	S89°54'25"E	40.32
C2C	162.64	2269.83	04°06'20"	81.36	N87°31'53"E	162.61

LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°44'43"W	21.68
L2	S39°44'43"W	9.83
L3	N85°29'23"W	123.06
L4	N49°39'11"E	16.52
L5	S86°23'53"E	137.62
L5A	S86°23'53"E	81.90
L5B	S86°23'53"E	34.26
L5C	S86°23'53"E	21.46
L6	N39°44'43"E	14.09
L7	N39°44'43"E	7.59

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ✕ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ▬ PROPERTY LINE
- ▬ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- +— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ▬ ACCESS DENIAL LINE

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

04/16/10

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

	SQUARE FEET
ACQUISITION	5,231
SURVEYED AREA	652,252
REMAINDER AREA	647,021



A PLAT OF A SURVEY OF
PARCEL 93

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
93

SCALE
1" = 50'

FEDERAL AID PROJECT NO.
NH2009(843)

R.O.W.-C. S. J. NO.
0353-03-088

COUNTY
TARRANT



County: Tarrant
Parcel: 50
Highway: SH 121
Limits: From SH 360 to SH 114
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 1 of 6
April 16, 2010



DESCRIPTION FOR PARCEL 50

Description of 9,349 square feet of land out of the Jonathan B. Fay Survey, Abstract No. 530, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1, Block 1, of Cinemark Addition, a subdivision of record in Cabinet A, Slide 2665-2666, Plat Records, Tarrant County, Texas, said Lot 1 being described in a Special Warranty Deed, dated December 15, 2000, to Cinema Properties, Inc., of record in Volume 14667, Page 473, Official Records, Tarrant County, Texas; said 9,349 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found with cap at an interior ell corner of said Lot 1 and said Cinema Properties tract and the southwest corner of Lot 2, Block 1, of Lot 2 Block 1 Cinemark Addition, a subdivision of record in Cabinet A, Slide 9077, Plat Records, Tarrant County, Texas, said Lot 2 being described in a deed to D & B Wagner Enterprises, L.L.C., of record in D204105700, Official Records, Tarrant County, Texas;

THENCE, with an east line of said Lot 1 and said Cinema Properties tract and the west line of said Lot 2 and said D & B Wagner tract, North 00 degrees 10 minutes 47 seconds West 283.28 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the southeast corner of this tract, same being in the proposed south right-of-way (ROW) line of S.H. 121 and the beginning of this "access denial line", 445.04 feet right of S.H. 121-B Baseline Station 7610+44.26;

- 1) THENCE, with the south line of this tract, the proposed south ROW line of S.H. 121, and with this "access denial line", crossing said Lot 1 and said Cinema Properties tract, with a curve to the left, whose intersection angle is **15 degrees 56 minutes 03 seconds**, radius is **1615.02 feet**, passing at an arc distance of 335.91 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing an arc distance of 66.24 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" an arc distance of 47.00 feet for a total arc distance of **449.15 feet**, the chord of which bears **South 66 degrees 27 minutes 06 second West 447.70 feet** to a TxDOT Type II concrete monument set for the southwest corner of this tract, same being in the west line of said Lot 1 and said Cinema Properties tract, and in the existing east ROW line of County Road 3808, from which a 1/2 iron rod found with cap at an angle point in the west line of said Lot 1 and said Cinema Properties tract and the existing east ROW line of County Road 3808 bears South 00 degrees 07 minutes 18 seconds West 740.51 feet;
- 2) THENCE, with the west line of this tract, said Lot 1, and said Cinema Properties tract and the existing east ROW line of County Road 3808, **North 00 degrees 07 minutes 18 seconds East 30.93 feet** to a calculated point at the northwest corner of this tract, said Lot 1, and said Cinema Properties tract, same being in the existing south ROW line of S.H. 121 and at the southwest corner of that tract described as 11.587 acres in a deed to the State of Texas, of record in Volume 5428, Page 486, Deed Records, Tarrant County, Texas, from which a TxDOT Type II concrete monument found bears North 00 degrees 07 minutes 18 seconds East 1.44 feet;

County: Tarrant
Parcel: 50
Highway: SH 121
Limits: From SH 360 to SH 114
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 2 of 6
April 16, 2010



DESCRIPTION FOR PARCEL 50

- 3) THENCE, with the north line of this tract, said Lot 1, and said Cinema Properties tract and the existing south ROW line of S.H. 121 and the south line of said 11.587 acre State of Texas tract, with a curve to the right, whose intersection angle is **18 degrees 04 minutes 22 seconds** radius is **1402.40 feet**, an arc distance of **442.36 feet**, the chord of which bears **North 68 degrees 39 minutes 23 seconds East 440.53 feet** to a calculated point at a northeast corner of this tract, said Lot 1, and said Cinema Properties tract and the northwest corner of said Lot 2 and said D & B Wagner tract from which a 1/2 inch iron rod found with cap bears North 00 degrees 10 minutes 47 seconds West 0.76 feet;
- 4) THENCE, with an east line of this tract, said Lot 1, and said Cinema Properties tract and the west line of said Lot 2 and said D & B Wagner tract, **South 00 degrees 10 minutes 47 seconds East 12.40 feet** to the POINT OF BEGINNING and containing 9,349 square feet within these metes and bounds, more or less.

AND IN ADDITION THERETO:

Access is denied to and from the Transportation Facility across a portion of the existing south ROW line of S.H. 121 beginning at an easterly northwest corner of said Lot 1 and said Cinema Properties tract and the northeast corner of said Lot 2 and said D & B Wagner tract, from which the end of call 3 of the foregoing description bears along a curve to the left, whose intersection angle is 07 degrees 55 minutes 40 seconds, radius is 1402.40 feet, an arc distance of 194.05, the chord of which bears South 81 degrees 39 minutes 24 seconds West 193.89 feet, and from said corner a 1/2 inch iron rod found bears North 00 degrees 15 minutes 15 seconds West 0.72 feet;

County: Tarrant
Parcel: 50
Highway: SH 121
Limits: From SH 360 to SH 114
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 3 of 6
April 16, 2010



DESCRIPTION FOR PARCEL 50

THENCE, with the north line of said Lot 1 and said Cinemark Properties tract and the existing south ROW line of S.H. 121 and the south line of said 11.587 acre State of Texas tract, with a curve to the right, whose intersection angle is **00 degrees 13 minutes 31 seconds**, radius is **1402.40 feet**, an arc distance of **5.51 feet**, the chord of which bears **North 85 degrees 44 minutes 00 seconds East 5.51 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line" from which the northeast corner of said Lot 1 and said Cinema Properties tract, same being in the existing south ROW line of S.H. 121 and the south line of said 11.587 acre State of Texas tract bears with a curve to the right, whose intersection angle is **02 degrees 01 minute 19 seconds**, radius is **1402.40 feet**, an arc distance of **49.49 feet**, the chord of which bears **North 86 degrees 51 minutes 25 seconds East 49.49 feet** and from said northeast corner a 1/2 inch iron rod found with cap bears **North 00 degrees 16 minutes 29 seconds West 0.43 feet**.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

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

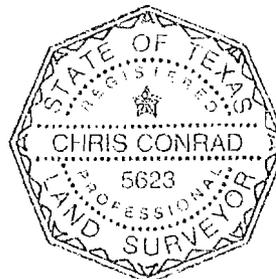
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 16th day of April, 2010 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78741 (512) 451-8591

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 50 R1
Issued 4/16/2010

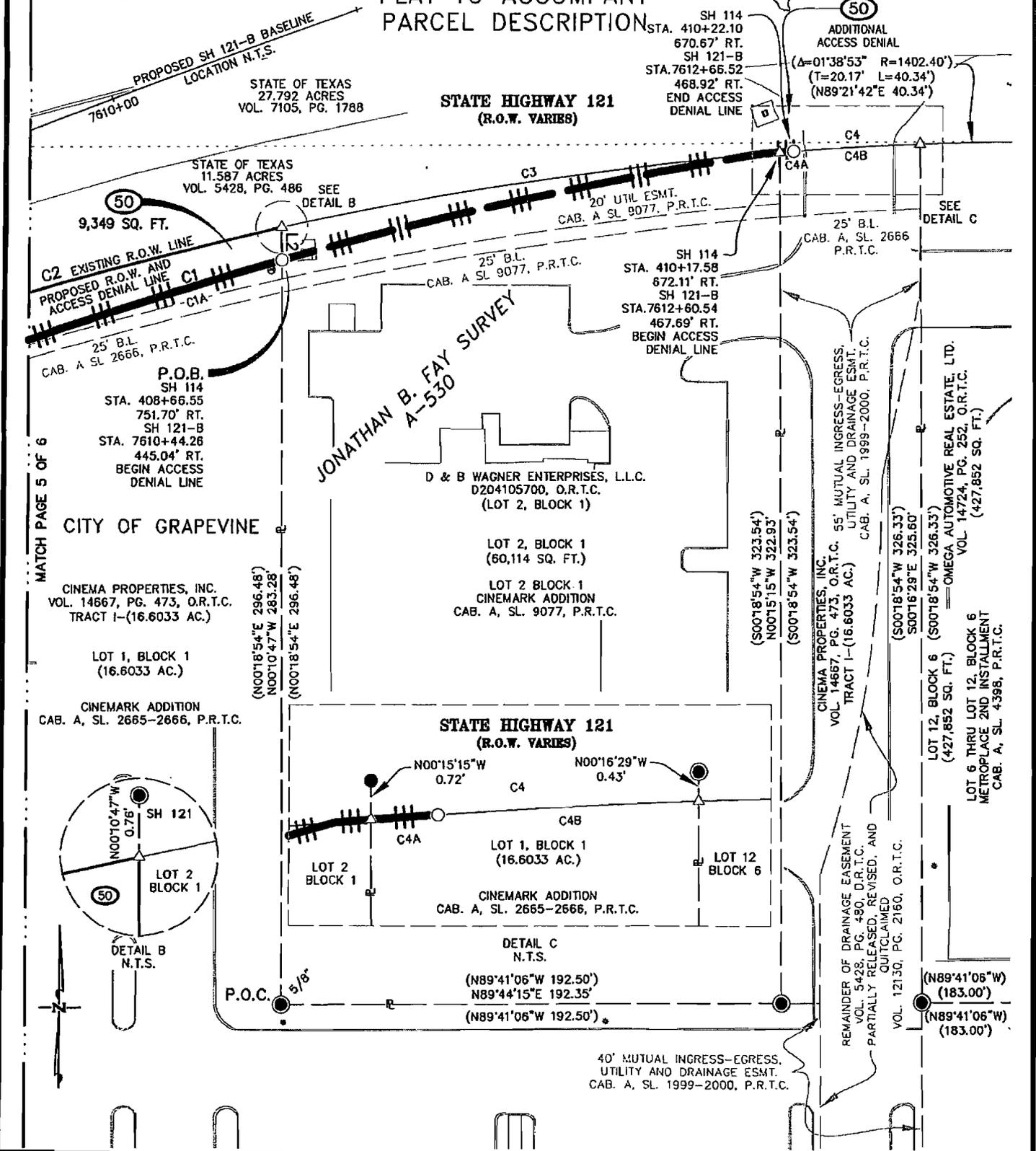


0 25 50 100

SCALE: 1" = 50'

PAGE 4 OF 6
04/16/10

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



MATCH PAGE 5 OF 6

STATE HIGHWAY 121
(R.O.W. VARIES)

JONATHAN B. FAY SURVEY
A-530

CITY OF GRAPEVINE

STATE HIGHWAY 121
(R.O.W. VARIES)

LOT 2, BLOCK 1
(60,114 SQ. FT.)

LOT 2 BLOCK 1
CINEMARK ADDITION
CAB. A, SL. 9077, P.R.T.C.

LOT 1, BLOCK 1
(16.6033 AC.)

LOT 2, BLOCK 1
(16.6033 AC.)

LOT 12, BLOCK 6
(427,852 SQ. FT.)

LOT 6 THRU LOT 12, BLOCK 6
METROPLACE 2ND INSTALLMENT
CAB. A, SL. 4398, P.R.T.C.

LOT 1, BLOCK 1
(16.6033 AC.)

CINEMARK ADDITION
CAB. A, SL. 2665-2666, P.R.T.C.

LOT 12, BLOCK 6
(427,852 SQ. FT.)

LOT 6 THRU LOT 12, BLOCK 6
METROPLACE 2ND INSTALLMENT
CAB. A, SL. 4398, P.R.T.C.

STATE HIGHWAY 121
(R.O.W. VARIES)

DISTRICT
TTA

STATE HIGHWAY 121

PARCEL
50

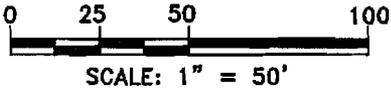


SCALE
1" = 50'

FEDERAL AID PROJECT NO.

R.O.W.-C. S. J. NO.
0364-01-132

COUNTY
TARRANT



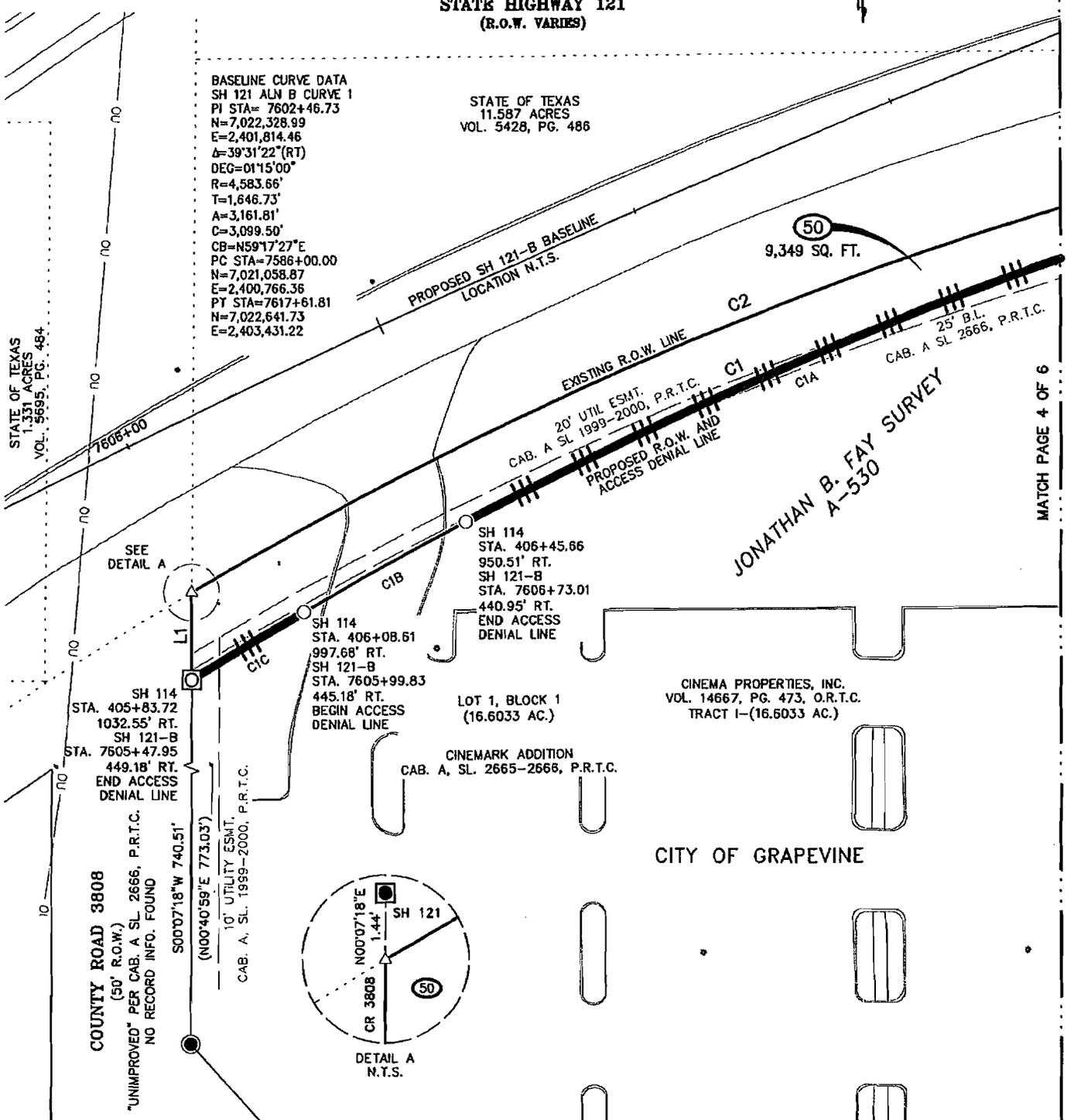
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

STATE HIGHWAY 121
(R.O.W. VARIES)



BASELINE CURVE DATA
SH 121 ALN B CURVE 1
PI STA= 7602+46.73
N=7,022,328.99
E=2,401,814.46
Δ=39°31'22"(RT)
DEG=01°15'00"
R=4,583.66'
T=1,646.73'
A=3,161.81'
C=3,099.50'
CB=N59°17'27"E
PC STA=7586+00.00
N=7,021,058.87
E=2,400,766.36
PT STA=7617+61.81
N=7,022,641.73
E=2,403,431.22

STATE OF TEXAS
11.587 ACRES
VOL. 5428, PG. 486



STATE OF TEXAS
1.331 ACRES
VOL. 5095, PG. 484

9,349 SQ. FT.

SEE
DETAIL A

SH 114
STA. 405+83.72
1032.55' RT.
SH 121-B
STA. 7605+47.95
449.18' RT.
END ACCESS
DENIAL LINE

SH 114
STA. 406+08.61
997.68' RT.
SH 121-B
STA. 7605+99.83
445.18' RT.
BEGIN ACCESS
DENIAL LINE

SH 114
STA. 406+45.66
950.51' RT.
SH 121-B
STA. 7606+73.01
440.95' RT.
END ACCESS
DENIAL LINE

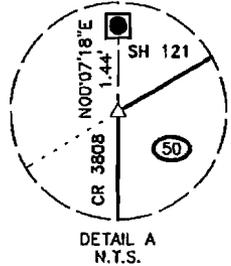
LOT 1, BLOCK 1
(16.6033 AC.)

CINEMARK ADDITION
CAB. A, SL. 2665-2666, P.R.T.C.

CINEMA PROPERTIES, INC.
VOL. 14667, PG. 473, O.R.T.C.
TRACT I-(16.6033 AC.)

COUNTY ROAD 3808
(50' R.O.W.)
"UNIMPROVED" PER CAB. A SL 2666, P.R.T.C.
NO RECORD INFO. FOUND

S00°07'18"W 740.51'
(N00°40'59"E 773.037)
10' UTILITY ESMT.
CAB. A, SL. 1999-2000, P.R.T.C.



DETAIL A
N.T.S.

JONATHAN B. FAY SURVEY
A-530

CITY OF GRAPEVINE

MATCH PAGE 4 OF 6

A PLAT OF A SURVEY OF
PARCEL 50

DISTRICT TTA	STATE HIGHWAY 121		PARCEL 50
SCALE 1" = 50'	FEDERAL AID PROJECT NO. -----	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914014-704, EFFECTIVE DATE, SEPTEMBER 2, 2009, 8:00 am, ISSUED SEPTEMBER 15, 2009, 8:00 am.
- 4) ITEM 1. (CAB. A, SL. 2665; VOL. 6937, PG. 1; & VOL. 11450, PG. 1055) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ITEM 10.b. (VOL. 11450, PG. 1069) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT AFFECT THIS TRACT.
- 6) ITEM 10.c. (VOL. 11798, PG. 237) IN SCHEDULE B OF THE TITLE COMMITMENT IS A RECIPROCAL EASEMENT AGREEMENT THAT AFFECTS THIS TRACT.
- 7) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 8) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	449.15	1615.02	15°56'03"	226.03	S66°27'06"W	447.70
C1A	335.91	1615.02	11°55'01"	168.56	S68°27'38"W	335.31
C1B	66.24	1615.02	2°21'00"	33.13	S61°19'37"W	66.24
C1C	47.00	1615.02	1°40'02"	23.50	S59°19'06"W	47.00
C2	442.36	1402.40	18°04'22"	223.03	N68°39'23"E	440.53
(C2)	441.77	1402.40	18°02'55"	222.73	-----	-----
C3	194.05	1402.40	7°55'40"	97.18	S81°39'24"W	193.89
(C3)	194.55	1402.40	-----	-----	S82°18'48"W	194.39
C4	55.00	1402.40	2°14'50"	27.50	N86°44'39"E	55.00
(C4)	55.07	1402.40	2°15'00"	27.54	-----	-----
C4A	5.51	1402.40	0°13'31"	2.76	N85°44'00"E	5.51
C4B	49.49	1402.40	2°01'19"	24.75	N86°51'25"E	49.49

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°07'18"E	30.93
L2	S00°10'47"E	12.40

	SQUARE FEET
ACQUISITION	9,349
SURVEYED AREA	722,762
REMAINDER AREA	713,413



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

04/16/10

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

LEGEND	
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
■	TXDOT TYPE II CONCRETE MONUMENT FOUND
□	TXDOT TYPE II CONCRETE MONUMENT SET
●	1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
○	1/2" IRON ROD SET WITH TXDOT ALUM. CAP
●	1/2" IRON ROD FOUND WITH CAP (UNLESS NOTED)
●	1/2" IRON ROD FOUND (UNLESS NOTED)
●	SQUARE-HEAD BOLT FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
⊙	FENCE POST
✕	CHISEL MARK FOUND
▲	60D NAIL FOUND (UNLESS NOTED)
△	CALCULATED POINT
ℙ	PROPERTY LINE
ℙ	STATE HIGHWAY 114 BASELINE
N.T.S.	NOT-TO-SCALE
(XXX)	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.T.C.	PLAT RECORDS, TARRANT COUNTY
D.R.T.C.	DEED RECORDS, TARRANT COUNTY
O.R.T.C.	OFFICIAL RECORDS, TARRANT COUNTY
—	DISTANCE SHOWN NOT TO SCALE
---	APPROXIMATE SURVEY LINE
	ACCESS DENIAL LINE

A PLAT OF A SURVEY OF
PARCEL 50

DISTRICT
TTA
SCALE
1" = 50'

STATE HIGHWAY 121

PARCEL
50
COUNTY
TARRANT

FEDERAL AID PROJECT NO.

R.O.W.-C. S. J. NO.
0364-01-132



County: Tarrant
Parcel: 30
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)
R.O.W. CSJ: 0353-03-088 843

Page 1 of 5
March 3, 2010



DESCRIPTION FOR PARCEL 30

Description of 37,512 square feet of land out of the Thomas Easter Survey, Abstract No. 474, and the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 1-R, Block 1, of Lot 1-R, Block 1, DFW Business Park, a subdivision of record in Volume 388-188, Page 66, Plat Records, Tarrant County, Texas, said Lot 1-R being described in a Warranty Deed, dated September 21, 2001, to 1201 Grapes, L.P., of record in Volume 15158, Page 455, Official Records, Tarrant County, Texas; said 37,512 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southeast corner of said Lot 1-R and said 1201 Grapes tract and the northeast corner of that tract described as 70.222 acres in a deed to the City of Forth Worth, of record in Volume 5585, Page 460, Deed Records, Tarrant County, Texas, same being in the west line of that tract described as 32.615 acres in a deed to the City of Forth Worth, of record in Volume 5038, Page 234, Deed Records, Tarrant County, Texas;

THENCE, with the east line of said Lot 1-R and said 1201 Grapes tract and the west line of said 32.615 acre City of Fort Worth tract, North 00 degrees 59 minutes 26 seconds West 198.95 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the southeast corner of this tract, same being in the proposed southeast right-of-way (ROW) line of S.H. 26, 96.53 feet right of S.H. 26 Baseline Station 401+82.99;

- 1) THENCE, with the southeast line of this tract and with the proposed southeast ROW line of S.H. 26, crossing said Lot 1-R and said 1201 Grapes tract, with a curve to the left, whose intersection angle is **09 degrees 27 minutes 32 seconds**, radius is **2823.79 feet**, an arc distance of **466.18 feet**, the chord of which bears **South 63 degrees 12 minutes 01 second West 465.65 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the south corner of this tract, same being in the southwest line of said Lot 1-R and said 1201 Grapes tract and at the north corner of that tract described as 43,950 square feet in a deed to Warden & Associates, Inc., of record in D207449394, Official Records, Tarrant County, Texas, and the east corner of that tract described as 10,165 square feet in a deed to the State of Texas, of record in D210010299, Official Records, Tarrant County, Texas from which a 1/2 inch iron rod found at the south corner of said Lot 1-R and said 1201 Grapes tract and the east corner of said Warden tract, same being in the northwest line of said 70.222 acre City of Fort Worth tract bears South 31 degrees 27 minutes 29 seconds East 213.12 feet;
- 2) THENCE, with the southwest line of this tract, said Lot 1-R, and said 1201 Grapes tract and the northeast line of said 10,165 square foot State of Texas tract, **North 31 degrees 27 minutes 29 seconds West**, passing at 63.59 feet, a 1/2 inch rod found and continuing 0.65 feet for a total distance of **64.24 feet** to a calculated point at the west corner of this tract, said Lot 1-R, and said 1201 Grapes tract and the north corner of said 10,165 square foot State of Texas tract, same being in the existing southeast ROW line of S.H. 26, and the southeast line of that tract described as 0.33 of one acre in a deed to the State of Texas, of record in Volume 1045, Page 235, Deed Records, Tarrant County, Texas;

County: Tarrant
Parcel: 30
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)
R.O.W. CSJ: 0353-03-088 **845**

Page 2 of 5
March 3, 2010



DESCRIPTION FOR PARCEL 30

THENCE, with the northwest line of this tract, said Lot 1-R, and said 1201 Grapes tract and the existing southeast ROW line of S.H. 26 and the southeast line of said 0.33 of one acre State of Texas tract and continuing with the southeast line of that tract described as 0.317 of one acre in a deed to the State of Texas, of record in Volume 1045, Page 233, Deed Records, Tarrant County, Texas, the following two (2) courses, numbered 3 and 4;

- 3) **North 58 degrees 28 minutes 41 seconds East 259.07 feet** to a calculated point; and
- 4) with a curve to the right, whose intersection angle is **08 degrees 02 minutes 28 seconds**, radius is **1830.27 feet**, an arc distance of **256.87 feet**, the chord of which bears **North 61 degrees 58 minutes 45 seconds East 256.66 feet** to a 1/2 inch iron rod found at the northeast corner of this tract, said Lot 1-R, and said 1201 Grapes tract and the northwest corner of that tract described as 1.956 acres in a deed to the State of Texas, of record in Volume 3528, Page 503, Deed Records, Tarrant County, Texas;
- 5) THENCE, with the east line of this tract, said Lot 1-R, and said 1201 Grapes tract and the west line of said 1.956 acre State of Texas tract and continuing with the west line of said 32.615 acre City of Fort Worth tract, **South 00 degrees 59 minutes 26 seconds East 100.89 feet** to the POINT OF BEGINNING and containing 37,512 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

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

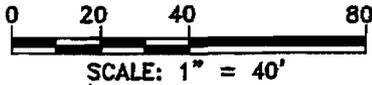
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of March, 2010 A.D.

SURVEYED BY:

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



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 30 R1 Issued 2/8/10, Revised 3/3/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

STATE HIGHWAY 26
IRA E. WOODS AVE.
(R.O.W VARIES)



STATE OF TEXAS
2.65 ACRES
VOL. 1014, PG. 476

STATE OF TEXAS
80' STRIP
VOL 1056, PG 264

STATE OF TEXAS
0.317 ACRE
VOL 1045, PG. 233

N58°28'41"E
259.07'
(N59°02'17"E)
(229.65')

EXISTING R.O.W. LINE

R=1830.27' L=256.87'
Tan=128.65' Δ=08°02'28"
N61°58'45"E 256.66'

12' UTILITY EASEMENT
VOL. 388-188, PG. 66, P.R.T.C.
& VOL 7127, PG. 1642, D.R.T.C

26' EMERGENCY ACCESS & UTILITY EASEMENT
VOL. 388-188, PG 66, P.R.T.C

35' B.L.
VOL. 388-188, PG 66, P.R.T.C

STATE OF TEXAS
1.956 ACRES
VOL 3528, PG. 503

30
37,512 SQ. FT.

(N73°18'22"E)
(167.67')

PROPOSED R.O.W. LINE

R=2823.79' L=466.18'
Tan=233.62' Δ=09°27'32"
S63°12'01"W 465.65'

EXISTING BUILDING

1201 GRAPES, L.P.
VOL 15158, PG. 455, O.R.T.C

LOT 1-R
BLOCK 1

LOT 1-R, BLOCK 1
DFW BUSINESS PARK
VOL 388-188, PG. 66, P.R.T.C

CITY OF GRAPEVINE

P.O.B.
STA. 401+82.99
96.53' RT

MATCH PAGE 4 OF 5

SH 26 BASELINE
CURVE DATA
P.I. STA= 402+50.04
N=7,025,161.39
E=2,398,751.64
Δ=21°39'57" (RT)
DEG=02°00'00"
R=2,864.79'
T=548.19'
A=1,083.29'
C=1,076.85'
CB=N69°10'12"E
P.C. STA=397+01.84
N=7,024,873.63
E=2,398,285.04
P.T. STA=407+85.14
N=7,025,256.56
E=2,399,291.51

AMBROSE FOSTER SURVEY
A-518

CITY OF FORT WORTH
VOL 5038, PG. 234, D.R.T.C
(32.615 AC)

20' DRAINAGE & UTILITY EASEMENT
VOL 388-188, PG 66, P.R.T.C

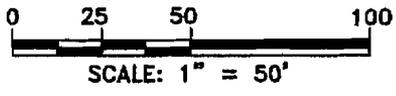
(S58°27'36"W 362.64')
(S57°56'18"W 363.25')
(N58°27'00"E 2714.20')

CITY OF FORT WORTH
VOL 5585, PG. 460, D.R.T.C
(70.222 AC.
SAVE AND EXCEPT
18.436 AC)

A PLAT OF A SURVEY OF
PARCEL 30

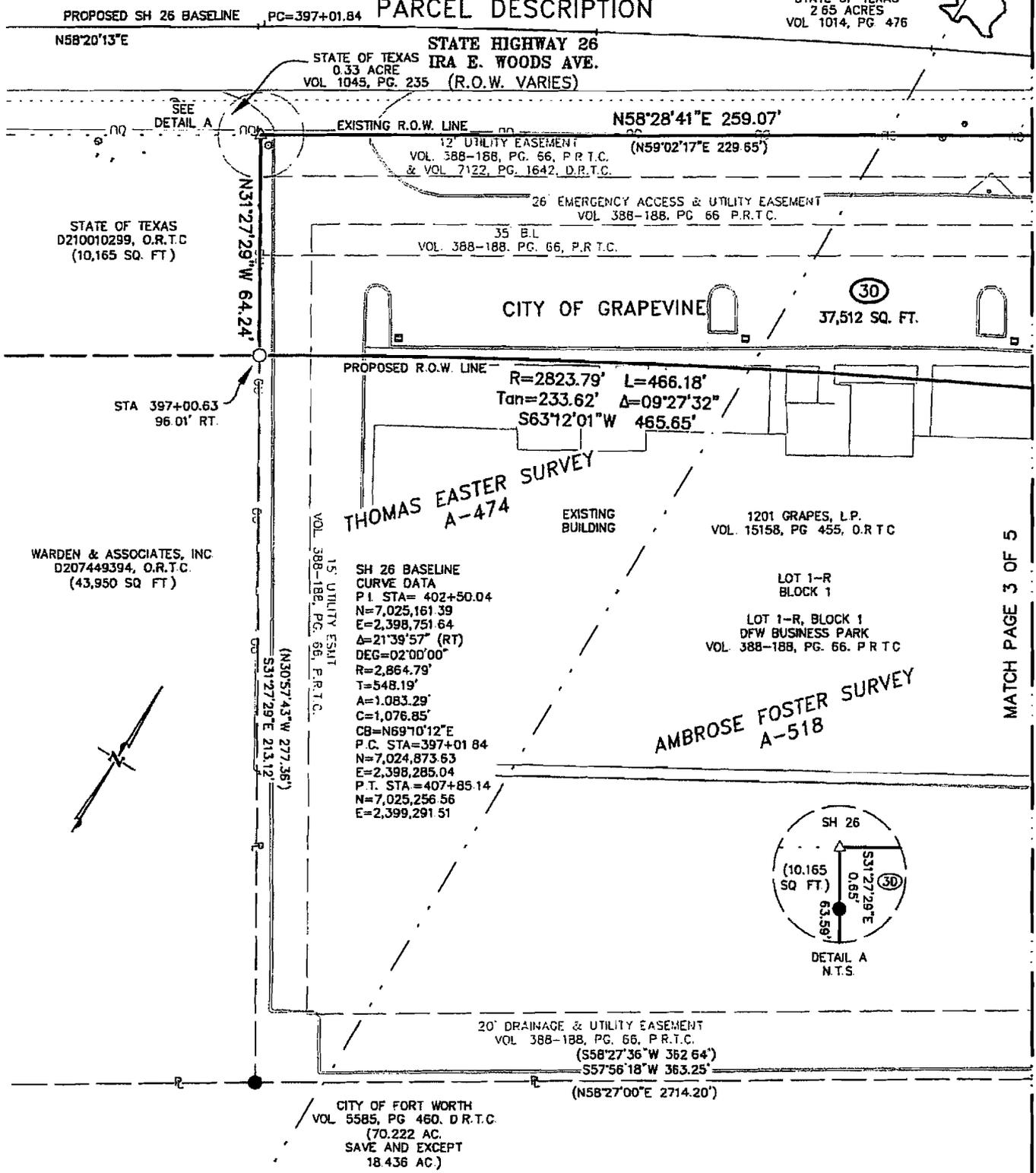
DIVISION TTA	STATE HIGHWAY 114		PARCEL 30
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(959)045	R.O.W-C S J. NO. 0353-03-088	COUNTY TARRANT



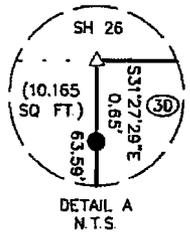


PLAT TO ACCOMPANY
PARCEL DESCRIPTION

STATE OF TEXAS
2.65 ACRES
VOL 1014, PG 476



MATCH PAGE 3 OF 5



A PLAT OF A SURVEY OF PARCEL 30			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 30
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(055)845	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT





PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914002-704, EFFECTIVE DATE, AUGUST 17, 2009, 8:00 am, ISSUED SEPTEMBER 1, 2009, 8:00 am.
- 4) ITEM 10 b. (VOL 5585, PG. 455) IN SCHEDULE B OF THE TITLE COMMITMENT IS AN AVIGATION EASEMENT THAT AFFECTS THIS TRACT
- 5) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

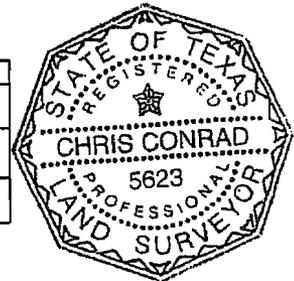
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- IRON PIPE FOUND (SIZE NOTED)
- FENCE POST
- ✕ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- |— DISTANCE SHOWN NOT TO SCALE
- - - - APPROXIMATE SURVEY LINE
- |— ACCESS DENIAL LINE

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

03/03/10

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

	SQUARE FEET
ACQUISITION	37,512
SURVEYED AREA	120,805
REMAINDER AREA	83,293



A PLAT OF A SURVEY OF
PARCEL 30

DIVISION TTA	STATE HIGHWAY 114		PARCEL 30
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(655)843	R.O.W.-C S J. NO. 0353-03-088	COUNTY TARRANT



June 2010
Parcel 30

County: Tarrant
CSJ: 0353-03-088
DFW Connector
SH 114: From BS 114L in Grapevine to Dallas County Line

CATEGORY I BISECTION CLAUSE
AND IN ADDITION THERETO:

Title to all of that Concrete Tilt Office/Warehouse located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed South 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 a location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

County: Tarrant
Parcel: 108B
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSI: 0353-03-088

Page 1 of 7
April 21, 2010
Rev.1



DESCRIPTION FOR PARCEL 108B

Description of 21,745 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 2R, Block 1, Amended Final Plat of Lots 1R & 2R, Block 1, Baylor Medical Surgery Center, a subdivision of record in Cabinet A, Slide 7157, Plat Records, Tarrant County, Texas, said Lot 2R being described in a Special Warranty Deed, dated December 16, 2002, to GVT Properties Company, LLC, of record in Volume 16255, Page 183, Official Records, Tarrant County, Texas; said 21,745 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at an angle point in the east line of said Lot 2R and said GVT Properties tract, and the northwest corner of that tract described as 2.359 acres in a deed to Baylor Medical Center at Grapevine, of record in Volume 15756, Page 236, Official Public Records, Tarrant County, Texas, and the southwest corner of Lot 19, Block 5, Ridgecrest Addition, of record in Volume 388-180, Page 74, Plat Records, Tarrant County, Texas, said Lot 19 being described in a deed to Walter D. Goulding, III, of record in Volume 12915, Page 308, Official Records, Tarrant County, Texas;

THENCE, with the east and south line of said Lot 2R and the west and north line of said Baylor Medical tract, the following two (2) courses;

- South 00 degrees 27 minutes 34 seconds East 300.10 feet to a chisel mark found; and
- South 89 degrees 51 minutes 22 seconds West 36.38 feet to a 1/2" iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and south corner of this tract, same being in the proposed northeast right-of-way (ROW) line of S.H. 114, 217.56 feet left of S.H. 114 Baseline Station 350+59.08;

- 1) THENCE, with the south line of this tract, said Lot 2R, and said GVT Properties tract, and said north line of said Baylor Medical Center tract, **South 89 degrees 51 minutes 22 seconds West 50.89 feet** to TxDOT Type I concrete monument found for the southwest corner of this tract, said Lot 2R, and said GVT Properties tract and a northwest corner of said Baylor Medical Center tract, same being in the existing northeast ROW line of S.H. 114 and at the southeast corner of that tract described as 2.885 acres in a deed to the State of Texas, of record in Volume 3572, Page 185, Deed Records, Tarrant County, Texas, and the northeast corner of that tract described as 11.467 acres in a deed to the State of Texas, of record in Volume 3830, Page 116, Deed Records, Tarrant County, Texas;

THENCE, with the southwest line of this tract, said Lot 2R, and said GVT Properties tract, and the existing northeast ROW line of S.H. 114 and the northeast line of said 2.885 acre State of Texas tract, continuing with the northeast line of that tract described as 0.059 of one acre in a deed to the State of Texas, of record in Volume 6905, Page 1556, and continuing with the northeast line of that tract described as 1.195 acres in a deed to the State of Texas, of record in Volume 6734, Page 183, Deed Records, Tarrant County, Texas, the following four (4) courses, numbered 2 through 5;

County: Tarrant
Parcel: 108B
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 2 of 7
April 21, 2010
Rev.1



DESCRIPTION FOR PARCEL 108B

- 2) North 33 degrees 47 minutes 07 seconds West 31.29 feet to a TxDOT Type II concrete monument found;
- 3) North 31 degrees 05 minutes 07 seconds West 269.62 feet to a calculated point;
- 4) North 28 degrees 19 minutes 35 seconds West 434.12 feet to a TxDOT Type II concrete monument found; and
- 5) North 33 degrees 47 minutes 07 seconds West 179.17 feet to a 5/8 inch iron rod found with cap at the northwest corner of this tract, said Lot 2R, and said GVT Properties tract and the southwest corner of Lot 1R of said Amended Final Plat of Baylor Medical Surgery Center, said Lot 1R being described in a deed to GVT Investment Company, LLC., of record in Volume 15371, Page 267, Official Records, Tarrant County, Texas;
- 6) THENCE, with the northwest line of this tract, said Lot 2R, and said GVT Properties tract and the southeast line of said Lot 1R and said GVT Investment tract, North 53 degrees 09 minutes 34 seconds East 3.51 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap for the northeast corner of this tract, same being in the proposed northeast ROW line of S.H. 114 and the beginning of this "access denial line", from which a chisel mark found in the northwest line of said Lot 2R and the southeast line of said Lot 1R bears North 53 degrees 09 minutes 34 seconds East 28.53 feet;

THENCE, with the northeast line of this tract and the proposed northeast ROW line of S.H. 114, crossing said Lot 2R and said GVT Properties tract, the following seven (7) courses, numbered 7 through 13;

- 7) with this "access denial line", South 34 degrees 15 minutes 19 seconds East 39.33 feet to a TxDOT Type II concrete monument set;
- 8) with this "access denial line", with a curve to the right, whose intersection angle is 04 degrees 23 minutes 14 seconds, radius is 5751.58 feet, passing at an arc distance of 341.08 feet, a 1/2 inch iron rod set with a TxDOT aluminum cap, stamped "ADL" for the end of this "access denial line", continuing an arc distance of 39.46 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap, stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" an arc distance of 59.88 feet for a total arc distance of 440.42 feet, the chord of which bears South 32 degrees 03 minutes 42 seconds East 440.31 feet to a TxDOT Type II concrete monument set;
- 9) with this "access denial line", with a curve to the left, whose intersection angle is 01 degree 00 minutes 57 seconds, radius is 11437.16 feet, an arc distance of 202.77 feet, the chord of which bears South 30 degrees 22 minutes 33 seconds East 202.77 feet to a TxDOT Type II concrete monument set;

County: Tarrant
Parcel: 108B
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSI: 0353-03-088

Page 3 of 7
April 21, 2010
Rev.1



DESCRIPTION FOR PARCEL 108B

- 10) with this "access denial line", **South 86 degrees 49 minutes 26 seconds East 28.44 feet** to a TxDOT Type II concrete monument set for the end of this "access denial line";
- 11) **South 37 degrees 59 minutes 34 seconds East 145.41 feet** to a TxDOT Type II concrete monument set for the beginning of this "access denial line";
- 12) with this "access denial line", **South 12 degrees 57 minutes 41 seconds East 63.13 feet** to a TxDOT Type II concrete monument set; and
- 13) with this "access denial line", with a curve to the left, whose intersection angle is **00 degrees 11 minutes 15 seconds**, radius is **11,417.16 feet**, an arc distance of **37.34 feet**, the chord of which bears **South 32 degrees 04 minutes 59 seconds East 37.34 feet** to the POINT OF BEGINNING and the end of this "access denial line" and containing 21,745 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

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

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

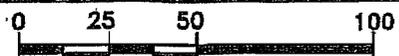
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 21st day of April, 2010 A.D.

SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 108B R2
Issued 2/8/10, Revised 3/3/10; 4/21/10





SCALE: 1" = 50'

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

AMBROSE FOSTER SURVEY
A-518

CITY OF GRAPEVINE

BAYLOR MEDICAL CENTER AT GRAPEVINE
VOL. 15756, PG. 236, O.R.T.C.
(2.359 AC.)

LOT 19, BLOCK 5
RIDGECREST ADDITION
VOL. 388-180, PG. 74, P.R.T.C.
WALTER D. GOULDING, III
VOL. 12915, PG. 308, O.R.T.C.
(LOT 19)

LOT 2R
(245,491 SQ. FT.)
AMENDED FINAL PLAT OF
LOTS 1R & 2R, BLOCK 1
BAYLOR MEDICAL SURGERY CENTER
CAB. A. SL. 7157, P.R.T.C.

DRAINAGE ESMT.
CAB. A. SL. 7157, P.R.T.C.
GVT PROPERTIES COMPANY, LLC
VOL. 16255, PG. 183, O.R.T.C.
(LOT 2R)

15" SEWER ESMT
VOL. 6992, PG. 1855, O.R.T.C.

P.O.C.
MATCH PAGE 5 OF 7

P.O.B.
STA. 350+59.08
217.56' LT.
END ACCESS
DENIAL LINE

STA. 348+17.73
230.43' LT.
END ACCESS
DENIAL LINE
(108B)
STA. 348+00.64
207.70' LT.
21,745 SQ. FT.

STA. 349+62.74
241.11' LT.
BEGIN ACCESS
DENIAL LINE

PROPOSED R.O.W. AND
ACCESS DENIAL LINE
L7

STA. 350+21.75
218.67' LT.

(N30°42'16"W 270.58')

(N32°34'09"W
31.20')

N31°05'07"W 269.62'

EXISTING R.O.W. LINE

(N89°51'37"W
88.57')

STATE OF TEXAS
0.059 ACRES
VOL. 6905, PG. 1556

STATE OF TEXAS
11.467 ACRES
VOL. 3830, PG. 116

STATE OF TEXAS
2.885 ACRES
VOL. 3572, PG. 185

STATE HIGHWAY 114
NORTHWEST PARKWAY EAST
(R.O.W. VARIES)

PROPOSED SH 114
BASELINE

350+00

S33°46'49"E

A PLAT OF A SURVEY OF
PARCEL 108B

DISTRICT
TTA

STATE HIGHWAY 114

PARCEL
108B

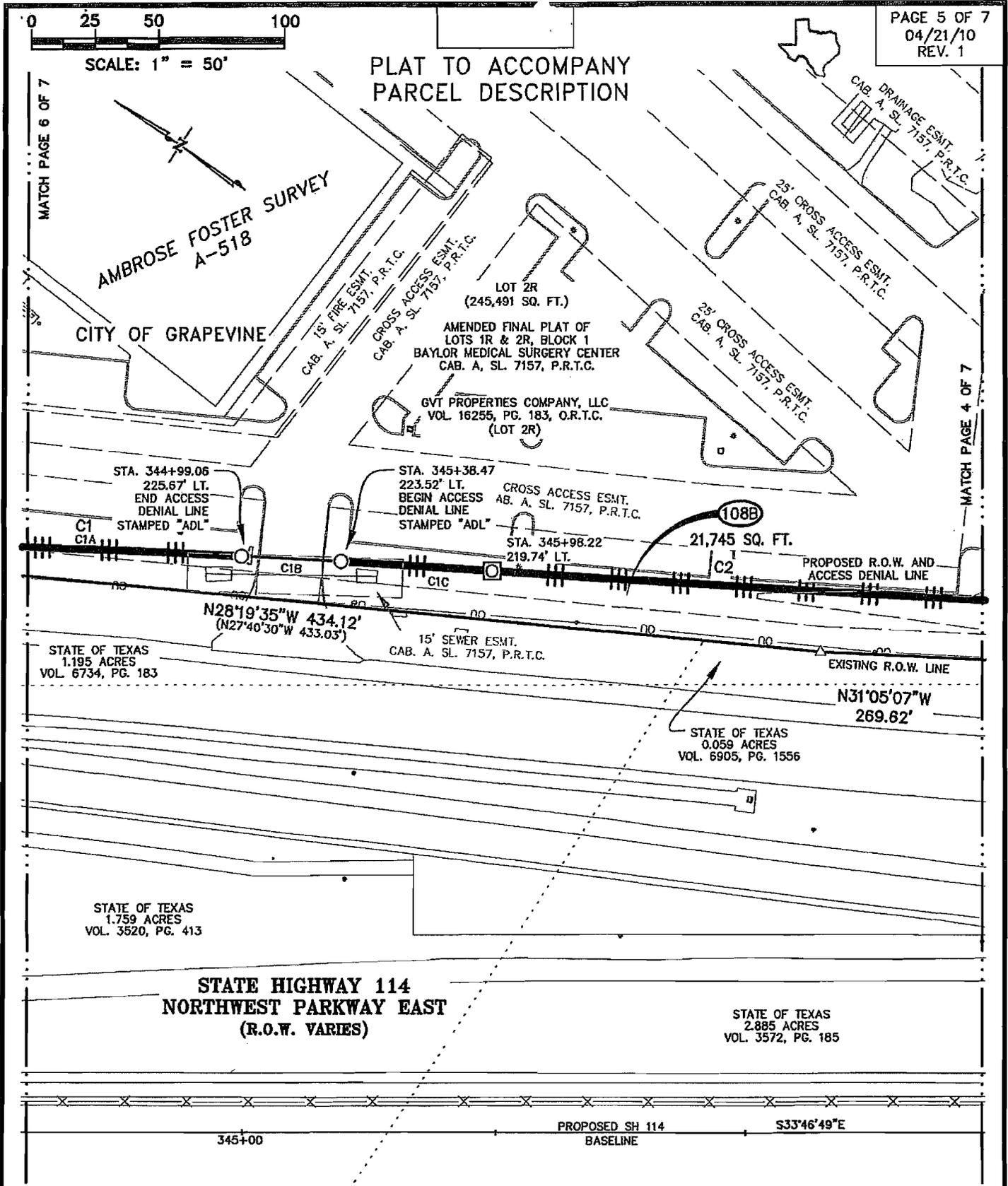
SCALE
1" = 50'

FEDERAL AID PROJECT NO.
NH2009(843)

R.O.W.-C. S. J. NO.
0353-03-088

COUNTY
TARRANT

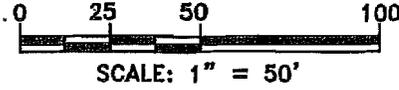




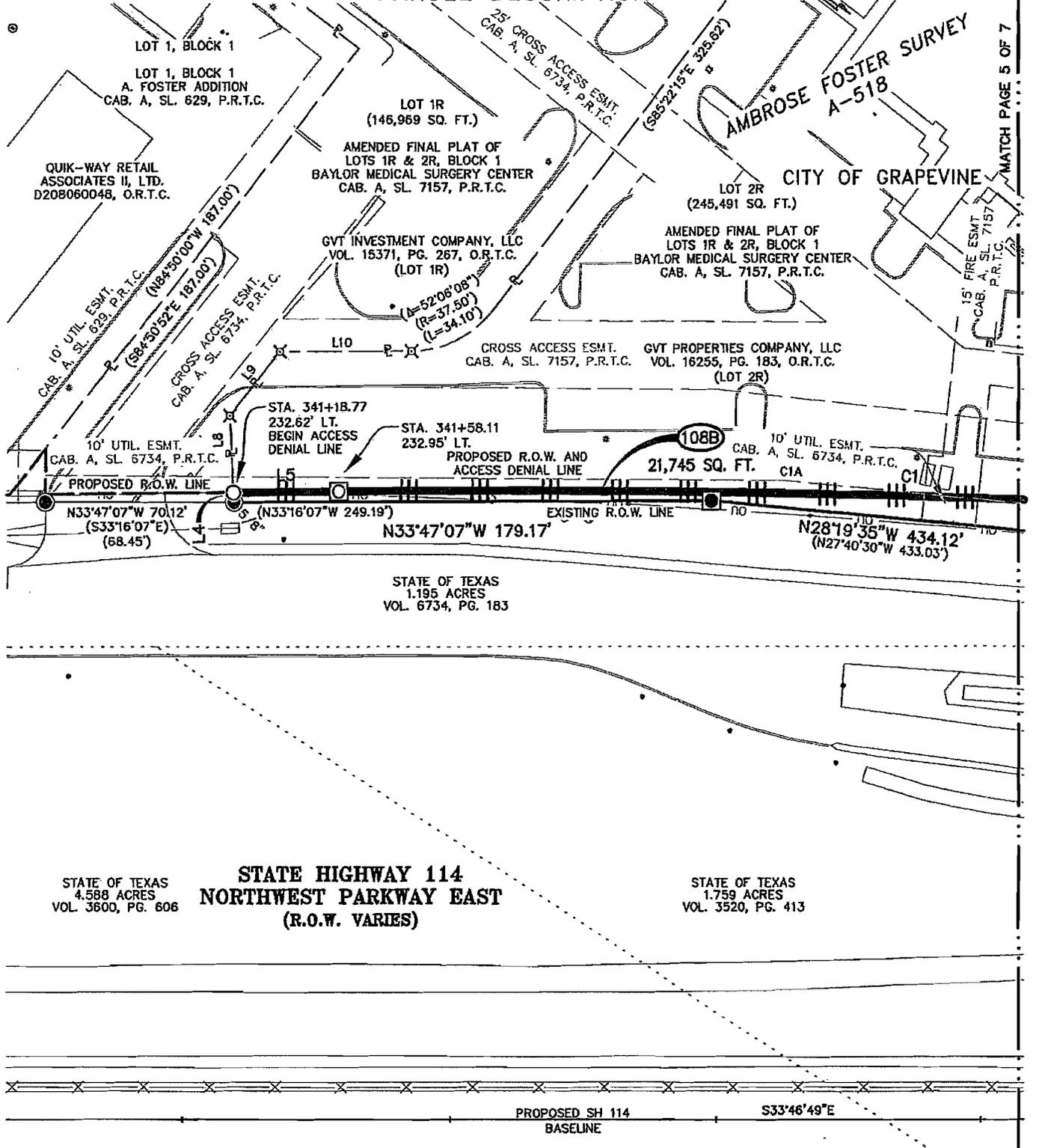
PAGE 5 OF 7
04/21/10
REV. 1

A PLAT OF A SURVEY OF PARCEL 108B			
DISTRICT TTA	STATE HIGHWAY 114		PARCEL 108B
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



MATCH PAGE 5 OF 7

STATE OF TEXAS
4.588 ACRES
VOL. 3600, PG. 606

**STATE HIGHWAY 114
NORTHWEST PARKWAY EAST
(R.O.W. VARIES)**

STATE OF TEXAS
1.759 ACRES
VOL. 3520, PG. 413

PROPOSED SH 114
BASELINE S33°46'49"E

A PLAT OF A SURVEY OF
PARCEL 108B

DISTRICT TTA	STATE HIGHWAY 114		PARCEL 108B
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT





PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-8467, EFFECTIVE DATE, MARCH 17, 2010, 8:00 am, ISSUED MARCH 31, 2010, 8:00 am.
- 4) ITEM 1. (CAB. A, SL. 6734, CAB. A, SL. 7157, & VOL. 14987, PG. 379) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ITEM 10.c. (VOL. 7058, PG. 2333) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT AFFECT THIS TRACT.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

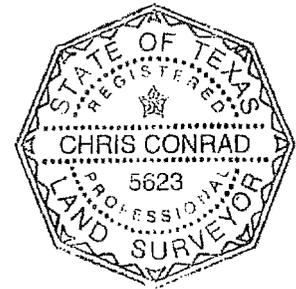
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	440.42	5751.58	04°23'14"	220.32	S32°03'42"E	440.31
C1A	341.08	5751.58	03°23'52"	170.59	S32°33'23"E	341.03
C1B	39.46	5751.58	00°23'35"	19.73	S30°39'39"E	39.46
C1C	59.88	5751.58	00°35'47"	29.94	S30°09'58"E	59.87
C2	202.77	11437.16	01°00'57"	101.39	S30°22'33"E	202.77
C3	37.34	11417.16	00°11'15"	18.67	S32°04'59"E	37.34

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°51'22"W	36.38
L2	S89°51'22"W	50.89
L3	N33°47'07"W	31.29
L4	N53°09'34"E	3.51
L5	S34°15'19"E	39.33
L6	S86°49'26"E	28.44
L7	S12°57'41"E	63.13
L8	N53°09'34"E	28.53
(L8)	N56°43'53"E	32.00
L9	S85°16'44"E	30.11
(L9)	S84°50'52"E	30.16
L10	S33°47'45"E	49.23
(L10)	S33°16'07"E	49.18

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- ⊙ 1/2" IRON ROD FOUND WITH CAP (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⌵ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- +— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ≡≡≡ ACCESS DENIAL LINE

	SQUARE FEET
ACQUISITION	21,745
DEEDED AREA	245,491
REMAINDER AREA	223,746



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

04/21/10

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

A PLAT OF A SURVEY OF
PARCEL 108B

DISTRICT TTA	STATE HIGHWAY 114		PARCEL 108B
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 106
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)
R.O.W. CSJ: 0353-03-088

Page 1 of 8
February 19, 2010



DESCRIPTION FOR PARCEL 106

Description of 34,202 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1A, Block A, of Grapevine Medical Center Addition, a subdivision of record in Cabinet A, Slide 12026, Plat Records, Tarrant County, Texas, said Lot 1A being that tract described in a Condominium Declaration as Baylor Medical Center at Grapevine Condominiums (26.2746 acres), dated December 17, 1997, of record in Volume 26, Page 32, Condominium Records, Tarrant County, Texas; said 34,202 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of said Lot 1A and said Baylor Medical Center tract and the northwest corner of Lot 11-B-R-1, Block 1, Clearview Park Addition, a subdivision of record in Cabinet A, Slide 1906, Plat Records, Tarrant County, Texas, said Lot 11-B-R-1 being described in a deed to Lancaster Liquid Investments, LTD., of record in Volume 14447, Page 205, Official Records, Tarrant County, Texas, same being in the existing south right-of-way (ROW) line of West College Street;

THENCE, with the north line of said Lot 1A and said Baylor Medical Center tract and the existing south ROW line of West College Street, the following seven (7) courses;

- South 89 degrees 40 minutes 19 seconds West 269.24 feet;
- North 00 degrees 19 minutes 41 seconds West 3.92 feet;
- South 89 degrees 40 minutes 19 seconds West 5.00 feet;
- South 00 degrees 19 minutes 41 seconds East 3.92 feet;
- South 89 degrees 40 minutes 19 seconds West 202.43 feet;
- with a curve to the left, whose intersection angle is 21 degrees 26 minutes 26 seconds, radius is 536.90 feet, an arc distance of 200.91 feet, the chord of which bears South 78 degrees 59 minutes 48 seconds West 199.74 feet; and
- South 68 degrees 19 minutes 17 seconds West 575.63 feet to a DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and northeast corner of this tract, and the beginning of this "access denial line", same being in the proposed east ROW line of S.H. 114, 240.42 feet left of S.H. 114 Baseline Station 352+ 71.50;

THENCE, with the east line of this tract, and with the proposed east ROW line S.H. 114, crossing said Lot 1A and said Baylor Medical Center tract, the following six (6) course, numbered 1 through 6;

- 1) with this "access denial line", South 06 degrees 26 minutes 45 seconds West 73.14 feet to a TxDOT Type II concrete monument set;
- 2) with this "access denial line", South 33 degrees 38 minutes 30 seconds East 25.36 feet to a TxDOT Type II concrete monument set;

County: Tarrant
Parcel: 106
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)
R.O.W. CSJ: 0353-03-088

Page 2 of 8
February 19, 2010



DESCRIPTION FOR PARCEL 106

- 3) with this "access denial line", with a curve to the left, whose intersection angle is **04 degrees 04 minutes 36 seconds**, radius is **2843.00 feet**, an arc distance of **202.28 feet**, the chord of which bears **South 35 degrees 40 minutes 48 seconds East 202.24 feet** to a TxDOT Type II concrete monument set;
- 4) with this "access denial line", **South 37 degrees 43 minutes 06 seconds East 468.27 feet** to a TxDOT Type II concrete monument set;
- 5) with this "access denial line", with a curve to the right, whose intersection angle is **04 degrees 00 minutes 00 seconds**, radius is **2886.79 feet**, passing at an arc distance of **90.53 feet** a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing an arc distance of **42.56 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" an arc distance of **68.44 feet** for a total arc distance of **201.53 feet**, the chord of which bears **South 35 degrees 38 minutes 30 seconds East 201.49 feet** to a TxDOT Type II concrete monument set; and
- 6) with this "access denial line", **South 33 degrees 38 minutes 30 seconds East 146.54 feet** to a TxDOT Type II concrete monument set for the southeast corner of this tract, same being in the south line of said Lot 1A and said Baylor Medical Center tract and in the existing north ROW line of Lancaster Drive from which a 1/2 inch iron rod found at the east corner of said Lot 1A and said Baylor Medical Center Tract and the south corner of Lot 11-A, Block 1, Clearview Park, a subdivision of record in Cabinet B, Slide 72, Plat Records, Tarrant County, Texas, said Lot 11-A being described in a deed to Brooks P. Trotter, John S. Ferris and Martyn Gordon, of record in Volume 9600, Page 2213, Deed Records, Tarrant County, Texas, bears with a curve to the right, whose intersection angle is **21 degrees 05 minutes 23 seconds**, radius is **280.00**, an arc distance of **103.06 feet**, the chord of which bears **North 69 degrees 38 minutes 17 seconds East 102.48 feet**, **North 79 degrees 51 minutes 53 seconds East 395.40 feet**, with a curve to the left, whose intersection angle is **80 degrees 33 minutes, 23 seconds**, radius is **400.00 feet**, an arc distance of **562.39 feet**, the chord of which bears **North 39 degrees 51 minutes 28 seconds East 517.20 feet**, and **North 00 degrees 03 minutes 48 seconds West 117.21 feet**;
- 7) THENCE, with the south line of this tract, said Lot 1A, and said Baylor Medical Center tract and the existing north ROW line of Lancaster Drive, with a curve to the left, whose intersection angle is **03 degrees 13 minutes 46 seconds**, radius is **280.00 feet**, an arc distance of **15.78 feet**, the chord of which bears **South 57 degrees 28 minutes 42 seconds West 15.78 feet** to a calculated point at the southwest corner of this tract, said Lot 1A and said Baylor Medical Center tract, same being in the existing east ROW line of S.H. 114 and the east line of that tract described as 0.615 of one acre in a deed to the State of Texas, of record in Volume 6806, Page 2369, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears **South 53 degrees 51 minutes 16 seconds West 3.26 feet**;

County: Tarrant
Parcel: 106
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)
R.O.W. CSJ: 0353-03-088

Page 3 of 8
February 19, 2010



DESCRIPTION FOR PARCEL 106

THENCE, with the west line of this tract, said Lot 1A, and said Baylor Medical Center tract, and with the existing east ROW line of S.H. 114, and the east line of said 0.615 of one acre State of Texas tract, the following four (4) courses, numbered 8 through 11;

- 8) with a curve to the left, whose intersection angle is **02 degrees 48 minutes 00 seconds**, radius is **2884.79 feet**, an arc distance of **140.97 feet**, the chord of which bears **North 37 degrees 46 minutes 27 seconds West 140.96 feet** to a calculated point from which a TxDOT Type II concrete monument found bears South 56 degrees 12 minutes 53 seconds West 0.54 feet;
- 9) **North 39 degrees 09 minutes 35 seconds West 264.13 feet** to a calculated point from which a TxDOT Type II concrete monument found bears South 00 degrees 42 minutes 55 seconds East 0.36 feet ;
- 10) **North 37 degrees 58 minutes 35 seconds West 117.86 feet** to a calculated point; and
- 11) **South 56 degrees 12 minutes 53 seconds West**, passing at 0.90 feet a TxDOT Type II concrete monument found and continuing 3.02 feet, for a total distance of **3.92 feet** to a calculated point at the northwest corner of said 0.615 of one acre State of Texas tract, same being in the east line of that tract described as 11.467 acres in a deed to the State of Texas, of record in Volume 3830, Page 116, Deed Records, Tarrant County, Texas;
- 12) THENCE, with the west line of this tract, said Lot 1A, and said Baylor Medical Center tract and with the existing east ROW line of S.H. 114 and the east line of said 11.467 acre State of Texas tract, **North 33 degrees 47 minutes 07 seconds West 581.51 feet** to a calculated point at the northwest corner of this tract, said Lot 1A and said Baylor Medical Center tract, same being in the existing south ROW line of West College Street;

THENCE, with the north line of this tract, said Lot 1A, and said Baylor Medical Center tract and with the existing south ROW line of West College Street, the following two (2) courses, numbered 13 and 14;

- 13) with a curve to the right, whose intersection angle is **50 degrees 40 minutes 53 seconds**, radius is **25.00 feet**, an arc distance of **22.11 feet**, the chord of which bears **North 42 degrees 50 minutes 25 seconds East 21.40 feet** to a 1/2 inch iron rod found with a TxDOT aluminum cap; and

County: Tarrant
Parcel: 106
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)
R.O.W. CSJ: 0353-03-088

Page 4 of 8
February 19, 2010



DESCRIPTION FOR PARCEL 106

14) North 68 degrees 19 minutes 17 seconds East 45.39 feet to the POINT OF BEGINNING and containing 34,202 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

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

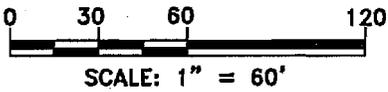
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 19th day of February, 2010 A.D.

SURVEYED BY:

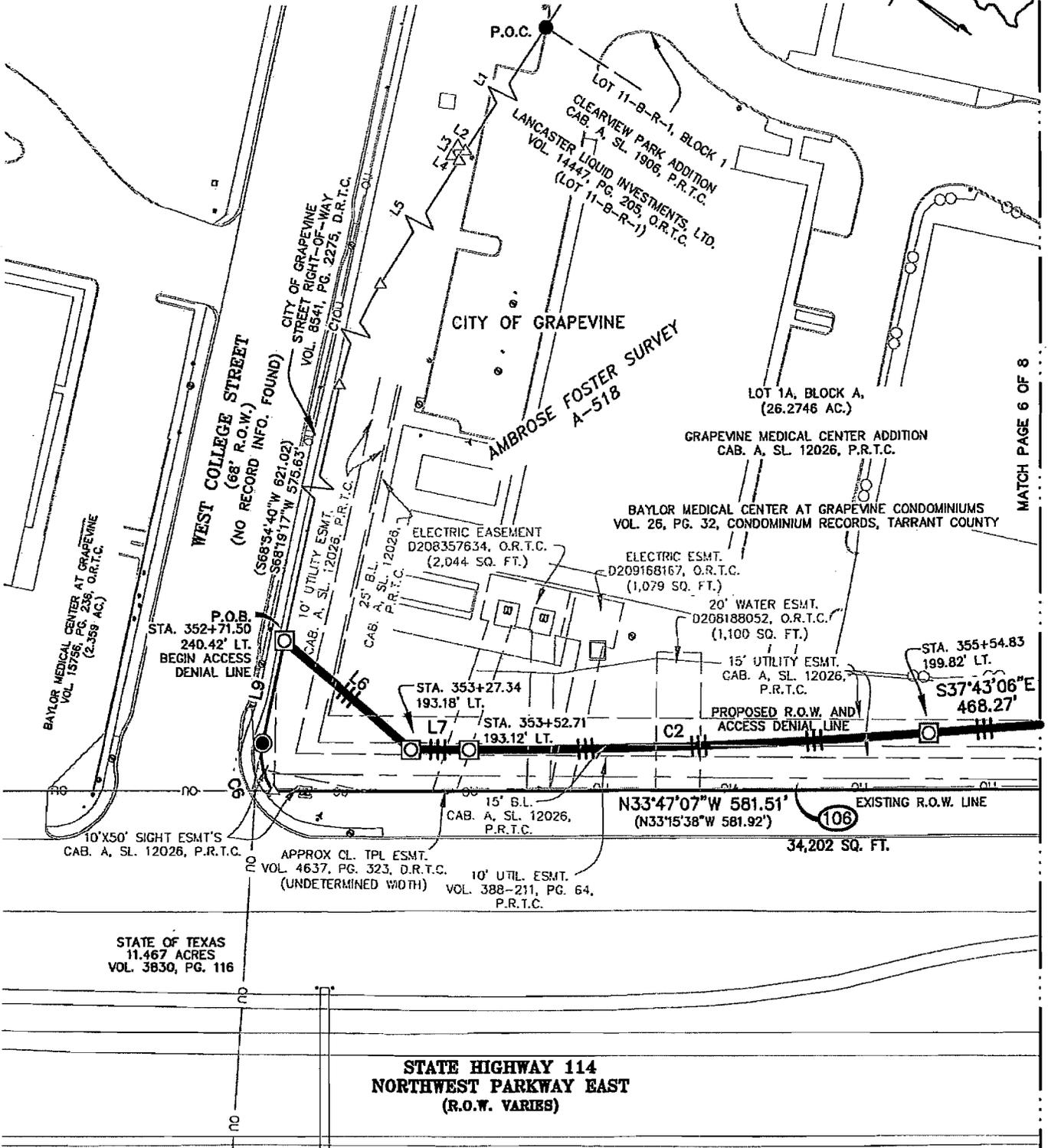
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 2-12-10/Parcel 106 R1
Issued 1/22/10, Revised 2/19/10





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



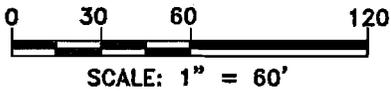
STATE OF TEXAS
11.467 ACRES
VOL. 3830, PG. 116

STATE HIGHWAY 114
NORTHWEST PARKWAY EAST
(R.O.W. VARIES)

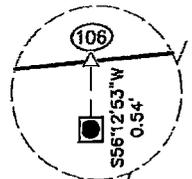
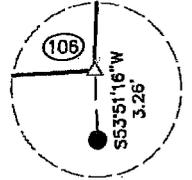
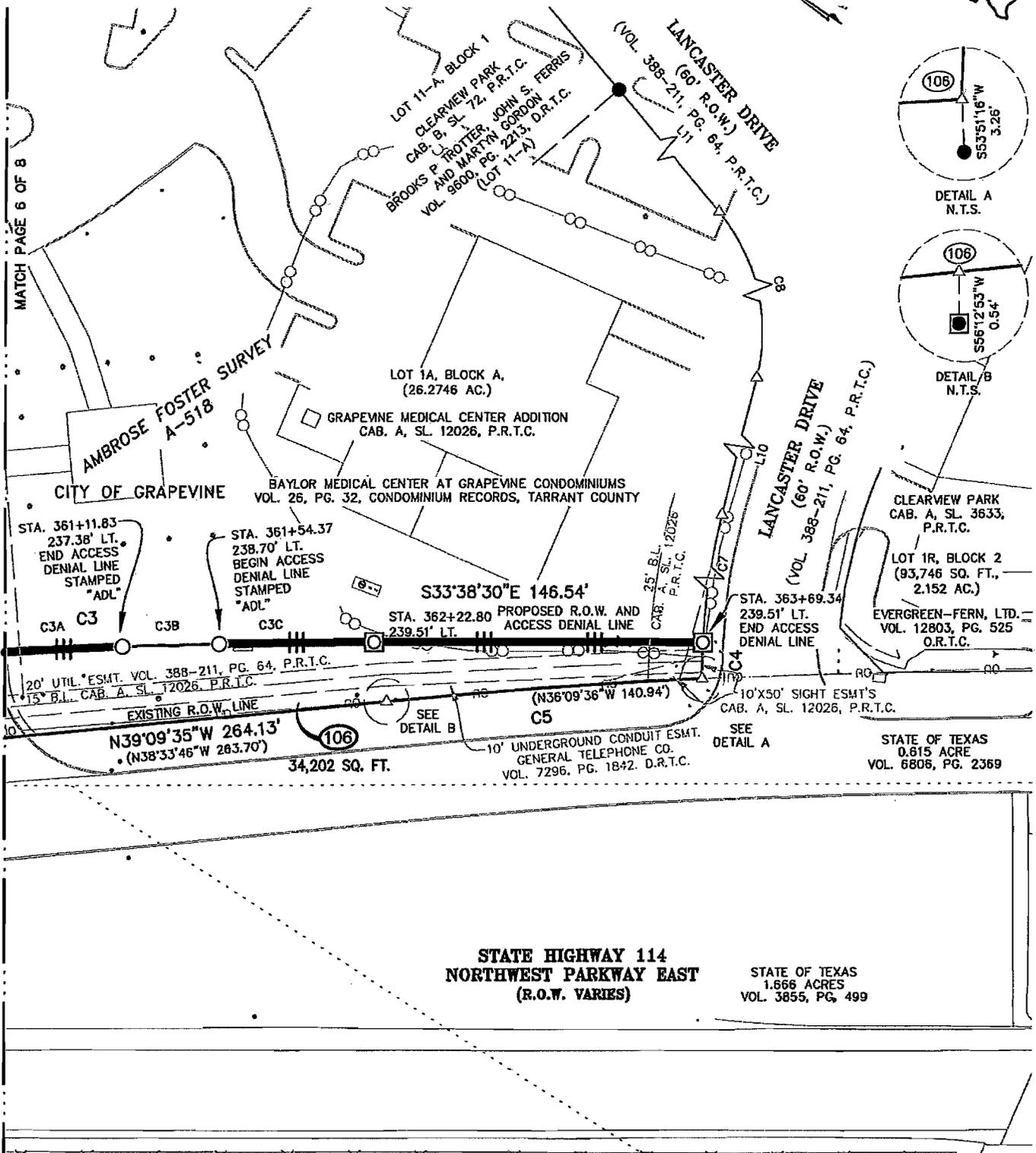
A PLAT OF A SURVEY OF
PARCEL 106

DISTRICT TTA	STATE HIGHWAY 114		PARCEL 106
SCALE 1" = 60'	FEDERAL AID PROJECT NO. NH2009(855)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



STATE HIGHWAY 114
NORTHWEST PARKWAY EAST
(R.O.W. VARIES)

STATE OF TEXAS
1.666 ACRES
VOL. 3855, PG. 499

A PLAT OF A SURVEY OF PARCEL 106			
DISTRICT TTA	STATE HIGHWAY 114		PARCEL 106
SCALE 1" = 60'	FEDERAL AID PROJECT NO. NH2009(855)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT





PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914041-704, EFFECTIVE DATE, SEPTEMBER 4, 2009, 8:00 am, ISSUED SEPTEMBER 21, 2009, 8:00 am.
- 4) ITEM 10.c. (VOL. 1349, PG. 565), ITEM 10.d. (VOL. 1320, PG. 156), ITEM 10.e. (VOL. 1349, PG. 41), AND ITEM 10.f. (VOL. 1349 PG. 563) IN SCHEDULE B OF THE TITLE COMMITMENT CAN NOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ITEM 10.g. (VOL. 2943, PG. 237), ITEM 10.h. (VOL. 3641, PG. 220), ITEM 10.j. (VOL. 4474, PG. 611 & D207148324), ITEM 10.k. (VOL. 4637, PG. 325), ITEM 10.n. (VOL. 5989, PG. 693), ITEM 10.q. (VOL. 8541, PG. 2275), ITEM 10.v. (VOL. 13407, PG. 305), AND ITEM 10.y. (D207148325) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL.
- 6) ITEM 10.u. (VOL. 13407, PG. 300) IN SCHEDULE B OF THE TITLE COMMITMENT IS A BLANKET TYPE EASEMENT.
- 7) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 8) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	200.91	536.90	21°28'26"	101.64	S78°59'48"W	199.74
(C1)	200.07	536.90	21°21'02"	101.21	S79°35'11"W	198.91
C2	202.28	2843.00	4°04'36"	101.18	S35°40'48"E	202.24
C3	201.53	2886.79	4°00'00"	100.81	S35°38'30"E	201.49
C3A	90.53	2886.79	1°47'49"	45.27	S36°44'35"E	90.53
C3B	42.56	2886.79	0°50'41"	21.28	S35°25'20"E	42.56
C3C	68.44	2886.79	1°21'30"	34.22	S34°19'15"E	68.43
C4	15.78	280.00	3°13'46"	7.89	S57°28'42"W	15.78
C5	140.97	2884.79	2°48'00"	70.50	N37°46'27"W	140.96
C6	22.11	25.00	50°40'53"	11.84	N42°50'25"E	21.40
(C6)	22.30	25.00	51°06'28"	11.95	N43°04'09"E	21.57
C7	103.06	280.00	21°05'23"	52.12	N69°38'17"E	102.48
(C7)	122.21	280.00	25°00'28"	62.09	N68°02'06"E	121.24
C8	562.39	400.00	80°33'23"	338.96	N39°51'28"E	517.20
(C8)	557.40	400.00	79°50'32"	334.70	N40°37'04"E	513.39

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ⊗ TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⌘ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ▬ PROPERTY LINE
- ▬ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- +— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ▬▬▬ ACCESS DENIAL LINE

	SQUARE FEET
ACQUISITION	34,202
SURVEYED AREA	1,147,808
REMAINDER AREA	1,113,606

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°40'19"W	269.24
(L1)	S89°44'18"E	269.24
L2	N00°19'41"W	3.92
(L2)	N00°15'42"E	3.92
L3	S89°40'19"W	5.00
(L3)	S89°44'18"E	5.00
L4	S00°19'41"E	3.92
(L4)	S00°15'42"E	3.92
L5	S89°40'19"W	202.43
(L5)	N89°44'18"W	202.51
L6	S06°26'45"W	73.14
L7	S33°38'30"E	25.36
L8	S56°12'53"W	3.92
(L8)	S49°12'58"W	2.82
L9	N68°19'17"E	45.39
L10	N79°51'53"E	395.40
(L10)	N80°32'30"E	395.40
L11	N00°03'48"W	117.21
(L11)	N00°41'48"E	122.06



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

02/19/10

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

A PLAT OF A SURVEY OF
PARCEL 106

DISTRICT TTA	STATE HIGHWAY 114		PARCEL 106
SCALE 1" = 60'	FEDERAL AID PROJECT NO. NH2009(855)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



© 2009 by TxDOT

County: Tarrant
Parcel: 23
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

Page 1 of 7
March 3, 2010



DESCRIPTION FOR PARCEL 23

Description of 40,372 square feet of land out of Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1, Block 1, of Lot 1 and Lot 2, Block 1 Wal-Mart Addition-Amended, a subdivision of record in Cabinet A, Slide 8845, Plat Records, Tarrant County, Texas, said Lot 1 being described in a Warranty Deed, dated September 4, 2003 to Sam's Real Estate Business Trust, of record in Volume 17176, Page 98, Official Records, Tarrant County, Texas; said 40,372 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap at the most westerly southwest corner of said Lot 1, Block 1 and said Sam's tract, same being in the north line of Lot 2, Block 1 of said Wal-Mart Addition-Amended, said Lot 2, Block 1 being described in a deed to Wal-Mart Real Estate Business Trust, of record in Document No. D204034856, Official Records, Tarrant County, Texas and also being the southeast corner of Lot 7-A of Lot 7-A Grapevine Industrial Park, a subdivision of record in Volume 388-173, Page 87, Plat Records, Tarrant County, Texas, said Lot 7-A being described in a deed to CBR Associates Joint Venture, of record in Volume 10294, Page 5, Deed Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 1, Block 1 and said Sam's tract, North 00 degrees 47 minutes 32 seconds West 501.09 feet to a calculated point at the northwest corner of said Lot 1, Block 1, and said Sam's tract, same being the southwest corner of Lot 1, Block A, of Lot 1 and 2, Block A, Storguard No. 1 Addition, a subdivision of record in Cabinet A, Slide 2339, Plat Records, Tarrant County, Texas, said Lot 1, Block A, being described in a deed to Ess Prisa Texas LP, of record in Document No. D205214197, Official Records, Tarrant County, Texas, same being in the east line of Lot 5 of Grapevine Industrial Park Subdivision, a subdivision of record in Volume 388-140, Page 84, Plat Records, Tarrant County, Texas;

THENCE, with the north line of said Lot 1, Block 1 and said Sam's tract and the south line of said Lot 1, Block A, Storguard No. 1 Addition and said Ess Prisa tract, North 89 degrees 09 minutes 49 seconds East 813.40 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the northwest corner of this tract, same being in the proposed west Right-of-Way (ROW) line of SH 114, 199.57 feet right of SH 114 Baseline Station 356+37.06;

1) THENCE, with the north line of this tract, said Lot 1, Block 1, and said Sam's tract and the south line of said Lot 1, Block A and said Ess Prisa tract, **North 89 degrees 09 minutes 49 seconds East 29.58 feet** to a 1/2 inch iron rod found with cap at the northeast corner of this tract, said Lot 1, Block 1, and said Sam's tract and the southeast corner of said Lot 1, Block A and said ESS Prisa tract, same being in the existing west ROW line of SH 114 and the west line of that tract described as 11.467 acres in a deed to State of Texas, of record in Volume 3830, Page 116, Deed Records, Tarrant County, Texas, and the north corner of that tract described as 0.543 of one acre in a deed to State of Texas, of record in Volume 6946, Page 1780, Deed Records, Tarrant County, Texas;

County: Tarrant
Parcel: 23
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

Page 2 of 7
March 3, 2010



DESCRIPTION FOR PARCEL 23

THENCE, with the northeast line of this tract, said Lot 1, Block 1, and said Sam's tract and the existing west ROW line of SH 114 and the west line of said 0.543 of one acre State of Texas tract, the following four (4) courses, numbered 2 through 5;

- 2) **South 30 degrees 31 minutes 02 seconds East 215.52 feet** to a calculated point, from which a TxDOT Type II concrete monument found bears North 44 degrees 03 minutes 47 seconds West 7.10 feet;
- 3) **South 28 degrees 28 minutes 02 seconds East 263.45 feet** to a calculated point, from which a 1/2 inch iron rod found bears North 56 degrees 12 minutes 53 seconds E 0.27 feet;
- 4) with a curve to the left, whose intersection angle is **05 degrees 20 minutes 57 seconds**, radius is **2,885.88 feet**, an arc distance of **269.43 feet**, the chord of which bears **South 30 degrees 57 minutes 21 seconds East 269.33 feet** to a calculated point, from which a TxDOT Type II concrete monument found bears North 56 degrees 12 minutes 53 seconds East 0.98 feet; and
- 5) **South 33 degrees 47 minutes 07 seconds East 52.47 feet** to a calculated point at the east corner of this tract, said Lot 1, Block 1, and said Sam's tract, same being in the north line of the Dallas Area Rapid Transit Property Acquisition Corporation ROW, of record in Volume 10146, Page 640, Deed Records, Tarrant County, Texas;
- 6) THENCE, with the south line of this tract, said Lot 1, Block 1, and said Sam's tract and the north line of said Dallas Area Rapid Transit Property, **South 80 degrees 00 minutes 18 seconds West 22.33 feet** to a TxDOT Type II concrete monument set at the southwest corner of this tract and the beginning of this "access denial line", same being in the proposed southwest ROW line of SH 114;

THENCE, with the southwest line of this tract and the proposed southwest ROW line of SH 114, crossing said Lot 1, Block 1 and said Sam's tract, the following five (5) courses, numbered 7 through 11;

- 7) with this "access denial line", with a curve to the right, whose intersection angle is **34 degrees 59 minutes 23 seconds**, radius is **137.00 feet**, passing at an arc distance of 67.93 feet, a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing an arc distance of 15.73 feet for a total arc distance of **83.66 feet**, the chord of which bears **North 51 degrees 08 minutes 08 seconds West 82.37 feet** to a TxDOT Type II concrete monument set;

County: Tarrant
Parcel: 23
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (~~855~~) **843**
R.O.W. CSJ: 0353-03-088

Page 3 of 7
March 3, 2010



DESCRIPTION FOR PARCEL 23

- 8) **North 33 degrees 38 minutes 30 seconds West**, passing at 21.45 feet, a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", continuing 338.30 feet, with this "access denial line", to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 49.47 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", continuing 51.31 feet, with this "access denial line", for a total distance of **460.53 feet** to a TxDOT Type II concrete monument set;
- 9) with this "access denial line", with a curve to the right, whose intersection angle is **48 degrees 49 minutes 56 seconds**, radius is **122.00 feet**, an arc distance of **103.98 feet**, the chord of which bears **North 09 degrees 13 minutes 29 seconds West 100.86 feet** to a TxDOT Type II concrete monument set;
- 10) with this "access denial line", with a curve to the left, whose intersection angle is **48 degrees 50 minutes 13 seconds**, radius is **78.00 feet**, an arc distance of **66.48 feet**, the chord of which bears **North 09 degrees 13 minutes 29 seconds West 64.49 feet** to a TxDOT Type II concrete monument set; and

County: Tarrant
Parcel: 23
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)043
R.O.W. CSJ: 0353-03-088

Page 4 of 7
March 3, 2010



DESCRIPTION FOR PARCEL 23

- 11) with this "access denial line", North 33 degrees 38 minutes 30 seconds W, passing at 45.96 feet, a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 53.37 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", continuing 17.17 feet, with this "access denial line" for a total distance of 116.50 feet to the end of this "access denial line" and to the POINT OF BEGINNING and containing 40,372 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

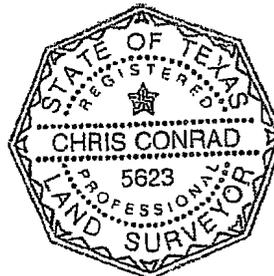
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

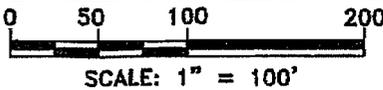
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of March, 2010 A.D.

SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 23R2
Issued 1/22/10, Revised 3/3/10

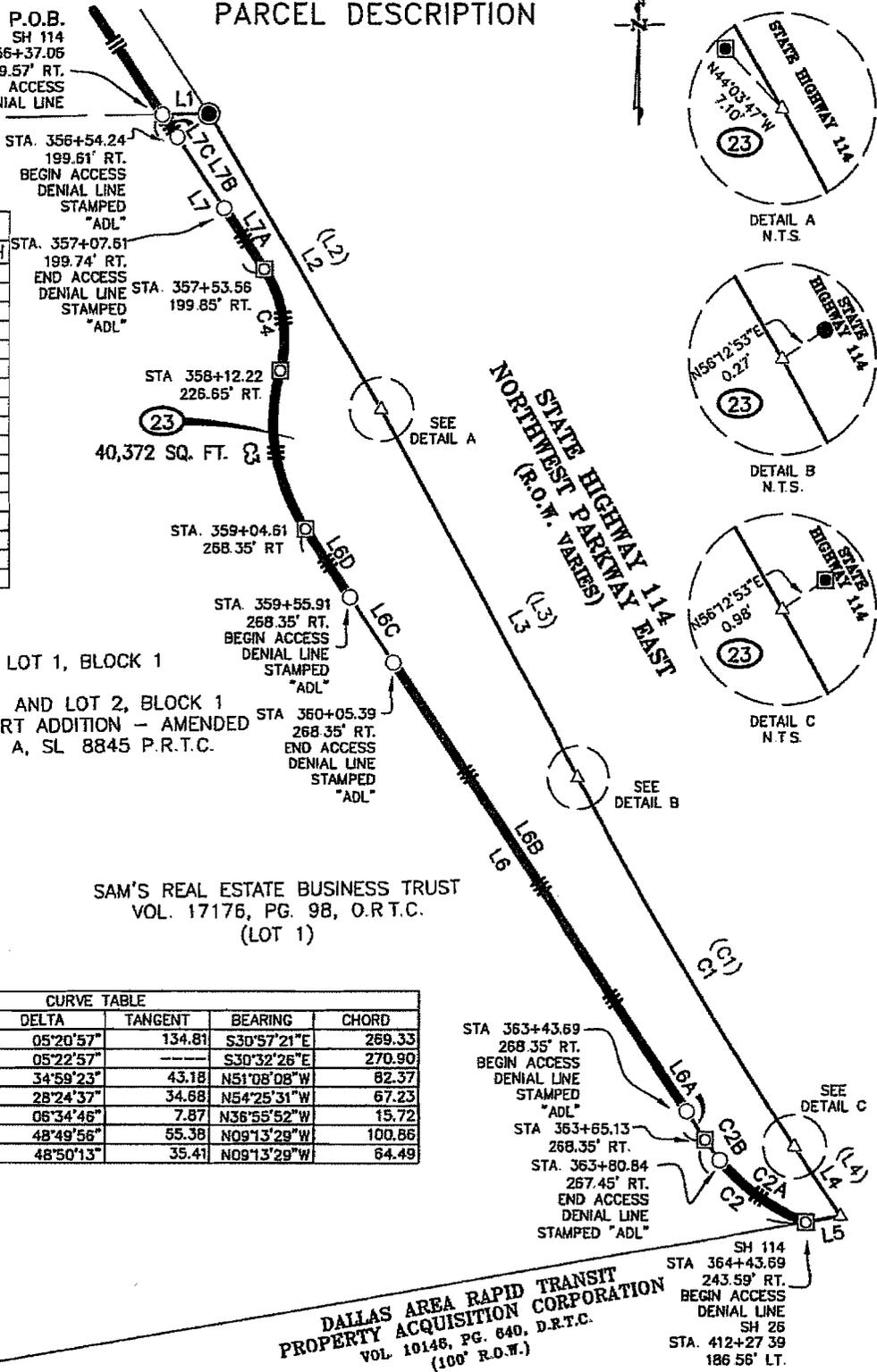




PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°09'49"E	29.58
L2	S30°31'02"E	215.52
(L2)	S29°54'00"E	215.52
L3	S28°28'02"E	263.45
(L3)	S27°51'00"E	263.51
L4	S33°47'07"E	52.47
(L4)	S33°13'57"E	52.96
L5	S80°00'18"W	22.33
L6	N33°38'30"W	460.53
L6A	N33°38'30"W	21.45
L6B	N33°38'30"W	338.30
L6C	N33°38'30"W	49.47
L6D	N33°38'30"W	51.31
L7	N33°38'30"W	116.50
L7A	N33°38'30"W	45.95
L7B	N33°38'30"W	53.37
L7C	N33°38'30"W	17.17



LOT 1, BLOCK 1
LOT 1 AND LOT 2, BLOCK 1
WAL-MART ADDITION - AMENDED
CAB, A, SL 8845 P.R.T.C.

SAM'S REAL ESTATE BUSINESS TRUST
VOL. 17176, PG. 98, O.R.T.C.
(LOT 1)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	269.43	2885.68	05°20'57"	134.81	S30°57'21"E	269.33
(C1)	271.00	2884.79	05°22'57"	---	S30°32'26"E	270.90
C2	83.66	137.00	34°59'23"	43.18	N51°08'08"W	82.37
C2A	67.93	137.00	28°24'37"	34.68	N54°25'31"W	67.23
C2B	15.73	137.00	08°34'48"	7.87	N36°55'52"W	15.72
C3	103.98	122.00	48°49'56"	55.38	N09°13'29"W	100.66
C4	66.48	78.00	48°50'13"	35.41	N09°13'29"W	64.49

DALLAS AREA RAPID TRANSIT
PROPERTY ACQUISITION CORPORATION
VOL. 10146, PG. 640, D.R.T.C.
(100' R.O.W.)

A PLAT OF A SURVEY OF
PARCEL 23

DIVISION TTA	STATE HIGHWAY 114		PARCEL 23
SCALE 1" = 100'	FEDERAL AID PROJECT NO. NH2009(655)843	R.O.W.-C S J. NO. 0353-03-088	COUNTY TARRANT



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



- NOTES:
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
 - 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
 - 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0913999-704, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 6, 2009, 8:00 am.
 - 4) ITEM 10.c. (VOL. 3830, PG. 116) IN SCHEDULE B DOES NOT AFFECT THIS TRACT.
 - 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
 - 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
 - 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

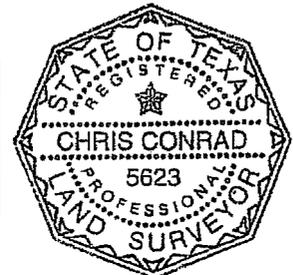
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ✕ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- +— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ||— ACCESS DENIAL LINE

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

03/03/10

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

	SQUARE FEET
ACQUISITION	40,372
SURVEYED AREA	758,948
REMAINDER AREA	718,576



A PLAT OF A SURVEY OF
PARCEL 23

DIVISION TTA	STATE HIGHWAY 114		PARCEL 23
SCALE 1" = 200'	FEDERAL AID PROJECT NO. NH2009(055)843	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



July 2010
Parcel 23

County: Tarrant
CSJ: 0353-03-088
DFW Connector
SH 114: From BS 114L in Grapevine to Dallas County Line

AND IN ADDITION THERETO

The temporary right to enter upon the remainder of the herein described parcel for the sole purpose of removing those two certain outdoor advertising signs situated partially upon the herein described parcel and partially upon the remainder of the herein described parcel.

County: Tarrant
Parcel: 108A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

Page 1 of 4
March 3, 2010



DESCRIPTION FOR PARCEL 108A

Description of 225 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1R, Block 1, Amended Final Plat of Lots 1R & 2R, Block 1, Baylor Medical Surgery Center, a subdivision of record in Cabinet A, Slide 7157, Plat Records, Tarrant County, Texas, said Lot 1R being described in a Special Warranty Deed with Vendor's Lien, dated December 27, 2001, to GVT Investment Company, LLC, of record in Volume 15371, Page 267, Official Records, Tarrant County, Texas; said 225 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of said Lot 1R and said GVT tract, same being at an angle point in the south line of Lot 1, Block 1, A. Foster Addition, a subdivision of record in Cabinet A, Slide 629, Plat Records, Tarrant County, Texas, said Lot 1 being described in a deed to Quik-Way Retail Associates II, Ltd., of record in D208060048, Official Records, Tarrant County, Texas;

THENCE, with the northwest line of said Lot 1R and said GVT Investment tract, South 56 degrees 32 minutes 46 seconds West 16.98 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and north corner of this tract, same being in the proposed northeast right-of-way (ROW) line of S.H. 114, 232.04 feet left of S.H. 114 Baseline Station 340+48.86;

- 1) THENCE, with the northeast line of this tract and with the proposed northeast ROW line of S.H. 114, crossing said Lot 1R and said GVT Investment tract, **South 34 degrees 15 minutes 19 seconds East 69.91 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the east corner of this tract, same being in the southeast line of said Lot 1R and the northwest line of Lot 2R of said Amended Final Plat of Baylor Medical Surgery Center, said Lot 2R being described in a deed to GVT Properties Company, LLC, of record in Volume 16255, Page 183, Official Records, Tarrant County, Texas, from which a chisel mark found at an angle point in the northwest line of said Lot 2R and the southeast line of said Lot 1R bears North 53 degrees 09 minutes 34 seconds East 28.53 feet;
- 2) THENCE, with the southeast line of this tract, said Lot 1R, and said GVT Investment tract and the northwest line of said Lot 2R and said GVT Properties tract, **South 53 degrees 09 minutes 34 seconds West 3.51 feet** to a 5/8 inch iron rod found with cap at the south corner of this tract and said Lot 1R and the west corner of said Lot 2R, same being in the existing northeast ROW line of S.H. 114 and the northeast line of that tract described as 1.195 acres in a deed to the State of Texas, of record in Volume 6734, Page 183, Deed Records, Tarrant County, Texas;
- 3) THENCE, with the southwest line of this tract, said Lot 1R, and said GVT Investment tract and with the existing northeast ROW line of S.H. 114 and the northeast line of said 1.195 acre State of Texas tract, **North 33 degrees 47 minutes 07 seconds West 70.12 feet** to a 1/2 inch iron rod found with cap at the west corner of this tract, said Lot 1R, and said GVT Investment tract;

County: Tarrant
Parcel: 108A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

Page 2 of 4
March 3, 2010



DESCRIPTION FOR PARCEL 108A

- 4) THENCE, with the northwest line of this tract, said Lot 1R, and said GVT Investment tract, North 56 degrees 32 minutes 46 seconds East 2.93 feet to the POINT OF BEGINNING and containing 225 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

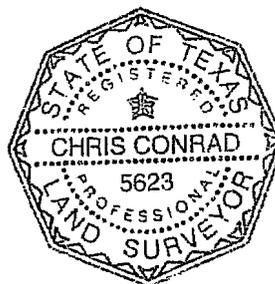
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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

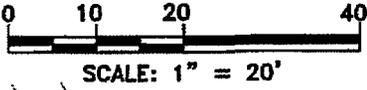
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of March, 2010 A.D.

SURVEYED BY:

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



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 108A R1 Issued 2/8/10, Revised 3/3/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

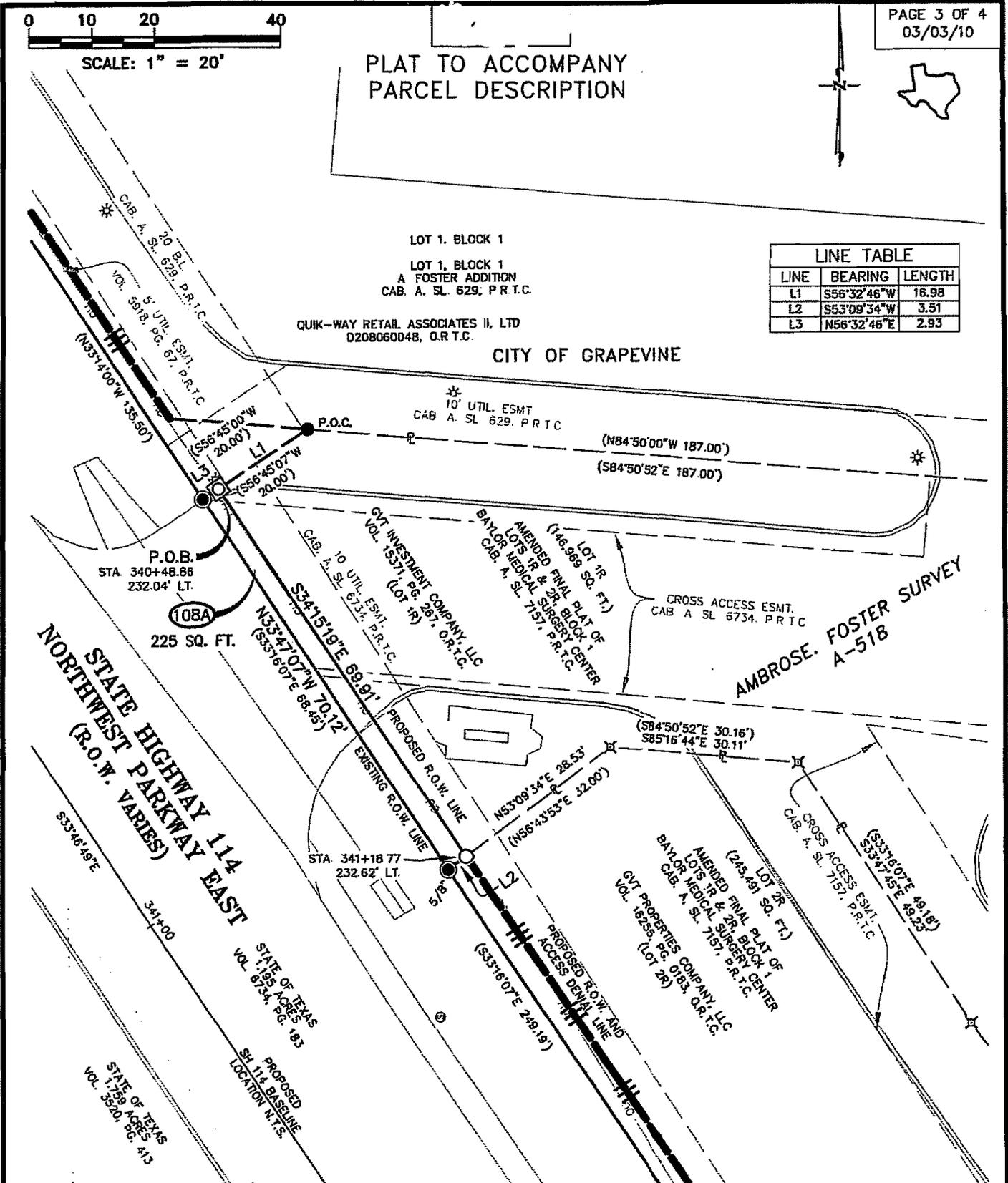


LOT 1, BLOCK 1
LOT 1, BLOCK 1
A FOSTER ADDITION
CAB. A. SL. 629, P.R.T.C.

QUIK-WAY RETAIL ASSOCIATES II, LTD
D208060048, O.R.T.C.

CITY OF GRAPEVINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S56°32'46"W	16.98
L2	S53°09'34"W	3.51
L3	N56°32'46"E	2.93



A PLAT OF A SURVEY OF
PARCEL 108A

DIVISION TTA	STATE HIGHWAY 114		PARCEL 108A
SCALE 1" = 20'	FEDERAL AID PROJECT NO. NH2009(055)043	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



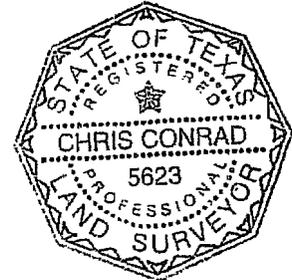
PLAT TO ACCOMPANY
PARCEL DESCRIPTION



- NOTES:
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
 - 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
 - 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914044-704, EFFECTIVE DATE, AUGUST 19, 2009, 8:00 am, ISSUED SEPTEMBER 4, 2009, 8:00 am.
 - 4) ITEM 10. (VOL. 14987, PG. 379) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
 - 5) ITEM 10.b. (VOL. 6992, PG. 1855) AND ITEM 10.c (VOL. 7058, PG. 2333) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
 - 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- ⦿ 1/2" IRON ROD FOUND WITH CAP (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⌘ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- |— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ≡ ACCESS DENIAL LINE



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

03/03/10

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

	SQUARE FEET
ACQUISITION	225
DEEDED AREA	146,969
REMAINDER AREA	146,744

A PLAT OF A SURVEY OF
PARCEL 108A

DIVISION TTA	STATE HIGHWAY 114		PARCEL 108A
SCALE 1" = 20'	FEDERAL AID PROJECT NO. NH2009(955)843	R.O.W.-C S J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 51
Highway: SH 121
Limits: From SH 360 to SH 114
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 1 of 4
May 11, 2010
Rev. 1



DESCRIPTION FOR PARCEL 51

Description of 1,179 square feet of land out of the Jonathan B. Fay Survey, Abstract No. 530, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 2, Block 1, of Lot 2, Block 1 Cinemark Addition, a subdivision of record in Cabinet A, Slide 9077, Plat Records, Tarrant County, Texas, said Lot 2 being described in a Special Warranty Deed, dated April 2, 2004, to D&B Wagner Enterprises, L.L.C., of record in D204105700, Official Records, Tarrant County, Texas; said 1,179 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found with cap at the southwest corner of said Lot 2 and said D & B Wagner tract and an interior ell corner of Lot 1, Block 1, of Cinemark Addition, a subdivision of record in Cabinet A, Slide 2665-2666, Plat Records, Tarrant County, Texas, said Lot 1 being described in a deed to Cinema Properties, Inc., of record in Volume 14667, Page 473, Official Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 2 and said D & B Wagner tract and an east line of said Lot 1 and said Cinema tract, North 00 degrees 10 minutes 47 seconds West 283.28 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the southwest corner of this tract, same being in the proposed south right-of-way (ROW) line of S.H. 121, 445.04 feet right of S.H. 121-B Baseline Station 7610+44.26;

- 1) THENCE, with the west line of this tract, said Lot 2, and said D & B Wagner tract, and an east line of said Lot 1 and said Cinema Properties tract, **North 00 degrees 10 minutes 47 seconds West 12.40 feet** to a calculated point at the northwest corner of this tract, said Lot 2, and said D & B Wagner tract, and a northeast corner of said Lot 1 and said Cinema tract, same being in the existing south ROW line of S.H. 121 and the south line of that tract described as 11.587 acres in a deed to the State of Texas, of record in Volume 5428, Page 486, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found with cap bears North 00 degrees 10 minutes 47 seconds West 0.76 feet;
- 2) THENCE, with the north line of this tract, said Lot 2, and said D & B Wagner tract and the existing south ROW line of S.H. 121 and the south line of said 11.587 acre State of Texas tract, with a curve to the right, whose intersection angle is **07 degrees 36 minutes 21 seconds**, radius is **1402.40 feet**, an arc distance of **186.17 feet**, the chord of which bears **North 81 degrees 29 minutes 45 seconds East 186.03 feet** to a TxDOT Type II concrete monument set for the east corner of this tract, same being in the proposed south ROW line of S.H. 121 and the beginning of this "access denial line";
- 3) THENCE, with the south line of this tract, the proposed south ROW line of S.H. 121 and with this "access denial line", crossing said Lot 2, and said D & B Wagner tract, with a curve to the left, whose intersection angle is **06 degrees 40 minutes 54 seconds**, radius is **1615.02 feet**, an arc distance of **188.34 feet**, the chord of which bears **South 77 degrees 45 minutes 35 seconds West 188.23 feet** to the POINT OF BEGINNING and end of this "access denial line" and containing 1,179 square feet within these metes and bounds, more or less.

County: Tarrant
Parcel: 51
Highway: SH 121
Limits: From SH 360 to SH 114
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 2 of 4
May 11, 2010
Rev. 1



DESCRIPTION FOR PARCEL 51

AND IN ADDITION THERETO:

Access is denied to and from the Transportation Facility across a portion of the existing south ROW line of S.H. 121 from the end of call 2 of the foregoing description and the beginning of this "access denial line";

THENCE, with the north line of said Lot 2 and said D & B Wagner tract and the existing south ROW line of S.H. 121 and the south line of said 11.587 acre State of Texas tract, with a curve to the right, whose intersection angle is **00 degrees 19 minutes 19 seconds**, radius is **1402.40 feet**, an arc distance of **7.88 feet**, the chord of which bears **North 85 degrees 27 minutes 35 seconds East 7.88 feet** to a calculated point at the northeast corner of said Lot 2 and said D & B Wagner tract and a northwest corner of said Lot 1 and said Cinema Properties tract and the end of this "access denial line" from which a 1/2 iron rod found bears North 00 degrees 15 minutes 15 seconds West 0.72 feet.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 11th day of May, 2010 A.D.

SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 51 R1
Issued 4/16/2010; Revised 05/11/2010





PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914015-704, EFFECTIVE DATE, SEPTEMBER 2, 2009, 8:00 am, ISSUED SEPTEMBER 15, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 11798, PG. 237) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ITEM 10.c. (VOL. 11798, PG. 237) IN SCHEDULE B OF THE TITLE COMMITMENT IS A RECIPROCAL EASEMENT AGREEMENT THAT AFFECTS THIS TRACT.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	186.17	1402.40	7°36'21"	93.22	N81°29'45"E	186.03
C2	188.34	1615.02	6°40'54"	94.28	S77°45'35"W	188.23
C3	7.88	1402.40	0°19'19"	3.94	N85°27'35"E	7.88

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ⊗ TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- ⊙ 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- ⊕ 1/2" IRON ROD FOUND WITH CAP (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊠ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⌘ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- +— DISTANCE SHOWN NOT TO SCALE
- · - · - APPROXIMATE SURVEY LINE
- ||— ACCESS DENIAL LINE

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°10'47"W	12.40

	SQUARE FEET
ACQUISITION	1,179
SURVEYED AREA	59,866
REMAINDER AREA	58,687



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

05/11/10

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

A PLAT OF A SURVEY OF
PARCEL 51

DISTRICT TTA	STATE HIGHWAY 121		PARCEL 51
SCALE 1" = 50'	FEDERAL AID PROJECT NO. -----	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT



County: McLennan
Highway: Interstate Highway 35
ROW CSJ: 0014-08-082
Limits: Hilltop Road to FM 1858

Property Description
Parcel 51

Being 2.178 acres of land situated in the J. MORENO SURVEY, Abstract No. 26, McLennan County, Texas. Being part of that certain called 7.757 acre tract of land conveyed to Carlton L. Tanner and Mary Degner (1/2-interest) by deed and recorded under Volume 1678, Page 335 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and conveyed from Mary Degner to Carlton L. Tanner (1/2-interest) by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2008005437 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 2.178 acres being more particularly described by metes and bounds as follows:

Commencing at a found 3/8-inch iron rod for an angle point in the interior line of that certain called 13.733 acre tract of land conveyed to H.P. Lawson and wife, Carol S. Lawson by deed and recorded under Volume 1698, Page 814 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the northeasterly corner of that certain called 37.145 acre tract of land conveyed to Richard P. Jaska, Timothy E. Jaska and James L. Jaska by deed and recorded under M.C.C.F. No. 2000026939 of said Official Public Records, same being the easterly corner of said 7.757 acre tract;

Thence, South 57°29'07" West, 1,053.31 feet along the southeasterly line of said 7.757 acre tract, being the northwesterly line of said 37.145 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 57°29'07" West, 208.41 feet** continuing along the southeasterly line of 7.757 acre tract, being the northwesterly line of said 37.145 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 37.145 acre tract, same being the southwest corner of said 7.757 acre tract, from which a found 3/8-inch iron rod (bent) bears South 57°19' West, 0.43 feet, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 607, Page 431 and Volume 617, Page 314 of said Deed Records;
- 2) **THENCE, North 03°57'31" West, 610.01 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 7.757 acre tract to a set 5/8-inch iron rod with "GS" cap at the westernmost southwest corner of said 13.733 acre tract, being the northwesterly corner of said 7.757 acre tract;
- 3) **THENCE, North 86°23'49" East, 164.26 feet** along the interior line of said 13.733 acre tract, being the northerly line of said 7.757 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;

- 4) **THENCE, South 03°57'06" East, 296.58 feet** along the proposed easterly right of way line of Interstate Highway 35, passing at 37.11 feet a set 5/8-inch iron rod with TxDOT aluminum cap, passing at 207.22 feet a set 5/8-inch iron rod with TxDOT aluminum cap and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 5) **THENCE, South 09°01'09" East, 213.62 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 2.177 acres of land, more or less.

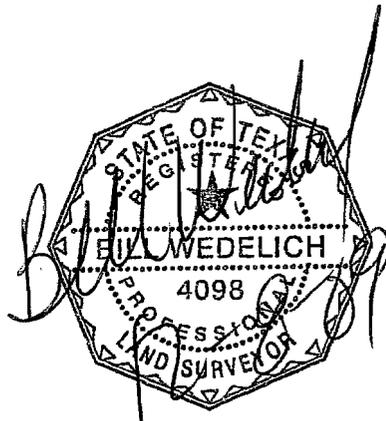
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

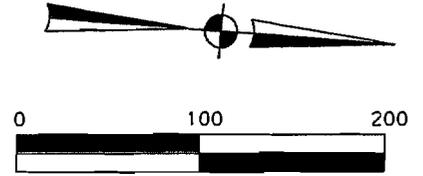
See attached 8 ½” x 11” plat that accompanies.

PREPARED BY:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380

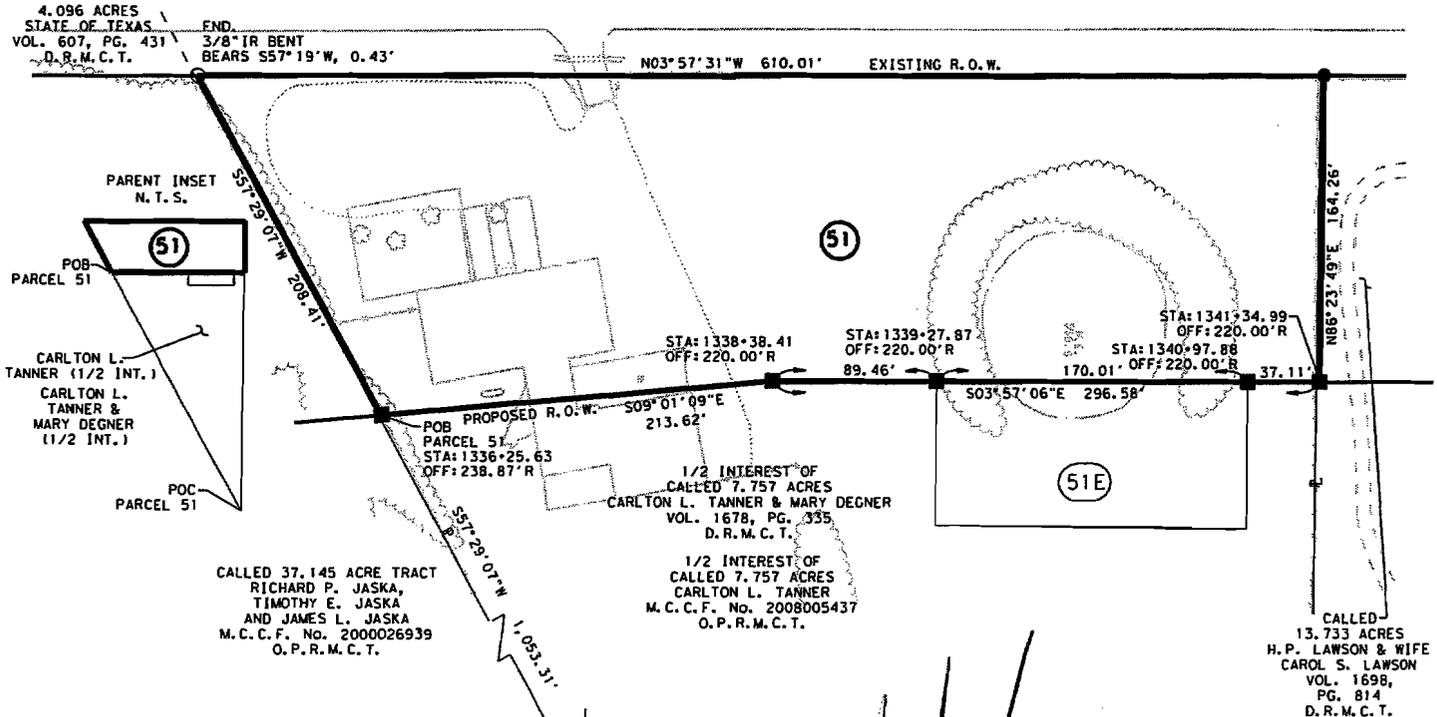
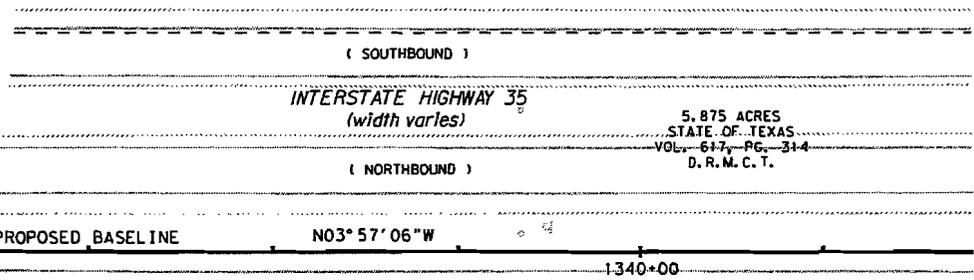


LEGEND

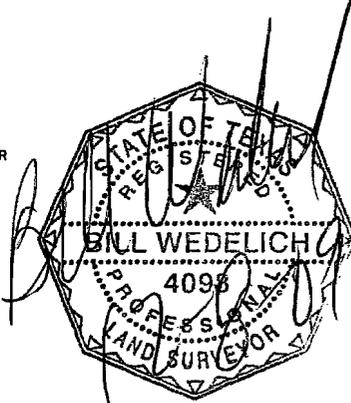
- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- ||- DENIAL OF ACCESS LINE
- DEED LINE WITHIN 1H 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER ⊗ TELE. PEDESTAL
- ⊙ POWER POLE ⊔ FIBER OPTIC SIGN
- ⊙ GUY ⊔ TELE. MH
- ⊙ FIRE HYDRANT ⊔ FIBER OPTIC LINE
- ⊙ WATER VALVE ● SAN. MH
- ⊙ SIGN
- ⊔ Property Line
- ⊔ Landmark
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- ⊔ Survey Line
- ⊙ PARCEL NUMBER



J. MORENO SURVEY
A-26



- NOTES:
- HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915A21, 1359914, AND 9914A21.
 - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - ACCESS IS ALLOWED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.



PARCEL 51
2.178 AC.
94,861 SQ. FT.

PAGE 3 OF 3

CARLTON L. TANNER &
MARY DEGNER (1/2 INT.)
CARLTON L. TANNER (1/2 INT.)
1H-35
C.S.J. 0014-08-082
McLENNAN COUNTY SEPTEMBER, 2009
prepared by:

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

REVISED: NOVEMBER 16, 2009
DGN: 1H35 163-3 Parcel 51.dgn
GS JOB No. 07-017-163

County:	McLennan	District:	Waco
Highway No.:	IH 35	Parcel No.:	51, 51E
Project Limits:	From Hilltop Road	CSJ No.:	0014-08-082
	To FM 1858 in West	Federal Proj. No.:	NH 2010 (379)

BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all that metallic awning (known as awning #2) located partially on the remainder of the herein described parcel, said improvement being bisected by the eastern right-of-way line of IH 35, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

County:	McLennan	District:	Waco
Highway No.:	IH 35	Parcel No.:	51, 51E
Project Limits:	From Hilltop Road	CSJ No.:	0014-08-082
	To FM 1858 in West	Federal Proj. No.:	NH 2010 (379)

BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all that earthen stock pond located partially on the remainder of the herein described parcel, said improvement being bisected by the eastern right-of-way line of IH 35, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

County:	McLennan	District:	Waco
Highway No.:	IH 35	Parcel No.:	51, 51E
Project Limits:	From Hilltop Road To FM 1858 in West	CSJ No.:	0014-08-082
		Federal Proj. No.:	NH 2010 (379)

Drainage Easement

AND IN ADDITION THERETO:

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 access, 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 0.306 of an acre of land situated in the J. Moreno Survey, Abstract No. 26, McLennan County, Texas, being part of that certain residue of a called 7.757 acre tract of land conveyed to Carlton L. Tanner and Mary Degner (1/2 interest) by deed and recorded under Volume 1678, Page 335 of the Deed Records of McLennan County, Texas, (D.R.M.C.T.) and conveyed from Mary Degner to Carlton L. Tanner (1/2 interest) by deed and recorded under the McLennan County Clerk's File (M.C.C.F.) No. 2008005437 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), said 0.306 of an acre, as shown on the accompanying plat, and being further described by metes and bounds as follows:

County: McLennan
Highway: Interstate Highway 35
ROW CSJ: 0014-08-082
Limits: Hilltop Road to FM 1858

Property Description
Parcel 51E

Being 0.306 of an acre of land situated in the J. MORENO SURVEY, Abstract No. 26, McLennan County, Texas. Being part of that certain called 7.757 acre tract of land conveyed to Carlton L. Tanner and Mary Degner (1/2-interest) by deed and recorded under Volume 1678, Page 335 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and conveyed from Mary Degner to Carlton L. Tanner (1/2-interest) by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2008005437 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.306 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 3/8-inch iron rod for an angle point in the interior line of that certain called 13.733 acre tract of land conveyed to H.P. Lawson and Carol S. Lawson by deed and recorded under Volume 1698, Page 814 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the northeasterly corner of that certain called 37.145 acre tract of land conveyed to Richard P. Jaska, Timothy E. Jaska and James L. Jaska by deed and recorded under M.C.C.F. No. 2000026939 of said Official Public Records, same being the easterly corner of said 7.757 acre tract;

Thence, South 86°23'49" West, 944.00 feet along the northerly line of said 7.757 acre tract, being the interior line of said 13.733 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies);

Thence, South 03°57'06" East, 37.11 feet along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap at the northwesterly corner of a proposed easement and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 86°02'54" East, 79.37 feet** along the northerly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap at the northeasterly corner of a proposed easement;
- 2) **THENCE, South 03°21'31" East, 170.02 feet** along the easterly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap at the southeasterly corner of a proposed easement;
- 3) **THENCE, South 86°02'54" West, 77.61 feet** along the southerly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35 and at the southwesterly corner of a proposed easement;

- 4) **THENCE, North 03°57'06" West, 170.01 feet** along the proposed easterly right of way line of Interstate Highway 35 and along the westerly line of a proposed easement to the **POINT OF BEGINNING** and containing 0.306 of an acre of land, more or less.

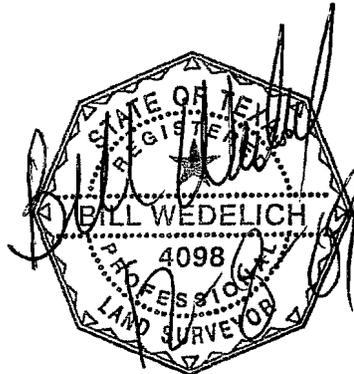
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

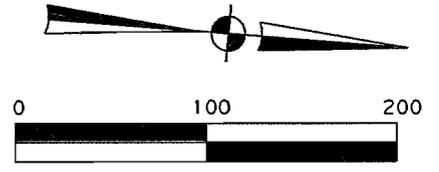
See attached 8 ½” x 11” plat that accompanies.

PREPARED BY:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380

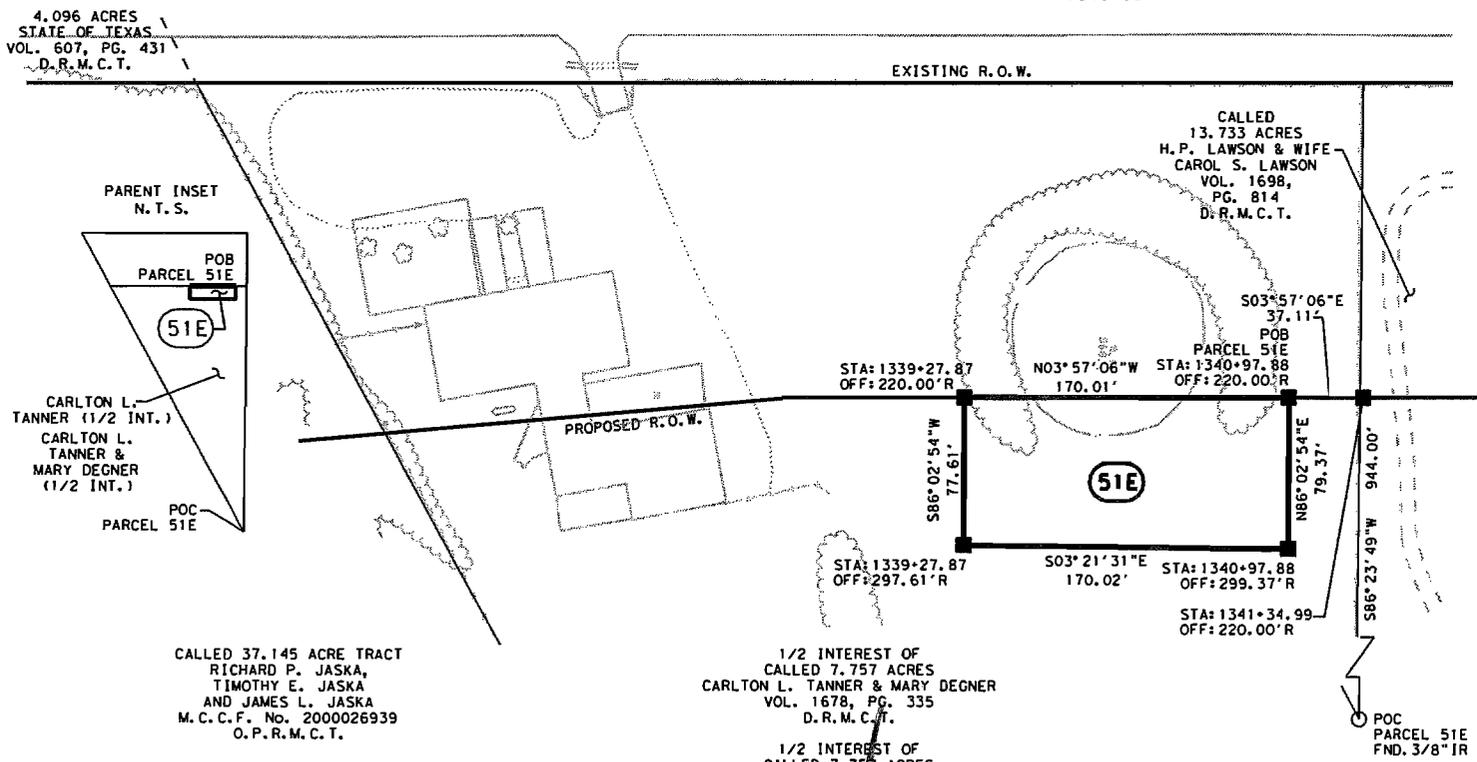
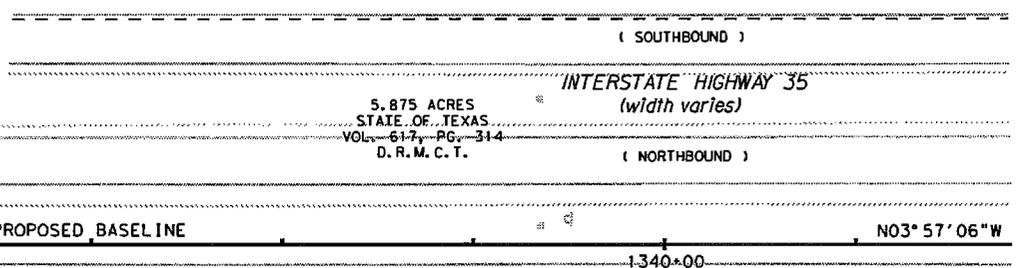


LEGEND

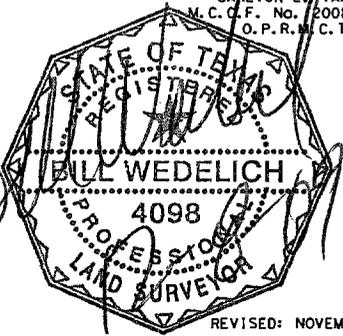
- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT (COA)"
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D. R. M. C. T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O. P. R. M. C. T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- ||- DENIAL OF ACCESS LINE
- DEED LINE WITHIN IH 35 R.O.W.
- PROPOSED R.O.W. LINE
- P. R. M. C. T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER ☒ TELE. PEDESTAL
- POWER POLE ↓ FIBER OPTIC SIGN
- GUY
- FIRE HYDRANT ☒ TELE. MH
- WATER VALVE ● SAN. MH
- ⊕ SIGN
- ⊔ Property Line
- ⊔ Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- ⊙ PARCEL NUMBER



J. MORENO SURVEY
A-26



- NOTES:
1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS I359915, 9915A21, I359914, AND 9914A21.
 2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 3. ACCESS IS ALLOWED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.



REVISED: NOVEMBER 16, 2009

DGN: IH35 163-3 Parcel 51E.dgn
GS JOB No. 07-017-163

PAGE 3 OF 3

CARLTON L. TANNER &
MARY DEGNER (1/2 INT.)
CARLTON L. TANNER (1/2 INT.)
IH-35
C. S. J. 0014-08-082
McLENNAN COUNTY SEPTEMBER, 2009
prepared by:

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

County: Tarrant
Parcel: 21
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 1 of 4
March 15, 2010



DESCRIPTION FOR PARCEL 21

Description of 4,189 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 3, Block A, of Lot 2R and Lot 3, Block A, Storguard No. 1 Addition, a subdivision of record in Cabinet A, Slide 3419, Plat Records, Tarrant County, Texas; said Lot 3 being described in Special Warranty Deeds, dated March 13, 2003, to Halle Properties, LLC, of record in Volume 16513, Page 302 (Undivided 10% Interest), Official Records, Tarrant County, Texas and Volume 16513, Page 303 (Undivided 90% Interest), Official Records, Tarrant County, Texas; said 4,189 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap at the northwest corner of said Lot 3 and said Halle tract, and the southwest corner of Lot 2R, Block A, of said Lot 2R and Lot 3, Block A, Storguard No. 1 Addition, said Lot 2R being described in a deed to Buddyboy Properties, LLC, of record in D207399284, Official Records, Tarrant County, Texas, same being in an east line of Lot 1, Block A, of Lot 1 and 2, Block A, Storguard No. 1 Addition, a subdivision of record in Cabinet A, Slide 2339, Plat Records, Tarrant County, Texas, said Lot 1 being described in a deed to Ess Prisa Tx LP, of record in D205214197, Official Records, Tarrant County, Texas;

THENCE, with the north line of said Lot 3 and said Halle tract and the south line of said Lot 2R and said Buddyboy tract, North 89 degrees 07 minutes 31 seconds East 444.42 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING, the northwest corner of this tract, same being in the proposed southwest right-of-way (ROW) line of S.H. 114, 198.66 feet right of S.H. 114 Baseline Station 352+60.83;

- 1) THENCE, with the north line of this tract, said Lot 3, and said Halle tract and the south line of said Lot 2R, and said Buddyboy tract, North 89 degrees 07 minutes 31 seconds East 28.55 feet to a calculated point at the northeast corner of this tract, said Lot 3, and said Halle tract and the southeast corner of said Lot 2R, and said Buddyboy tract, same being in the existing southwest ROW line of S.H. 114 and in the southwest line of that tract described as 11.467 acres in a deed to the State of Texas, of record in Volume 3830, Page 116, Deed Records, Tarrant County, Texas;
- 2) THENCE, with the northeast line of this tract, said Lot 3, and said Halle tract and the existing southwest ROW line of S.H. 114 and the southwest line of said 11.467 acre State of Texas tract, South 33 degrees 46 minutes 19 seconds East 173.32 feet to a calculated point at the southeast corner of this tract, said Lot 3, and said Halle tract and a northeast corner of said Lot 1 and said Ess Prisa tract;
- 3) THENCE, with the south line of this tract, said Lot 3, and said Halle tract and a north line of said Lot 1 and said Ess Prisa tract, South 89 degrees 11 minutes 13 seconds West 29.04 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap at the southwest corner of this tract, same being in the proposed southwest ROW line of S.H. 114, and the beginning of this "access denial line";

County: Tarrant
Parcel: 21
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 2 of 4
March 15, 2010



DESCRIPTION FOR PARCEL 21

- 4) THENCE, with the southwest line of this tract, this "access denial line", and the proposed southwest ROW line of S.H. 114, crossing said Lot 3 and said Halle tract, North 33 degrees 38 minutes 30 seconds West, passing at 98.75 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 61.81 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", continuing with this "access denial line", 12.47 feet for a total distance of 173.03 feet to the POINT OF BEGINNING and the end of this "access denial line" and containing 4,189 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

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

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

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

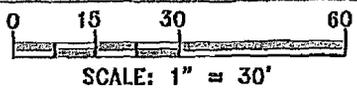
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 15th day of March, 2010 A.D.

SURVEYED BY:

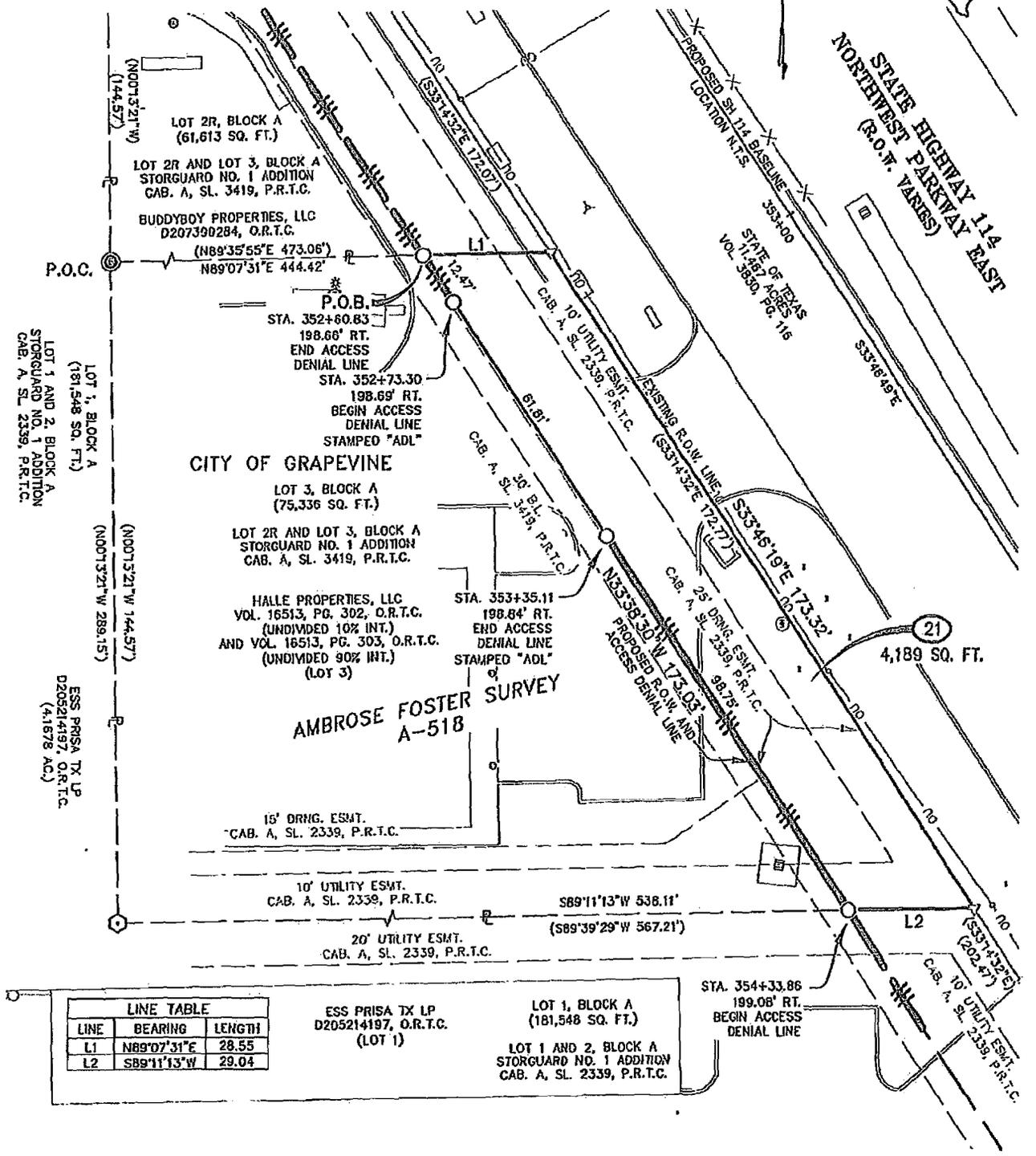
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 3-0-2010/Parcel 21 R1
Issued 3/1/2010; Revised 3/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°07'31"E	28.55
L2	S89°11'13"W	29.04

ESS PRISA TX LP
D205214197, O.R.T.C.
(LOT 1)

LOT 1, BLOCK A
(181,548 SQ. FT.)

LOT 1 AND 2, BLOCK A
STORGUARD NO. 1 ADDITION
CAB. A, SL. 2339, P.R.T.C.

STA. 354+33.86
199.08' RT.
BEGIN ACCESS
DENIAL LINE

A PLAT OF A SURVEY OF
PARCEL 21

DIVISION TIA	STATE HIGHWAY 114		PARCEL 21
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, CF NO. 704-0913997, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 6, 2009, 8:00 am.
- 4) ITEM 10.b. (VOL. 2943, PG. 237) IN SCHEDULE B OF THE TITLE COMMITMENT CAN NOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

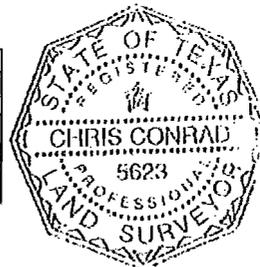
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- ⊙ 1/2" IRON ROD FOUND WITH CAP
- ⊗ 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ SQUARE-HEAD BOLT FOUND
- ⊖ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⋈ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ▭ PROPERTY LINE
- ▭ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- |— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- |— ACCESS DENIAL LINE

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

03/15/10

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

	SQUARE FEET
ACQUISITION	4,189
SURVEYED AREA	75,510
REMAINDER AREA	71,321



A PLAT OF A SURVEY OF
PARCEL 21

DIVISION TTA	STATE HIGHWAY 114		PARCEL 21
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



September, 2007
Parcel 206

County: Harris
Highway: Interstate Highway 45
Project Limits: I-45: Nyack Drive to Medical Center Blvd.
RCSJ No.: 0500-03-546

Property Description for Parcel 206

Being a 0.5529 acre (24,086 square feet) parcel of land in the Thomas Choate League, Abstract No. 12 in Harris County, Texas; said 0.5529 acre parcel of land is a portion of the residue of a called 431.15 acre tract of land described in a deed dated February 6, 1912, from F.W. Vaughan et al, to A.E. Kiesling et al, recorded in Volume 280, Page 525 of the Harris County Deed Records and conveyed by deed dated August 13, 1993 to Linda Anne Dixon, Trustee recorded under Harris County Clerk's File No. P526078 of the Official Public Records of Real Property, Harris County, Texas being a portion of Lot 6, Subdivision of the North Half of Thomas Choate League, Abstract No. 12, as recorded in the Book W, Page 629 of the Harris County Deed Records; said 0.5529 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING, at a found 3/4 inch iron pipe in the southwest line of Lot 7, Subdivision of the North Half of Thomas Choate League, Abstract No. 12, the northeast line of said Dixon tract and the northeast line of said Lot 6, Subdivision of the North Half of Thomas Choate League; said pipe being a westerly corner of the residue of a called 332 acre tract of land conveyed to Hermann Hospital Estate, by deed dated March 31, 1909 from Ed Keagan recorded in Volume 231, Page 493 of the Harris County Deed Records, by correction deed dated January 8, 1910 from Ed Keagan recorded in Volume 233, Page 480 of the Harris County Deed Records and by deed dated August 2, 1920 from A.J. Binz et al, recorded in Volume 466, Page 13 of the Harris County Deed Records; thence as follows:

South 54 deg. 47 min. 50 sec. East (called South 55 deg. 00 min. 00 sec. East), along the northeast line of said Dixon tract, the northeast line of said Lot 6, the southwest line of said Hermann Hospital Estate tract and the southwest line of said Lot 7, a distance of 2,663.04 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the proposed southwest right-of-way line of Interstate Highway 45 for the northwest corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, South 54 deg. 47 min. 50 sec. East, continuing along the northeast line of said Dixon tract, the northeast line of said Lot 6, the southwest line of said Hermann Hospital Estate tract and the southwest line of said Lot 7, a distance of 142.51 feet, to a set 3/8 inch iron rod with plastic cap in the existing southwest right-of-way line of Interstate Highway 45 (300.00 feet wide) recorded in Volume 1604, Page 532 and Volume 1614, Page 652 of the Harris County Deed Records, for the northeast corner of the herein described parcel;
- 2.) THENCE, South 38 deg. 48 min. 40 sec. East (called South 36 deg. 18 min. 00 sec. East), along the existing southwest right-of-way line of Interstate Highway 45, at a distance of 358.22 feet passing a found Type I concrete monument, continuing a total distance of 365.76 feet, to a set 3/8 inch iron rod with plastic cap in the existing southwest right-of-way line of Interstate Highway 45, for the beginning of a curve to the right whose center bears South 51 deg. 12 min. 34 sec. West;

September, 2007
Parcel 206

- 3.) THENCE, Southeasterly, continuing along the existing southwest right-of-way line of Interstate Highway 45 with said curve to the right, having a radius of 75.00 feet, an arc length of 100.71 feet, a central angle of 76 deg. 56 min. 00 sec., and a chord which bears South 00 deg. 19 min. 26 sec. East, 93.31 feet, to a set 3/8 inch iron rod with plastic cap in the existing northwest right-of-way line of FM 2351 (120.00 feet wide) recorded in Volume 7104, Page 193 of the Harris County Deed Records, for the point of tangency;
- 4.) THENCE, South 38 deg. 08 min. 34 sec. West, along the existing northwest right-of-way line of said FM 2351, at a distance 14.66 feet passing a found Type I concrete monument, continuing for a total distance of 18.56 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the proposed southwest right-of-way line of Interstate Highway 45 for the southwest corner of the herein described parcel; **
- 5.) THENCE, North 03 deg. 35 min. 20 sec. West, along the proposed southwest right-of-way line of Interstate Highway 45, a distance of 47.36 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap for an angle point; **
- 6.) THENCE, North 38 deg. 47 min. 22 sec. West, continuing along the proposed southwest right-of-way line of Interstate Highway 45, a distance of 400.50 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap for an angle point; **
- 7.) THENCE, North 34 deg. 58 min. 31 sec. West, continuing along the proposed southwest right-of-way line of Interstate Highway 45, at a distance of 55.64 feet, passing a set 5/8 inch iron rod with TxDOT aluminum cap at 195.80 feet right of Engineers station 630+00**, continuing for a total distance of 141.12 feet to the POINT OF BEGINNING and containing a 0.5529 acre (24,086 square feet) parcel of land; **

**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.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,185,979.16 and Y=13,776,743.24 All bearings are based on the Texas State Plane Coordinate System, NAD 83(1993 Adj.), South Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation combined adjustment factor of 1.00013.
2. A survey plat titled "Parcel 206" of even survey date herewith accompanies this description.

September, 2007
Parcel 206

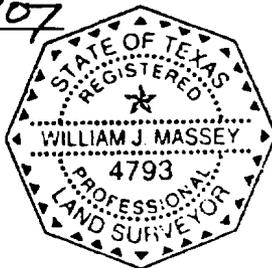
3. Access is permitted to the highway facility from the westerly remainder.

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

Ground Survey was conducted July, 2005

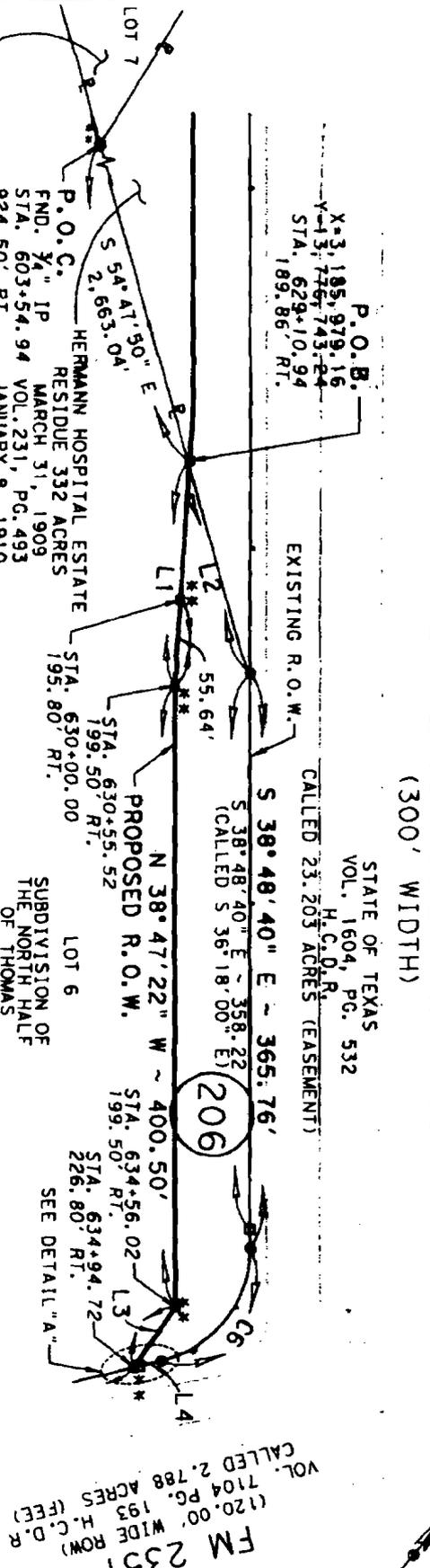
William J. Massey *9/4/07*

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



Parcel No. 206 Prepared By:
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

THOMAS CHOATE LEAGUE A-12
INTERSTATE HWY-45
(300' WIDTH)

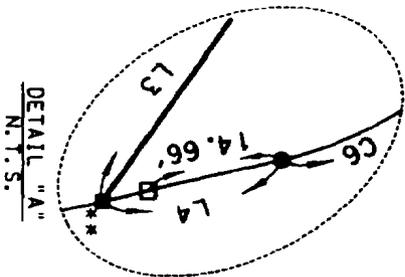
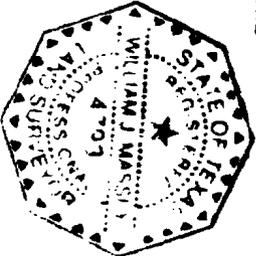


LINE NO.	BEARING	DIST.
L1	N 34° 58' 31" W	141.12'
L2	S 54° 47' 50" E	142.51'
L3	N 03° 35' 20" W	47.36'
L4	S 38° 08' 34" W	18.56'

Curve	Radius	Length	Delta	Chord
C6	75.00'	100.71'	76° 56' 00"	93.31'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: JULY, 2005

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



H.C.C.F. NO. P526078 1/3 INT. AUGUST 13, 1993
H.C.C.F. NO. X363787 1/3 INT. DECEMBER 1, 2003
H.C.C.F. NO. X363769 1/3 INT. DECEMBER 1, 2003
(A.E. KIESLING ET AL. VOL. 280, PG. 525 H.C.D.R. FEB. 6, 1912)
RESIDUE OF 431.15 AC.
LINDA ANNE DIXON, TRUSTEE
RESIDUE OF LOT 6

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
	AC./S.F.	LEFT	RIGHT
CALCULATED	0.5529		181.91
	182.46		

DATE	REVISION

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST, SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 206

IH 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
SCALE: 1"=100'

LEGEND

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

- ⊙ PROPERTY CORNER (FOUND AS NOTED)
- FOUND TYPE 1 CONC. MON.
- ⊕ SET 3/8" IR W/PLASTIC CAP
- SET 3/8" IR W/TXDOT ALUMINUM CAP STAMPED "ADL" MARKING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)
- SET 3/8" IR W/ALUM. CAP (EXCEPT AS NOTED)

ABBREVIATIONS:

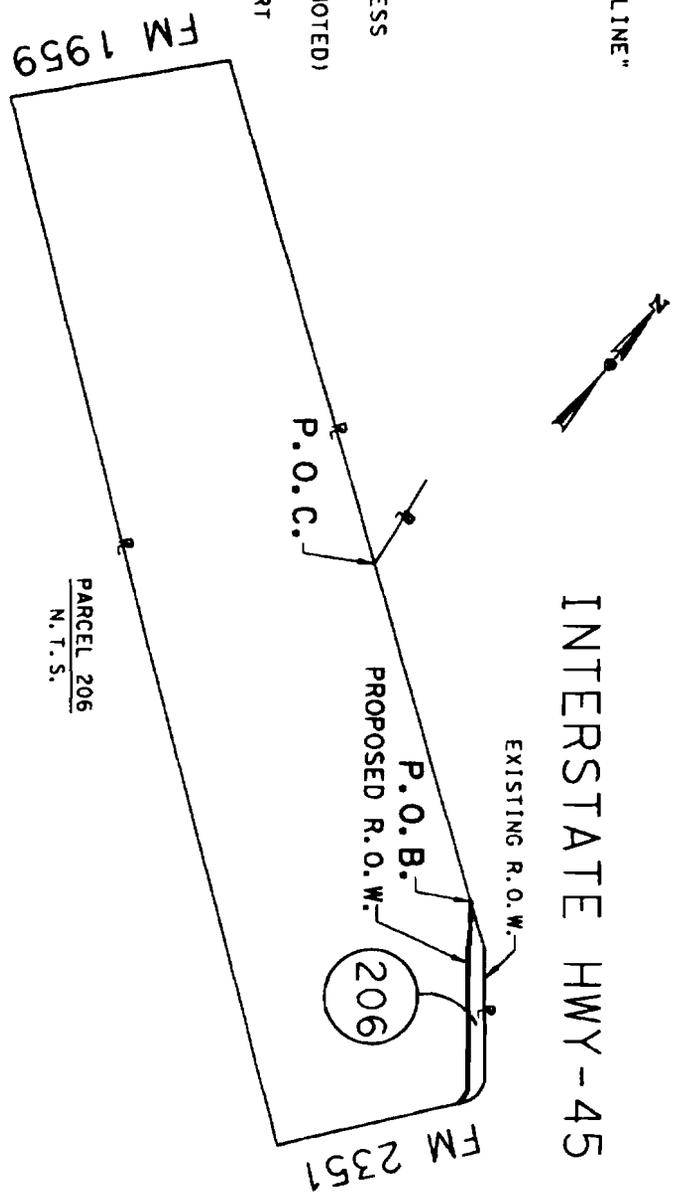
- H.C.D.C. - HARRIS COUNTY DISTRICT COURT
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- H.C.C.F. - HARRIS COUNTY CLERK'S FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- F.C. - FILM CODE
- O.P.R.O.R.P. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY TEXAS

NOTES:

1. Deed research for this project was performed in APRIL 2005.
2. All coordinates and bearings shown hereon are referenced to the Texas coordinate system, South Central Zone, North American Datum of 1983 (NAD 83), 1993 adjustment as provided by TXDOT-Houston District. All distances and coordinates shown hereon are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.
3. Field work for this project was performed JULY 2005.
4. Survey line locations are approximate.
5. This map is an internal TxDot document. Its contents shall not be used for any other purpose.

**** Note:**

The Monument described and 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.



DATE	REVISION

LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068

PARCEL PLAT
SHOWING
PARCEL 206

1H 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
SCALE: 1"=100'
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