

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 2

VARIOUS Districts

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

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

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 2 of 2

VARIOUS Districts

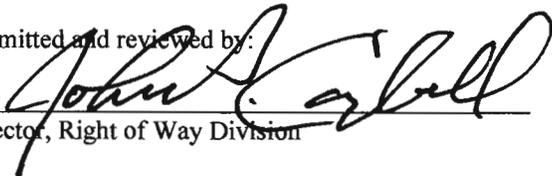
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Dallas	SL 12	1	0353-02-115	83
Denton	FM 423	2	1567-02-030	58
Denton	FM 423	3	1567-02-030	49

CONTROLLED ACCESS

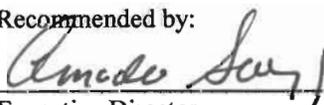
COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Caldwell	SH 130	E	3583-01-002	1514B-AC
Denton	SH 114	B	0353-02-066	14
McLennan	IH 35	D	0014-09-096	33
McLennan	IH 35	A	0014-09-096	36
McLennan	IH 35	C	0015-01-219	6AC
Rockwall	IH 30	H	0009-12-076	18B & 18B(E)
Rockwall	IH 30	F	0009-12-076	11 & 11TE
Rockwall	IH 30	G	0009-12-076	18A

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112180 FEB 25 10

Minute
Number

Date
Passed

County: Dallas
Highway: Loop 12
at State Highway 183
R.O.W. CSJ: 0581-02-115

Page 1 of 3
Revised: July 31, 2008

Description for Parcel 83

BEING a 25,317 square feet tract of land, more or less, in the William M. Moon Survey, Abstract No. 878, Dallas County, Texas, and being a part of Lots 5 and 6, Block A, Freeway Industrial District, an addition to the City of Irving, Texas, as recorded in Volume 402, Page 1438 of the Deed Records of Dallas County, Texas, and that tract as conveyed to Michael Rogers dba Four Seasons Service Co. as recorded in Volume 2003125, Page 1988 of said Deed Records, said 25,317 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found at the northwest corner of said Michael Rogers dba Four Seasons Service Co. tract, and also being the northeast corner of a tract conveyed to Creede Properties, Ltd. and Settle, Pou & Associates, Inc. as recorded in Volume 2000142, Page 5767 of said Deed Records;

THENCE South 36 degrees 36 minutes 59 seconds West, along the common line of said Michael Rogers dba Four Seasons Service Co. tract and said Creede Properties, Ltd. and Settle, Pou & Associates, Inc. tract, a distance of 131.96 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new northern right of way line of State Highway 183 and being the POINT OF BEGINNING;

1) THENCE South 64 degrees 52 minutes 22 seconds East, along the new northern right of way line of State Highway 183, a distance of 199.41 feet to a 5/8" iron rod with TxDOT aluminum cap set on the common line of said Michael Rogers dba Four Seasons Service Co. tract and a tract as conveyed to Julian Enterprises, Inc., as recorded in Volume 68041, Page 599 of said Deed Records;

2) THENCE South 23 degrees 07 minutes 09 seconds West, along the said common line, a distance of 114.94 feet to a ½" iron rod found at the southeast corner of said Michael Rogers dba Four Seasons Service Co. tract and the southwest corner of said Julian Enterprises, Inc. tract, and being on the existing northern right of way line of State Highway 183;

3) THENCE North 66 degrees 43 minutes 47 seconds West, along the existing northern right of way line of State Highway 183, a distance of 228.41 feet to a ½" iron rod found at the southwest corner of said Michael Rogers dba Four Seasons Service Co. tract and the southeast corner of said Creede Properties, Ltd. and Settle, Pou & Associates, Inc. tract;

4) THENCE North 36 degrees 36 minutes 59 seconds East, along the common line of said Michael Rogers dba Four Seasons Service Co. tract and said Creede Properties, Ltd. and Settle, Pou & Associates, Inc. tract, a distance of 124.77 feet to the POINT OF BEGINNING and containing 25,317 square feet [0.5812 ac.] of land, more or less.

County: Dallas
Highway: Loop 12
at State Highway 183
R.O.W. CSJ: 0581-02-115

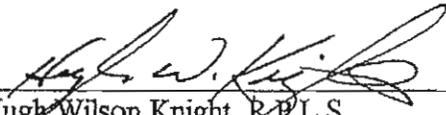
Page 2 of 3
Revised: July 31, 2008

Description for Parcel 83

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

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

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



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

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



County: Dallas
Highway: Loop 12
CSJ: 0581-02-115
Parcel: 83

AND IN ADDITION THERETO:

Title to all of that masonry Office/Showroom/Warehouse/shell space building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed Northerly right of way line, with the result that the portion of the said improvement lying adjacent to 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: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1567-02-030

Page 1 of 3
Revised March 30, 2009

Description for Parcel 58

Being a 4,135 square foot tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 173, in the City of The Colony, Denton County, Texas and being a portion Lot 1, Block A of the Replat for South Colony Retail Center recorded in Cabinet G, Slide 369 of the Plat Records of Denton County, Texas, and conveyed to BAI Enterprises, Incorporated, recorded in County Clerk's File No. 02-0030790 of the Deed Records, Denton County, Texas. Said 4,135 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southeast corner of Lot 1 of the Murchison Addition recorded in Cabinet F, Slide 362 of the Plat Records of Denton County, Texas, and the common northeast corner of a tract of land described in deed to Dallas Convenience Stores Inc., recorded in County Clerk's File No. 05-1342 of the Deed Records of Denton County, Texas, being on west right-of-way line of Farm to Market (F.M.) No. 423, as conveyed to the State of Texas, recorded in Volume 1108, Page 320 of the Deed Records of Denton County, Texas, from said point a 5/8 inch iron rod found bears South 76 Degrees 36 Minutes 42 seconds West, a distance of 0.44 feet;

THENCE South 57 Degrees 08 Minutes 13 Seconds East, over and across F.M. No. 423, a distance of 131.41 feet to a point for the southwest corner of said Lot 1, Block A, being the common northwest corner of Lot 2, Block A of said Replat of South Colony Retail Center, and being on the east right-of-way line of F.M. No. 423 as conveyed to the State of Texas recorded in Volume 1108, Page 265 of the Deed Records of Denton County, Texas, said point being the **POINT OF BEGINNING**;

- (1) THENCE North 00 Degrees 18 Minutes 19 Seconds West, along the west line of said Lot 1, Block A, and the east right-of-way line of F.M. No. 423, a distance of 90.00 feet to a point for the northwest corner of Said Lot 1, Block A, being the common southwest corner of a tract of land described in deed to The Colony Joint Venture recorded in County Clerk's File No. 05-90699 of the Deed Records of Denton County, Texas, said point also being the southeast corner of a tract of land described in deed to the State of Texas recorded in Volume 1130, Page 801 of the Deed Records of Denton County, Texas and the northeast corner of said State of Texas tract recorded in Volume 1108, Page 265;
- (2) THENCE North 89 Degrees 41 Minutes 41 Seconds East, along the north line of said Lot 1, Block A, and the common south line of said the Colony Joint Venture tract, a distance of 48.33 feet to an "X" Cut set for corner;

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

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Revised March 30, 2009

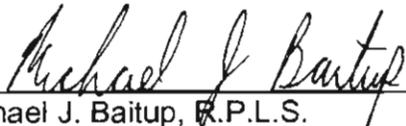
Description for Parcel 58

- (3) THENCE South 02 Degrees 43 Minutes 27 Seconds West, over and across said Lot 1, Block A, a distance of 90.13 feet to an "X" Cut set for corner on the south line of said Lot 1, Block A and being in the north line of said Lot 2, Block A;
- (4) THENCE South 89 Degrees 41 Minutes 41 Seconds West, along the south line of said Lot 1, and the common north line of said Lot 2, a distance of 43.56 feet to the **POINT OF BEGINNING** and containing 4,135 square feet of land, more or less.

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

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

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



Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
Jacobs Engineering Group, Inc.
7950 Elmbrook Dr
Dallas, Texas 75429
214-638-0145

Revised March 30, 2009



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

Page 1 of 4
February 20, 2008

Description for Parcel 49

Being a 9,958 square foot tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 173, in the City of The Colony, Denton County, Texas and being a portion of Lot R11 of the Replat of Lot 11, Griffin Square Addition as Lot R11, Griffin Square Addition recorded in Cabinet T, Page 420, Plat Records of Denton County, Texas and being conveyed to Cypress/FC The Colony I, L.P., recorded in County Clerk's File No. 02-0058010 of the Deed Records of Denton County, Texas. Said 9,958 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at an "X" Cut found for an exterior ell corner of said Lot R11 and being a common interior ell corner of Lot 3R of the Replat of Lot 3, Tract III of The Colony Park Shopping Center Addition recorded in Cabinet L, Slide 78 of the Plat Records of Denton County, Texas;

THENCE South 89 Degrees 20 Minutes 06 Seconds West, along the north line of said Lot R11 and the common south lines of said Lot 3R, and of a tract of land described in deed to Christian Community Action recorded in County Clerk's File No. 00-0076895 of the Deed Records of Denton County, Texas, and of a tract of land described in deed to Colony PPC, L.P., recorded in County Clerk's File No. 05-1649 of the Deed Records of Denton County, Texas, a distance of 383.41 feet to a 5/8 inch iron rod with an "X" Cut set for the **POINT OF BEGINNING**;

THENCE departing said common lines over and across said Cypress/FC tract, the following courses and distances:

- (1) THENCE South 05 Degrees 21 Minutes 01 Seconds East, a distance of 137.85 feet to a 5/8 inch iron rod with a PK nail set** for the beginning of a tangent curve to the right;
- (2) THENCE along said tangent curve to the right, having a radius of 2,361.83 feet, a delta angle of 04 Degrees 04 Minutes 47 Seconds, a long chord that bears South 03 Degrees 18 Minutes 38 Seconds East, a distance of 168.14 feet, and an arc distance of 168.17 feet to a 5/8 inch iron rod with an "X" Cut set for corner in the south line of said Lot R11, being the common north line of a tract of land described in deed to Michael Curtis Parker, recorded in County Clerk's File No. 06-89013 of the Deed Records of Denton County, Texas;

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

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February 20, 2008

Description for Parcel 49

- (3) THENCE South 89 Degrees 28 Minutes 45 Seconds West, along the south line of said Lot R11, and the common north line of said Michael Curtis Parker tract, a distance of 41.25 feet to a point for the southwest corner of said Lot R11, being on the east right-of-way line of Farm to Market (F.M.) No. 423 as conveyed by right-of-way dedication recorded in Cabinet T, Page 420, Plat Records of Denton County, Texas;

THENCE along the west line of said Lot R11, and the common east right-of-way line of F.M. No. 423, the following courses and distances:

- (4) THENCE North 00 Degrees 18 Minutes 19 Seconds West, a distance of 221.57 feet to a point for corner;
- (5) THENCE North 00 Degrees 00 Minutes 18 Seconds West, a distance of 83.69 feet to a point for the northwest corner of said Lot R11, being the northeast corner of said right-of-way dedication, and being on the south line of said Colony PPC, L.P. tract;
- (6) THENCE North 89 Degrees 20 Minutes 06 Seconds East, along the north line of said Lot R11, and the common south line of said Colony PPC, LP, tract, a distance of 19.87 feet to the **POINT OF BEGINNING** and containing 9,958 square feet of land, more or less.

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

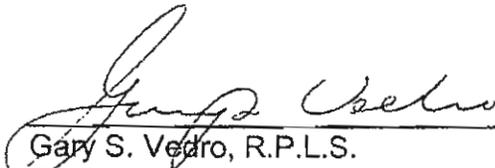
Page 3 of 4
February 20, 2008

Description for Parcel 49

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

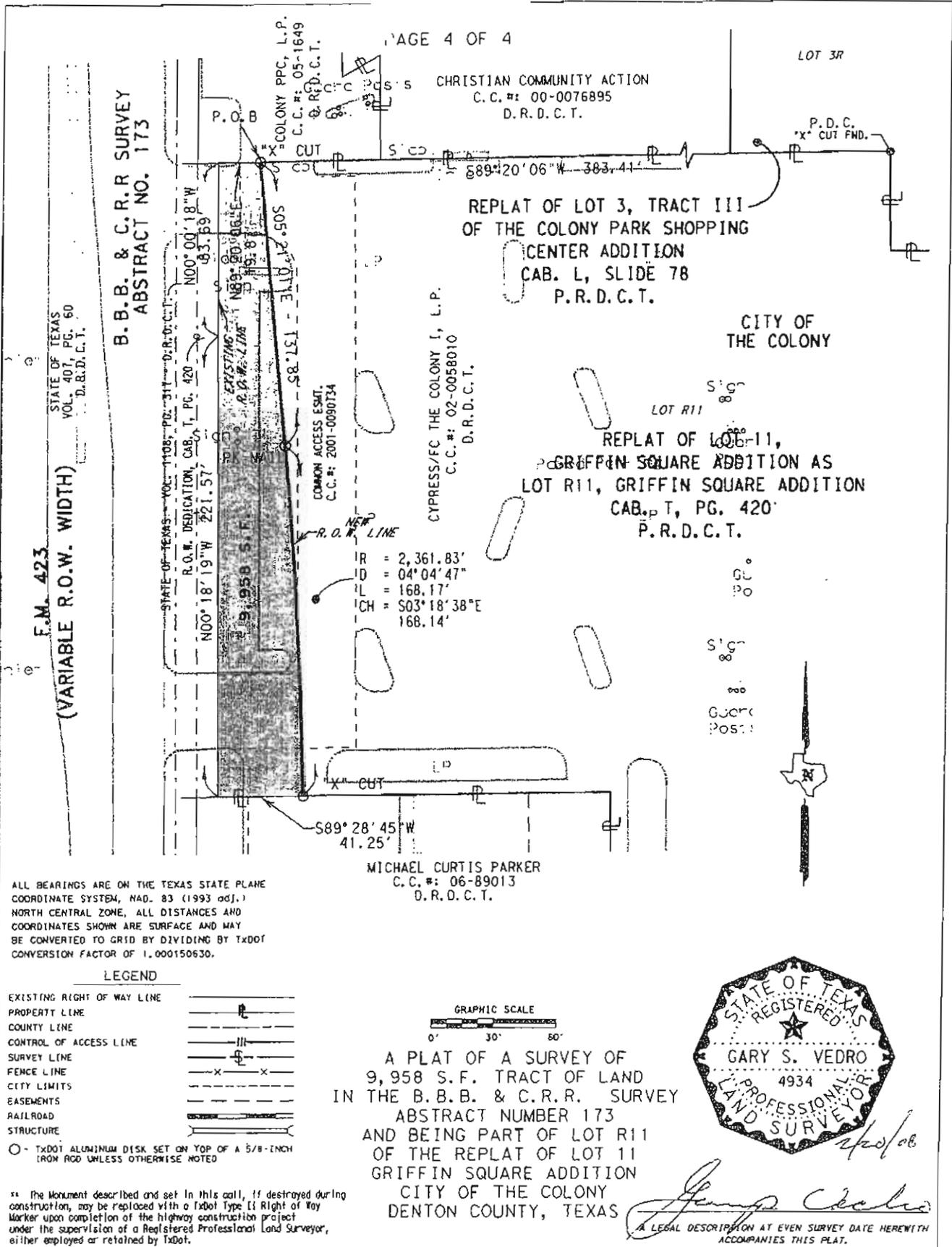
Basis of Bearings is based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.) North Central Zone, all distances and coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.000150630.

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


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

February 20, 2008





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

F.M. 423
(VARIABLE R.O.W. WIDTH)

STATE OF TEXAS
VOL. 407, PG. 60
D.B.D.C.T.

CHRISTIAN COMMUNITY ACTION
C.C.#: 00-0076895
D.R.D.C.T.

REPLAT OF LOT 3, TRACT III
OF THE COLONY PARK SHOPPING
CENTER ADDITION
CAB. L, SLIDE 78
P.R.D.C.T.

CITY OF
THE COLONY

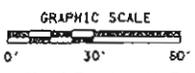
REPLAT OF LOT 11,
GRIFFIN SQUARE ADDITION AS
LOT R11, GRIFFIN SQUARE ADDITION
CAB. T, PG. 420
P.R.D.C.T.

MICHAEL CURTIS PARKER
C.C.#: 06-89013
D.R.D.C.T.

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

LEGEND

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



A PLAT OF A SURVEY OF
9,958 S.F. TRACT OF LAND
IN THE B.B.B. & C.R.R. SURVEY
ABSTRACT NUMBER 173
AND BEING PART OF LOT R11
OF THE REPLAT OF LOT 11
GRIFFIN SQUARE ADDITION
CITY OF THE COLONY
DENTON COUNTY, TEXAS



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

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

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

County: McLennan
Highway: Interstate Highway 35
ROW CSJ: 0014-09-096
Limits: North Business 77 in Lacy Lakeview to Hilltop Road

Property Description
Parcel 36

Being 0.284 of an acre of land situated in the ED W. HOLMES SURVEY, Abstract No. 454, McLennan County, Texas. Being part of that certain called Third Tract of land conveyed to Sharon Robertson, et al trustees by deed and recorded under Volume 1803, Page 438 of the Deed Records of McLennan County, Texas (D.R.M.C.T); said 0.284 of an acre being more particularly described by metes and bounds as follows:

Commencing at a set 5/8-inch iron rod with GS cap for the northwesterly corner of said Third Tract, being an southerly corner of that certain called 1.326 acre tract of land conveyed to Lee Nelson by deed and recorded under Volume 1660, Page 337 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 57°08'33" East, 40.55 feet along the southerly line of said 1.326 acre tract, and along the northerly line of said Third Tract, and being in the northerly line of that certain residue of a called 0.35 acre tract of land conveyed to William Vaughn and wife, Deborah Vaughn by deed and recorded McLennan County Clerk's File (M.C.C.F.) No. 2006009711 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T) to a found 1/2-inch iron in the proposed westerly right of way line of Interstate Highway 35 (width varies);

Thence, South 02°58'22" East, 46.49 feet along the northerly east line of said Third Tract, and along the westerly line of said residue of a 0.35 acre tract of land to a found 1/2-inch iron in the proposed westerly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 56°59'15" East, 75.49 feet** along the southerly line of said residue of 0.35 acre tract, being a north line of said Third Tract to a found 5/8-inch iron rod at the northwesterly corner of that certain residue of a called 0.34 acre tract of land conveyed to Lionel McHargue by deed and recorded under M.C.C.F. No. 9701144 of said Official Public Records, being the easternmost northeasterly corner of said Third Tract;
- 2) **THENCE, South 03°10'11" East, 209.50 feet** along the easterly line of said Third Tract, being the westerly line of said residue of 0.34 acre tract and the west line of that certain called 0.272 (designated as Tract Two) of land conveyed to Pelco Rental Properties, Ltd. by deed and recorded under M.C.C.F. No. 2003049092 of said Official Public records, passing at 105.28 feet a set 5/8-inch iron rod with "GS" cap at the common westerly corner of said residue of 0.34 acre tract and said 0.272 acre tract and continuing to a set 5/8-inch iron rod with "GS" cap in the northerly line of Leo Street (40' R.O.W.) (no recording information found) (a county maintain road), being the southwestly corner of said 0.272 acre tract, same being the southeasterly corner of said Third Tract;

- 3) **THENCE, South 57°07'07" West, 60.50 feet** along the northerly line of Leo Street, being the southerly line of said Third Tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed westerly right of way line of Interstate Highway 35;
- 4) **THENCE, North 06°50'08" West, 202.33 feet** along the proposed westerly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 0.284 of an acre, more or less.

Horizontal control is based on RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone. Coordinates are surface using a surface adjustment factor of 1.00004.

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

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

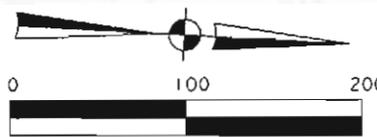
See attached 8 ½" x 11" plat that accompanies.

PREPARED BY:

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



ED. W. HOLMES SURVEY A-454



(NO RECORDING INFORMATION FOUND)
(A COUNTY MAINTAINED ROAD)

CALLED 0.97 ACRES
ALBERT YORK
M.C.C.F. No. 2002023457
O.P.R.M.C.T.

CALLED 1.326 ACRES
LEE NELSON
VOL. 1660, PG. 337
D.R.M.C.T.

CALLED THIRD TRACT
SHARON ROBERTSON,
ET AL TRUSTEES
VOL. 1803, PG. 438,
D.R.M.C.T.

POB
PARCEL 36
STA: 1148+84.45
OFF: 232.91' L
FND 1/2" IR

POC
PARCEL 36
FND 1/2" IR
STA: 1149+23.56
OFF: 245.60' L

STA: 1146+75.75
OFF: 232.91' L

N06°50'08"W 202.33'

N86°59'15"E

PROPOSED R.O.W. LINE

36

S51°02'01"W 80.35'

STA: 1147+05.12
OFF: 180.35' L

0.272 ACRES
(TRACT TWO)
PELCO RENTAL
PROPERTIES, LTD.
M.C.C.F. No.
2003049092
O.P.R.M.C.T.

STA: 1148+09.34
OFF: 180.31' L

RESIDUE OF
0.34 ACRES
LIONEL MCHARGUE
M.C.C.F. No.
9701144
O.P.R.M.C.T.

FND 5/8" IR
STA: 1149+14.62
OFF: 180.28' L

RESIDUE OF 0.35 ACRES
WILLIAM VAUGHN & WIFE
DEBORAH VAUGHN
M.C.C.F. No. 2006009711
O.P.R.M.C.T.

CALLED 0.072 ACRES
STATE OF TEXAS
VOL. 836, PG. 203
D.R.M.C.T.

CALLED 0.073 ACRES
STATE OF TEXAS
VOL. 834, PG. 253
D.R.M.C.T.

CALLED 0.096 ACRES
STATE OF TEXAS
VOL. 834, PG. 177
D.R.M.C.T.

CALLED 2.371 ACRES
STATE OF TEXAS
VOL. 601, PG. 20
D.R.M.C.T.

CALLED 0.053 ACRES
STATE OF TEXAS
VOL. 835, PG. 453
D.R.M.C.T.

PROPOSED BASELINE

N03°11'20"W

1150+00

INTERSTATE HIGHWAY 35
(width varies)

CALLED 2.42 ACRES
STATE OF TEXAS
VOL. 414, PG. 453
D.R.M.C.T.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N57°08'33"E	40.55'
L2	S02°58'22"E	46.49'

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)
- Property Line
- Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- Survey Line
- ⊕ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- |- ACCESS DENIAL LINE
- PROPOSED R.O.W. LINE
- - - DEED LINE WITHIN IH 35 R.O.W.
- PIPELINE MARKER
- ⊠ TELE. PEDESTAL
- POWER POLE
- ⊠ FIBER OPTIC SIGN
- GUY
- ⊠ TELE. MH
- ⊕ FIRE HYDRANT
- FIBER OPTIC LINE
- ⊕ WATER VALVE
- ⊕ SIGN
- SAN, MH



NOTES:

1. HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915421, 1359914, AND 9914421. ALL COORDINATES ARE RELATED TO TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (1993) CENTRAL ZONE. COORDINATES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00004.
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PARCEL 36
0.284 Ac.
12,358 sq. ft.
PAGE 3 OF 3

SHARON ROBERTSON,
ET. AL. TRUSTEES

IH-35
C.S.J. 0014-09-096
McLENNAN COUNTY prepared by: APRIL, 2009

Solutions, Ltd.

Tel. (281) 681-9766 Fax (281) 681-9779

County: Denton
Parcel: 14
Highway: S.H. 114
Project Limits: 0.45 Mile W of FM 156
0.22 Mile E of IH 35W
CSJ: 0353-02-066

Page 1 of 4
October 2006

LEGAL DESCRIPTION FOR PARCEL 14

BEING an 83,359 square foot tract of land situated in the James Smith Survey, Abstract No. 1149, Denton County, Texas, being part of that tract of land described in deed to AMT Property Development, LLC, a limited liability company residing within the State of Texas, as recorded in County Clerk's Document Number 02-93556 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a found fence corner post having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,060,685.2740 feet, East=2,336,566.6250 feet for the northeast common corner of said AMT Property Development tract and that tract of land described in deed to Mitchell, Mitchell & Mitchell Partners, Ltd, a Texas limited partnership, as recorded in County Clerk's Document Number 00-0000969, D.R.D.C.T.;

THENCE South 00 degrees 16 minutes 29 seconds East, along the easterly common line of said AMT Property Development tract and said Mitchell Partners tract, a distance 880.60 feet to a 5 /8 inch set iron rod with Aluminum Disk (hereinafter referred to as "set A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,059,804.6886 feet, East=2,336,570.8453 feet for the POINT OF BEGINNING, said point being at the intersection of said easterly common line of said AMT Property Development tract and said Mitchell Partners tract with the new northerly right-of-way line of State Highway 114 (S.H.-114) (350 foot wide right-of-way);**

- 1) THENCE South 00 degrees 16 minutes 29 seconds East, departing said new northerly right-of-way line of S.H.-114 and along said easterly common line of said AMT Property Development tract and said Mitchell Partners tract, a distance of 110.01 feet to a 5 /8 inch found iron rod in concrete for the southeast common corner of said AMT Property Development tract and said Mitchell Partners tract, said corner also being in the existing northerly right-of-way line of S.H.-114 (100 foot wide right-of-way);
- 2) THENCE South 89 degrees 59 minutes 45 seconds West, departing said easterly common line of said AMT Property Development tract and said Mitchell Partners tract and along said existing northerly right-of-way line of S.H.-114, a distance of 455.77 feet to a point for the beginning of a non-tangent circular curve to the right having a radius 1,859.86 feet and whose chord bears North 86 degrees 50 minutes 55 seconds West, a distance of 204.76 feet;

County: Denton
Parcel: 14
Highway: S.H. 114
Project Limits: 0.45 Mile W of FM 156
 0.22 Mile E of IH 35W
CSJ: 0353-02-066

Page 2 of 4
October 2006

- 3) THENCE in a Westerly direction, continuing along said existing northerly right-of-way line of S.H.-114 and along said circular curve to the right, through a central angle of 06 degrees 18 minutes 40 seconds, an arc distance of 204.87 feet to a point from which a 5/8 inch found iron rod with Aluminum Disk bears North 00 degrees 16 minutes 43 seconds West, a distance of 0.56 feet for the southwest common corner of said AMT Property Development tract and said Mitchell Partners tract;
- 4) THENCE North 00 degrees 16 minutes 43 seconds West, departing said existing northerly right-of-way line of S.H.-114 and along the westerly common line of said AMT Property Development tract and said Mitchell Partners tract, a distance of 153.64 feet to a set A.D., said point also being at the intersection of said westerly common line of said AMT Property Development tract and said Mitchell Partners tract with said new northerly right-of-way line of S.H.-114, said point also being in a circular curve to the left having a radius of 3,644.72 feet and whose chord bears South 84 degrees 59 minutes 57 seconds East, a distance of 629.03 feet;**
- 5) THENCE in an Easterly direction, departing said westerly common line of said AMT Property Development tract and said Mitchell Partners tract, along said new northerly right-of-way line of S.H.-114 and along said circular curve to the left, through a central angle of 09 degrees 54 minutes 03 seconds, passing a 1/2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC" at an arc distance of 621.34 feet for the beginning of a Denial of Access Line, along said Denial of Access Line in all a total arc distance of 629.81 feet to a set A.D. for corner;**
- 6) THENCE South 89 degrees 56 minutes 59 seconds East, continuing along said new northerly right-of-way line of S.H.-114 and along said Denial of Access Line, a distance of 33.81 feet to the end of this Denial of Access Line and to the POINT OF BEGINNING AND CONTAINING 83,359 square feet or 1.9137 acres of land, more or less;

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

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610208". Convergence angle at "RO610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpscon for Windows Version 6.0. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

County: Denton
Parcel: 14
Highway: S.H. 114
Project Limits: 0.45 Mile W of FM 156
 0.22 Mile E of IH 35W
CSJ: 0353-02-066

Page 3 of 4
October 2006

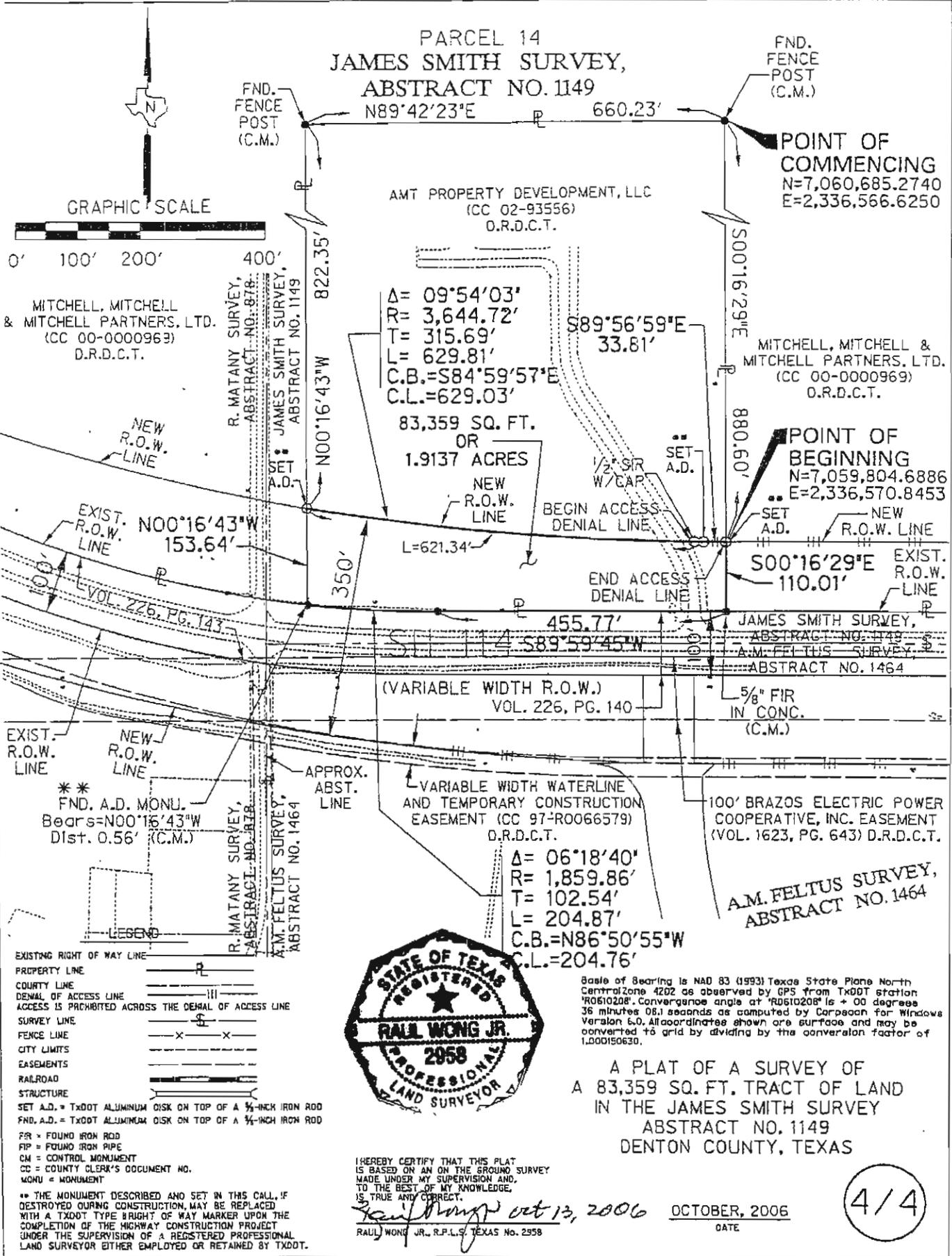
Access is prohibited across the "Access Denial Line" to the highway facility from the adjacent property.

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

Raul Wong Jr. Oct 13, 2006

RAUL WONG JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 2958





MITCHELL, MITCHELL & MITCHELL PARTNERS, LTD.
(CC 00-0000963)
D.R.D.C.T.

EXIST. R.O.W. LINE
NEW R.O.W. LINE
N00°16'43\"/>

EXIST. R.O.W. LINE
NEW R.O.W. LINE
FND. A.D. MONU.
Bears=N00°16'43\"/>

LEGEND

EXISTING RIGHT OF WAY LINE ——— R ———
 PROPERTY LINE ——— P ———
 COUNTY LINE ——— C ———
 DENIAL OF ACCESS LINE ——— D ———
 ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE ——— D ———
 SURVEY LINE ——— S ———
 FENCE LINE ——— X ——— X ———
 CITY LIMITS ——— C ———
 EASEMENTS ——— E ———
 RAILROAD ——— R ———
 STRUCTURE ——— S ———

SET A.D. = TXDOT ALUMINUM DISK ON TOP OF A 1/4-INCH IRON ROD
 FND. A.D. = TXDOT ALUMINUM DISK ON TOP OF A 1/4-INCH IRON ROD

FR = FOUND IRON ROD
 FIP = FOUND IRON PIPE
 CM = CONTROL MONUMENT
 CC = COUNTY CLERK'S DOCUMENT NO.
 MONU = MONUMENT

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



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

Raul Wong Oct 13, 2006
 RAUL WONG JR., R.P.L.S., TEXAS No. 2958

A PLAT OF A SURVEY OF
 A 83,359 SQ. FT. TRACT OF LAND
 IN THE JAMES SMITH SURVEY
 ABSTRACT NO. 1149
 DENTON COUNTY, TEXAS

OCTOBER, 2006
 DATE

4/4

Page 1 of 3
March, 2009

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

Property Description
Parcel 6AC

Being a Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the existing westerly right-of-way line of Interstate Highway 35 (width varies), adjoining the easterly line of Lot 1, Block 4 of Mosley Addition Part Three, a subdivision of record under Volume 878, Page 592 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), said Lot 1 conveyed to Latricia White by deed and recorded under McLennan County Clerk's File No. (M.C.C.F.) 2006032973 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.)

Commencing at a found 1/2-inch iron rod in the existing southwesterly right-of-way line of Avenue I (50' R.O.W.) of record under Volume 878, Page 592 of said Deed Records, being the northeasterly corner of the residue of Lot 2, Block 4 and the northwesterly corner of Lot 3, Block 4 of said Mosley Addition Subdivision Part Three;

Thence, South 33°31'51" East, 106.32 feet along the northeasterly line of said residue of Lot 2, being the southwesterly line of said Lot 3 to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the existing westerly right-of-way line of Interstate Highway 35 (width varies), said existing right-of-way conveyed to the State of Texas by deeds and recorded under Volume 1043, Page 438 and Volume 1012, Page 528 both of said Deed Records;

Thence, South 21°33'50" West, 69.50 feet along the easterly line of the said residue of Lot 2 and also along the existing westerly right-of-way line of Interstate Highway 35 to found TxDOT disk;

Thence, South 57°00'47" West, 13.00 feet continuing along the southerly line of said Lot 2, being the existing westerly right-of-way line conveyed to the State of Texas by deed and recorded under Volume 1012, Page 336 of said Deed Records of Interstate Highway 35 to a point for the southeast corner of said Lot 1, being the southwest corner of said residue of Lot 2 and for the **Beginning of the Access Denial Line**, from which a found 1/2-inch iron rod bears North 41°28' West, 0.62 feet;

- 1) **THENCE, South 57°00'47" West, 76.19 feet** continuing along the south line of said Lot 1, being the existing westerly right-of-way line of Interstate Highway 35 and the Access Denial Line to a found concrete monument (broken) for the **End of the Access Denial Line**;

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

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

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

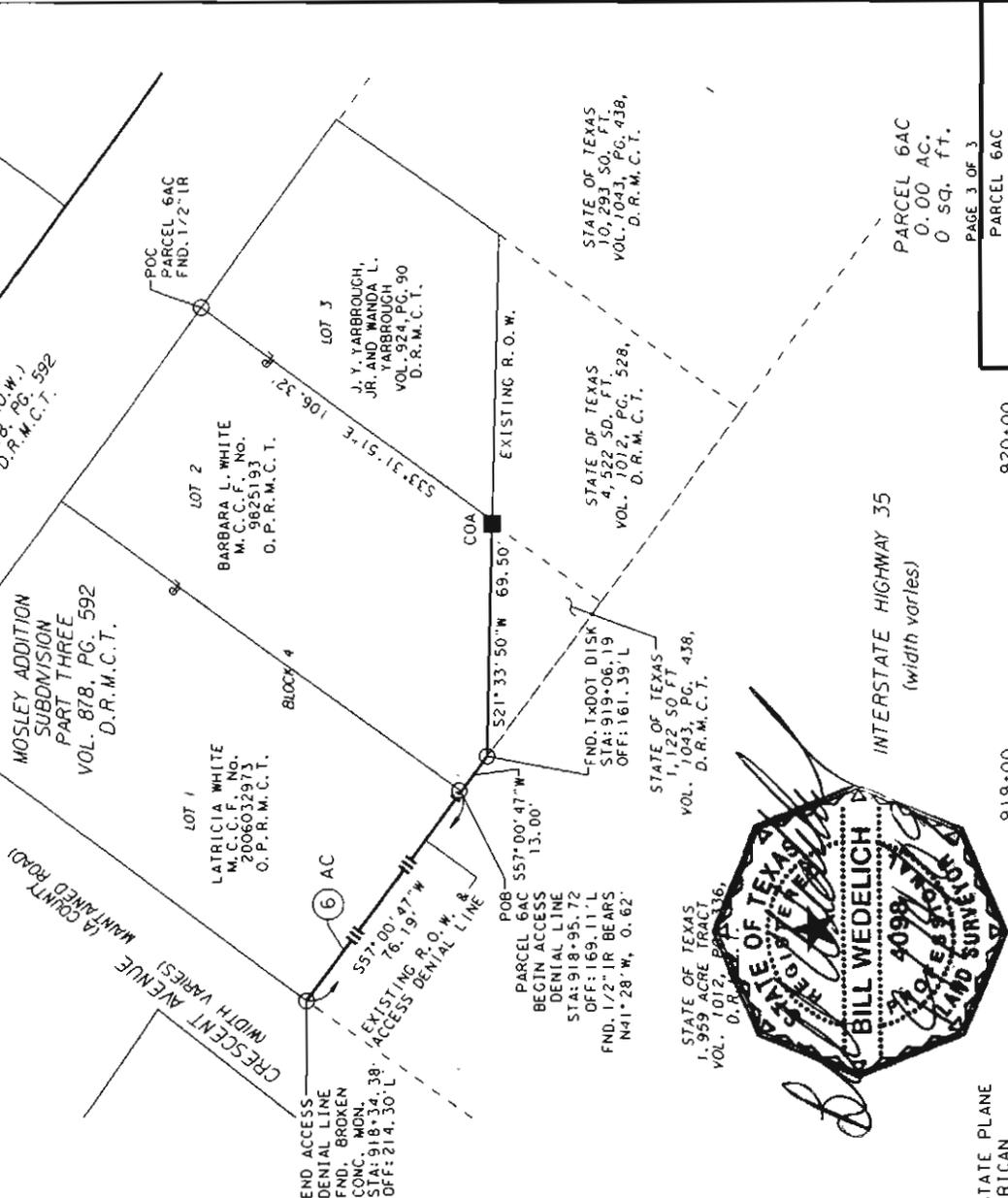
See attached 8 ½” x 11” plat that accompanies.

PREPARED BY:

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



JACOB WALKER SURVEY, A-885



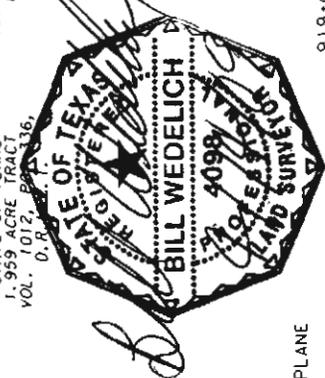
LEGEND

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

NOTES:

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

PAGE 3 OF 3
PARCEL 6AC
LATRICIA WHITE
IH-35
R.O.W. C.S.J. 0015-01-219
MCLENNAN COUNTY Prepared by: MARCH, 2009
 Office: 281-681-9766 Fax: 281-681-9779



DGN: IH35 P-6AC.dgn
CS JOB NO. 07-017-162

County: McLennan
Highway: Interstate Highway 35
ROW CSJ: 0014-09-096
Limits: North Business 77 in Lacy Lakeview to Hilltop Road

Property Description
Parcel 33

Being 1.296 acres of land situated in the ED W. HOLMES SURVEY, Abstract No. 454, McLennan County, Texas. Being all of that certain called 0.517 acre tract (designated as Tract One), all of that certain called 0.738 acre tract (designated as Tract 3) and part of that certain called 5.91 acre tract (designated as Tract 2) of land all conveyed to Greg Baker and Glen West (d/b/a Westaker Land and Cattle Company) by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9819268 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.296 acres being more particularly described by metes and bounds as follows:

Commencing at a found concrete monument for an easterly corner of said 5.91 acre tract, being the southwesterly corner of that certain called 0.83 acre tract of land conveyed to Leon Marek and wife, Katherine F. Marek by deed and recorded under Volume 1674, Page 765 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North $56^{\circ}48'35''$ East, 37.42 feet along a north line of said 5.91 acre tract, being the southerly line of said 0.83 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies) for the **POINT OF BEGINNING**;

- 1) **THENCE, North $56^{\circ}48'35''$ East, 4.76 feet** continuing along a north line of said 5.91 acre tract, being the southerly line of said 0.83 acre tract to a found concrete monument (broken) in the westerly line of that certain residue of a called 0.264 acre tract of land conveyed to Todd Lamb and Kay Lamb Shannon by deed and recorded under M.C.C.F. No. 2003030814 of said Official Public Records;
- 2) **THENCE, South $04^{\circ}07'22''$ East, 42.70 feet** continuing along the easterly line of said 5.91 acre tract, being the westerly line of said residue of 0.264 acre tract to a found 1-inch iron pipe at the southwesterly corner of said residue of 0.264 acre tract, being the northwesterly corner of said 0.517 acre tract;
- 3) **THENCE, North $57^{\circ}58'48''$ East, 183.30 feet** along the northerly line of said 0.517 acre tract, being the southerly line of said residue of 0.264 acre tract to a point in the existing westerly right of way line of Interstate Highway 35 (width varies), being the southeasterly corner of said residue of 0.264 acre tract, being the northeasterly corner of said 0.517 acre tract, from which a found 1/2-inch iron rod (bent) bears South $57^{\circ}59'$ West, 0.44 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 836, Page 398, Volume 873, Page 455, Volume 838, Page 182 and Volume 835, Page 278 all of said Deed Records;

- 4) **THENCE, South 03°10'11" East, 340.33 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly lines of said 0.517 acre tract and said 0.738 acre tract to a found 3/8-inch iron rod at the northeasterly corner of that certain called 1.256 acre tract of land conveyed to Jim Walter Homes, Inc. by deed and recorded under Volume 1517, Page 651 of said Deed Records, being the southeasterly corner of said 0.738 acre tract;
- 5) **THENCE, South 57°54'41" West, 188.78 feet** along the northerly line of said 1.256 acre tract, being the southerly line of said 0.738 acre tract and the southerly line of said 5.91 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed westerly right of way line of Interstate Highway 35 and for the Beginning of an Access Denial Line;
- 6) **THENCE, North 03°11'25" West, 383.50 feet** along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to the End of the Access Denial Line and the **POINT OF BEGINNING** and containing 1.296 acres, more or less.

Horizontal control is based on RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone. Coordinates are surface using a surface adjustment factor of 1.00004.

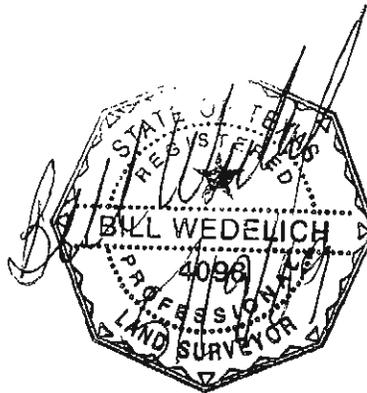
"ACCESS is prohibited across the Access Denial Line to the highway facility from the remainder of the abutting property"

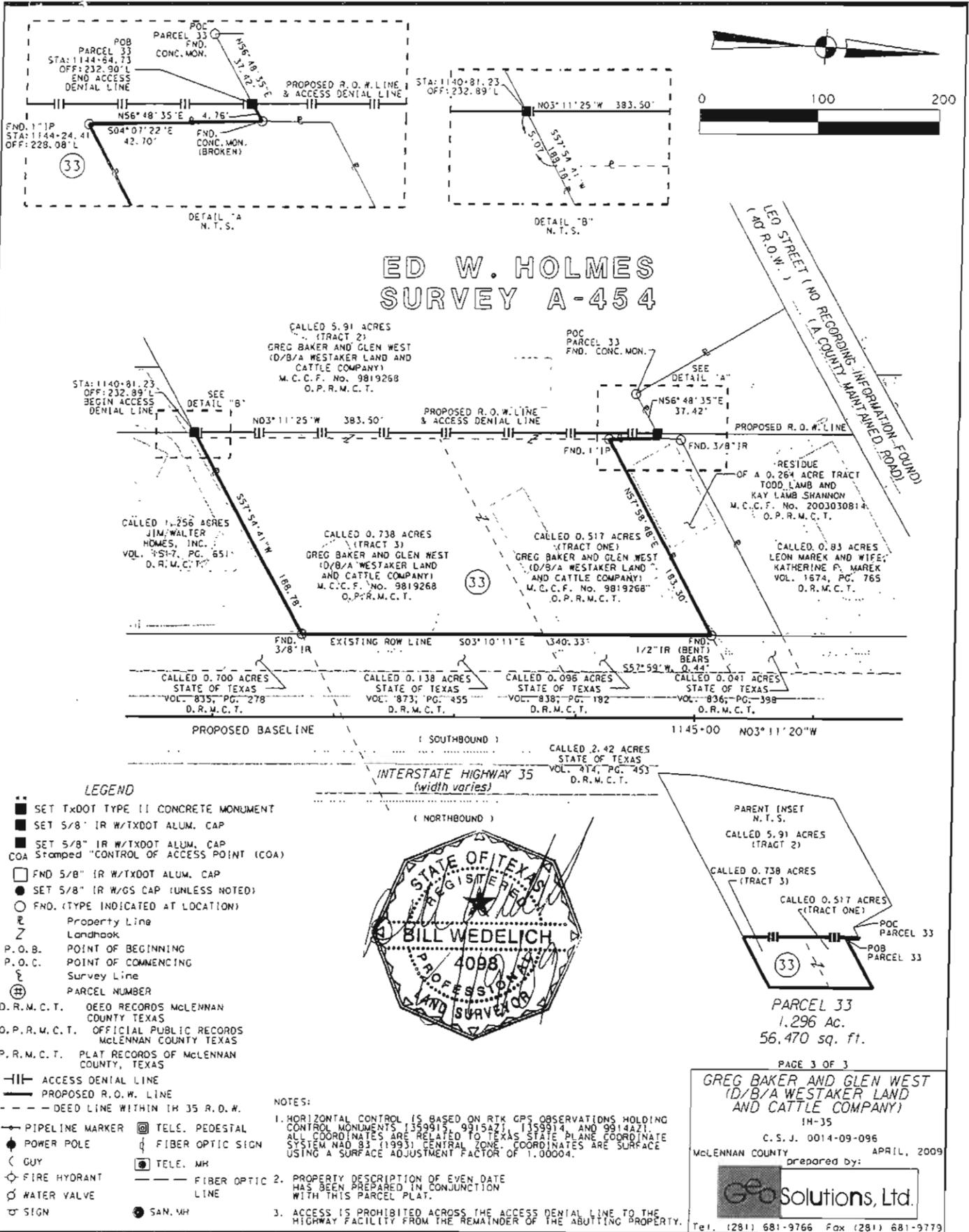
A survey was performed on the ground under my supervision in March, 2009.

See attached 8 1/2" x 11" plat that accompanies.

PREPARED BY:

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





Page 1 of 6
PARCEL 1514B-AC
9/22/2008

County: Caldwell **Segment:** 5
Parcel No.: 1514B-AC **From:** Sta. 2938+00
Highway: State Highway 130 **To:** Sta. 3376+00
Limits: From: South of FM 1327, end of Segment 4
(Station 2938+00) in Travis County
To: IH 10 near Seguin, in Guadalupe County, Texas
Federal Aid Project No.: BOR 2004(620)
ROW CSJ: 3583-01-002

DENIAL OF ACCESS DESCRIPTION OF PARCEL 1514B-AC

BEING A DENIAL OF ACCESS LINE DELINEATING A DENIAL OF ACCESS TO AND FROM THE TRANSPORTATION FACILITY TO AND FROM THE ADJACENT PROPERTY IN THE JOSE SEFERINO MORA SURVEY NUMBER 6, AND CALDWELL COUNTY ABSTRACT NUMBER 180, LOCATED WITHIN THE CITY OF MUSTANG RIDGE, CALDWELL COUNTY, TEXAS, ALONG THE COMMON BOUNDARY OF U.S. HIGHWAY 183 AND A CALLED 13.70 ACRE TRACT AS DESCRIBED BY SPECIAL WARRANTY DEED TO TERRELL LEE OLLE, TRUSTEE AND LORI OLLE SELLERS, TRUSTEE, AS RECORDED IN VOLUME 518, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY (O.P.R.C.C.) (HEREINAFTER REFERRED TO AS A 13.70 ACRE TRACT), SAID DENIAL OF ACCESS LINE AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS, BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF ASSOC INC." for the west corner of a called 176.58 acre tract as described by General Warranty Deed to Alice Schaefer Olle, as recorded in Volume 12696, Page 0190 of the Real Property Records of Travis County (R.P.R.T.C.), the same being General Warranty Deed to Alice Schaefer Olle, as recorded in Volume 147, Page 487, O.P.R.C.C. and further described by General Warranty Deed to Meta E. Ehrlich, as recorded by Volume 276, Page 385 of the Deed Records of Caldwell County (D.R.C.C.);

THENCE North 43° 23' 59" East, along the northwest line of said 176.58 acre tract, a distance of 3,355.81 feet to a calculated point for corner, said point being the common east corner of said 176.58 acre tract and a called 70.308 acre tract as described by Deed to Vernon Ebner, as recorded in Volume 3344, Page 240, O.P.R.T.C., same being on the existing west right-of-way line of U.S. Highway 183 (a 100 foot right-of-way);



THENCE South 06° 14' 13" East, departing said northwest line and along the common line of said 176.58 acre tract and said existing west right-of-way line, passing at a distance of 349.59 feet a Texas Department of Transportation Type II monument set, said point being 341.33 feet right of S.H. 130 Baseline Station 3045+01.58, continuing along said common line, passing at a distance of 392.70 feet a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF ASSOC INC." set on the Travis-Caldwell County line, and continuing along said common line, passing at a distance of 603.73 feet a 1/2-inch iron rod with Texas Department of Transportation aluminum cap set and stamped "AC," and continuing along said common line, passing at a distance of 845.47 feet a Texas Department of Transportation Type II monument set, said point being located 341.38 feet right of S.H. 130 Baseline Station 3049+97.46, and continuing along said common line, passing at a distance of 1,419.65 feet a 1/2-inch iron rod with Texas Department of Transportation aluminum cap set and stamped "AC," and continuing along said common line, in all, a total distance of 1,927.41 feet to a Texas Department of Transportation Type II monument set for corner;

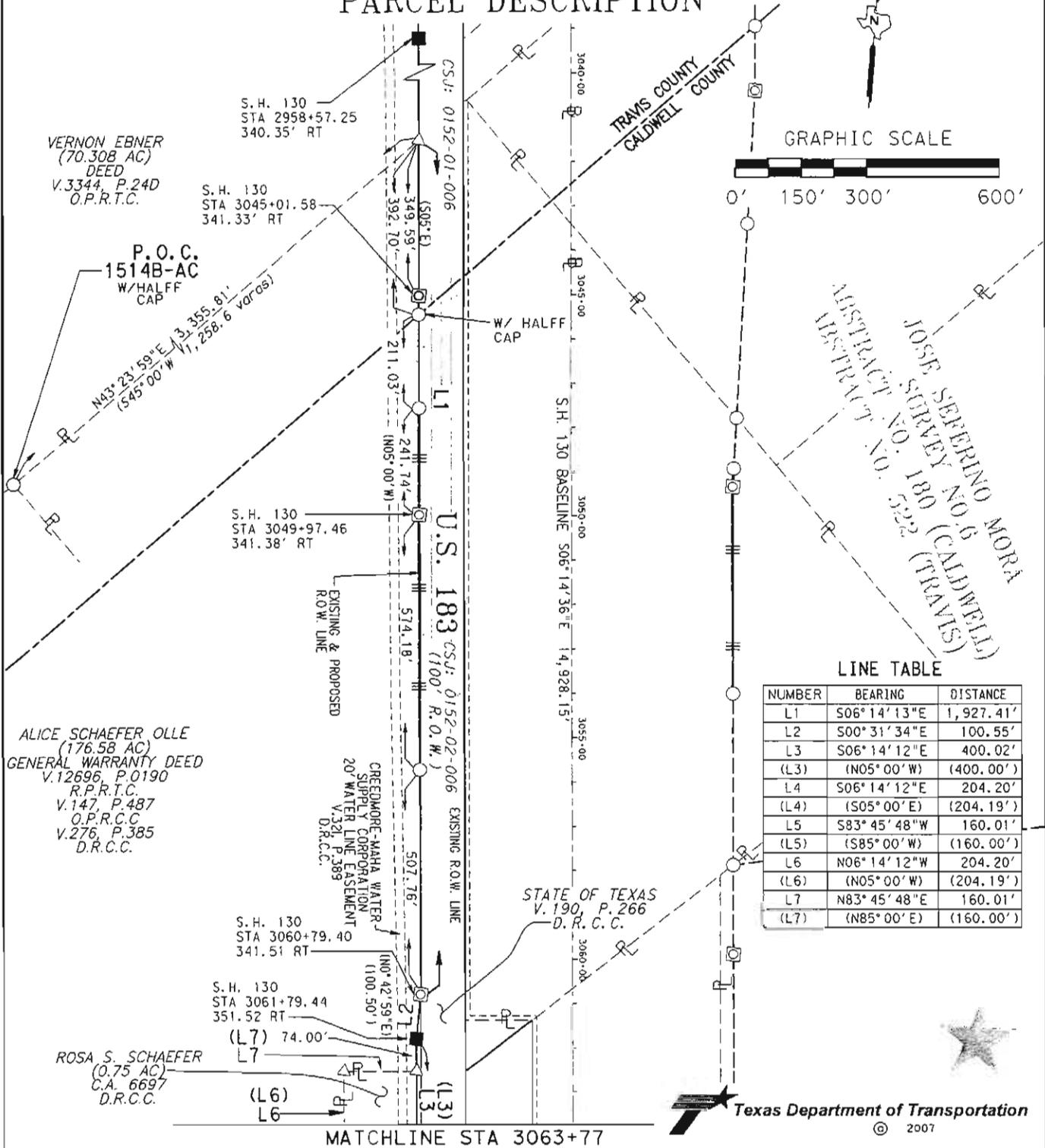
THENCE South 00° 31' 34" East, continuing along said common line, a distance of 100.55 feet to a Texas Department of Transportation Type I monument found for corner;

THENCE South 06° 14' 12" East, continuing along said common line, passing at a distance of 74.00 feet a calculated point on the common line of a called 0.75 acre tract to Rosa S. Schaefer, as recorded in Cause No. 6697, D.R.C.C. and said existing west right-of-way line, and continuing along said common line, passing at a distance of 278.20 feet a calculated point on the common line of said 176.58 acre tract and said existing west right-of-way line, and continuing along said common line, in all, a total distance of 400.02 feet to a Texas Department of Transportation Type I monument found for corner;

THENCE South 01° 25' 34" West, continuing along said common line, passing at a distance of 465.44 feet a 1/2-inch iron rod with Texas Department of Transportation aluminum cap set and stamped "AC," and continuing along said common line, a distance of 1,109.97 feet to a Texas Department of Transportation Type II monument set for the **POINT OF BEGINNING** of this Denial of Access Line, said point being the northeast corner of said 13.70 acre tract, said point also being located 499.70 feet right of S.H. 130 Baseline Station 3076+79.51;

- 1) **THENCE** South 06° 14' 12" East, continuing along said common line, and along said Denial of Access Line, a distance of 638.80 feet to a 1/2-inch iron rod with a Texas Department of Transportation aluminum cap set and stamped "AC" for the **POINT OF TERMINATION** of this Denial of Access Line, said point being located 499.77 feet right of S.H. 130 Baseline Station 3083+18.30, and from which a Texas Department of Transportation Type II monument set at the intersection of the north right-of-way line of S.H. 21, (a variable width right-of-way) and the west right-of-way line of U.S. Highway 183, (a variable width right-of-way) bears South 06° 14' 12" East, a distance of 11.24 feet;

PLAT TO ACCOMPANY PARCEL DESCRIPTION



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S06°14'13"E	1,927.41'
L2	S00°31'34"E	100.55'
L3	S06°14'12"E	400.02'
(L3)	(N05°00'W)	(400.00')
L4	S06°14'12"E	204.20'
(L4)	(S05°00'E)	(204.19')
L5	S83°45'48"W	160.01'
(L5)	(S85°00'W)	(160.00')
L6	N06°14'12"W	204.20'
(L6)	(N05°00'W)	(204.19')
L7	N83°45'48"E	160.01'
(L7)	(N85°00'E)	(160.00')

Texas Department of Transportation
© 2007

<p>4030 WEST BRANER LANE SUITE 450 AUSTIN TEXAS 78759 (512) 252-4184</p>	PARCEL PLAT PARCEL 1514B-AC		PARCEL NUMBER 1514B-AC	ACRES -	SQUARE FEET -	
	FILE 1514B-AC	TURNPIKE PROJECT STATE HIGHWAY 130		DISTRICT AUS	ACQUISITION -	
	SCALE 1" = 300'	FEDERAL AID PROJECT NO. BOR 2004(620)	R.O.W.-C. S J. NO. 3583-01-002	COUNTY CALDWELL	TAX AREA 13.70	596,772
				REMAINDER AREA -	-	-

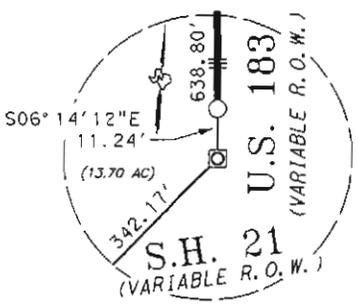
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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

- ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS96 EPOCH 2002.00) TEXAS SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S.H. 130 PROJECT VALUES. THE S.H. 130 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00013. BASED ON CONTROL MONUMENTS N0280027 AND N0280037 AS PUBLISHED BY TXDOT.
- IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 0808013, EFFECTIVE DATE AUGUST 11, 2008.
- THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: 10.f.
- THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 130 BASELINE) UNLESS OTHERWISE NOTED.
- ACCESS TO AND FROM THE S.H. 130 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "DENIAL OF ACCESS LINE".

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

Colin J. Henry 9/22/08
 COLIN J. HENRY REGISTERED PROFESSIONAL LAND SURVEYOR DATE
 TEXAS REGISTRATION NO. 5230



DETAIL "A"
N.T.S.



	PARCEL PLAT PARCEL 1514B-AC		PARCEL NUMBER	1514B-AC	
	FILE 1514B-AC	TURNPIKE PROJECT STATE HIGHWAY 130	DISTRICT AUS	ACQUISITION	-
	SCALE NONE	FEDERAL AID PROJECT NO BOR 2004(620)	R.O.W.-C S J NO 3583-01-002	TAX AREA	13.70 596,772
	COUNTY CALDWELL			REMAINDER AREA	-

County: ROCKWALL
Highway: I.H. 30
ROW CSJ: 0009-12-076

Page 1 of 3
Aug. 24, 2009

Legal Land Description for Parcel 11

BEING a 2,010 square feet tract of land situated in the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, being a portion of a tract conveyed to T. Devlon Corp. as recorded in Volume 1233, Page 27 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said T. Devlon Corp. tract and the southwest corner of a tract conveyed to Salehoun Family, L.P. as recorded in Volume 4605, Page 60 of said Deed Records, said tract also being Lot 1, Block 1, Rockwall Kia, an addition to the City of Rockwall as recorded in Cabinet G, Slide 279 of the Plat Records of Rockwall County, Texas, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,036.15, East 2,605,002.95;

THENCE, North 02°53'09" West, along the common line of said T. Devlon Corp. tract and said Salehoun Family, L.P. tract, a distance of 849.20 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new southern right of way line of Interstate Highway 30 and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,884.28, East 2,604,960.20;**

1. THENCE, South 72°46'00" West, along said new southern right of way line, a distance of 200.73 feet to a Magnail set on the common line of said T. Devlon Corp. tract and a tract conveyed to Ivor McKeown, Kathryn McKeown and Thomas Belaustegui as recorded in Volume 867, Page 190 of said Deed Records, said tract also being Lot 2, Block A, McKeown-Belaustegui Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 233 of said Plat Records;
2. THENCE, North 06°22'51" West, along the common line of said T. Devlon Corp. tract and said McKeown and Belaustegui tract, a distance of 10.18 feet to the northwest corner of said T. Devlon Corp. tract and the northeast corner of said McKeown and Belaustegui tract and being on the existing southern right of way line of Interstate Highway 30, from which a 1/2" iron rod found bears South 08°34'09" West, a distance of 3.31 feet;
3. THENCE, North 72°46'00" East, along said existing southern right of way line, a distance of 201.37 feet to the northeast corner of said T. Devlon Corp. tract and the northwest corner of said Salehoun Family, L.P. tract;
4. THENCE, South 02°53'09" East, along the common line of said T. Devlon Corp. tract and said Salehoun Family, L.P. tract, a distance of 10.32 feet to the POINT OF BEGINNING and containing 2,010 square feet (0.0461 acres) of land, more or less.

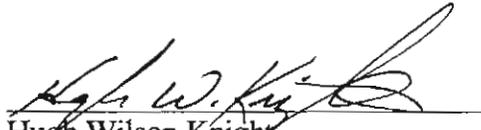
County: ROCKWALL
Highway: I.H. 30
ROW CSJ: 0009-12-076

Page 2 of 3
Aug. 24, 2009

Legal Land Description for Parcel 11

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

All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000146135.


Hugh Wilson Knight
Texas Registration No. 4872



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

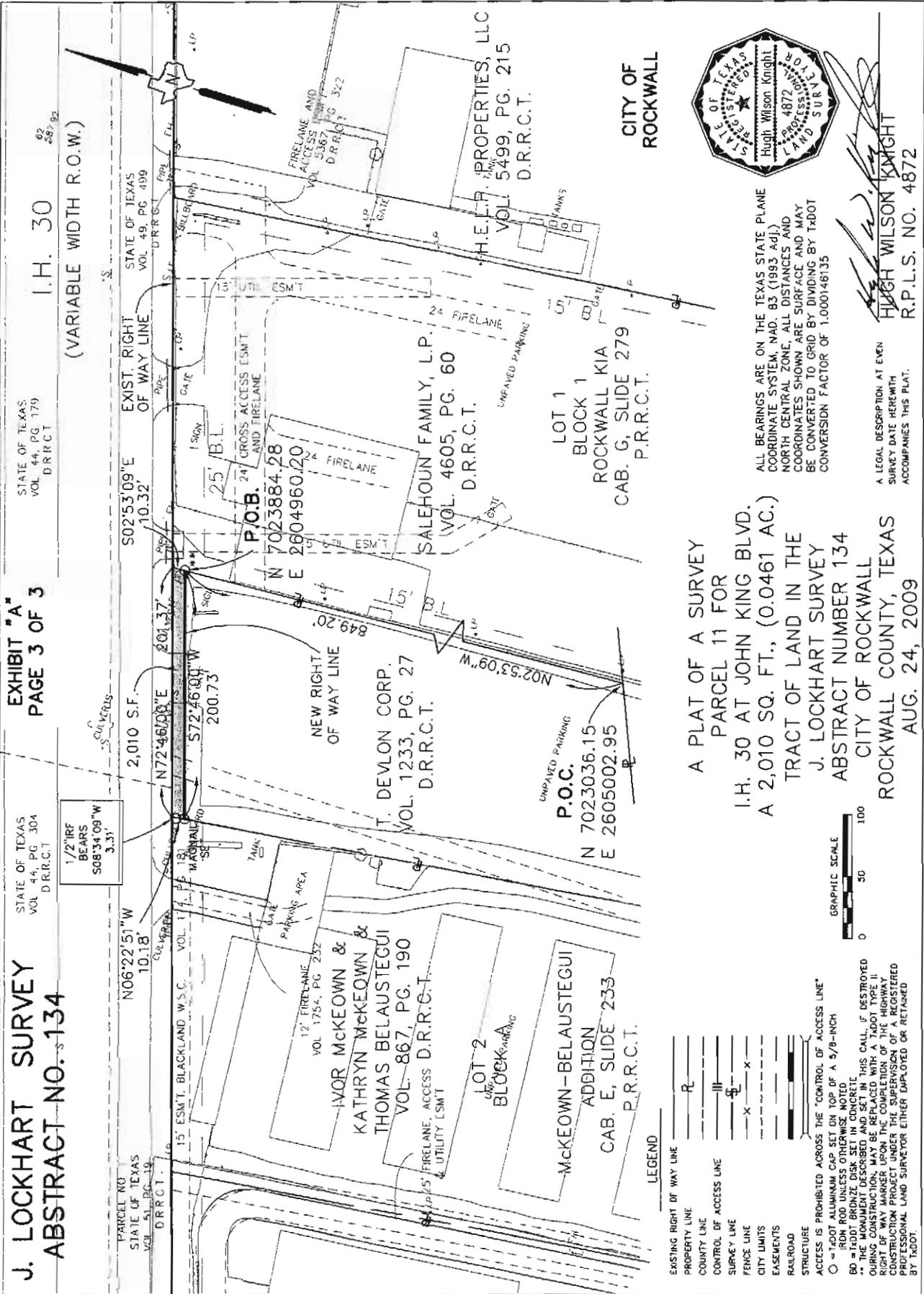


EXHIBIT "A"
PAGE 3 OF 3

STATE OF TEXAS
VOL. 44, PG. 304
D.R.R.C.T.

J. LOCKHART SURVEY
ABSTRACT NO. 134

I.H. 30
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS
VOL. 44, PG. 179
D.R.R.C.T.

EXIST. RIGHT OF WAY LINE
STATE OF TEXAS
VOL. 49, PG. 499
D.R.R.C.T.

PARCEL NO. 11
STATE OF TEXAS
VOL. 51, PG. 19
D.R.R.C.T.

STATE OF TEXAS
VOL. 44, PG. 304
D.R.R.C.T.

- LEGEND
- EXISTING RIGHT OF WAY LINE
 - PROPERTY LINE
 - COUNTY LINE
 - CONTROL OF ACCESS LINE
 - SURVEY LINE
 - FENCE LINE
 - CITY LIMITS
 - EASEMENTS
 - RAILROAD
 - STRUCTURE
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE" FROM FOOT UNLESS OTHERWISE NOTED
 - BO = BOUNDARY MARKER DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOL 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 TADOL.

A PLAT OF A SURVEY
PARCEL 11 FOR
I.H. 30 AT JOHN KING BLVD.
A 2,010 SQ. FT., (0.0461 AC.)
TRACT OF LAND IN THE
J. LOCKHART SURVEY
ABSTRACT NUMBER 134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
AUG. 24, 2009

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD. 83 (1983 ADJ.)
NORTH CENTRAL ZONE, ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TADOL
CONVERSION FACTOR OF 1.000146135

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



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

CITY OF
ROCKWALL

RDW CSJ: 0009-12-076

PREAMBLE TO LEGAL DESCRIPTION FOR PARCEL 11TE

County: Rockwall
Highway: IH 30
CSJ: 0009-12-076
Parcel: 11TE

A TEMPORARY EASEMENT for the duration of thirty six months from the date of possession of said easement for the purpose of restoring a driveway approach, in, along, upon, and across the premises described in the foregoing ~~property~~ ^{following} 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 restoring a driveway approach.

County: ROCKWALL
Highway: I.H. 30
ROW CSJ: 0009-12-076

Page 1 of 3
Aug. 24, 2009

Legal Land Description for Parcel 11TE

BEING a 1,250 square feet tract of land situated in the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, being a portion of a tract conveyed to T. Devlon Corp. as recorded in Volume 1233, Page 27 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said T. Devlon Corp. tract and the southwest corner of a tract conveyed to Salehoun Family, L.P. as recorded in Volume 4605, Page 60 of said Deed Records, said tract also being Lot 1, Block 1, Rockwall Kia, an addition to the City of Rockwall as recorded in Cabinet G, Slide 279 of the Plat Records of Rockwall County, Texas, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,036.15, East 2,605,002.95;

THENCE, North 02°53'09" West, along the common line of said T. Devlon Corp. tract and said Salehoun Family, L.P. tract, a distance of 849.20 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new southern right of way line of Interstate Highway 30;**

THENCE, South 72°46'00" West, along said new southern right of way line, a distance of 62.05 feet to a wood stake set at the northeast corner of said 1,250 square feet tract and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,865.89, East 2,604,900.94;

1. THENCE, South 17°14'00" East, along the eastern line of said 1,250 square feet tract, a distance of 25.00 feet to a wood stake set at the southeast corner of said 1,250 square feet tract;
2. THENCE, South 72°46'00" West, along the southern line of said 1,250 square feet tract, a distance of 50.00 feet to a wood stake set at the southwest corner of said 1,250 square feet tract;
3. THENCE, North 17°14'00" West, along the western line of said 1,250 square feet tract, a distance of 25.00 feet to a wood stake set at the northwest corner of said 1,250 square feet tract and being on the new southern right of way line of Interstate Highway 30;
4. THENCE, North 72°46'00" East, along said new southern right of way line, a distance of 50.00 feet to the POINT OF BEGINNING and containing 1,250 square feet (0.0286 acres) of land, more or less.

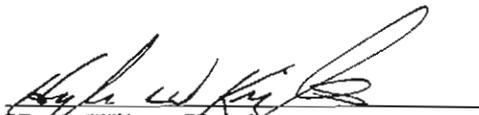
County: ROCKWALL
Highway: I.H. 30
ROW CSJ: 0009-12-076

Page 2 of 3
Aug. 24, 2009

Legal Land Description for Parcel 11TE

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

All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000146135.



Hugh Wilson Knight
Texas Registration No. 4872

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



**J. LOCKHART SURVEY
ABSTRACT NO. 134**

STATE OF TEXAS
VOL 44, PG 304
D.R.R.C.T.

**EXHIBIT "A"
PAGE 3 OF 3**

STATE OF TEXAS
VOL 44, PG 179
D.R.R.C.T.

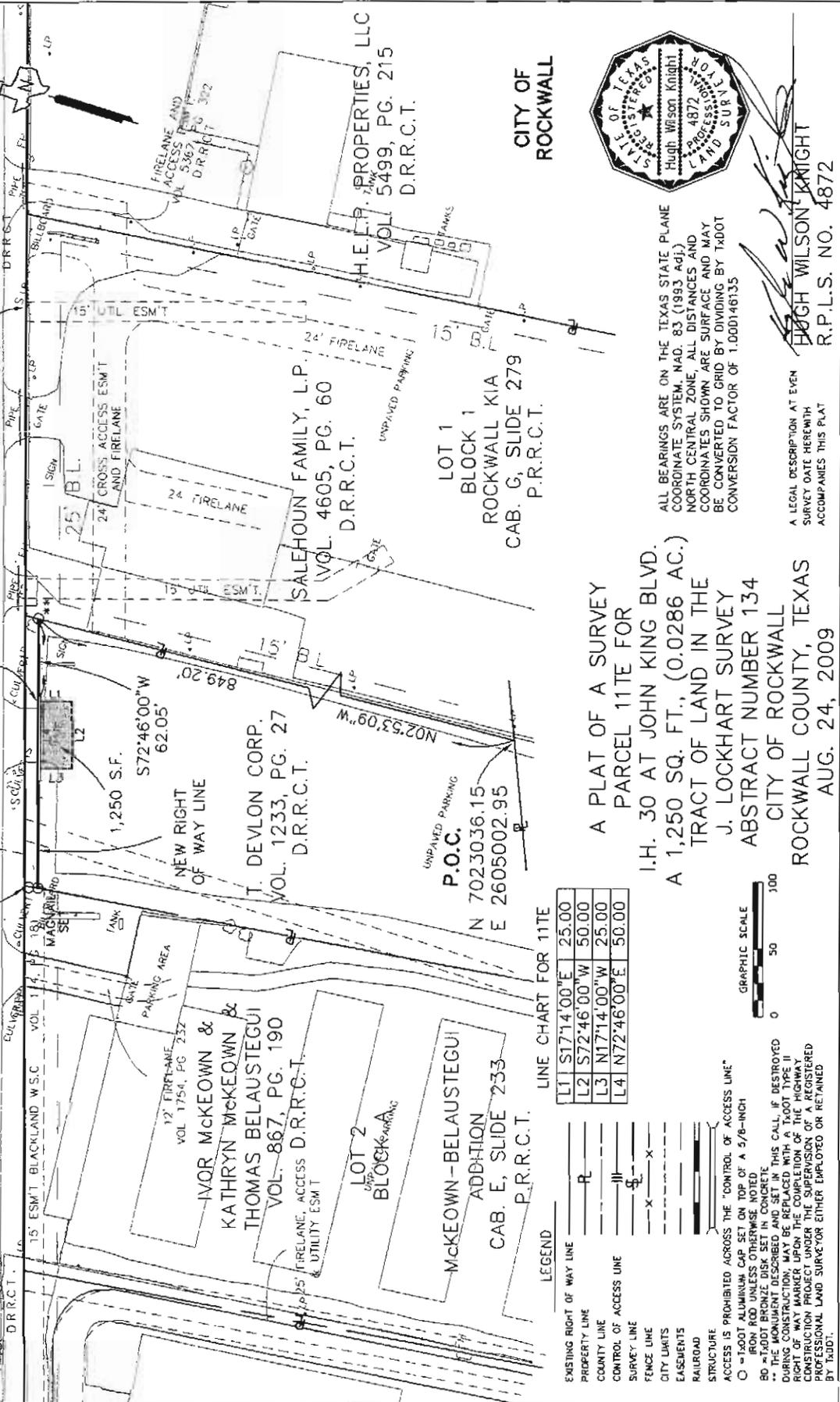
I.H. 30
(VARIABLE WIDTH R.O.W.)

1/2" IRF
BEARS
S08°34'09"W
3.31'

P.O.B.
E 2604900.94
N 7023865.89

PARCEL NO 1
STATE OF TEXAS
VOL 51, PG 19
D.R.R.C.T.

STATE OF TEXAS
VOL 49, PG 489
D.R.R.C.T.



LINE CHART FOR 11TE

L1	S17°14'00"E	25.00
L2	S72°46'00"W	50.00
L3	N17°14'00"W	25.00
L4	N72°46'00"E	50.00

EXISTING RIGHT OF WAY LINE
PROPERTY LINE
COUNTY LINE
CONTROL OF ACCESS LINE
SURVEY LINE
FENCE LINE
CITY LIMITS
EASEMENTS
RAILROAD
STRUCTURE
ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
1" ALUMINUM CAP SET ON TOP OF A 5/8"-INCH
IRON ROD UNLESS OTHERWISE NOTED
50 ± IODOT BRONZE DISK SET IN CONCRETE
DURING CONSTRUCTION MAY BE REPLACED WITH TxDOT TYPE II
RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY
CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED
PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED
BY TxDOT.

A PLAT OF A SURVEY
PARCEL 11TE FOR
I.H. 30 AT JOHN KING BLVD.
A 1,250 SQ. FT., (0.0286 AC.)
TRACT OF LAND IN THE
J. LOCKHART SURVEY
ABSTRACT NUMBER 134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
AUG. 24, 2009

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD. 83 (1993 ADJ.)
NORTH CENTRAL ZONE, ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TxDOT
CONVERSION FACTOR OF 1.000146133



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

A LEGAL DESCRIPTION AT EVEN
SURVEY DATE HERewith
ACCOMPANIES THIS PLAT

ROW CSJ: 0009-12-076

County: ROCKWALL
Highway: I.H. 30
ROW CSJ: 0009-12-076

Page 1 of 3
Aug. 24, 2009

Legal Land Description for Parcel 18A

BEING a 3,541 square feet tract of land situated in the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, being a portion of a remainder of a tract conveyed to Petar and Cvijeta Temunovic as recorded in Volume 930, Page 188 of the Deed Records of Rockwall County, Texas, of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with TxDOT aluminum cap set at an angle point on the existing western right of way line of State Highway No. 205 Bypass (John King Blvd.) and the eastern line of said Temunovic tract, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,879.26, East 2,603,077.07;

THENCE, South 02°25'29" West, along said existing western right of way line, a distance of 231.61 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new northern right of way line of Interstate Highway 30, and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,647.86, East 2,603,067.27;**

1. THENCE, South 02°25'29" West, continuing along said existing western right of way line, a distance of 26.55 feet to the intersection of said existing western right of way line and the existing northern right of way line of Interstate Highway 30;
2. THENCE, South 72°46'00" West, along said existing northern right of way line, a distance of 37.18 feet an angle point;
3. THENCE, South 79°53'30" West, continuing along said existing northern right of way line, a distance of 201.56 feet to a 5/8" iron rod with TxDOT aluminum cap set at the intersection of said existing northern right of way line and the new northern right of way line of Interstate Highway 30;**
4. THENCE, North 72°46'00" East, along said new northern right of way line, a distance of 246.11 feet to the POINT OF BEGINNING and containing 3,541 square feet (0.0812 acres) of land, more or less.

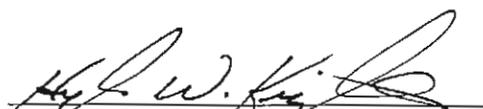
County: ROCKWALL
Highway: I.H. 30
ROW CSJ: 0009-12-076

Page 2 of 3
Aug. 24, 2009

Legal Land Description for Parcel 18A

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

All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000146135.

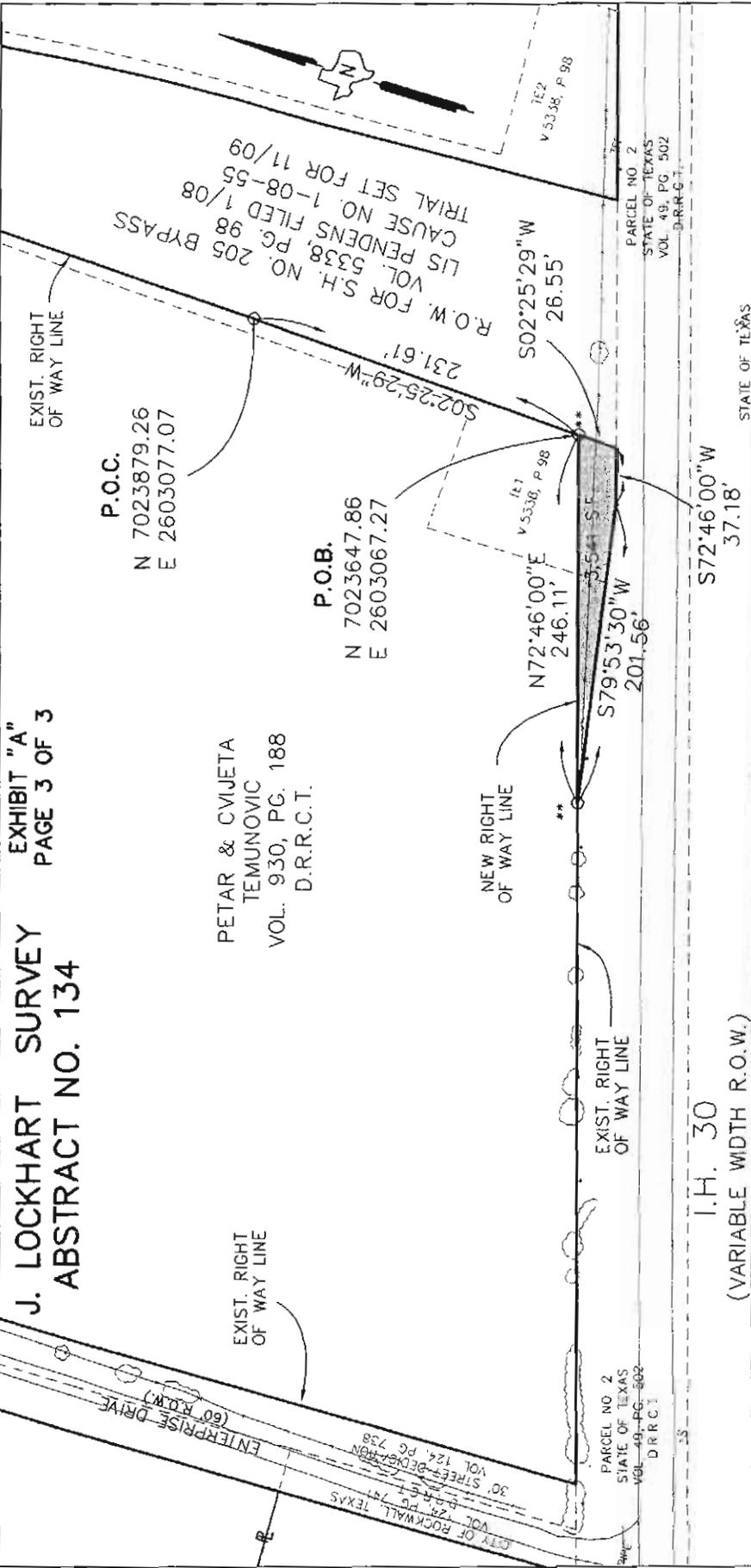

Hugh Wilson Knight
Texas Registration No. 4872

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



J. LOCKHART SURVEY
ABSTRACT NO. 134

EXHIBIT "A"
PAGE 3 OF 3



CITY OF
ROCKWALL



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD. 83 (1993 Adj.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000146135

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

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

A PLAT OF A SURVEY
PARCEL 18A FOR I.H. 30
AT JOHN KING BLVD.
A 3,541 SQ. FT., (0.0812 AC.)
TRACT OF LAND IN THE
J. LOCKHART SURVEY
ABSTRACT NUMBER 134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
AUG. 24, 2009



LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- O - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH
- BD - TxDOT BRONZE DISK SET IN CONCRETE

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

ROW CSJ: 0009-12-076

County: ROCKWALL
Highway: I.H. 30
ROW CSJ: 0009-12-076

Page 1 of 3
Aug. 24, 2009

Legal Land Description for Parcel 18B

BEING a 6,106 square feet tract of land situated in the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, being a portion of a remainder of a tract conveyed to Petar and Cvijeta Temunovic as recorded in Volume 930, Page 188 of the Deed Records of Rockwall County, Texas, of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with TxDOT aluminum cap set at an angle point on the existing eastern right of way line of State Highway No. 205 Bypass (John King Blvd.) and the western line of said Temunovic tract, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,880.04; East 2,603,214.64;

THENCE, South 02°44'24" East, along said existing eastern right of way line, a distance of 183.95 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new northern right of way line of Interstate Highway 30, and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,696.30, East 2,603,223.44;**

1. THENCE, North 72°46'00" East, along said new northern right of way line, a distance of 244.96 feet to a 5/8" iron rod with TxDOT aluminum cap set on the common line of said Temunovic tract and a tract conveyed to Janis G. Dorris and Nelda L. LaCuesta as recorded in Volume 850, Page 85 of said Deed Records and also being in the western line of Lot 1, Block A, Rockwall Commercial Park, Phase Two as recorded in Cabinet B, Slide 206 of the Plat Records of Rockwall County, Texas;
2. THENCE, South 00°08'33" West, along the common line of said Temunovic tract and said Dorris and LaCuesta tract, a distance of 26.20 feet to the southeast corner of said Temunovic tract and the southwest corner of said Dorris and LaCuesta tract and also being the southwest corner of said Lot 1, Block A, and being on the existing northern right of way line of Interstate Highway 30, from which a 1/2" iron rod found bears South 00°08'33" West, a distance of 0.71 feet;
3. THENCE, South 72°46'00" West, along said existing northern right of way line, a distance of 243.60 feet to the intersection of said existing northern right of way line and said existing eastern right of way line and being the southwest corner of said Temunovic tract;
4. THENCE, North 02°44'24" West, along said existing eastern right of way line, a distance of 25.82 feet to the POINT OF BEGINNING and containing 6,106 square feet (0.0930 acres) of land, more or less.

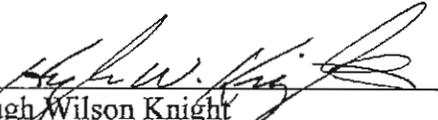
County: ROCKWALL
Highway: I.H. 30
ROW CSJ: 0009-12-076

Page 2 of 3
Aug. 24, 2009

Legal Land Description for Parcel 18B

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

All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000146135.


Hugh Wilson Knight
Texas Registration No. 4872

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



**J. LOCKHART SURVEY
ABSTRACT NO. 134**

PETAR & CVIJETA
TEMUNOVIC
VOL. 930, PG. 188
D.R.R.C.T.

R.O.W. FOR S.H. NO. 205 BYPASS
VOL. 5338, PG. 98
LIS PENDENS FILED 1/08
CAUSE NO. 1-08-55
TRIAL SET FOR 11/09

P.O.B.
N 7023696.30
E 2603223.44

EXHIBIT "A"
PAGE 3 OF 3
P.O.C.
N 7023880.04
E 2603214.64

PETAR & CVIJETA
TEMUNOVIC
VOL. 930, PG. 188
D.R.R.C.T.

EXIST. RIGHT
OF WAY LINE

NEW RIGHT
OF WAY LINE

S72°46'00"W 243.60'
N72°46'00"E
244.96'

1/2"IRF
BEARS
500'08'33"W
0.71'

6,106 S.F.

LOT 1
BLOCK A
ROCKWALL COMMERCIAL PARK
PHASE TWO
CAB. B, SLIDE 206
P.R.R.C.T.

TRACT 1

JANIS G. DORRIS &
NELDA L. LACUESTA
VOL. 850, PG. 85
D.R.R.C.T.

500'08'33"W
(215.20')

PARCEL NO. 2
STATE OF TEXAS
VOL. 51, PG. 19
D.R.R.C.T.

EXIST. RIGHT
OF WAY LINE

STATE OF TEXAS
VOL. 44, PG. 304
D.R.R.C.T.

I.H. 30
(VARIABLE WIDTH R.O.W.)

**CITY OF
ROCKWALL**

A PLAT OF A SURVEY
PARCEL 18B FOR I.H. 30
AT JOHN KING BLVD.
A 6,106 SQ. FT., (0.1401 AC.)
TRACT OF LAND IN THE
J. LOCKHART SURVEY
ABSTRACT NUMBER 134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
AUG. 24, 2009

- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - PROPERTY LINE
 - COUNTY LINE
 - CONTROL OF ACCESS LINE
 - SURVEY LINE
 - FENCE LINE
 - CITY LIMITS
 - EASEMENTS
 - RAILROAD
 - STRUCTURE
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 - O = IRON NAIL/IRON CAP SET ON TOP OF A 5/8" - WICH
 - ROD ROD SET IN CONCRETE
 - BR = TADOT BRONZE DISK SET IN CONCRETE
 - ** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 ADJ.) NORTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADOT CONVERSION FACTOR OF 1.000148135



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

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

ROW CSJ: 0009-12-076

County: Rockwall
Highway: IH 30
CSJ: 0009-12-076
Parcel: 18BE

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

County: ROCKWALL
Highway: I.H. 30
ROW CSJ: 0009-12-076

Page 1 of 3
Aug. 24, 2009

Legal Land Description for Parcel 18BE

BEING a 4,051 square feet tract of land situated in the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, being a portion of a remainder of a tract conveyed to Petar and Cvijeta Temunovic as recorded in Volume 930, Page 188 of the Deed Records of Rockwall County, Texas, of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with TxDOT aluminum cap set at an angle point on the existing eastern right of way line of State Highway No. 205 Bypass (John King Blvd.) and the western line of said Temunovic tract, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,880.04, East 2,603,214.64;

THENCE, South 02°44'24" East, along said existing eastern right of way line, a distance of 183.95 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new northern right of way line of Interstate Highway 30;**

THENCE, North 72°46'00" East, along said new northern right of way line, a distance of 206.86 feet to a 1/2" iron rod set at the southwest corner of said 4,051 square feet tract and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,757.58, East 2,603,421.01;

1. THENCE, North 02°16'16" West, along the western line of said 4,051 square feet tract, a distance of 109.33 feet to a 1/2" iron rod set at the northwest corner of said 4,051 square feet tract;
2. THENCE, North 87°43'44" East, along the northern line of said 4,051 square feet tract, a distance of 41.00 feet to a 1/2" iron rod set at the northeast corner of said 4,051 square feet tract and being on the common line of said Temunovic tract and a tract conveyed to Janis G. Dorris and Nelda L. LaCuesta as recorded in Volume 850, Page 85 of said Deed Records and also being on the western line of Lot 1, Block A, Rockwall Commercial Park, Phase Two as recorded in Cabinet B, Slide 206 of the Plat Records of Rockwall County, Texas;
3. THENCE, South 00°08'33" West, along said common line, a distance of 99.58 feet to a 5/8" iron rod with TxDOT aluminum cap set at the southeast corner of said 4,051 square feet tract and being on the new northern right of way line of Interstate Highway 30;
4. THENCE, South 72°46'00" West, along said new northern right of way line, a distance of 38.10 feet to the POINT OF BEGINNING and containing 4,051 square feet (0.0930 acres) of land, more or less.

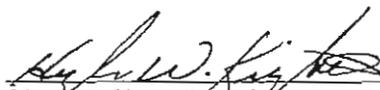
County: ROCKWALL
Highway: I.H. 30
ROW CSJ: 0009-12-076

Page 2 of 3
Aug. 24, 2009

Legal Land Description for Parcel 18BE

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

All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000146135.



Hugh Wilson Knight
Texas Registration No. 4872



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

**J. LOCKHART SURVEY
ABSTRACT NO. 134**

PETAR & CMIJETA
TEMUNOVIC
VOL. 930, PG. 188
D.R.R.C.T.

R.O.W. FOR S.H. NO. 205 BYPASS
VOL. 5338, PG. 98
LIS PENDENS FILED 1/08
CAUSE NO. 1-08-55
TRIAL SET FOR 11/09

EXHIBIT "A"
PAGE 3 OF 3
P.O.C.
N 7023880.04
E 2603214.64

PETAR & CMIJETA
TEMUNOVIC
VOL. 930, PG. 188
D.R.R.C.T.

LOT 1
BLOCK A
ROCKWALL COMMERCIAL PARK
PHASE TWO
CAB. B, SLIDE 206
P.R.R.C.T.

TRACT 1
JANIS G. DORRIS &
NELDA L. LACUESTA
VOL. 850, PG. 85
D.R.R.C.T.

SECURITY BLVD
(60' R.O.W.)
(BY PLAT)

PARCEL NO. 2
STATE OF TEXAS
VOL. 49, PG. 502
D.R.R.C.T.

PARCEL NO. 2
STATE OF TEXAS
VOL. 51, PG. 18
D.R.R.C.T.

P.O.B.
N 7023757.58
E 2603421.01

LINE CHART FOR 188E

L1	N02°16'16"W	109.33
L2	N87°43'44"E	41.00
L3	S00°08'33"W	99.58
L4	S72°46'00"W	38.10

STATE OF TEXAS
VOL. 44, PG. 304
D.R.R.C.T.

LEGEND

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- STRUCTURE
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- RD = TYPED BRONZE DISK SET IN CONCRETE
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I.H. 30
(VARIABLE WIDTH R.O.W.)

A PLAT OF A SURVEY
PARCEL 188E FOR I.H. 30
AT JOHN KING BLVD.
A 4,051 SQ. FT., (0.0930 AC.)
TRACT OF LAND IN THE
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