

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

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VARIOUS Districts

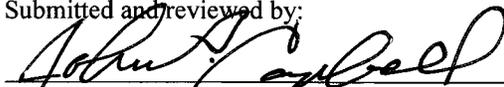
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Dallas	SL 12	6	0353-05-105	5 & 5TE
Denton	FM 407	2	1950-01-034	8
Denton	FM 423	5	1567-02-029	22
Denton	FM 423	11	1567-02-030	5
Denton	FM 423	3	1567-02-030	61
Denton	SH 114	1	0353-02-066	10
Denton	SH 114	12	0353-02-066	17
Denton	SH 114	4	0353-02-067	18B & 18BE
Denton	SH 114	7	0353-02-067	12
Denton	SH 114	8	0353-02-067	18C & 18CE
Denton	US 380	9	0134-09-059	19
Denton	US 380	10	0134-09-059	20

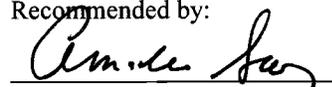
CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	IH 35	P	0015-06-082	53
Bell	IH 35	I	0015-06-082	21
Dallas	SL 12	B	0581-02-115	79 & 79AC
Dallas	SL 12	G	0581-02-115	80
Dallas	SL 12	E	0581-02-115	76
Dallas	SL 12	F	0581-02-115	64
Denton	SH 114	A	0353-02-067	21B & 21BE
McLennan	IH 35	N	0014-09-096	18 & 18AC
McLennan	IH 35	M	0014-09-096	5
McLennan	IH 35	O	0014-09-096	8
McLennan	IH 35	J	0014-09-096	20 & 20AC
McLennan	IH 35	L	0014-09-096	6AC
McLennan	IH 35	K	0014-09-096	16
McLennan	IH 35	Q	0014-09-096	38
McLennan	IH 35	H	0014-09-096	1
McLennan	IH 35	R	0014-09-096	27
McLennan	IH 35	S	0014-09-096	41
McLennan	IH 35	T	0015-01-219	30AC
McLennan	IH 35	U	0015-01-219	8 & 8AC
Rockwall	IH 30	C	0009-12-076	17 & 17E
Rockwall	IH 30	D	0009-12-076	16

Submitted and reviewed by:


 Director, Right of Way Division

Recommended by:


 Executive Director

112129 JAN 28 10

Minute Number Date Passed

County: Denton
Parcel: 10
Highway: S.H. 114
Project Limits: 0.45 Mile W of FM 156
 0.22 Mile E of IH 35W
CSJ: 0353-02-066

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February 2009

LEGAL DESCRIPTION FOR PARCEL 10

BEING a 212,785 square foot tract of land situated in the Charles Tydings Survey, Abstract No. 1276, Denton County, Texas and the Jeremiah Ivy Survey, Abstract No. 649, also being all of the former Block 7 of the T.E. Martin Subdivision, and addition to Denton County, Texas, as recorded in Volume 2, Page 14, of the Plat Records of Denton County, Texas that was cancelled on the 6th day of June, 1988 by the County Judge of Denton County, Texas, , also being part of that tract of land described in deed to Ruth Katherine Gumm, as recorded in Volume 702, Page 80 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,060,601.9500 feet, East=2,333,656.3556 feet from which a found broken concrete monument bears South 78 degrees 03 minutes 45 seconds West, a distance of 0.60 feet for the southwest corner of said Ruth Katherine Gumm tract, said point also being at the intersection of the existing northeasterly right-of-way line of State Highway 114 (S.H.-114) (140 foot wide right-of-way at this point) with the existing northwesterly right-of-way line of FM 156 (variable width right-of-way);

- 1) THENCE North 66 degrees 56 minutes 03 seconds West, along said existing northeasterly right-of-way line of S.H.-114, a distance of 487.38 feet to a found concrete monument for the beginning of a tangent circular curve to the right having a radius of 89.51 feet and whose chord bears North 01 degree 57 minutes 57 seconds West, a distance of 162.21 feet;
- 2) THENCE in a Northerly direction, departing said existing northeasterly right-of-way line of S.H.-114 and along said circular curve to the right, through a central angle of 129 degrees 56 minutes 13 seconds, an arc distance of 203.00 feet to a point from which a found broken concrete monument bears North 49 degrees 51 minutes 53 seconds West, a distance of 0.57 feet, said point being in said existing southeasterly right-of-way line of FM 156 to S.H.-114 connector (variable width right-of-way at this point);
- 3) THENCE North 63 degrees 00 minutes 10 seconds East, continuing along said existing southeasterly right-of-way line of FM 156 to S.H.-114 connector, a distance of 513.76 feet to a point from which a found broken concrete monument bears South 74 degrees 55 minutes 32 seconds West, a distance of 0.82 feet, said point being the point of curvature of a circular curve to the right having a radius of 77.64 feet and whose chord bears South 52 degrees 02 minutes 05 seconds East, a distance of 140.69 feet;

County: Denton
Parcel: 10
Highway: S.H. 114
Project Limits: 0.45 Mile W of FM 156
0.22 Mile E of IH 35W
CSJ: 0353-02-066

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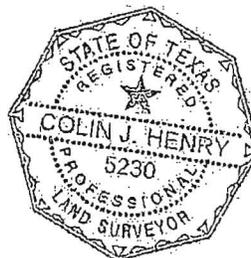
- 4) THENCE in a Southeasterly direction, along said southeasterly right-of-way line of FM 156 to S.H.-114 connector, along said westerly right-of-way line of FM 156 and along said circular curve to the right, through a central angle of 129 degrees 55 minutes 30 seconds, an arc distance of 176.06 feet to a point from which from which a found broken concrete monument bears South 68 degrees 30 minutes 04 seconds West, a distance of 0.71 feet;
- 5) THENCE South 12 degrees 55 minutes 40 seconds West, along said existing northwesterly right-of-way line of FM 156, a distance of 512.73 feet to the POINT OF BEGINNING AND CONTAINING 212,785 square feet or 4.8849 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.

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


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



COUNTY: DENTON
HIGHWAY: FM 407
R.O.W. CSJ: 1950-01-034

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February 25, 2008

Description for Parcel 8

BEING 0.4297 of an acre of land situated in the Simon C. White Survey, Abstract No. 1334, and the W.H.C. McDaniel Survey, Abstract No. 385, Denton County, Texas, and Part 1 and Part 2 being out of a 19.4331 acre portion of a called 1583.4978 acre tract of land described in a deed to Rayzor Ranch, L.P., dated June 25, 1999, and recorded in the Clerk's File No. 99-064869, of the Official Records of Denton County, Texas, said 0.4297 of an acre tract to be more particularly described by metes and bounds as follows:

PART 1 (0.3922 of an Acre)

BEGINNING at a 5/8" Iron Rod with TxDOT Aluminum Cap Set for the Northwest corner of the herein described tract, in the proposed North right-of-way line of FM 407, located in the East boundary line of a 6.948 acre tract of land described in a deed to Denton County Development, District 4, dated June 13, 2000, and recorded in the Clerk's File No. 2000-94396, of the Official Records of Denton County, Texas, said point of beginning being located South 22° 46' 42" West, a distance of 29.78 feet from a 5/8" Iron Rod Found for the Northeast of said called 6.948 acre tract, being the Point of Curvature of a curve to the right, and being located 60.00 feet left of and at a right angle from the proposed survey centerline of FM 407, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 351+45.32, and being located at the coordinates of 7,076,371.2743 feet North and 2,392,736.9820 feet East;**

1. **THENCE** in a Southeasterly direction, along the proposed North right-of-way line of FM 407, an arc distance of 178.98 feet with the above mentioned curve to the left, whose radius is 1205.92 feet, whose central angle is 08° 30' 13", and whose long chord is South 59° 19' 05" East, a distance of 178.81 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set, being 60.00 feet left of Survey Centerline Station 353+15.38;**
2. **THENCE** South 55° 03' 59" East, along the proposed North right-of-way line of FM 407, a distance of 356.97 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set, being the Point of Curvature of a curve to the left, being 60.00 feet left of Survey Centerline Station 356+72.36;**
3. **THENCE** in a Southeasterly direction, along the proposed North right-of-way line of FM 407, an arc distance of 639.85 feet with the above mentioned curve to the left, whose radius is 1085.92 feet, whose central angle is 33° 45' 37", and whose long chord is South 71° 56' 47" East, a distance of 630.63 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set, being in the West boundary line of a called 5.28 acre Lantana Retail Addition, dated April, 2007, and recorded in Cabinet X, Page 664, of the Plat Records of Denton County, Texas, and being 60.00 feet left of Survey Centerline Station 363+47.56;**

COUNTY: DENTON
HIGHWAY: FM 407
R.O.W. CSJ: 1950-01-034

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Description for Parcel 8

4. **THENCE** South 00° 08' 48" East, along the West boundary line of said Lantana Retail Addition, a distance of 15.00 feet to a point for corner in the existing North right-of-way line of FM 407, being the Point of Curvature of a curve to the right, and being 46.71 feet left of Survey Centerline Station 363+47.87;
5. **THENCE** in a Northwesterly direction, along the existing North right-of-way line of FM 407, an arc distance of 651.51 feet with the above mentioned curve to the right, whose radius is 1102.00 feet, whose central angle is 33° 52' 25", and whose long chord is North 72° 01' 17" West, a distance of 642.06 feet to a Point for Corner, from which a 3/8" Iron Rod Found bears North 50° 33' 11" West, a distance of 2.92 feet, being 45.00 feet left of Survey Centerline Station 356+69.30;
6. **THENCE** North 55° 03' 59" West, along the existing North right-of-way line of FM 407, a distance of 353.91 feet to a Point for Corner, being the Point of Curvature of a curve to the left, being 45.00 feet left of Survey Centerline Station 353+15.38;
7. **THENCE** in a Northwesterly direction, along the existing North right-of-way line of FM 407, an arc distance of 175.79 feet with the above mentioned curve to the right, whose radius is 1190.92 feet, whose central angle is 08° 27' 27", and whose long chord is North 59° 17' 42" West, a distance of 175.63 feet to a Point for Corner, being 45.00 feet left of Survey Centerline Station 351+46.24;
8. **THENCE** North 22° 46' 42" East, a distance of 15.03 feet, to the **PLACE OF BEGINNING** and containing 0.3922 of an acre of land.

PART 2 (0.0375 of an Acre)

BEGINNING at a 5/8" Iron Rod with TxDOT Aluminum Cap Set for the Northeast corner of the herein described tract, in the proposed North right-of-way line of FM 407, being in the West boundary line of a called 144.825 acre tract of land described in a deed to Terry Titus Button and Ossie A. Button, dated February 13, 2003, and recorded in the Clerk's File No. 03-25824 of the Official Records of Denton County, Texas, and being located 60.00 feet left of and at a right angle from the proposed survey centerline of FM 407, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 373+73.78, and being located at the coordinates of 7,075,883.6333 feet North and 2,394,807.7521 feet East;**

1. **THENCE** South 00° 13' 39" East, along the West boundary line of said called 144.825 acre tract, a distance of 14.26 feet to a Point for Corner in the existing North right-of-way line of FM 407, being 45.74 feet left of Survey Centerline Station 373+73.78;

COUNTY: DENTON
HIGHWAY: FM 407
R.O.W. CSJ: 1950-01-034

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Description for Parcel 8

2. **THENCE South 89° 50' 52" West**, along the existing North right-of-way line of FM 407, a distance of **107.82** feet to a Point for corner at the intersection of FM 407 with the East right-of-way line of Copper Canyon Road, as dedicated to Denton County, and recorded in the Clerk's File No. 04-153000, of the Official Records of Denton County, Texas, from which a 5/8" Iron Rod Found bears North 45° 11' 26" West, a distance of 2.77 feet, being **45.85** feet left of Surveyor Centerline Station 372+65.95;
3. **THENCE North 45° 11' 26" West**, along the existing East right-of-way line of Copper Canyon Road, a distance of 20.00 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set, being **60.00** feet left of Surveyor Centerline Station 372+51.81;**
4. **THENCE North 89° 47' 22" East**, along the proposed North right-of-way line of FM 407, a distance of 121.96 feet, **to the PLACE OF BEGINNING and containing 0.0375 of an acre of land.**

The above described property is subject to a 15.00-foot water easement along the North right-of-way line of FM 407, as described in an easement dedication to Bartonville Water Supply Corporation, and recorded in the Clerk's File No. 97-38688, of the Official Records of Denton County, Texas.

Notes:

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

All bearings and coordinates shown are grid coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83 HARNES), North Central Zone 4202, and can be converted to surface coordinates by multiplying by a combined scale factor of 1.00015063.

All referenced property distances and areas were taken from deed records acquired from the Denton County Real Property Records.

COUNTY: DENTON
HIGHWAY: FM 407
R.O.W. CSJ: 1950-01-034

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Description for Parcel 8

I, Frederick H. Westphall, Registered Professional Land Surveyor, do hereby certify that this boundary description and plat represents the results of a survey made on the ground under my supervision.

F.H. Westphall 2-25-08

Frederick H. Westphall, R.P.L.S. Date
Texas Registration No. 5832

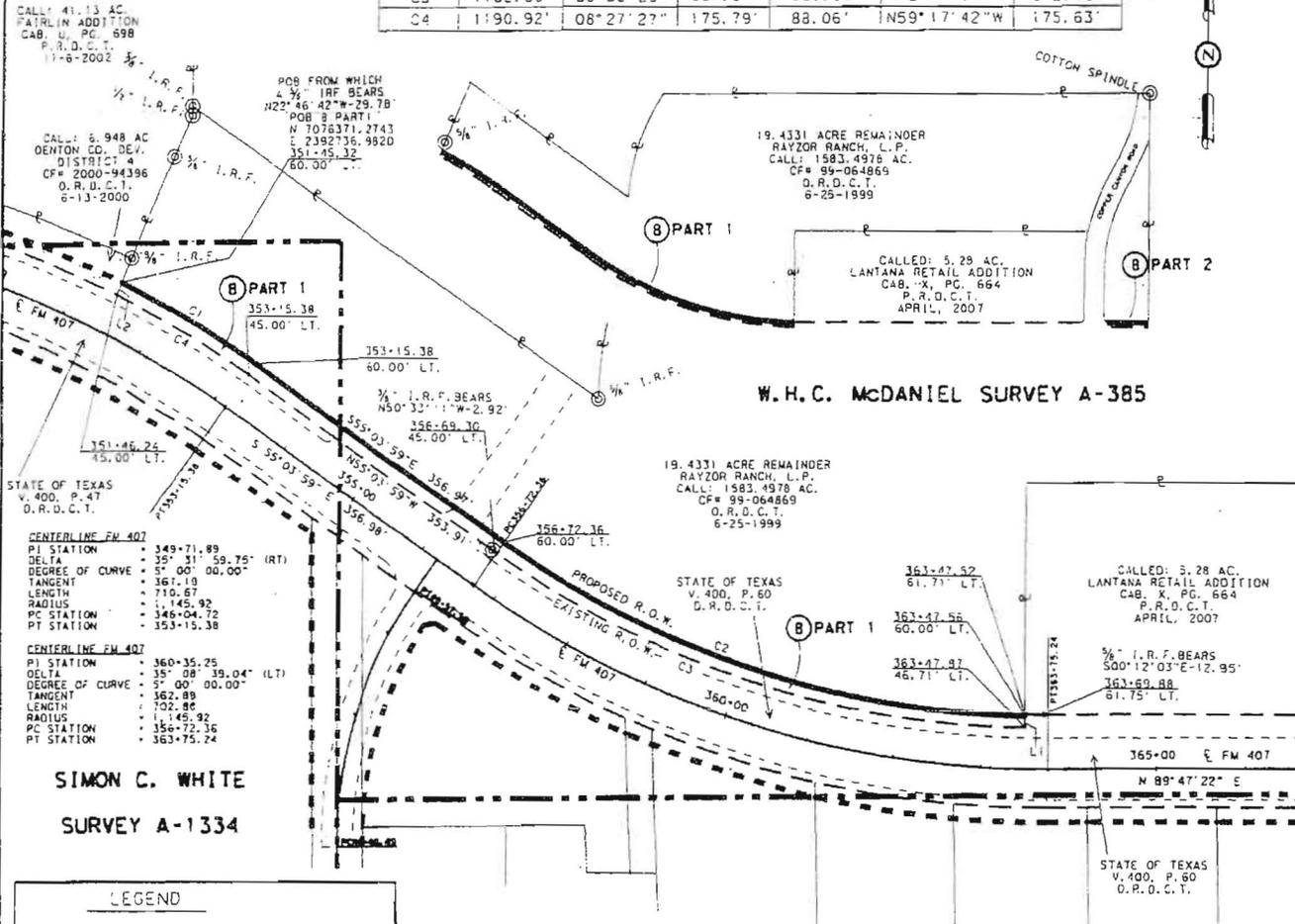


BWR Corporation
601 Shelley Dr., Suite 202
Tyler, Texas 75701-9439
Phone: (903) 581-0178

Texas Department of Transportation
P.O. Box 133067
Dallas, Texas 75313-3067
Phone: (214) 320-6117

LINE	BEARING	DISTANCE
L1	S00°08'48"E	15.00'
L2	N22°46'42"E	15.03'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1205.92'	08°30'13"	178.98'	89.65'	S59°19'05"E	178.81'
C2	1085.92'	33°45'37"	639.85'	329.51'	S71°56'47"E	630.63'
C3	1102.00'	33°52'25"	651.51'	335.59'	N72°01'17"W	642.06'
C4	1190.92'	08°27'27"	175.79'	88.06'	N59°17'42"W	175.63'



W.H.C. McDANIEL SURVEY A-385

SIMON C. WHITE
SURVEY A-1334

T. & P.R.R. CO. SURVEY A-1298

PREPARED BY:



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, AS PROVIDED BY TxDOT, AND CAN BE CONVERTED TO SURFACE COORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00015063
2. ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE ACQUIRED FROM DENTON COUNTY DEED OR OFFICIAL RECORDS.
3. REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

PARCEL NO. 8-PART1
RAYZOR RANCH, L.P.

FM 407
DENTON COUNTY, TEXAS
R.O.W. CSJ# 1950-01-034

R.O.W. ACQUISITION = 0.3922 AC.
REMAINDER LT. = 19.0409 AC. (APPROX.)

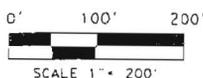
LEGEND

- PROPOSED CENTERLINE
- PROPOSED R.O.W.
- - - EXISTING R.O.W.
- PROPERTY LINE
- SURVEY LINE
- - - EXISTING ROADWAY LIMITS
- TYPE I R.O.W. MARKER FOUND
- TYPE II R.O.W. MARKER SET
- 3/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 3/8" IRON ROD SET
- ⊙ EXISTING PROPERTY CORNER
- D.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY TEXAS
- D.R.D.C.T. DEED RECORDS DENTON COUNTY TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY TEXAS
- ② PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING



EXHIBIT "A"

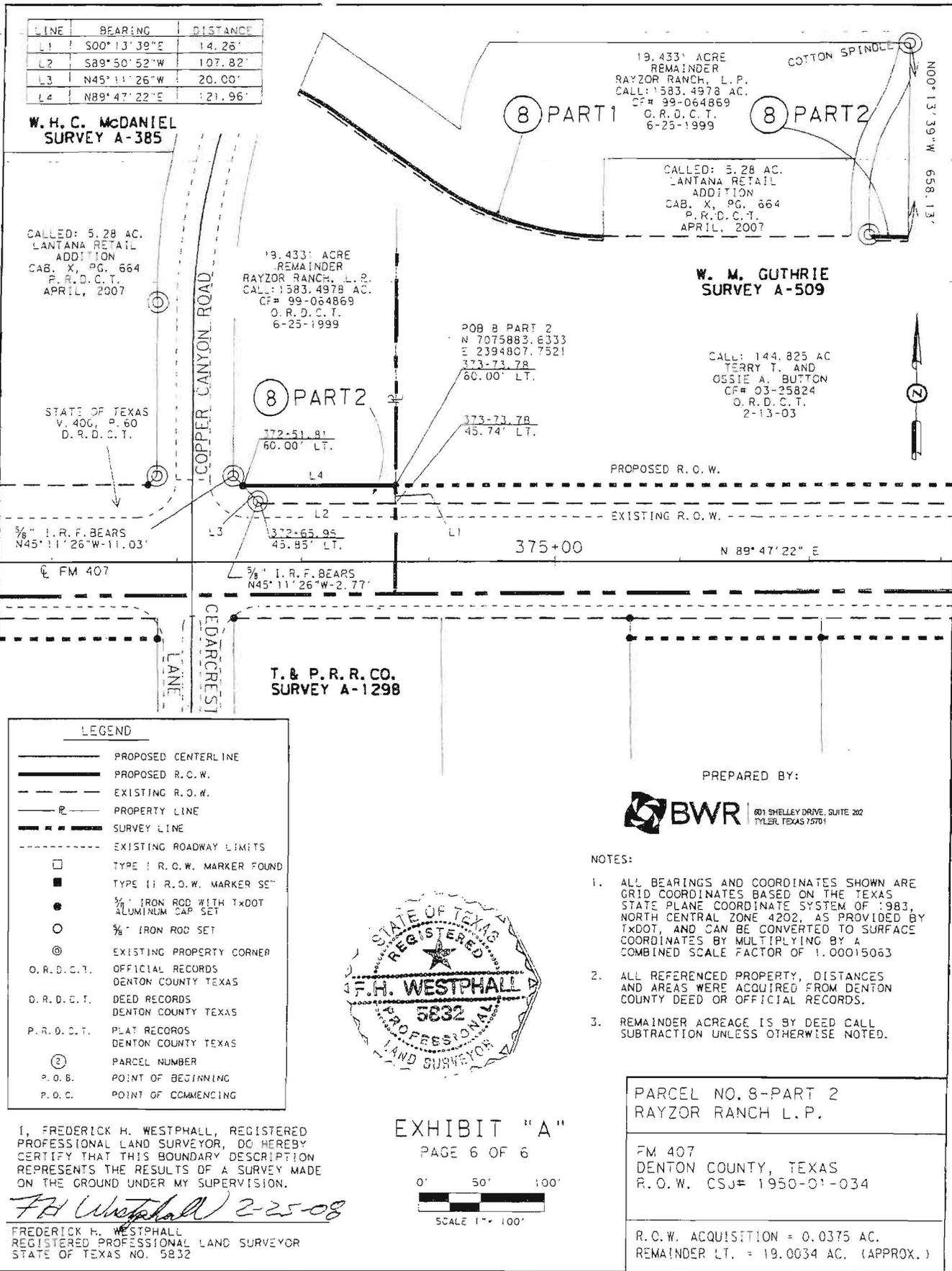
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I, FREDERICK H. WESTPHALL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

F.H. Westphall 2-25-08

FREDERICK H. WESTPHALL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5832



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

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Description for Parcel 61

Being a 1,217 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 3, Block 1 of the Murchison Addition recorded in Cabinet F, Slide 362 of the Plat Records of Denton County, Texas, and conveyed to H. K. Jin, Inc., recorded in County Clerk's File No. 00-0094646 of the Deed Records, Denton County, Texas. Said 1,217 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch capped iron rod found for the southwest corner of said Lot 3, being the common southeast corner of Lot 1, Block 1 of the Kwik Kar Addition, an addition to the city of The Colony recorded in Cabinet P, Slide 167, Plat records, Denton County, Texas, and being on the north line of a tract of land described in deed to The City of the Colony, recorded in Volume 1833, Page 651 of the Deed Records of Denton County, Texas;

THENCE North 89 Degrees 38 Minutes 30 Seconds East, along the south line of said Lot 3, and the common north line of said City of the Colony tract, a distance of 146.14 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for the **POINT OF BEGINNING**;

THENCE departing said common line, over and across said Lot 3, the following courses and distances:

- (1) THENCE North 06 Degrees 22 Minutes 38 Seconds West, a distance of 30.79 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for the beginning of a non-tangent curve to the right;
- (2) THENCE along said non-tangent curve to the right, having a radius of 5,807.57 feet, a delta angle of 01 Degrees 18 Minutes 54 Seconds, a long chord that bears North 00 Degrees 28 Minutes 13 Seconds East, a distance of 133.30 feet, and an arc distance of 133.30 feet to an "X" Cut set for corner on the north line of said Lot 3, being the common south line 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;

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

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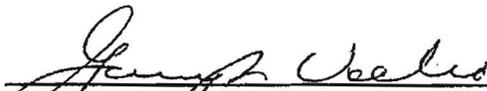
Description for Parcel 61

- (3) THENCE North 89 Degrees 34 Minutes 25 Seconds East, along the north line of said Lot 3, and the common south line of said Dallas Convenience Stores tract, a distance of 6.45 feet to a point for the northeast corner of said Lot 3, and the common southeast corner of said Dallas Convenience Stores tract, said point also being on the west right-of-way line of Farm to Market (F.M) No. 423 (a variable width right-of-way) as conveyed to the State of Texas recorded in Volume 1108, Page 320 of the Deed Records of Denton County, Texas;
- (4) THENCE South 00 Degrees 18 Minutes 19 Seconds East, along the east line of said Lot 3 and the west right-of-way line of F.M. No. 423, a distance of 163.91 feet to a point for the southeast corner of said Lot 3, and the common northwest corner of a right-of-way dedication recorded in Cabinet T, Slide 9 of the Plat Records of Denton County, Texas;
- (5) THENCE South 89 Degrees 38 Minutes 29 Seconds West, along the south line of said Lot 3, and the common north line of said right-of-way dedication, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 1,217 square feet of land, more or less.

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

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

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



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

February 20, 2008



County: Denton
Parcel: 18B
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

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March 2009

LEGAL DESCRIPTION FOR PARCEL 18B

BEING a 149,928 square foot tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, also being part of that tract of land described in deed to Tower Commercial Partners, L.P., as recorded in County Clerk's Document Number 2007-132872 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,063,203.3076 feet, East=2,326,241.7206 feet from which a 1 /2 inch found iron with cap stamped "JBI" bears North 65 degrees 31 minutes 18 seconds West, a distance of 0.19 feet, said point being northwest corner of said Tower Commercial Partners tract, said point also being in the south line of River's Edge Block C, Lots 1-25; Block S, Lots 1-20; Block 11; Lots 17-32; Block 13, Lots 1-16, Block 16, Lots 1-15 & 33-53, an addition to the City of Fort Worth, as recorded in Cabinet Y, Slide 465 of the Plat Records of Denton County, Texas (P.R.D.C.T.) and the northeast corner of the remainder of that tract of land described as Tract 2 in deed to Maw River's Edge, L.P., as recorded in County Clerk's Document Number 2005-11599, D.R.D.C.T.;

THENCE South 00 degrees 07 minutes 00 seconds East, along the west line of said Tower Commercial Partners tract and the east line of said Tract 2, a distance of 442.69 feet to a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,062,760.6206 feet, East=2,326,242.6219 feet for the POINT OF BEGINNING from which a 5 /8 inch found iron rod with cap stamped "C&B" bears North 62 degrees 17 minutes 44 seconds East, a distance of 0.20 feet, said point being at the intersection of said west line of said Tower Commercial Partners tract and said east line of said Tract 2 with the new north right-of-way line of State Highway 114 (S.H.-114) (variable width right-of-way);**

- 1) THENCE North 89 degrees 48 minutes 35 seconds East, departing said west line of said Tower Commercial Partners tract and said east line of said Tract 2 and along said new north right-of-way line of S.H.-114, a distance of 1,119.75 feet to a set A.D. for corner, said corner being at the intersection of the east line of said Tower Commercial Partners tract with said new north right-of-way line of S.H. 114, said corner also being in the west right-of-way line of Roaring River Road (variable width right-of-way, 80 foot wide at this point), as dedicated in River's Edge Phase 1, an addition to the City of Fort Worth, as recorded in Cabinet X, Slide 381, P.R.D.C.T.;**

County: Denton
Parcel: 18B
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 2 of 5
March 2009

- 2) THENCE South 00 degrees 06 minutes 47 seconds East, departing said new north right-of-way line of S.H.-114 along said east line of Tower Commercial Partners tract and along said west right-of-way line of Roaring River Road, a distance of 138.22 feet to a point for the southeast corner of said Tower Commercial Partner tract, said corner also being the intersection of said west right-of-way line of Roaring River Road with the existing north right-of-way line of S.H.-114 (variable width right-of-way, 100 foot wide at this point);
- 3) THENCE North 89 degrees 41 minutes 33 seconds West, departing said west right-of-way line of Roaring River Road, along the south line of Tower Commercial Partners tract and along said existing north right-of-way line of S.H.-114, a distance of 805.93 feet to a point for corner;
- 4) THENCE South 89 degrees 36 minutes 19 seconds West, continuing along said south line of Tower Commercial Partner tract and along said existing north right-of-way line of S.H.-114; a distance of 313.85 feet to a point for the southwest corner of said Tower Commercial Partners tract and the southeast corner of said Tract 2, from which a found railroad spike bears North 00 degrees 21 minutes 05 seconds East, a distance of 12.48 feet;
- 5) THENCE North 00 degrees 07 minutes 00 seconds West, departing said existing north right-of-way line of S.H.-114, along said west line of said Tower Commercial Partners tract and said east line of said Tract 2, a distance of 132.34 feet to the POINT OF BEGINNING AND CONTAINING 149,928 square feet or 3.4419 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: 18B
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 3 of 5
March 2009

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

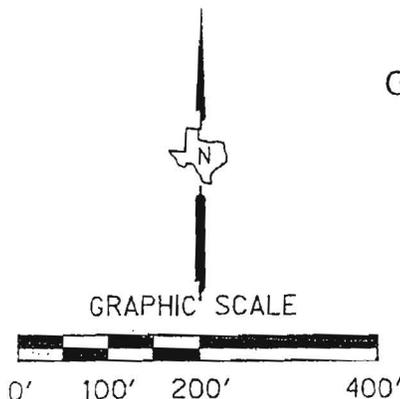
Colin J. Henry 3/12/09

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



PARCEL 18B
GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214

RIVER'S EDGE BLOCK C,
LOTS 1-25; BLOCK S,
LOTS 1-20,
BLOCK 11, LOTS 17-32;
BLOCK 13, LOTS 1-16,
BLOCK 16,
LOTS 1-15 & 33-53
(CAB. Y, SLIDE 465)
P.R.D.C.T.



POINT OF COMMENCING
N=7,063,203.3076
E=2,326,241.7206

1/2" FIR W/CAP
Stamped 'JBI'
Bears=N65°31'18"W
0.19'

MAW RIVER'S EDGE, LP.
REMAINDER OF TRACT 2
(CC 2005-11599)
D.R.D.C.T.

5/8" FIR W/CAP
Stamped 'C & B'
Bears=N62°17'44"E-0.20'

POINT OF BEGINNING
N=7,062,760.6206
E=2,326,242.6219

S89°48'35"W
30.00'

FND. A.D.
(C.M.)

N89°53'13"E 938.15'

TOWER COMMERCIAL
PARTNERS, L.P.
(CC 2007-132872)
D.R.D.C.T.

15' UTILITY EASEMENT
N89°48'35"E
1,119.75'

PROP. DRAINAGE
EASEMENT
NEW R.O.W. LINE

149,928 SQ. FT.
OR
3.4419 ACRES

N00°07'00"W
132.34'

EXIST. R.O.W. LINE VOL. 226, PG. 229

GUADALUPE CARDINAS SURVEY,
ABSTRACT NO. 214
SH 114
(VARIABLE WIDTH R.O.W.)
CHARLES TYDINGS SURVEY,
ABSTRACT NO. 1276

VOL. 226, PG. 144

APPROX. ABSTRACT LINE

FND. R.R. SPIKE
Bears=N00°21'05"E
Dist. 12.48'

S89°36'19"W
313.85'

N89°41'33"W
805.93'

CHARLES TYDINGS SURVEY,
ABSTRACT NO. 1276

MATCH LINE (SEE SHEET 5 OF 5)

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- DENIAL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

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

** 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 SURVEYOR.

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station 'R0610208'. Convergence angle at 'R0610208' is + 00 degrees 36 minutes 08.1 seconds as computed by Corpacon 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.

A PLAT OF A SURVEY OF
A 149,928 SQ. FT. TRACT OF LAND
IN THE GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214 AND BEING IN
DENTON COUNTY, TEXAS

MARCH, 2009
DATE

4/5

PARCEL 18B
GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214

RIVER'S EDGE BLOCK C,
LOTS 1-25; BLOCK S,
LOTS 1-20,
BLOCK 11, LOTS 17-32;
BLOCK 13, LOTS 1-16,
BLOCK 16,
LOTS 1-15 & 33-53
(CAB. Y, SLIDE 465)
P.R.D.C.T.

RIVER'S EDGE PHASE I
(CAB. X, SLIDE 381)
P.R.D.C.T.

$\Delta=08^{\circ}44'22''$
 $R=680.00'$
 $T=51.96'$
 $L=103.72'$
 $C.B.=S38^{\circ}58'01''E$
 $C.L.=103.62'$



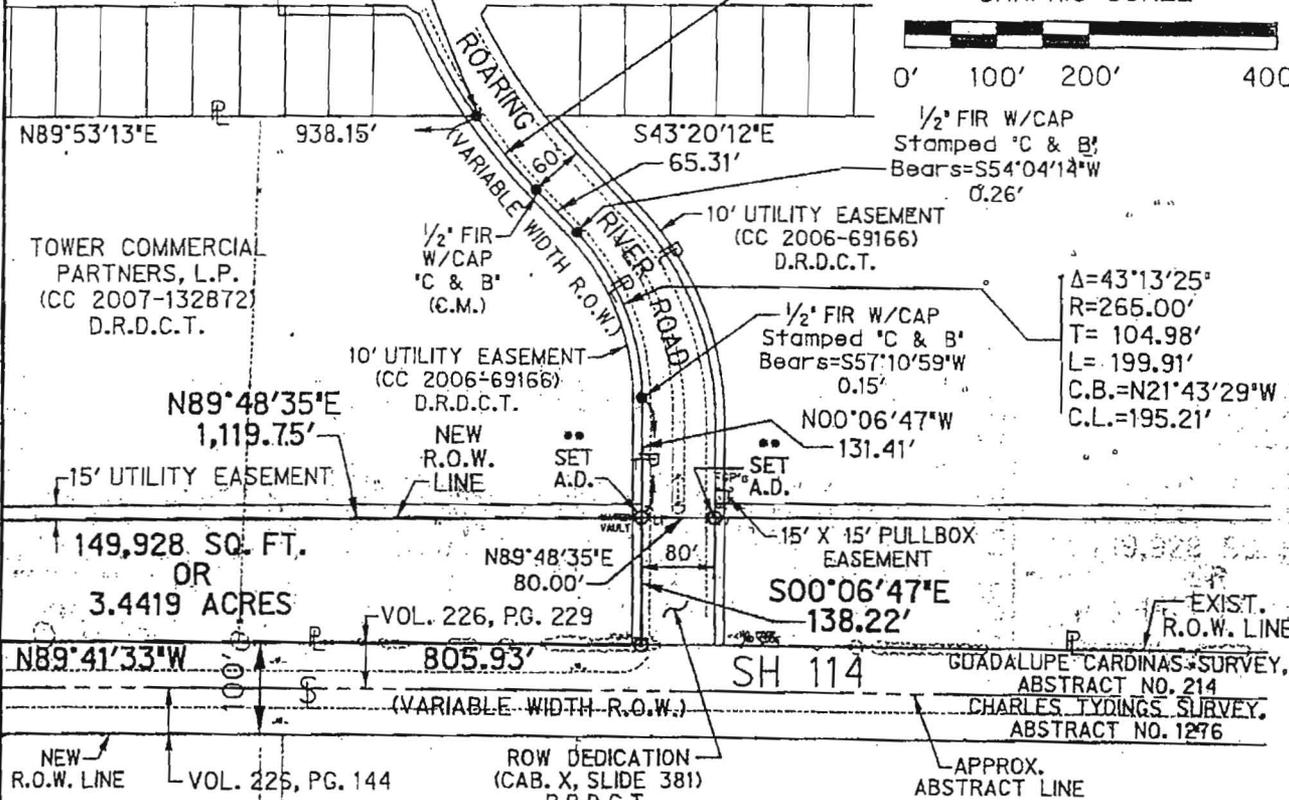
GRAPHIC SCALE

0' 100' 200' 400'

$\frac{1}{2}$ " FIR W/CAP
Stamped 'C & B'
Bears= $S54^{\circ}04'14''W$
 $\sigma.26'$

$\Delta=43^{\circ}13'25''$
 $R=265.00'$
 $T=104.98'$
 $L=199.91'$
 $C.B.=N21^{\circ}43'29''W$
 $C.L.=195.21'$

MATCH LINE (SEE SHEET 4 OF 5)



LEGEND

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

SET A.D. = TxDOT ALUMINUM DISK ON TOP OF A 5/8-INCH IRON ROD
 FND. A.D. = TxDOT ALUMINUM DISK ON TOP OF A 3/4-INCH IRON ROD
 FIR = FOUND IRON ROD
 FIP = FOUND IRON PIPE
 CM = CONTROL MONUMENT
 CC = COUNTY CLERK'S DOCUMENT NO.



CHARLES TYDINGS SURVEY,
ABSTRACT NO. 1276

Base of Bearing is NAD 83 (1983) Texas State Plane North Central Zone 1202 as observed by GPS from TxDOT station 'R0610208'. Convergence angle at 'R0610208' is + 00 degrees 36 minutes 08.1 seconds as computed by Corposon 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.

A PLAT OF A SURVEY OF
A 149,928 SQ. FT. TRACT OF LAND
IN THE GUADALUPE CARDINAS SURVEY,
ABSTRACT NO. 214 AND BEING IN
DENTON COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.
Colin J. Henry 3/12/09
COLIN J. HENRY, P.L.S., TEXAS #5230

MARCH, 2009
DATE

5/5

County: ~~Dallas~~ Denton
Highway: S.H. 114
CSJ: 0353-02-067
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: Denton
Parcel: 18B(E)
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 1 of 3
March 2009

LEGAL DESCRIPTION FOR DRAINAGE EASEMENT PARCEL 18B(E)

BEING a 1,125 square foot tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, also being part of that tract of land described in deed to Tower Commercial Partners, L.P., as recorded in County Clerk's Document Number 2007-132872 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,063,203.3076 feet, East=2,326,241.7206 feet from which a 1 /2 inch found iron with cap stamped "JBI" bears North 65 degrees 31 minutes 18 seconds West, a distance of 0.19 feet, said point being the northwest corner of said Tower Commercial Partners tract, said point also being in the south line of River's Edge Block C, Lots 1-25; Block S, Lots 1-20, Block 11, Lots 17-32; Block 13, Lots 1-16, Block 16, Lots 1-15 & 33-53, an addition to the City of Fort Worth, as recorded in Cabinet Y, Slide 465 of the Plat Records of Denton County, Texas and the northeast corner of the remainder of that tract of land described as Tract 2 in deed to Maw River's Edge, L.P., as recorded in County Clerk's Document Number 2005-11599, D.R.D.C.T.;

THENCE South 00 degrees 07 minutes 00 seconds East, along the west line of said Tower Commercial Partners tract and the east line of said Tract 2, a distance of 442.69 feet to a point from which a 5 /8 inch found iron rod with cap stamped "C&B" bears North 62 degrees 17 minutes 44 seconds East, a distance of 0.20 feet, said point being at the intersection of said west line of said Tower Commercial Partners tract and said east line of said Tract 2 with the new north right-of-way line of State Highway 114 (S.H.-114) (variable width right-of-way);**

THENCE North 89 degrees 48 minutes 35 seconds East, departing said west line of said Tower Commercial Partners tract and said east line of said Tract 2 and along said new north right-of-way line of S.H.-114, a distance of 205.82 feet to a 1 /2 inch found iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,062,761.3039 feet, East=2,326,448.4400 feet for the POINT OF BEGINNING;

- 1) THENCE North 00 degrees 11 minutes 28 seconds West, departing said new northerly right-of-way line of S.H.-114, a distance of 15.00 feet to a 1 /2 inch set iron rod with cap for corner;
- 2) THENCE North 89 degrees 48 minutes 35 seconds East, a distance of 75.00 feet to a 1 /2 inch found iron rod with cap for corner;

County: Denton
Parcel: 18B(E)
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

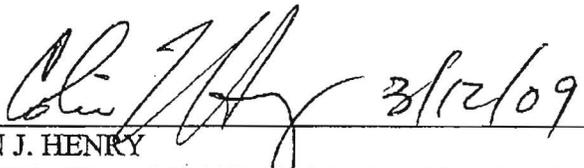
Page 2 of 3
March 2009

- 3) THENCE South 00 degrees 11 minutes 28 seconds East, a distance of 15.00 feet to a 1/2 inch found iron rod with cap for corner, said corner being in said new northerly right-of-way line of S.H.-114;
- 4) THENCE South 89 degrees 48 minutes 35 seconds West, along said new northerly right-of-way line of S.H.-114, a distance of 75.00 feet to the POINT OF BEGINNING AND CONTAINING 1,125 square feet or 0.0258 acres of land, more or less.

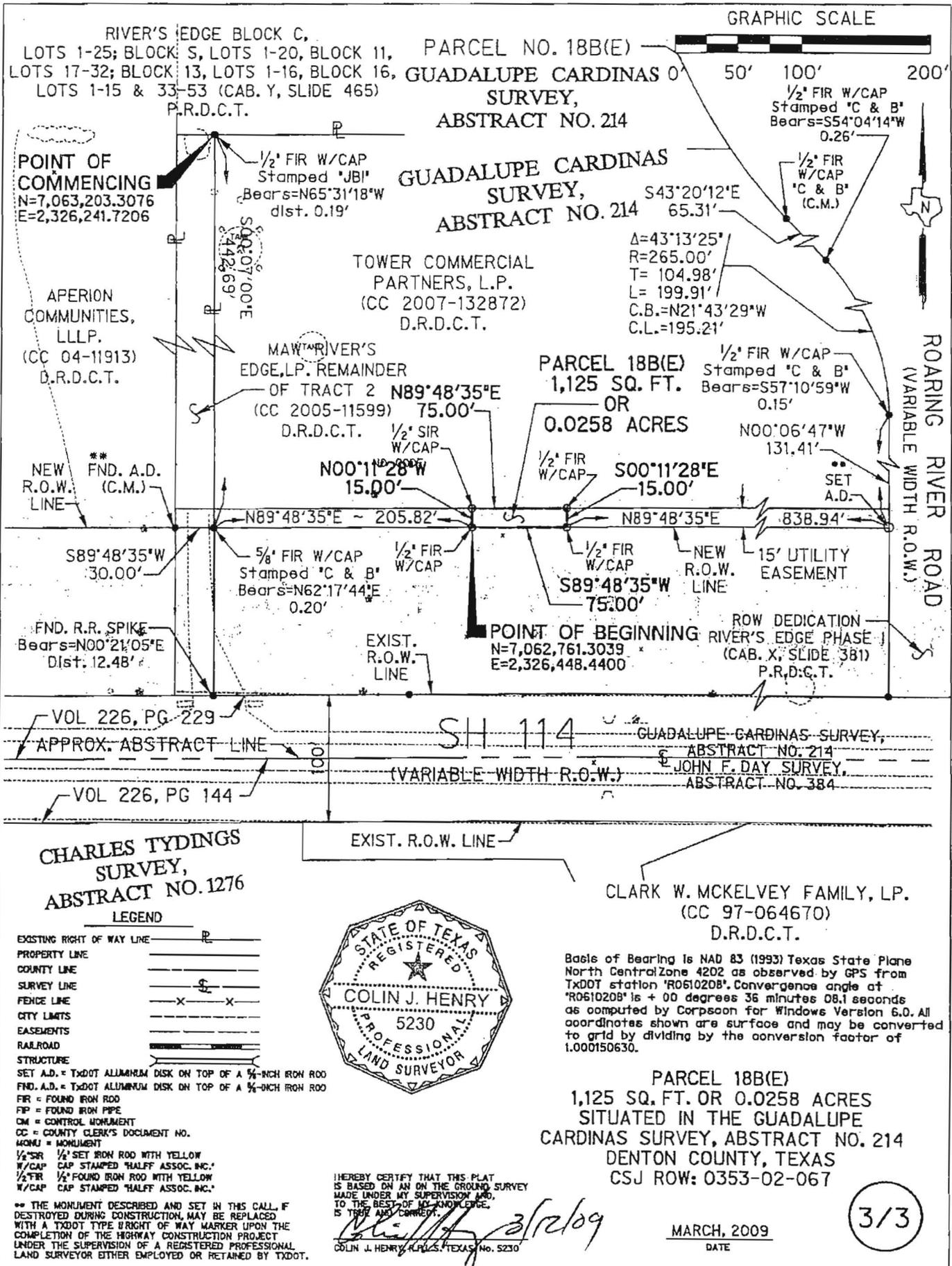
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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.

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


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





COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1567-02-029

Page 1 of 4
June 4, 2007

Description for Parcel 22

Being an 11,446 square foot tract of land situated in the Kendall Survey, Abstract No. 0713, in the Town of Little Elm, Denton County, Texas, and being a portion of Lot 1, Block 1 of the Little Elm Retail Addition recorded in Cabinet U, Slide 99 of the Plat Records of Denton County, Texas, and being conveyed to Frisco 7-11, LP, recorded in County Clerk's file No. 01-0130274 of the Deed Records of Denton County, Texas. Said 11,446 Square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Lot 1, Block 1 of the Final Plat of Little Elm Retail Addition, being the common southeast corner of Lot 2, Block 1 of the Final Plat of Little Elm Retail Addition recorded in Cabinet V, Slide 43 of the Plat Records of Denton County, Texas, said point also being in the north line of a tract of land described in deed to J. M. Butler, a single man recorded in County Clerk's file No. 97-0058242 of the Deed Records of Denton County, Texas, from which a 5/8 inch iron rod found bears North 04 Degrees 19 Minutes 56 Seconds West, a distance of 0.45 feet;

THENCE North 89 Degrees 23 Minutes 58 Seconds East, along the south line of said Lot 1, Block 1, and the common north line of said J. M. Butler tract, a distance of 152.54 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for the **POINT OF BEGINNING**;

THENCE departing said common line, over and across said Lot 1, Block 1 the following courses and distances:

- (1) THENCE North 00 Degrees 20 Minutes 05 Seconds West, a distance of 267.14 feet to an "X" cut** set for corner;
- (2) THENCE North 40 Degrees 30 Minutes 53 Seconds West, a distance of 48.00 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set** for corner;
- (3) THENCE North 80 Degrees 41 Minutes 40 Seconds West, a distance of 124.67 feet to a point for corner in the west line of said Lot 1, Block 1, being the common east line of said Lot 2, Block 1;
- (4) THENCE North 00 Degrees 30 Minutes 24 Seconds East, along said common line, a distance of 22.67 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 1, Block 1, and the common northeast corner of said Lot 2, Block 1, said point also being the southwest corner of a 60 foot right-of-way dedication recorded in Cabinet U, Slide 99 of the Plat Records of Denton County, Texas, and being on the south right-of-way line of King Road (a 60' right-of-way);

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1567-02-029

Page 2 of 4
June 4, 2007

Description for Parcel 22

- (5) THENCE South 81 Degrees 18 Minutes 28 Seconds East, along the north line of said Lot 1, Block 1, and the south right-of-way line of said King Road, a distance of 121.05 feet to a point for the north corner of a corner clip;
- (6) THENCE South 45 Degrees 08 Minutes 08 Seconds East, along said corner clip a distance of 88.03 feet to a point for the south corner of said corner clip at the intersection of the south right-of-way line of King Road, and the west right-of-way line of Farm to Market (F.M.) No. 423 as conveyed to the State of Texas recorded in Volume 408, Page 594 of the Deed Records of Denton County, Texas, from which a 5/8 inch iron rod bears North 47 Degrees 24 Minutes 11 Seconds West, a distance of 1.93 feet;
- (7) THENCE South 00 Degrees 18 Minutes 56 Seconds East, along the east line of said Lot 1, Block 1 and the west right-of-way line of F.M. No. 423, a distance of 266.35 feet to a point for the southeast corner of said Lot 1, Block 1, and the common northeast corner of said J. M. Butler tract, from which a 5/8 inch iron rod found bears North 84 Degrees 14 Minutes 48 Seconds West, a distance of 0.68 feet;
- (8) THENCE South 89 Degrees 23 Minutes 58 Seconds West, along the south line of said Lot 1, Block 1, and the common north line of said J. M. Butler tract, a distance of 27.91 feet to the **POINT OF BEGINNING** and containing 11,446 square feet of land, more or less.

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1567-02-029

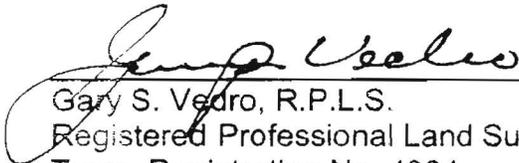
Page 3 of 4
June 4, 2007

Description for Parcel 22

** 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.

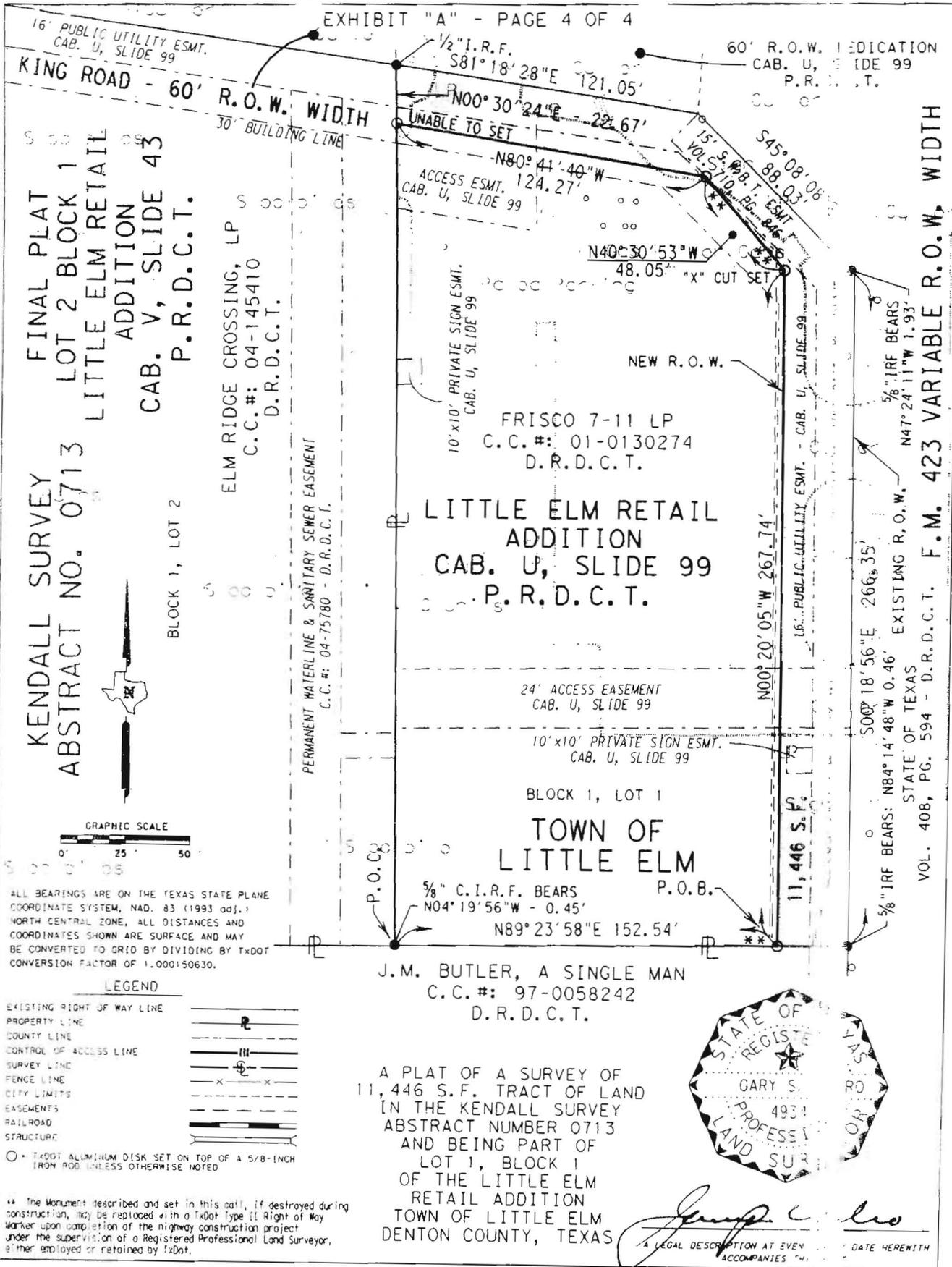


Gary S. Vedro, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4934
Carter Burgess Inc.
7950 Elmbrook Dr
Dallas, Texas 75429
214-638-0145

June 4, 2007



EXHIBIT "A" - PAGE 4 OF 4



16' PUBLIC UTILITY ESMT.
CAB. U, SLIDE 99

KING ROAD - 60' R.O.W. WIDTH
30' BUILDING LINE

60' R.O.W. MEDICATION
CAB. U, SLIDE 99
P.R.D.C.T.

KENDALL SURVEY
ABSTRACT NO. 0713
FINAL PLAT
LOT 2 BLOCK 1
LITTLE ELM RETAIL
ADDITION
CAB. V, SLIDE 43
P.R.D.C.T.

ELM RIDGE CROSSING, LP
C.C.#: 04-145410
D.R.D.C.T.

PERMANENT WATERLINE & SANITARY SEWER EASEMENT
C.C.#: 04-75780 - D.R.D.C.T.

ACCESS ESMT. 124.27'
CAB. U, SLIDE 99

10'x10' PRIVATE SIGN ESMT.
CAB. U, SLIDE 99

FRISCO 7-11 LP
C.C.#: 01-0130274
D.R.D.C.T.

LITTLE ELM RETAIL
ADDITION
CAB. U, SLIDE 99
P.R.D.C.T.

24' ACCESS EASEMENT
CAB. U, SLIDE 99

10'x10' PRIVATE SIGN ESMT.
CAB. U, SLIDE 99

BLOCK 1, LOT 1

TOWN OF
LITTLE ELM

5/8" C.I.R.F. BEARS
N04°19'56"W - 0.45'
N89°23'58"E 152.54'

J.M. BUTLER, A SINGLE MAN
C.C.#: 97-0058242
D.R.D.C.T.

A PLAT OF A SURVEY OF
11,446 S.F. TRACT OF LAND
IN THE KENDALL SURVEY
ABSTRACT NUMBER 0713
AND BEING PART OF
LOT 1, BLOCK 1
OF THE LITTLE ELM
RETAIL ADDITION
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS



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

NEW R.O.W.
16' PUBLIC UTILITY ESMT. - CAB. U, SLIDE 99
500' 18' 56" E 266.35'
5/8" IRF BEARS
N47°24'11"W 1.93'
EXISTING R.O.W.
STATE OF TEXAS
VOL. 408, PG. 594 - D.R.D.C.T. F.M. 423 VARIABLE R.O.W. WIDTH

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

LEGEND

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

** 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.

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;

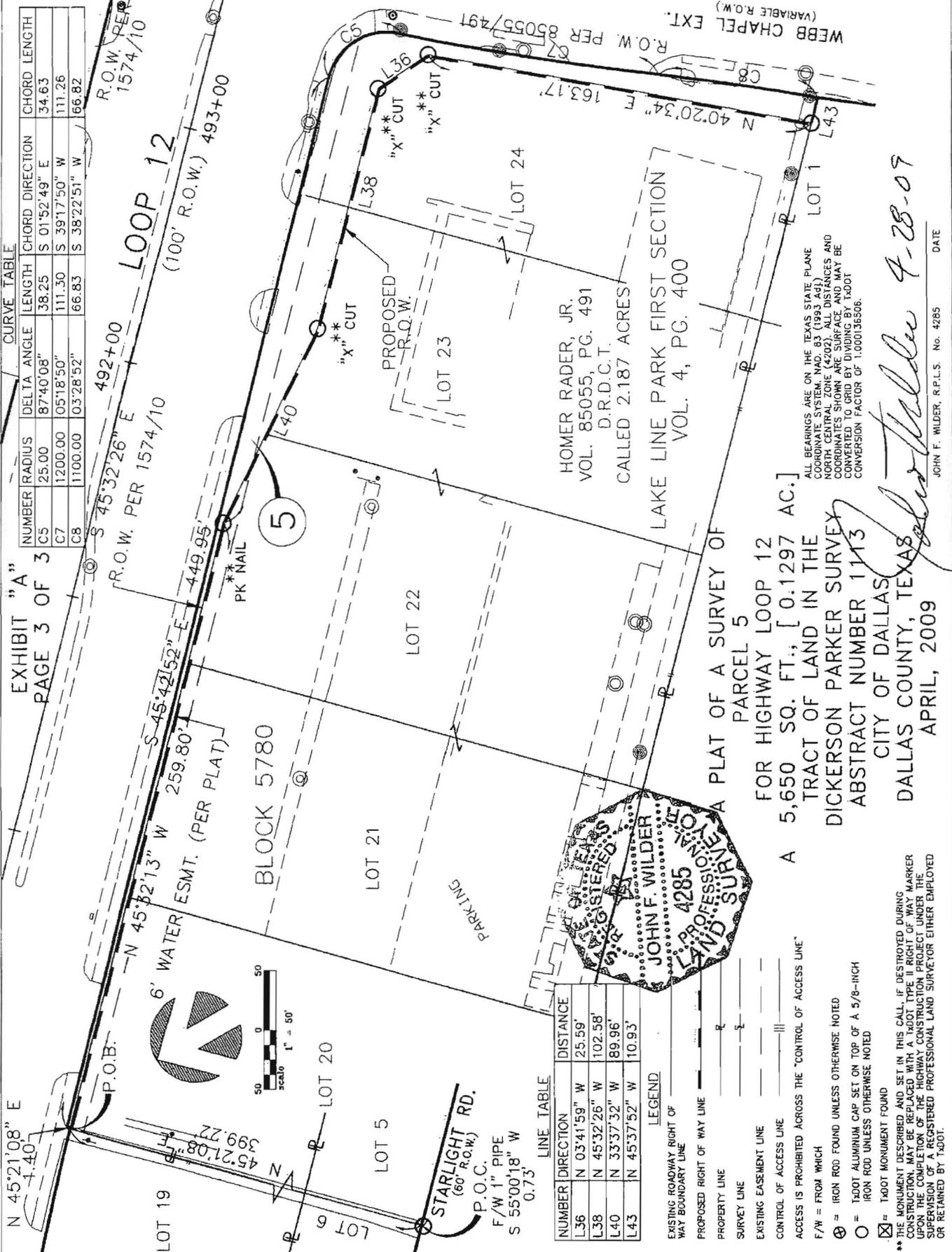


EXHIBIT "A"
PAGE 3 OF 3

NUMBER	RADIUS	DELTA ANGLE	LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	25.00	87°40'08"	38.25	S 01°52'49" 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

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'

- 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.

A PLAT OF A SURVEY OF
PARCEL 5
FOR HIGHWAY LOOP 12
TRACT OF LAND IN THE
DICKERSON PARKER SURVEY
ABSTRACT NUMBER 1113
CITY OF DALLAS
DALLAS COUNTY, TEXAS
APRIL, 2009

DATE

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 (1993 ADJ) NORTH CENTRAL ZONE. ALL DISTANCES AND CONVERSIONS TO SI UNITS ARE UNLESS OTHERWISE NOTED. THIS SURVEY WAS CONDUCTED BY DIVISION BY TADOT. CONVERSION FACTOR OF 1.000136506.

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

John F. Wilder 4-28-09

December, 2009
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~~ ^{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 staging equipment and or vehicle parking.

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 2201 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. A/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 385.88 feet to a 60D nail set to mark the POINT OF BEGINNING;

1. THENCE S43°27'24"E, departing said common line and crossing said Rader tract, with the new Right of Way (4 courses and distances), a distance of 73.22 feet to a Mag nail set to mark the point;
2. THENCE S43°35'13"E, a distance of 75.91 feet to a Mag nail set to mark the point;
3. THENCE S45°32'26"E, a distance of 301.58 feet to an "X" cut set to mark the point;
4. THENCE S03°41'59"E, a distance of 25.59 feet to an "X" cut set to mark the point on the east line of said Rader tract, being the west line of the curving Right of Way for Webb Chapel Extension (100' R.O.W.);
5. THENCE S40°20'34"W, departing said Right of Way and crossing said Rader tract with the new Right of Way for parcel 5 Part 2, a distance of 7.37 feet, and having a chord which bears S39°00'34"W, a distance of 7.19 feet to a paint mark set to mark the point;
6. THENCE N03°41'59"W, crossing said Rader tract, a distance of 28.85 feet to a paint dot set to mark the point;
7. THENCE N45°32'26"W, a distance of 299.76 feet to a paint dot set to mark the point;
8. THENCE N43°35'13"W, a distance of 75.98 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 5TE

9. THENCE N39°33'01"W, a distance of 73.40 feet to the POINT OF BEGINNING, and containing 2201 square feet (0.0505 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.

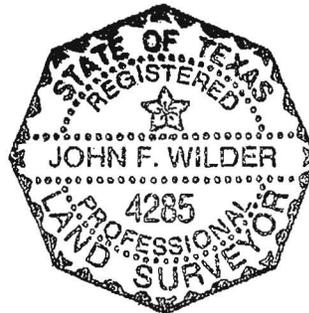
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506



John F. Wilder, R.P.L.S.
Texas Registration No. 4285

Date

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



County: Denton
Parcel: 12
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 1 of 3
October 2006

LEGAL DESCRIPTION FOR PARCEL 12

BEING a 1,659 square foot tract of land situated in the John F. Gilbert Survey, Abstract No. 495, Denton County, Texas, also being part of that tract of land described in deed to John C. Day, as recorded in Volume 53, Page 569 of the Deed Records of Denton County, Texas (D.R.D.C.T.), also being part of the John C. Day Estate, as recorded in Volume 123, Page 424, D.R.D.C.T., and being more particularly described as follows:

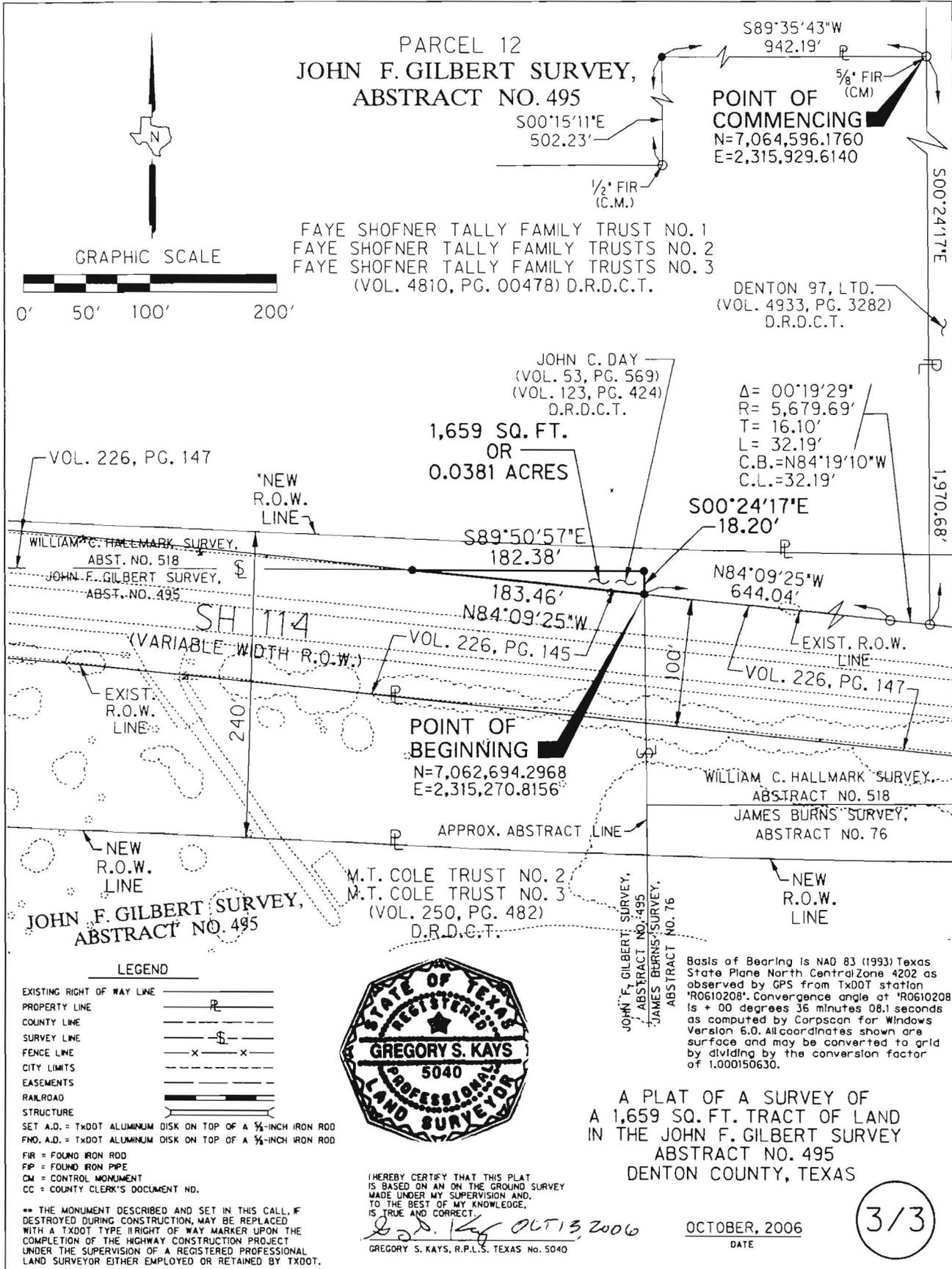
COMMENCING at a 5 /8 inch found iron rod having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,064,596.1760 feet, East=2,315,929.6140 feet for the north common corner of that tract of land described in deed to Faye Shofner Tally Family Trust No1, Faye Shofner Tally Family Trust No. 2, Faye Shofner Family Trust No. 3, as recorded in Volume 4810, Page 00478, D.R.D.C.T. and that tract of land described in deed to Denton 97, Ltd., as recorded in Volume 4933, Page 3282, D.R.D.C.T.;

THENCE South 00 degrees 24 minutes 17 seconds East, along the common line of said Faye Shofner Tally Family tract and said Denton 97 tract, a distance of 1,970.68 feet to a point for corner, said corner being at the intersection of the common line of said Faye Shofner Tally Family tract and Denton 97 tract with the existing north right-of-way line of State Highway 114 (S.H.-114) (100 foot wide right-of-way), said corner also being in a circular curve to the right having a radius of 5,679.69 feet and whose chord bears North 84 degrees 19 minutes 10 seconds West, a distance of 32.19 feet;

THENCE in a Westerly direction, departing said common line of said Faye Shofner Tally Family tract and said Denton 97 tract and along said existing north right-of-way line of S.H.-114, through a central angle of 00 degrees 19 minutes 29 seconds, an arc distance of 32.19 feet to a point for corner;

THENCE North 84 degrees 09 minutes 25 seconds West, along said existing north right-of-way line of S.H.-114, a distance of 644.04 feet to a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,062,694.2968 feet, East=2,315,270.8156 feet for the POINT OF BEGINNING, said point being at the intersection of said existing north right-of-way line of S.H.-114 with the east line of said John F. Gilbert Survey;

- 1) THENCE North 84 degrees 09 minutes 25 seconds West, departing said east line of said John F. Gilbert Survey and along said existing north right-of-way line of S.H.-114, a distance of 183.46 feet to a point for the intersection of said existing north right-of-way line of S.H.-114 with the north line of said John F. Gilbert Survey;



County: Denton
Parcel: 18C
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 1 of 5
March 2009

LEGAL DESCRIPTION FOR PARCEL 18C

BEING a 129,546 square foot tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, also being part of that tract of land described in deed to River's Edge Partners, L.P., as recorded in County Clerk's Document Number 2006-156133 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch found iron rod with plastic cap stamped "USA INC" having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,063,205.3040 feet, East=2,327,254.4039 feet for the northwest corner of said River's Edge tract, said corner also being in the east right-of-way line of Roaring River Road (variable width right-of-way, 60 foot wide at this point) as dedicated in River's Edge Phase 1, an addition to the City of Fort Worth, as recorded in Cabinet X, Slide 381 of the Plat Records of Denton County, Texas, said corner also being in a circular curve to the left having a radius of 620.00 feet and whose chord bears South 40 degrees 55 minutes 06 seconds East, a distance of 52.32 feet;

THENCE in a Southeasterly direction, along said west line of said River's Edge tract, along said east right-of-way line of Roaring River Road, and along said circular curve to the left through a central angle of 04 degrees 50 minutes 12 seconds, an arc distance of 52.34 feet to the point of tangency;

THENCE South 43 degrees 20 minutes 12 seconds East, continuing along said west line of said River's Edge tract and said east right-of-way line of Roaring River Road, a distance 90.55 feet to a point for the beginning of a tangent circular curve to the right having a radius of 335.00 feet and whose chord bears South 21 degrees 43 minutes 29 seconds East, a distance of 246.77 feet;

THENCE in a Southeasterly direction, continuing along said west line of said River's Edge tract and said east right-of-way line of Roaring River Road and along said circular curve to the right through a central angle of 43 degrees 13 minutes 25 seconds, an arc distance of 252.72 feet to the point of tangency;

THENCE South 00 degrees 06 minutes 47 seconds East, continuing along said west line of said River's Edge tract and said east right-of-way line of Roaring River Road, a distance of 106.06 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=7,062,764.6039 feet, East=2,327,442.3681 feet for the POINT OF BEGINNING, said point being the intersection of said east right-of-way line of Roaring River Road and said west line of said River's Edge tract with the new north right-of-way line of State Highway 114 (S.H.-114) (variable width right-of-way);**

County: Denton
Parcel: 18C
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 2 of 5
March 2009

- 1) THENCE North 89 degrees 48 minutes 35 seconds East, departing said west line of said River's Edge tract and said east right-of-way line of Roaring River Road and along said new north right-of-way line of S.H.-114, a distance of 801.86 feet to a 5/8 inch found iron rod with Aluminum Disk for the beginning of a tangent circular curve to the right having a radius of 3,054.75 feet and whose chord bears South 89 degrees 12 minutes 09 seconds East, a distance of 105.33 feet;**
- 2) THENCE in an Easterly direction, along said new north right-of-way line of S.H.-114 and along said circular curve to the right, through a central angle of 01 degree 58 minutes 32 seconds, an arc distance of 105.33 feet to a point from which a 5/8 inch found iron rod with cap stamped "JACOBS" bears North 10 degrees 30 minutes 44 seconds West, a distance of 10.17 feet, said point being at the intersection of said new north right-of-way line of S.H.-114 with the east line of said River's Edge tract, said point also being in the west right-of-way line of Blackwater Trail (variable width right-of-way, 90 foot wide at this point) as dedicated in said River's Edge Phase 1,**
- 3) THENCE South 00 degrees 06 minutes 47 seconds East, departing said new north right-of-way line of S.H.-114, and along said east line of said River's Edge tract and said west right-of-way line of Blackwater Trail, a distance of 145.72 feet to a point for the southeast corner of said River's Edge tract, said corner also being in the existing north right-of-way line of S.H.-114 (variable width right-of-way, 100 foot wide at this point), said corner also being in a circular curve to the left having a radius of 2,914.79 feet and whose chord bears North 89 degrees 02 minutes 52 seconds West, a distance of 65.59 feet;
- 4) THENCE in a Westerly direction, departing said west right-of-way line of Blackwater Trail and said east line of said River's Edge tract and along said existing north right-of-way line of S.H.-114, through a central angle of 01 degree 17 minutes 22 seconds, an arc distance of 65.59 feet to a point for corner from which a found concrete monument bears North 89 degrees 41 minutes 32 seconds West, a distance of 6.83 feet;
- 5) THENCE North 89 degrees 41 minutes 33 seconds West, continuing along said existing north right-of-way line of S.H.-114, a distance of 841.62 feet to a point for the southwest corner of said River's Edge tract, said corner also being in said east right-of-way line of Roaring River Road;
- 6) THENCE North 00 degrees 06 minutes 47 seconds West, departing said existing north right-of-way line of S.H.-114, along said west line of said River's Edge tract and along said east right-of-way line of Roaring River Road, a distance of 138.91 feet to the POINT OF BEGINNING AND CONTAINING 129,546 square feet or 2.9740 acres of land, more or less.

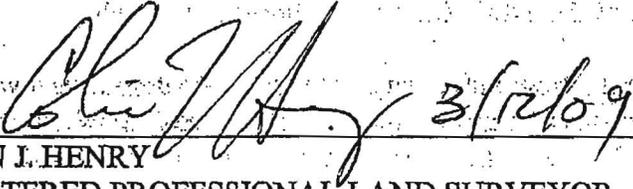
County: Denton
Parcel: 18C
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

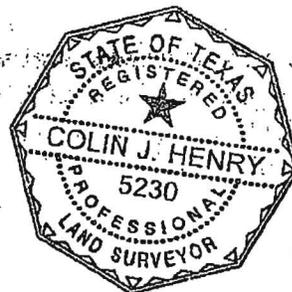
Page 3 of 5
March 2009

** 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.

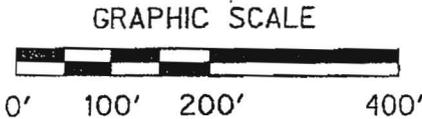
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610208". Convergence angle at "RO610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpcon for Windows Version 6.0. All coordinates shown are surface and may be converted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

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


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



PARCEL 18C
GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214



1/2" FIR W/CAP
Stamped "USA INC."
(C.M.)

POINT OF COMMENCING

N=7,063,205.3040
E=2,327,254.4039

RIVER'S EDGE PHASE I
(CAB. X, SLIDE 381)
P.R.D.C.T.

$\Delta=04^{\circ}50'12''$
R=620.00'
T= 26.18'
L= 52.34'
C.B.=S40°55'06"E
C.L.=52.32'

$\Delta=43^{\circ}13'25''$
R=335.00'
T= 132.72'
L= 252.72'
C.B.=S21°43'29"E
C.L.=246.77'

10' UTILITY EASEMENT
(CC 2006-69166)
D.R.D.C.T.

N89°53'13"E
1,109.27'
10' UTILITY EASEMENT
(CC 2006-69166)
D.R.D.C.T.

RIVER'S EDGE
PARTNERS, L.P.
(CC 2006-156133)
D.R.D.C.T.

NEW
R.O.W.
LINE

POINT OF BEGINNING

N=7,062,764.6039
E=2,327,442.3681

N89°48'35"E
801.86'

S89°48'35"W

15' UTILITY EASEMENT

1,229.75'
N00°06'47"W
138.91'

15' X 15' PULLBOX
EASEMENT

15' UTILITY EASEMENT
129,546 SQ. FT.
OR
2.9740 ACRES

GUADALUPE CARDINAS SURVEY,
ABSTRACT NO. 214
CHARLES TYDINGS SURVEY,
ABSTRACT NO. 1276

SH 114

841.62'
N89°41'33"W

NEW
R.O.W.
LINE

APPROX.
ABSTRACT LINE

VOL. 226, PG. 144

ROW DEDICATION
(CAB. X, SLIDE 381)
P.R.D.C.T.

CHARLES TYDINGS SURVEY,
ABSTRACT NO. 1276

LEGEND

- EXISTING RIGHT OF WAY LINE ————
- PROPERTY LINE ———— PL
- COUNTY LINE ————
- DENIAL OF ACCESS LINE ———— III
- ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE ————
- SURVEY LINE ———— S
- FENCE LINE ———— x x
- CITY LIMITS ————
- EASEMENTS ————
- RAILROAD STRUCTURE ————
- SET A.D. = TXDOT ALUMINUM DISK ON TOP OF A 3/8" NCH IRON ROD
- FND. A.D. = TXDOT ALUMINUM DISK ON TOP OF A 3/8" NCH IRON ROD
- FIR = FOUND IRON ROD
- FP = FOUND IRON PIPE
- CM = CONTROL MONUMENT
- CC = COUNTY CLERK'S DOCUMENT NO.

** 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 EMPLOYED OR RETIRED BY TXDOT.

Scale of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station "R0610208". Convergence angle at "R0610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpacon 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.

A PLAT OF A SURVEY OF
A 129,546 SQ. FT. TRACT OF LAND
IN THE GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214
AND BEING IN
DENTON COUNTY, TEXAS

MARCH, 2009
DATE

4/5

MATCH LINE (SEE SHEET 5 OF 5)

PARCEL 18C
GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214



MATCH LINE (SEE SHEET 4 OF 5)

RIVER'S EDGE PHASE I
(CAB. X, SLIDE 381)
P.R.D.C.T.

1,109.27'
N89°53'13"E
RIVER'S EDGE
PARTNERS, L.P.
(CC 2006-156133)
D.R.D.C.T.
40' UTILITY
EASEMENT

PROPOSED
DRAINAGE
EASEMENT
NEW
R.O.W. LINE
15' UTILITY
EASEMENT

N89°48'35"E
801.86'
FND.
A.D.
(C.M.)

129,546 SQ. FT.
OR
2.9740 ACRES

841.62'
N89°41'33"W

NEW
R.O.W. LINE
VOL. 226, PG. 229
VOL. 226, PG. 144
FND. CONC. MONU.
Bears=N89°41'32"W
6.83' (C.M.)

1/2" FIR W/Yellow CAP
Bears=S14°06'39"W
0.35'

BLACKWATER TRAIL
(VARIABLE WIDTH R.O.W.)

N00°06'47"W
245.15'

10' UTILITY EASEMENT
(CC 2006-69166)
D.R.D.C.T.

N09°52'15"E
51.58'

N00°06'47"W
76.36'

15' X 15' PULLBOX
EASEMENT

5/8" FIR W/CAP
Stamped 'JACOBS'
Bears=N10°30'44"W
0.17'

S00°06'47"E
145.72'

SH 114
(VARIABLE WIDTH R.O.W.)
ROW DEDICATION
(CAB. X, SLIDE 381)
P.R.D.C.T.

Δ=09°59'03"
R=190.50'
T= 16.64'
L= 33.20'
C.B.=N04°52'44"E
C.L.=33.15'

Δ=09°59'03"
R=209.50'
T= 18.30'
L= 36.51'
C.B.=N04°52'45"E
C.L.=36.46'

Δ=09°41'24"
R=3,054.75'
T= 45.06'
L= 90.11'
C.B.=S87°22'10"E
C.L.=90.10'

GUADALUPE CARDINAS SURVEY,
ABSTRACT NO. 214
CHARLES TYDINGS SURVEY,
ABSTRACT NO. 1276

APPROX
ABSTRACT LINE
EXIST.
R.O.W. LINE

Δ=01°17'22"
R=2,914.79'
T= 32.80'
L= 65.59'
C.B.=N89°02'52"W
C.L.=65.59'

Δ=01°58'32"
R=3,054.75'
T= 52.67'
L= 105.33'
C.B.=S89°12'09"E
C.L.=105.33'

CHARLES TYDINGS
SURVEY,
ABSTRACT NO. 1276

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- DENIAL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE
- SET A.D. = TXDOT ALUMINUM DISK ON TOP OF A 5/8" INCH IRON ROD
- FND. A.D. = TXDOT ALUMINUM DISK ON TOP OF A 1/2" INCH IRON ROD
- FIR = FOUND IRON ROD
- FIP = FOUND IRON PIPE
- CM = CONTROL MONUMENT
- CC = COUNTY CLERK'S DOCUMENT NO.



Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TXDOT station 'R0610208'. Convergence angle at 'R0610208' is + 00 degrees 36 minutes 08.1 seconds as computed by Corpecon 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.

A PLAT OF A SURVEY OF
A 129,546 SQ. FT. TRACT OF LAND
IN THE GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214
AND BEING IN
DENTON COUNTY, TEXAS

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.
3/12/09
COLIN J. HENRY, R.F.L.S., TEXAS No. 5230

MARCH, 2009
DATE

5/5

County: ~~Dallas~~ *Denton*
Highway: S.H. 114
CSJ: 0353-02-067
Parcel: 18CE

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

County: Denton
Parcel: 18C(E)
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 1 of 3
March 2009

LEGAL DESCRIPTION FOR DRAINAGE EASEMENT PARCEL 18C(E)

BEING a 1,114 square foot tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, also being part of that tract of land described in deed to River's Edge Partners, L.P., as recorded in County Clerk's Document Number 2006-156133 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch found iron rod with plastic cap stamped "USA INC" having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,063,205.3040 feet, East=2,327,254.4039 feet for the northwest corner of said River's Edge tract, said corner also being in the east right-of-way line of Roaring River Road (variable width right-of-way, 60 foot wide at this point) as dedicated in River's Edge Phase 1, an addition to the City of Fort Worth, as recorded in Cabinet X, Slide 381 of the Plat Records of Denton County, Texas, said corner also being in a circular curve to the left having a radius of 620.00 feet and whose chord bears South 40 degrees 55 minutes 06 seconds East, a distance of 52.32 feet;

THENCE in a Southeasterly direction, along said west line of said River's Edge tract, along said east right-of-way line of Roaring River Road, and along said circular curve to the left through a central angle of 04 degrees 50 minutes 12 seconds, an arc distance of 52.34 feet to the point of tangency;

THENCE South 43 degrees 20 minutes 12 seconds East, continuing along said west line of said River's Edge tract and said east right-of-way line of Roaring River Road, a distance 90.55 feet to a point for the beginning of a tangent circular curve to the right having a radius of 335.00 feet and whose chord bears South 21 degrees 43 minutes 29 seconds East, a distance of 246.77 feet;

THENCE in a Southeasterly direction, continuing along said west line of said River's Edge tract and said east right-of-way line of Roaring River Road and along said circular curve to the right through a central angle of 43 degrees 13 minutes 25 seconds, an arc distance of 252.72 feet to the point of tangency;

THENCE South 00 degrees 06 minutes 47 seconds East, continuing along said west line of said River's Edge tract and said east right-of-way line of Roaring River Road, a distance of 106.06 feet to a 5/8 inch set iron rod with Aluminum Disk for the intersection of said east right-of-way line of Roaring River Road and said west line of said River's Edge tract with the new north right-of-way line of State Highway 114 (S.H.-114) (variable width right-of-way);**

County: Denton
Parcel: 18C(E)
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 2 of 3
March 2009

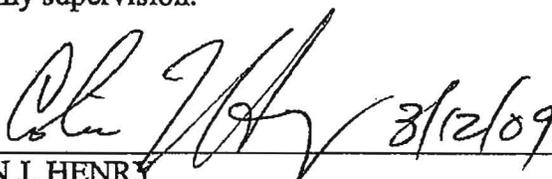
THENCE North 89 degrees 48 minutes 35 seconds East, departing said west line of said River's Edge tract and said east right-of-way line of Roaring River Road and along said new north right-of-way line of S.H.-114, a distance of 702.15 feet to a 1/2 inch found iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,062,766.9350 feet, East=2,328,144.5120 feet for the POINT OF BEGINNING;

- 1) THENCE North 00 degrees 11 minutes 21 seconds West, departing said new northright-of-way line of S.H.-114, a distance of 14.85 feet to a 1/2 inch found iron rod with cap for corner;
- 2) THENCE North 89 degrees 48 minutes 35 seconds East, a distance of 75.00 feet to a 1/2 inch found iron rod with cap for corner;
- 3) THENCE South 00 degrees 11 minutes 21 seconds East, a distance of 14.85 feet to a 1/2 inch found iron rod with cap for corner; said corner being in said new north right-of-way line of S.H.-114;
- 4) THENCE South 89 degrees 48 minutes 35 seconds West, along said new north right-of-way line of S.H.-114, a distance of 75.00 feet to the POINT OF BEGINNING AND CONTAINING 1,114 square feet or 0.0256 acres of land, more or less.

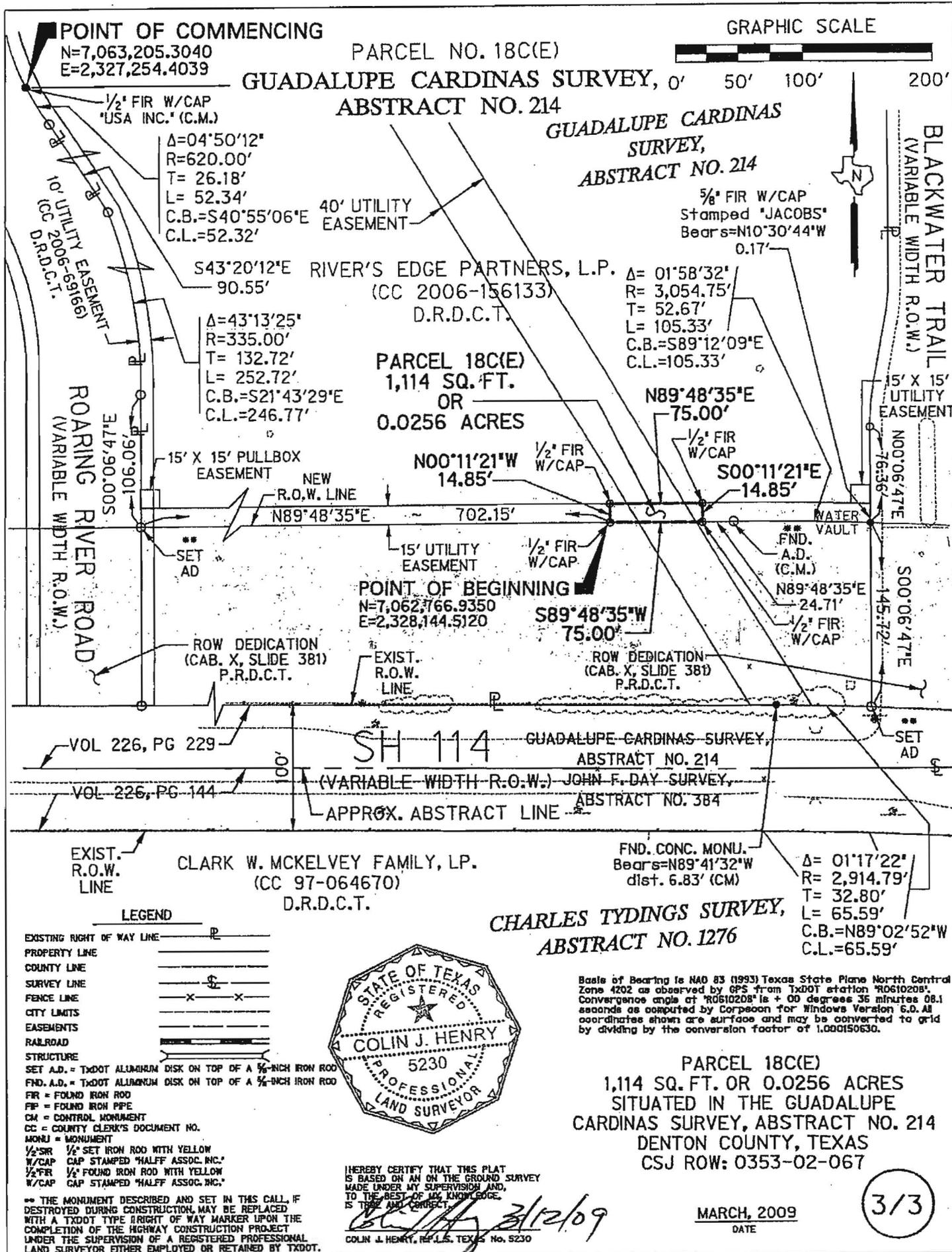
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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.

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


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





County: DENTON (Project III)
Highway: US 380
Project Limits: From FM 156
 To IH 35
ROW CSJ: 0134-09-059

Page 1 of 3
D-15-14
May 29, 2007

Legal Land Description for Parcel 19

BEING a 0.057 acre portion of that certain parcel situated in the S. Huizar Survey, Abstract No. 514, Denton County, Texas, which was conveyed to David L. Graham and Preston on the Lake J. V., as evidenced by the deeds recorded in Volume 1175, Page 421 and Volume 1584, Page 999 of the Real Property Records of Denton County, Texas, and being a portion of Lot 1, Block A of the Denton West Addition, recorded in Volume 5, Page 16 of the Plat Records Denton County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of said Lot 1, Block A and on the east line of Lot 1 of the Denton Estates Mobile Home Addition, as recorded in Volume 5, Page 39 of said Plat Records;

THENCE, South 00°52'17" West, along the common line between said Lot 1 and said Lot 1, Block A, a distance of 25.59 feet to a 5/8" steel rod with TxDOT aluminum cap set for corner on the new north right-of-way line of US 380, a variable width right-of-way, the POINT OF BEGINNING;

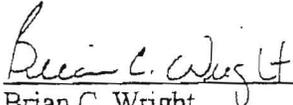
1. THENCE, South 87°16'12" East, along said new north right-of-way line, a distance of 90.05 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on the west right-of-way line of Munden Drive, a 60 foot wide right-of-way;
2. THENCE, South 00°52'07" West, along said west right-of-way line, a distance of 26.94 feet to the southeast corner of said Lot 1, Block A and on the existing north right-of-way line of US 380, a variable width right-of-way;
3. THENCE, North 87°53'52" West, along existing north right-of-way line, a distance of 90.02 feet to the southwest corner of said Lot 1, Block A and the south corner of said Lot 1;
4. THENCE, North 00°52'17" East, along said common line, a distance of 27.92 feet to the POINT OF BEGINNING and containing an area of 2,469 square feet, or 0.057 acres of land, more or less.

County: DENTON (Project III)
Highway: US 380
Project Limits: From FM 156
 To IH 35
ROW CSJ: 0134-09-059

Page 2 of 3
D-15-14
May 29, 2007

Legal Land Description for Parcel 19

I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground.



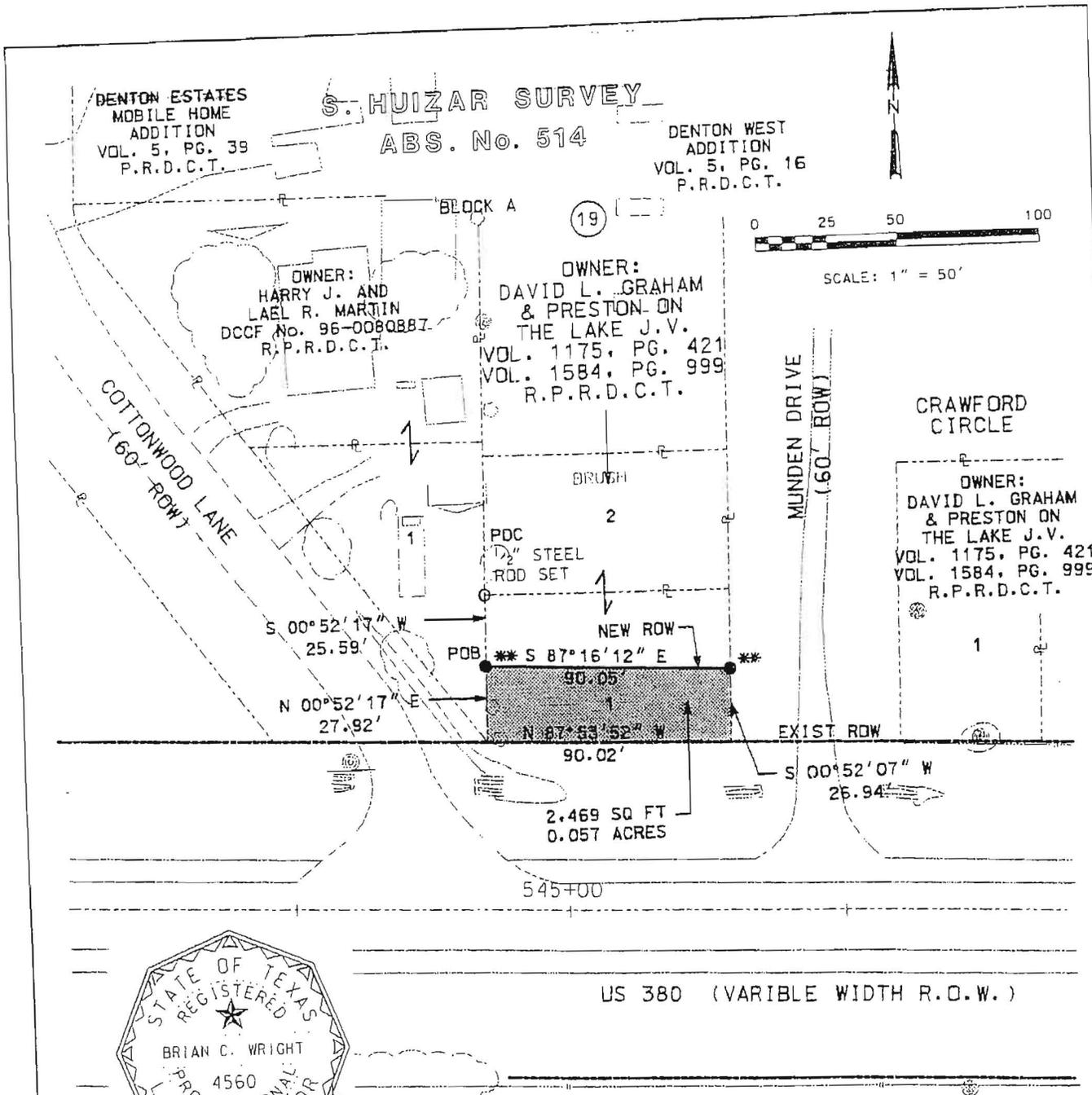
Brian C. Wright R.P.L.S. No. 4560
May 29, 2007



Notes:

1. All bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000150630.
2. A survey plat of even date herewith accompanies this legal description.

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



US 380 (VARIABLE WIDTH R.O.W.)

NOTES:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE. SCALE FACTOR: 1.000150630
A LEGAL DESCRIPTION OF EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

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

LEGEND

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

PAGE: 3 OF 3

DIST. NAME DALLAS	PLAT OF A SURVEY OF PROPERTY DAVID L. GRAHAM & PRESTON ON THE LAKE J.V TRACT	COUNTY DENTON
PARCEL NO. 19	ROW CSJ: 0134-09-055 US 380	DATE MAY 29 2007
ROW PARCEL 2,469 SQ FT		0.057 AC

County: DENTON (Project III)
Highway: US 380
Project Limits: From FM 156
To IH 35
ROW CSJ: 0134-09-059

Page 1 of 3
D-15-14
May 15, 2005
Revised: September 27, 2005

Legal Land Description for Parcel 20

BEING a 0.0866 acre portion of that certain parcel situated in the S. Huizar Survey, Abstract No. 514, Denton County, Texas, which was conveyed to David L. Graham and Preston on the Lake J. V., as evidenced by the deeds recorded in Volume 1175, Page 421 and Volume 1584, Page 999 of the Real Property Records of Denton County, Texas, and being a portion of Lots 1, 2, 3 and 4, Block B of the Denton West Addition, recorded in Volume 5, Page 16 of the Plat Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Lot 4, Block B and on the west line of the Jane A. Mott and Aileen S. Lockhart tract as evidenced by the deed recorded in Volume 1974, Page 384 of said Real Property Records;

THENCE, South 04°09'43" East, along the common line between said Lot 4 and said Lockhart tract, a distance of 79.84 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on the new north right-of-way line of US 380, a variable width right-of-way, the POINT OF BEGINNING;

1. THENCE, South 04°09'43" East, continuing along said common line, a distance of 14.30 feet to a 1/2 inch steel rod found at the southeast corner of said Lot 4 and on the existing north right-of-way line of US 380, a variable width right-of-way;
2. THENCE, North 87°55'48" West, along said existing north right-of-way line, a distance of 241.03 feet to the southwest corner of said Lot 1 and on the east right-of-way line of Munden Drive, a 60 foot wide right-of-way;
3. THENCE, North 00°52'17" East, along said east right-of-way line, a distance of 21.92 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on said new north right-of-way line;
4. THENCE, South 83°09'42" East, along said new north right-of-way line, a distance of 92.47 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner;**
5. THENCE, South 87°55'32" East, continuing along said new north right-of-way line, a distance of 147.79 feet to the POINT OF BEGINNING and containing an area of 3,774 square feet, or 0.0866 acres of land, more or less.

County: DENTON (Project III)
Highway: US 380
Project Limits: From FM 156
 To IH 35
ROW CSJ: 0134-09-059

Page 2 of 3
D-15-14
May 15, 2005
Revised: September 27, 2005

Legal Land Description for Parcel 20

I, Dennis R. Maloney, Jr., Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground.

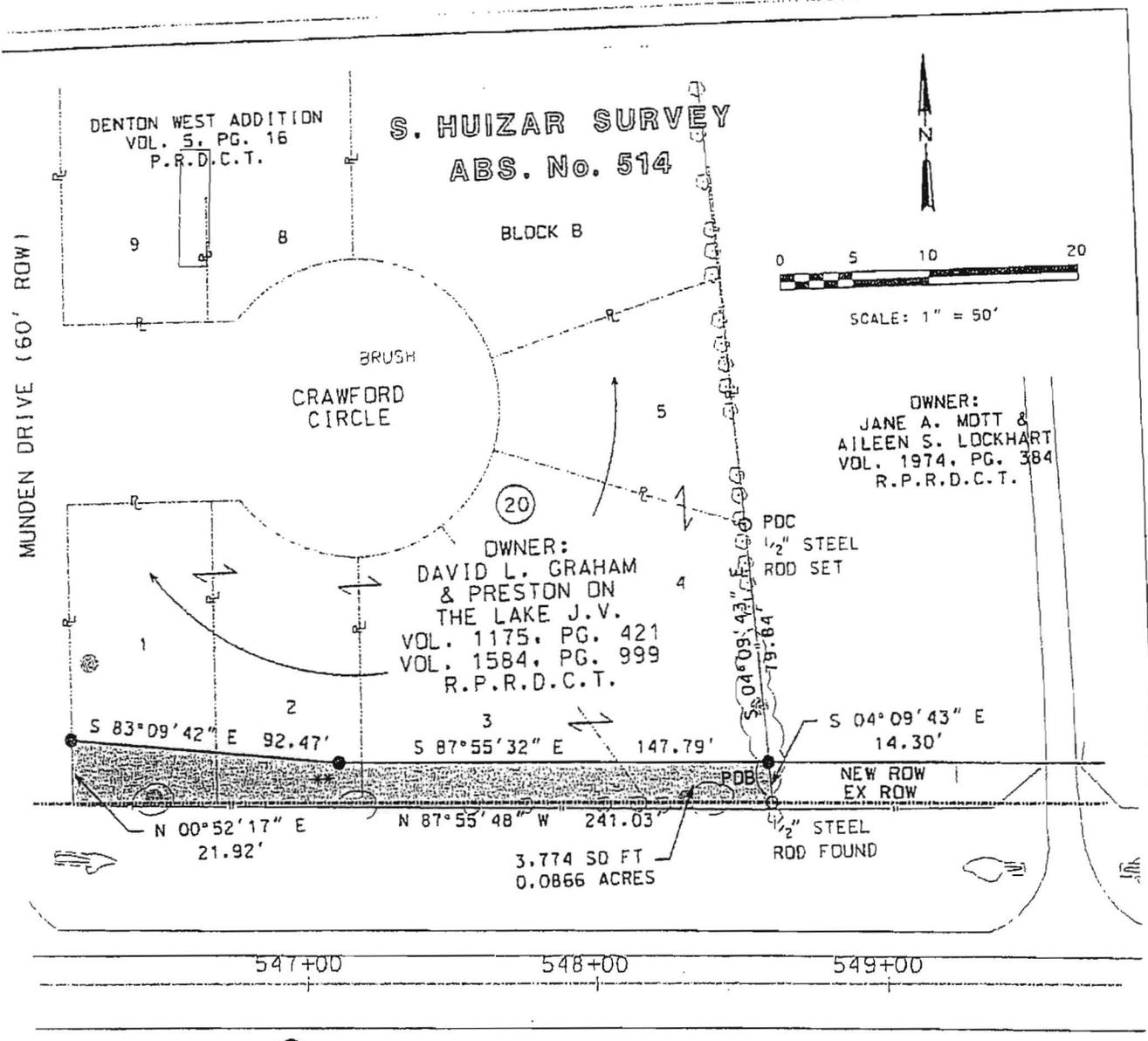
Dennis R. Maloney, Jr. 9/27/05
Dennis R. Maloney, Jr. R.P.L.S. No. 5431
May 15, 2005



Notes:

1. All bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000150630.
2. A survey plat of even date herewith accompanies this legal description.

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



US 380 (VARIABLE WIDTH R.O.W.)



IF DESTROYED OR DISTURBED DURING THE HIGHWAY CONSTRUCTION PROJECT, THE MONUMENT DESCRIBED IN THIS CALL MAY BE REPLACED WITH A TADDI TYPE 11 RIGHT-OF-WAY MARKER SET UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TADDI.

LEGEND

-----	PROPOSED ROW	-----	EASEMENT
-----	EXISTING ROW	-----	RAILROADS
-----	PROPERTY LINE	-----	STRUCTURE
-----	COUNTY LINE	P.O.C.	POINT OF COMMENCING
-----	CONTROL OF ACCESS LINE	P.O.B.	POINT OF BEGINNING
-----	SURVEY LINE	⊗	FOUND CONC. MONUMENT
-x-x-	FENCE LINE	⊙	SET 5/8" STEEL ROD WITH ALUMINUM TADDI CAP
-----	CITY LIMITS		

NOTES:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE.
SCALE FACTOR: 1.000150630
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE.

PAGE: 3 OF 3

DIST. NAME	PLAT OF A SURVEY OF PROPERTY	COUNTY
DALLAS	DAVID L. GRAHAM & PRESTON ON THE LAKE J.V. TRACT	DENTON
PARCEL NO.	ROW CSJ: 0130-09-059 US 380	DATE
20		MAY 15 2005
ROW PARCEL	3.774 SQ FT	0.0866 AC

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1567-02-30

Page 1 of 4
February 20, 2008

Description for Parcel 05

Being a 20,430 square foot tract of land situated in the Hardin Survey, Abstract No. 611 in the City of The Colony, Denton County, Texas and being a portion of Lots 19, 20, 21 and 22, block 6 of the Garza Little Elm Lake Estates, recorded in Volume 2, Page 80, Plat records of Denton County, Texas, said tract of land conveyed in deed to Danny Finlan, recorded in County Clerk's File No. 05-116155, Deed Records, Denton County, Texas. Said 20,430 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of said Danny Finland tract and the common northwest corner of a tract of land conveyed in deed to Chi N. Nguyen, recorded in County Clerk's File No. 01-0101883, Deed Records, Denton County, Texas, and being on the east line of a tract of land conveyed in deed to Robert A. Camiero, recorded in Volume 2917, Page 957, Deed Records, Denton County, Texas;

THENCE South 70 Degrees 31 Minutes 22 Seconds East, along the common south line of said Danny Finlan tract and the common north line of said Chi N. Nguyen tract, a distance of 83.67 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set** for the **POINT OF BEGINNING** and being the beginning of a non-tangent curve to the left;

THENCE over and across said Danny Finlan tract, the following courses and distances:

- (1) THENCE along said non-tangent curve to the left, having a radius of 879.93 feet, a delta angle of 06 Degrees 08 Minutes 07 Seconds, a long chord that bears North 05 Degrees 43 Minutes 19 Seconds East, a distance of 94.18 feet and an arc distance of 94.23 feet to an "X" cut set for corner;
- (2) THENCE South 87 Degrees 20 Minutes 45 Seconds East, a distance of 5.00 feet to an "X" cut set for corner and the beginning of a non-tangent curve to the left;
- (3) THENCE along said non-tangent curve to the left, having a radius of 884.52 feet, a delta angle of 04 Degrees 17 Minutes 59 Seconds, a long chord that bears North 00 Degrees 30 Minutes 20 Seconds East, a distance of 66.36 feet and an arc distance of 66.38 feet to a point for corner;
- (4) THENCE North 01 Degrees 38 Minutes 36 Seconds West, a distance of 44.45 feet to a point for corner on the north line of said Danny Finlan tract and the common south Right-of-Way line of Lake Park Drive (a 60' right-of-Way) as recorded in the Final Plat of the Garza-Little Elm Lake Estates, recorded in Volume 2, Page 80, of the Plat Records of Denton County, Texas.

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1567-02-30

Page 2 of 4
February 20, 2008

Description for Parcel 05

- (5) THENCE North 89 Degrees 04 Minutes 04 Seconds East, along the north line of said Danny Finlan tract and the common south Right-of-Way line of said Lake Park Drive, a distance of 102.11 feet to a point for the northeast corner of said Danny Finlan tract and being on the existing west Right-of-Way line of Farm to Market Road (F.M.) 423 (a variable width Right-of-Way), conveyed in deed to the State of Texas recorded in Volume 409, Page 170 of the Deed Records of Denton County, Texas, and being the beginning of a non-tangent curve to the right;
- (6) THENCE along said non-tangent curve to the right, along the east line of said Danny Finlan tract and the west Right-of-Way line of said F.M. 423, having a radius of 1,100.98 feet, a delta angle of 12 Degrees 20 Minutes 43 Seconds, a long chord that bears South 08 Degrees 55 Minutes 14 West, a distance of 236.76 feet and an arc distance of 237.22 feet to a point for the southeast corner of said Danny Finlan tract and the common northeast corner of said Chi N. Nguyen tract;
- (7) THENCE North 70 Degrees 31 Minutes 22 Seconds West, along the south line of said Danny Finlan tract and the common north line of said Chi N. Nguyen tract, a distance of 83.88 feet to the **POINT OF BEGINNING** and containing 20,430 square feet of land, more or less.

COUNTY: DENTON
HIGHWAY: F.M. 423
ROW CSJ: 1567-02-30

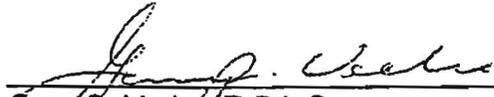
Page 3 of 4
February 20, 2008

Description for Parcel 05

** 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.

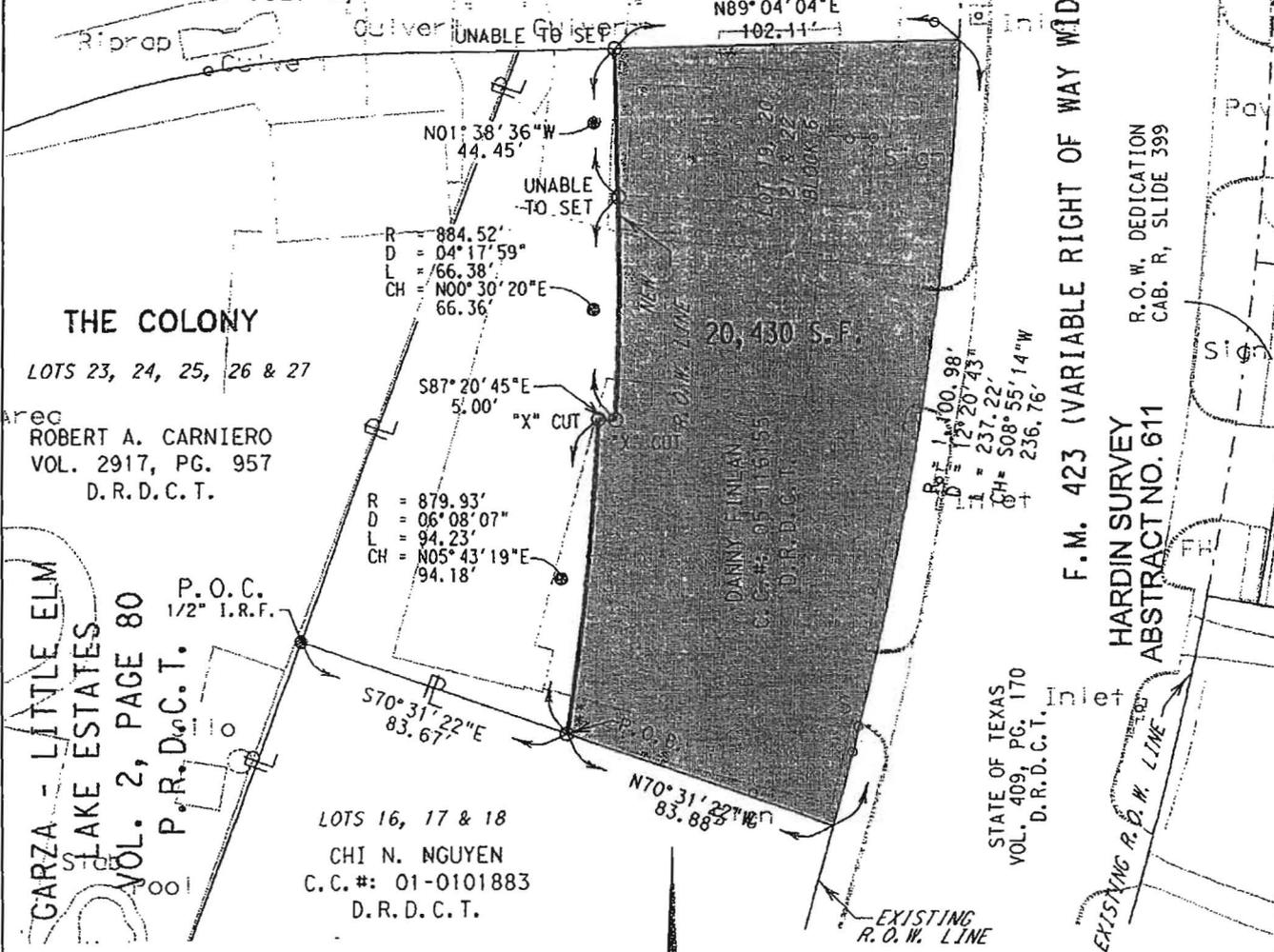
February 20, 2008

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



PAGE 4 OF 4

LAKE PARK DRIVE - 60' R.O.W. WIDTH
VOL. 2, PAGE 80 - D.R.D.C.T.



F.M. 423 (VARIABLE RIGHT OF WAY WIDTH)
HARDIN SURVEY
ABSTRACT NO. 611
R.O.W. DEDICATION
CAB. R, SLIDE 399

THE COLONY

LOTS 23, 24, 25, 26 & 27

ROBERT A. CARNIERO
VOL. 2917, PG. 957
D.R.D.C.T.

N01°38'36"W
44.45'
UNABLE TO SET
R = 884.52'
D = 04°17'59"
L = 66.38'
CH = N00°30'20"E
66.36'

S87°20'45"E
5.00'
"X" CUT

R = 879.93'
D = 06°08'07"
L = 94.23'
CH = N05°43'19"E
94.18'

S70°31'22"E
83.67'

N70°31'22"W
83.88'

R = 1,400.98'
D = 12°20'43"
L = 237.22'
CH = S08°55'14"W
236.76'

LOTS 16, 17 & 18
CHI N. NGUYEN
C.C.#: 01-0101883
D.R.D.C.T.

STATE OF TEXAS
VOL. 409, PG. 170
D.R.D.C.T.

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

LEGEND

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

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



A PLAT OF A SURVEY OF
20,430 S.F. TRACT OF LAND
IN THE HARDIN SURVEY
ABSTRACT NUMBER 611
AND BEING PART OF LOTS 19-22
BLOCK 6 OF THE
GARZA-LITTLE ELM ADDITION
CITY OF THE COLONY
DENTON COUNTY, TEXAS



2/2/08

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

ROW CSJ: 1567-02-030
Highway: F. M. 423
Parcel: 5

AND IN ADDITION THERETO:

*Title to all of that **concrete/wood Automotive Building** located on the remainder of the herein described parcel, said improvement being bisected by the proposed westerly right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvement.*

County: Denton
Parcel: 17
Highway: S H 114
Project Limits: 0.45 Mile W of FM 156
0.22 Mile E of IH 35W
CSI: 0353-02-066

Page 1 of 3
October 2006

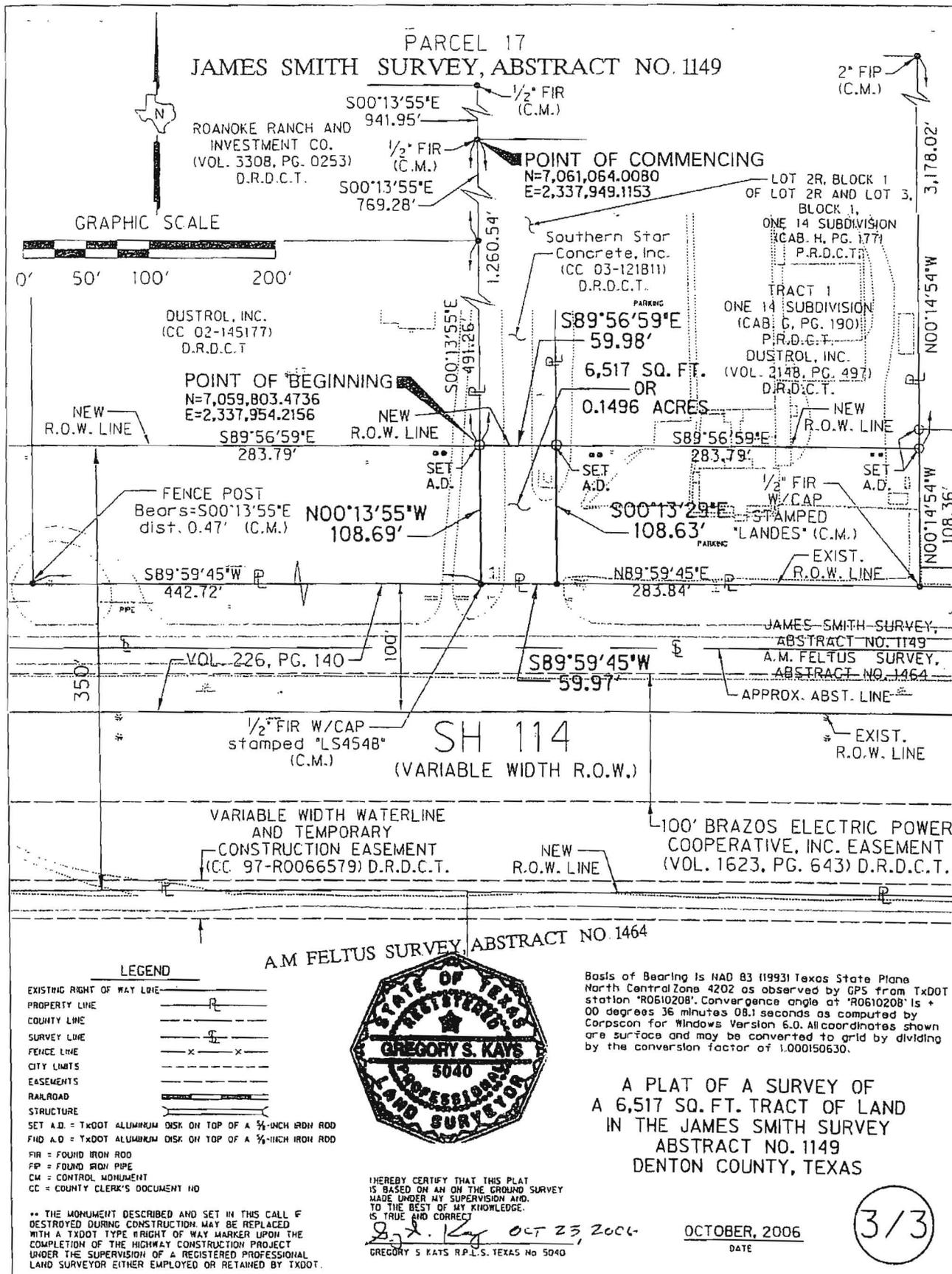
LEGAL DESCRIPTION FOR PARCEL 17

BEING a 6,517 square foot tract of land situated in the James Smith Survey, Abstract No. 1149, Denton County, Texas, being part of Lot 2R, Block 1 of Lot 2R and Lot 3, Block 1, One 14 Subdivision, an addition to the City of Fort Worth, Denton County, Texas, as recorded in Cabinet H, Page 177 of the Plat Records of Denton County, Texas (P.R.D.C.T.), also being part of that tract of land described in deed to Southern Star Concrete, Inc., a Delaware corporation, as recorded in County Clerk's Document Number 03-121811 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch found iron rod having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,061,064.0080 feet, East=2,337,949.1153 feet for the northwest corner of said Southern Star tract, said corner also being in the east line of that tract of land described in deed to Roanoke Ranch and Investment Company, a Texas General Partnership, as recorded in Volume 3308, Page 0253, D.R.D.C.T., said corner also being the northwest corner of said Lot 2R, Block 1;

THENCE South 00 degrees 13 minutes 55 seconds East, along the common line of said Southern Star tract and said Roanoke Ranch tract and along the west line of said Lot 2R, Block 1, passing at a distance of 769.28 feet the northeast corner of that tract of land described in deed to Dustrol, Inc., as recorded in County Clerk's Document Number 02-145177, D.R.D.C.T., in all a total distance of 1,260.54 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=7,059,803.4736 feet, East=2,337,954.2156 feet for the POINT OF BEGINNING, said point being at the intersection of said common line of said Southern Star tract and said Dustrol 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 89 degrees 56 minutes 59 seconds East, departing said common line of said Southern Star tract and said Dustrol tract and along said new northerly right-of-way line of S.H.-114, a distance of 59.98 feet to a set A.D. for the intersection of said new northerly right-of-way line of S.H.-114 with the common line of said Lot 2R, Block 1 and Tract 1, One 14 Subdivision, an addition to the City of Fort Worth, Denton County, Texas, as recorded in Cabinet G, Page 190, P.R.D.C.T. ;**
- 2) THENCE South 00 degrees 13 minutes 29 seconds East, departing said new northerly right-of-way line of S.H.-114 and along said common line of said Lot 2R, Block 1 and said Tract 1, a distance of 108.63 feet to a point for the south common corner of said Lot 2R, Block 1 and said Tract 1, said corner also being in the existing northerly right-of-way line of S.H.-114 (100 foot wide right-of-way);



County: Denton
Parcel: 21B
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 1 of 7
March 2009

LEGAL DESCRIPTION FOR PARCEL 21B

BEING a 232,965 square foot tract of land situated in the Charles Tydings Survey, Abstract No. 1276, Denton County, Texas, also being part of that tract of land described in deed to 114 Partners, Ltd., as recorded in County Clerk's Document Number 2003-192199 of the Deed Records of Denton County, Texas (D.R.D.C.T.), also being part of Lot 1, 2, 3 & 4, Block 19 Harriet Creek Ranch, an addition to the City of Fort Worth, as recorded in Cabinet W, Slide 174 of the Plat Records of Denton County, Texas and being more particularly described as follows:

COMMENCING at a fence corner post having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,062,593.1193 feet, East=2,331,519.5651 feet for a common corner of that tract of land described in deed to Centex Homes, as recorded in Volume 4754, Page 662, D.R.D.C.T. and the most westerly northwest corner of that tract of land described in deed Martin Justin Properties, L.L.C., a Texas limited liability company, as recorded in County Clerk's Document Numbers 99-006623, 99-006624, 99-006625, 99-006626, 99-006627, all of D.R.D.C.T.;

THENCE South 00 degrees 22 minutes 38 seconds East, along the east line of said Centex Homes tract and the west line of said Martin Justin Properties tract, passing the southeast corner of said Centex Homes tract and the northeast corner of said 114 Partners tract at a distance of 768.22 feet, in all a total distance of 1,028.43 feet to a 5 /8 inch found iron rod with Aluminum Disk (hereinafter referred to as "found A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,061,564.7139 feet, East=2,331,526.3375 feet for the POINT OF BEGINNING, said point being the intersection of the east line of said 114 Partners tract and said west line of said Martin Justin Properties tract with the new northeasterly right-of-way line of State Highway 114 (S.H.-114) (variable width right-of-way);**

- 1) THENCE South 00 degrees 22 minutes 38 seconds East, departing said new northeasterly right-of-way line of S.H.-114 and along said east line of said 114 Partners tract and said west line of said Martin Justin Properties tract, a distance of 66.79 feet to a point for the southeast corner of said 114 Partners tract and the northeast corner of a 10 foot right-of-way dedication to the State of Texas as shown on said Harriet Creek Ranch addition, said point also being in the existing northeasterly right-of-way line of S.H.-114 (variable width right-of-way, 120 foot wide at this point);

County: Denton
Parcel: 21B
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 2 of 7
March 2009

- 2) THENCE North 66 degrees 56 minutes 03 seconds West, departing said west line of said Martin Justin Properties tract, along the northeast line of said 10 foot right-of-way dedication and along said existing northeasterly right-of-way line of S.H.-114, a distance of 2,260.77 feet to a point for the most southerly corner of a corner clip for the intersection of said north existing right-of-way line of S.H.-114 with the southeasterly right-of-way line of Harriet Creek Drive (a variable width right-of-way), dedicated in Lots 21-37, Block 12, Lots 1-33, Block 13, Lots 1-27, Block 14, Lots 1-26, Block 15, Lots 13-22, Block 16, Lots 1-67, Block 17, Lots 8-52, Block 18, Lots 1-47, Block 21, Lots 1-91, Block 22, Lots 1-16, Block 23, Lot 1, Block 24, Lot 1, Block 25, Lot 1, Block 26, and Lot 1, Block 27 Harriet Creek Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet U, Page 293, of the Plat Records, Denton County, Texas ;
- 3) THENCE North 22 degrees 19 minutes 06 seconds West, along said corner clip, a distance of 12.51 feet to a point for the most northerly corner of said corner clip, said point also being in said southeasterly right-of-way line of Harriet Creek Drive;
- 4) THENCE North 22 degrees 23 minutes 46 seconds East, departing said existing northeasterly right-of-way line of S.H.-114 and along said southeasterly right-of-way line of Harriet Creek Drive, a distance of 110.01 feet to a 5 /8 inch found iron rod with cap stamped "CARTER & BURGESS" for corner;
- 5) THENCE South 66 degrees 57 minutes 58 seconds East, continuing along said southeasterly right-of-way line of Harriet Creek Drive, a distance of 25.00 feet to a 5 /8 inch found iron rod with cap stamped "CARTER & BURGESS" for corner;
- 6) THENCE North 22 degrees 17 minutes 06 seconds West, continuing along said southeasterly right-of-way line of Harriet Creek Drive, a distance of 15.94 feet to a found A.D. for the intersection of said southeasterly right-of-way line of Harriet Creek Drive with said new northeasterly right-of-way line of S.H.-114;**
- 7) THENCE South 66 degrees 56 minutes 03 seconds East, departing said southeasterly right-of-way line of Harriet Creek Drive and along said new northeasterly right-of-way line of S.H.-114, a distance of 736.06 feet to a found A.D. for the beginning of a tangent circular curve to the right having a radius of 5,849.58 feet and whose chord bears South 64 degrees 16 minutes 44 seconds East, a distance of 541.97 feet;**
- 8) THENCE in a Southeasterly direction, continuing along said new northeasterly right-of-way line of S.H.-114 and along said circular curve to the right, through a central angle of 05 degrees 18 minutes 38 seconds, an arc distance of 542.16 feet to a found A.D. for corner;**

County: Denton
Parcel: 21B
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 3 of 7
March 2009

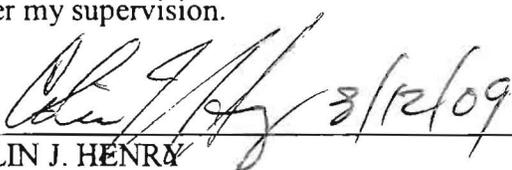
- 9) THENCE South 61 degrees 37 minutes 26 seconds East, continuing along said new northeasterly right-of-way line of S.H.-114, a distance of 224.92 feet to a found A.D. for the beginning of a Denial of Access Line and the beginning of a tangent circular curve to the left having a radius of 5,609.58 feet and whose chord bears South 64 degrees 16 minutes 44 seconds East, a distance of 519.73 feet;**
- 10) THENCE in a Southeasterly direction, continuing along said new northeasterly right-of-way line of S.H.-114, along said circular curve to the left and along said Denial of Access Line, through a central angle of 05 degrees 18 minutes 37 seconds, an arc distance of 519.92 feet to a found A.D. for the beginning of a compound circular curve to the left having a radius of 17,250.00 feet and whose chord bears South 67 degrees 16 minutes 59 seconds East, a distance of 210.15 feet;**
- 11) THENCE in a Southeasterly direction, continuing along said new northeasterly right-of-way line of S.H.-114, along said circular curve to the left and along said Denial of Access Line, through a central angle of 00 degrees 41 minutes 53 seconds, an arc distance of 210.16 feet to the end of this Denial of Access Line and to the POINT OF BEGINNING AND CONTAINING 232,965 square feet or 5.3481 acres of land, more or less.

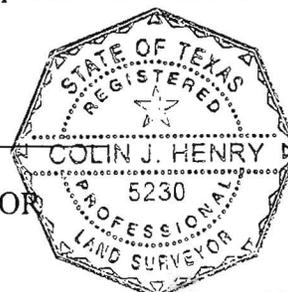
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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.

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

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


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



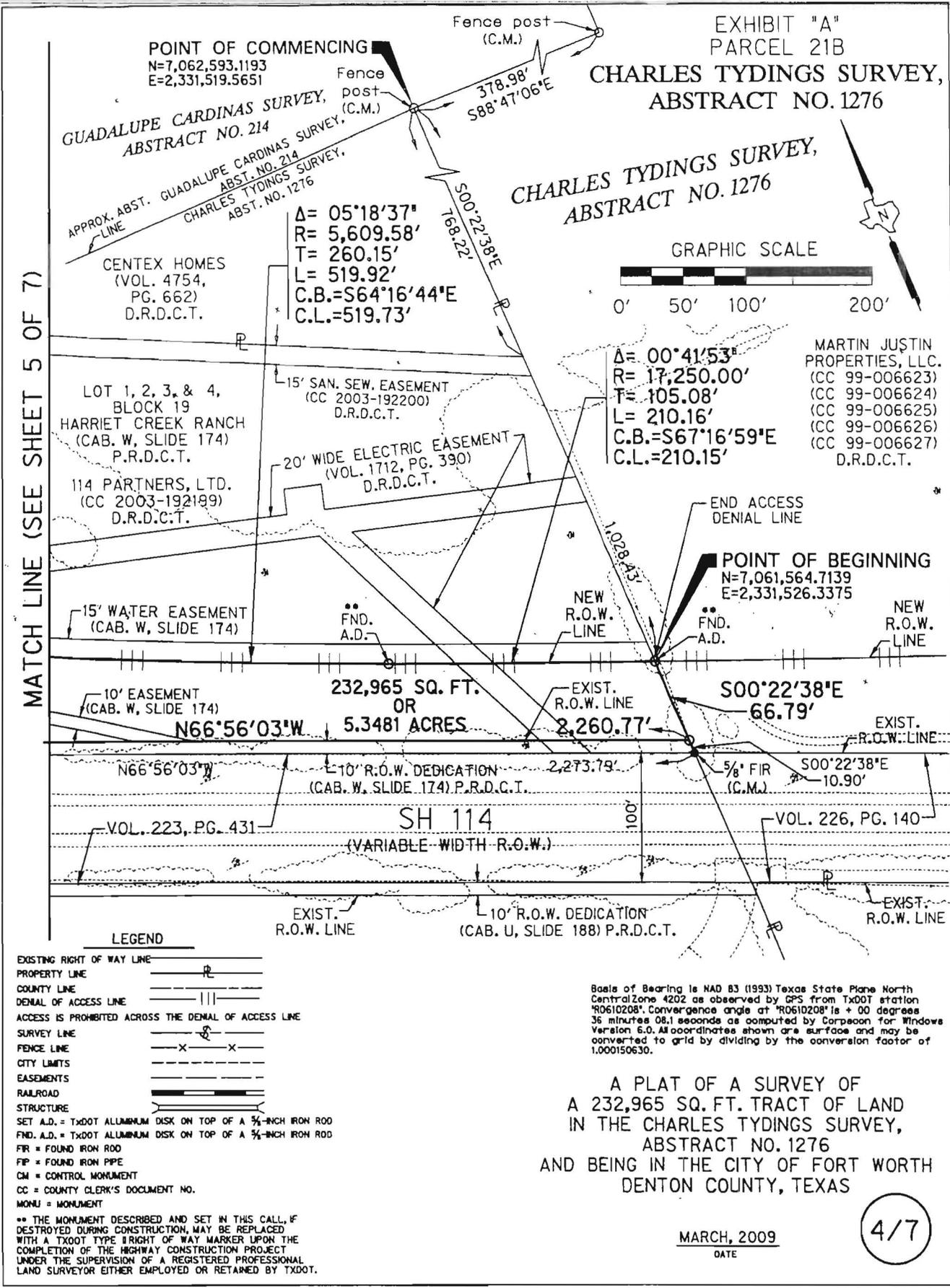
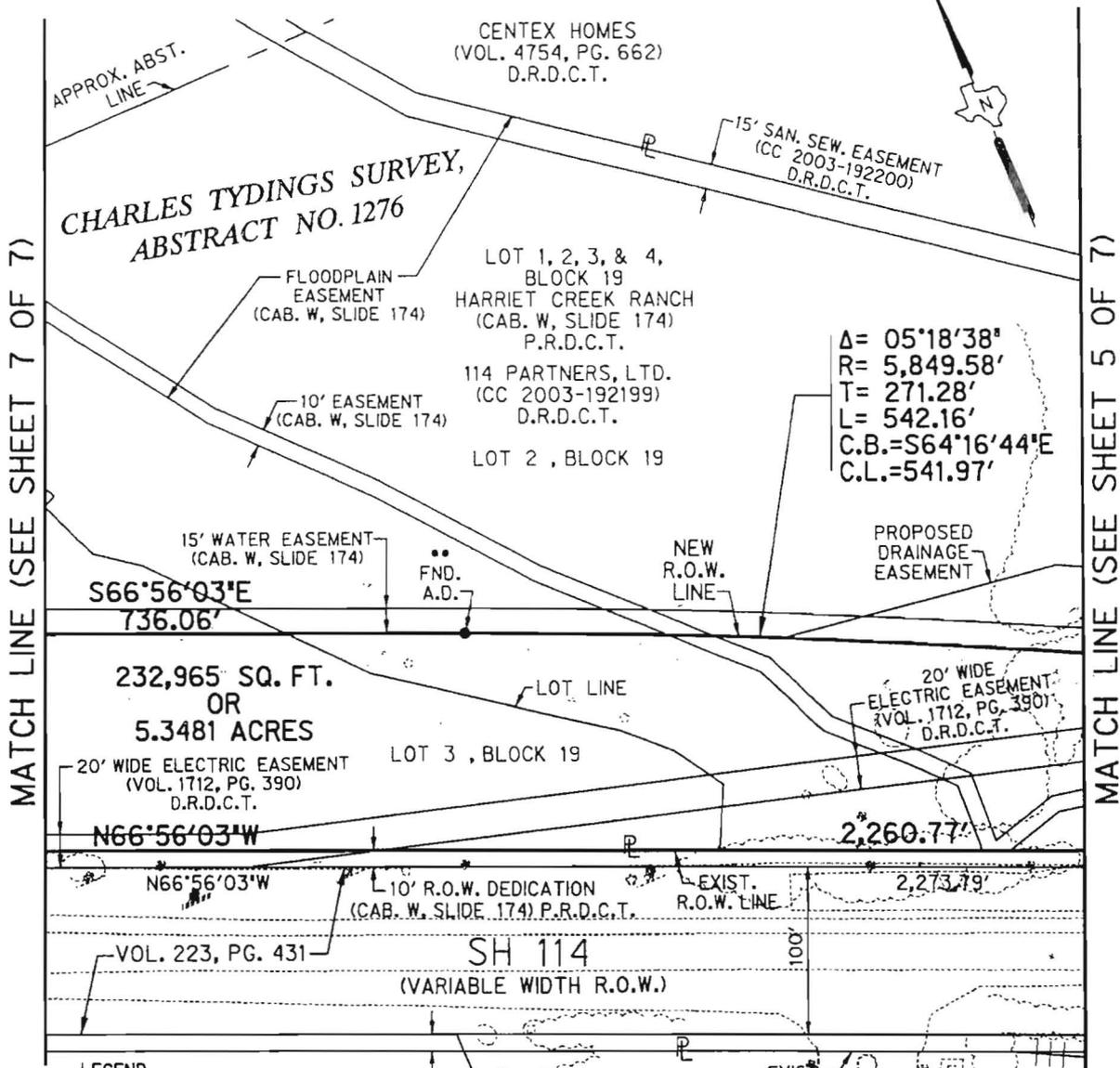


EXHIBIT "A"
PARCEL 21B
CHARLES TYDINGS SURVEY,
ABSTRACT NO. 1276

GRAPHIC SCALE



MATCH LINE (SEE SHEET 7 OF 7)

MATCH LINE (SEE SHEET 5 OF 7)

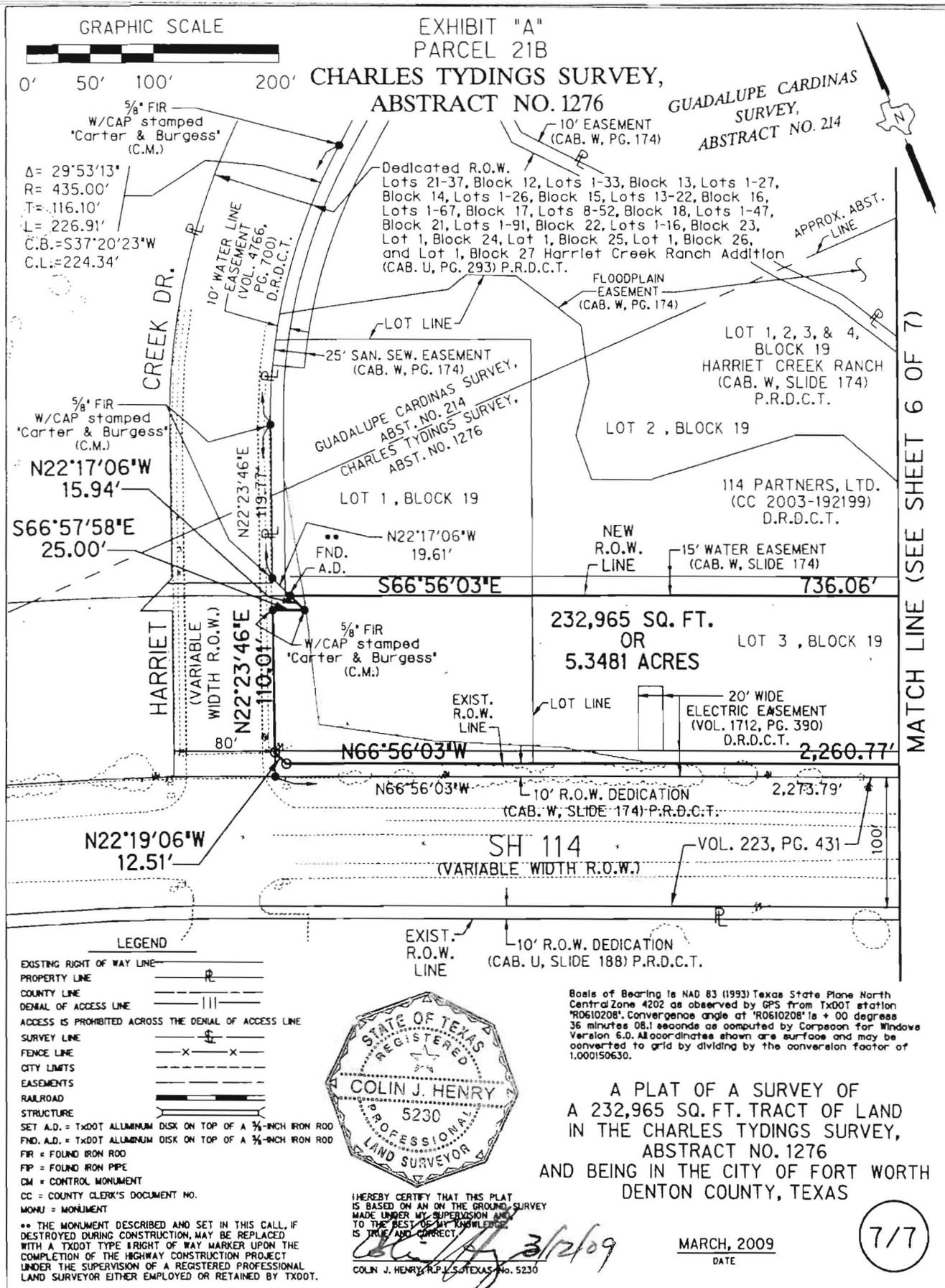
- LEGEND**
- EXISTING RIGHT OF WAY LINE ———— R ————
 - PROPERTY LINE ———— P ————
 - COUNTY LINE ———— C ————
 - DEMAN OF ACCESS LINE ———— III ————
 - ACCESS IS PROHIBITED ACROSS THE DEMAN OF ACCESS LINE ———— X ————
 - SURVEY LINE ———— S ————
 - FENCE LINE ———— X ———— X ————
 - CITY LIMITS ———— ————
 - EASEMENTS ———— ————
 - RAILROAD ———— ————
 - STRUCTURE ———— ————
 - SET A.D. = TXDOT ALUMINUM DISK ON TOP OF A 1/8-INCH IRON ROD
 - FND. A.D. = TXDOT ALUMINUM DISK ON TOP OF A 1/8-INCH IRON ROD
 - FR = FOUND IRON ROD
 - FIP = FOUND IRON PIPE
 - CM = CONTROL MONUMENT
 - CC = COUNTY CLERK'S DOCUMENT NO.
 - MONU = MONUMENT

Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "R0610208". Convergence angle at "R0610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpcorss 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.

A PLAT OF A SURVEY OF
A 232,965 SQ. FT. TRACT OF LAND
IN THE CHARLES TYDINGS SURVEY,
ABSTRACT NO. 1276
AND BEING IN THE CITY OF FORT WORTH
DENTON COUNTY, TEXAS

MARCH, 2009
DATE

6/7



GRAPHIC SCALE

EXHIBIT "A"
PARCEL 21B

CHARLES TYDINGS SURVEY,
ABSTRACT NO. 1276

GUADALUPE CARDINAS
SURVEY,
ABSTRACT NO. 214

0' 50' 100' 200'

$\Delta = 29^{\circ}53'13''$
R = 435.00'
T = 116.10'
L = 226.91'
C.B. = S37°20'23"W
C.L. = 224.34'

Dedicated R.O.W.
Lots 21-37, Block 12, Lots 1-33, Block 13, Lots 1-27,
Block 14, Lots 1-26, Block 15, Lots 13-22, Block 16,
Lots 1-67, Block 17, Lots 8-52, Block 18, Lots 1-47,
Block 21, Lots 1-91, Block 22, Lots 1-16, Block 23,
Lot 1, Block 24, Lot 1, Block 25, Lot 1, Block 26,
and Lot 1, Block 27 Harriet Creek Ranch Addition
(CAB. U, PG. 293) P.R.D.C.T.

APPROX. ABST.
LINE

FLOODPLAIN
EASEMENT
(CAB. W, PG. 174)

LOT 1, 2, 3, & 4,
BLOCK 19
HARRIET CREEK RANCH
(CAB. W, SLIDE 174)
P.R.D.C.T.

LOT 2, BLOCK 19

114 PARTNERS, LTD.
(CC 2003-192199)
D.R.D.C.T.

GUADALUPE CARDINAS SURVEY,
ABST. NO. 214
CHARLES TYDINGS SURVEY,
ABST. NO. 1276

LOT 1, BLOCK 19

NEW
R.O.W.
LINE

15' WATER EASEMENT
(CAB. W, SLIDE 174)

N22°17'06"W
15.94'

S66°57'58"E
25.00'

N22°17'06"W
19.61'

S66°56'03"E

232,965 SQ. FT.
OR
5.3481 ACRES

LOT 3, BLOCK 19

HARRIET
(VARIABLE
WIDTH R.O.W.)

5/8" FIR
W/CAP stamped
'Carter & Burgess'
(C.M.)

EXIST.
R.O.W.
LINE

20' WIDE
ELECTRIC EASEMENT
(VOL. 1712, PG. 390)
D.R.D.C.T.

N22°23'46"E
110.01'

N66°56'03"W

2,260.77'

N66°56'03"W

10' R.O.W. DEDICATION
(CAB. W, SLIDE 174) P.R.D.C.T.

N22°19'06"W
12.51'

SH 114
(VARIABLE WIDTH R.O.W.)

VOL. 223, PG. 431

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 ———— X ————
- SURVEY LINE ———— S ————
- FENCE LINE ———— F ————
- CITY LIMITS ———— L ————
- EASEMENTS ———— E ————
- RAILROAD ———— R ————
- STRUCTURE ———— S ————
- SET A.D. = TXDOT ALUMINUM DISK ON TOP OF A 3/8" IRON ROD
- FND. A.D. = TXDOT ALUMINUM DISK ON TOP OF A 3/8" IRON ROD
- FR = FOUND IRON ROD
- FP = 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 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 'R0610208'. Convergence angle at 'R0610208' is + 00 degrees 36 minutes 08.1 seconds as computed by Corpecon for Windows Version 5.0. All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000150630.

A PLAT OF A SURVEY OF
A 232,965 SQ. FT. TRACT OF LAND
IN THE CHARLES TYDINGS SURVEY,
ABSTRACT NO. 1276
AND BEING IN THE CITY OF FORT WORTH
DENTON COUNTY, TEXAS

HEREBY CERTIFY THAT THIS PLAT
IS BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION AND
TO THE BEST OF MY KNOWLEDGE
IS TRUE AND CORRECT.
Colin J. Henry 3/12/09
COLIN J. HENRY, R.P.L.S., TEXAS No. 5230

MARCH, 2009
DATE

7/7

Parcel 21B – Access Clause

Access will be permitted to the north remainder abutting the highway facility from a point being the beginning of Call 7 of the foregoing property description to a point being South 61E 37' 26" East a distance of 224.92 feet from the beginning of Call 9;

AND,

Access will be denied to the remainder abutting the highway facility from a point being South 61E 37' 26" East 224.92 feet from the beginning of Call 9 of the foregoing property description to a point being the end of Call 11 of said description.

County: Dallas
Highway: S.H. 114
CSJ: 0353-02-067
Parcel: 21BE

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

County: Denton
Parcel: 21B(E)
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 1 of 4
March 2009

LEGAL DESCRIPTION FOR DRAINAGE EASEMENT PARCEL 21B(E)

BEING an 11,270 square foot tract of land situated in the Charles Tydings Survey, Abstract No. 1276, Denton County, Texas, also being part of that tract of land described in deed to 114 Partners, Ltd., as recorded in County Clerk's Document Number 2003-192199 of the Deed Records of Denton County, Texas (D.R.D.C.T.), also being part of Lot 1, 2, 3 & 4, Block 19 Harriet Creek Ranch, an addition to the City of Fort Worth, as recorded in Cabinet W, Slide 174 of the Plat Records of Denton County, Texas 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=7,062,593.1193 feet, East=2,331,519.5651 feet for a common corner of that tract of land described in deed to Centex Homes, as recorded in Volume 4754, Page 662, D.R.D.C.T. and the most westerly northwest corner of that tract of land described in deed to Martin Justin Properties, L.L.C., a Texas limited liability company, as recorded in County Clerk's Document Numbers 99-006623, 99-006624, 99-006625, 99-006626 and 99-006627, all of D.R.D.C.T.;

THENCE South 00 degrees 22 minutes 38 seconds East, along the east line of said Centex Homes tract and the west line of said Martin Justin Properties tract, passing the southeast corner of said Centex Homes tract and the northeast corner of said 114 Partners tract, at a distance of 768.22 feet, in all a total distance of 1,028.43 feet to a 5 /8 inch found iron rod with Aluminum Disk (hereinafter referred to as "found A.D.") for the intersection of said east line of said 114 Partners tract and said west line of said Martin Justin Properties tract with the new northeasterly right-of-way line of State Highway 114 (S.H.-114) (variable width right-of-way), said point also being in a circular curve to the right having a radius of 17,250.00 feet and whose chord bears North 67 degrees 16 minutes 59 seconds West, a distance of 210.15 feet;**

THENCE in a Northwesterly direction, departing said east line of 114 Partners tract, along said new northeasterly right-of-way line of S.H.-114 and along said circular curve to the right, through a central angle of 00 degrees 41 minutes 53 seconds, an arc distance of 210.16 feet to a found A.D. for the beginning of a compound circular curve to the right having a radius of 5,609.58 feet and whose chord bears North 64 degrees 16 minutes 44 seconds West, a distance of 519.73 feet;**

THENCE in a Northwesterly direction, continuing along said new northeasterly right-of-way line of S.H.-114 and along said circular curve to the right, through a central angle of 05 degrees 18 minutes 37 seconds, an arc distance of 519.92 feet to a found A.D. for corner;**

County: Denton
Parcel: 21B(E)
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

Page 2 of 4
March 2009

THENCE North 61 degrees 37 minutes 26 seconds West, continuing along said new northeasterly right-of-way line of S.H.-114, a distance of 224.92 feet to a found A.D. having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,061,978.3241 feet, East=2,330,666.3560 feet for the POINT OF BEGINNING, said point being the beginning of a tangent circular curve to the left having a radius of 5,849.58 feet and whose chord bears North 63 degrees 19 minutes 54 seconds West, a distance of 348.69 feet;**

- 1) THENCE in a Northwesterly direction, continuing along said new northeasterly right-of-way line of S.H.-114 and along said circular curve to the left, through a central angle of 03 degrees 24 minutes 57 seconds, an arc distance of 348.74 feet to a 1 / 2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap") for corner;
- 2) THENCE South 81 degrees 56 minutes 11 seconds East, departing said new northeasterly right-of-way line of S.H.-114, a distance of 171.10 feet to a 1 / 2 inch set iron rod with cap for corner;
- 3) THENCE South 63 degrees 01 minute 21 seconds East, a distance of 87.98 feet to a 1 / 2 inch set iron rod with cap for corner;
- 4) THENCE South 34 degrees 33 minutes 47 seconds East, a distance of 112.44 feet to the POINT OF BEGINNING AND CONTAINING 11,270 square feet or 0.2587 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.

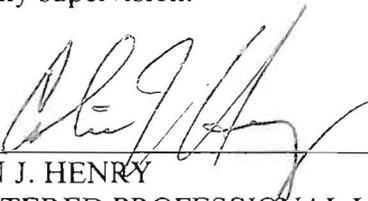
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610208". Convergence angle at "RO610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpcon for Windows Version 6.0. All coordinates shown are surface and may be converted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

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

County: Denton
Parcel: 21B(E)
Highway: S.H. 114
Project Limits: 0.22 Mile W of County Line Road
0.45 Mile W of FM 156
CSJ: 0353-02-067

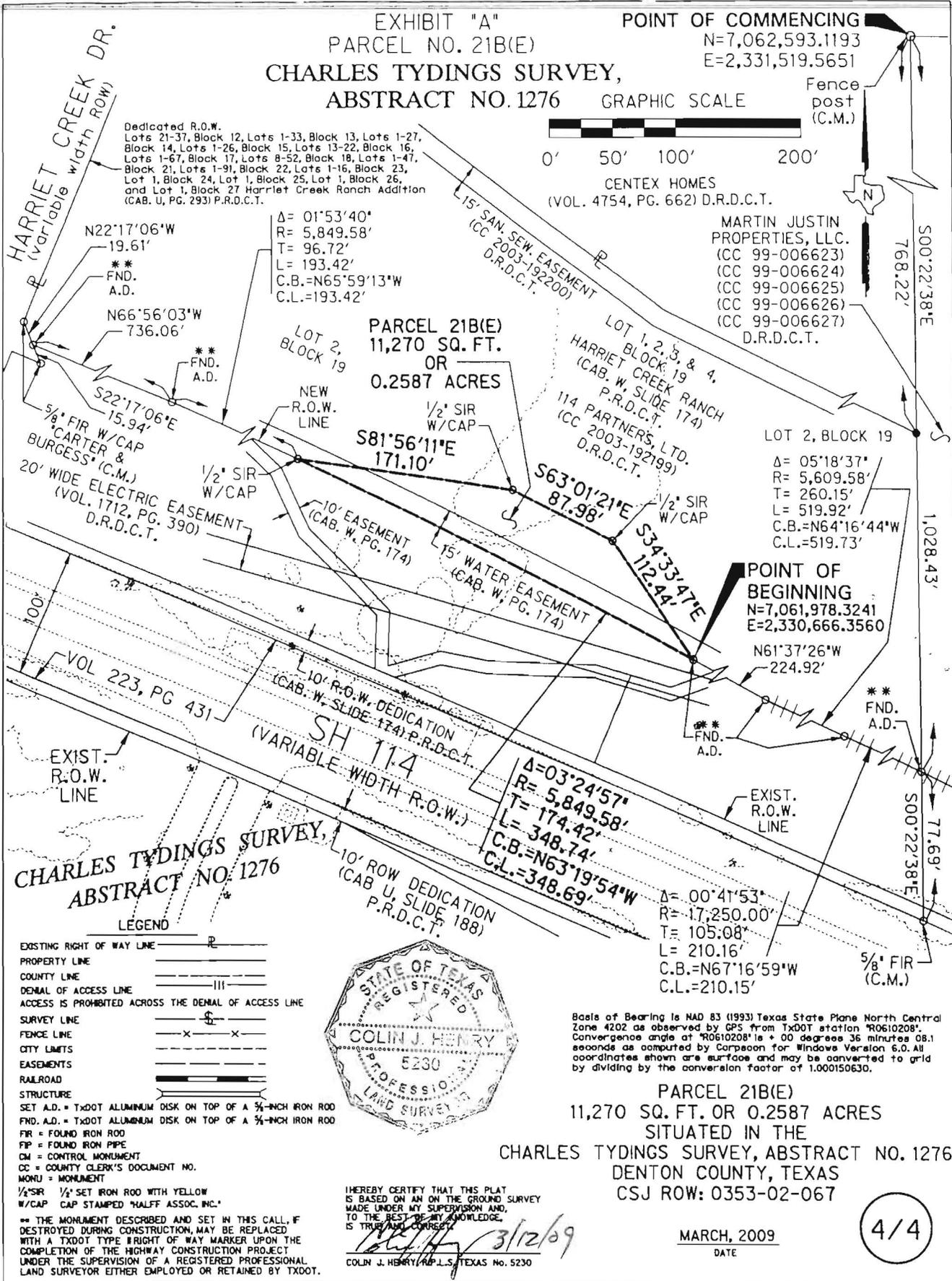
Page 3 of 4
March 2009

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

 3/12/09

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





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 79

BEING a 38,736 square feet tract of land, more or less, in the Harvey H. Newton Survey, Abstract No. 1075, Dallas County, Texas, and being a part of Lot 3, Block A, Spur 482 Business Park, Second Revision, an addition to the City of Irving, Texas, as recorded in Volume 98045, Page 31 of the Deed Records of Dallas County, Texas, and that tract conveyed to Carmax Auto Superstores, Inc. as recorded in Document No. 20080042718 of said Deed Records, said 38,736 square feet being more particularly described by metes and bounds as follows:

COMMENCING at an interior ell corner of said Carmax Auto Superstores, Inc. tract and said Lot 3, Block A, and Lot 2-R, Block A of said Spur 482 Business Park, Second Revision;

THENCE South 00 degrees 04 minutes 12 seconds East, along the common line of said Lot 3 and Lot 2-R, Block A, a distance of 184.34 feet to the southeast corner of said Carmax Auto Superstores, Inc. tract and the southwest corner of said Lot 2-R, Block A and also being on the existing northern right of way line of International Place;

THENCE South 88 degrees 54 minutes 38 seconds West, along the existing northern right of way line of International Place, a distance of 267.03 feet to a 5/8" iron rod with TxDOT aluminum cap set at the intersection of the existing northern right of way line of International Place and the new eastern right of way line of State Highway 183 and being the POINT OF BEGINNING;

1) THENCE South 88 degrees 54 minutes 38 seconds West, continuing along the existing northern right of way line of International Place, a distance of 159.70 feet to a wood right of way post found at the intersection of the existing northern right of way line of International Place and the existing eastern right of way line of State Highway 183, from which a 1/2" iron rod found bears North 67 degrees 42 minutes 11 seconds East, a distance of 1.12 feet;

2) THENCE along the existing eastern right of way line of State Highway 183, in a curve to the right having a central angle of 03 degrees 07 minutes 41 seconds, a radius of 3694.80 feet, a chord distance of 201.68 feet that bears North 48 degrees 19 minutes 15 seconds West, around said curve an arc distance of 201.72 feet to a 5/8" iron rod found at the end of said curve;

3) THENCE North 46 degrees 45 minutes 24 seconds West, continuing along said existing eastern right of way line, a distance of 117.90 feet to an angle point;

4) THENCE North 36 degrees 58 minutes 41 seconds West, continuing along said existing eastern right of way line, a distance of 13.47 feet to a 1/2" iron rod found;

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 79

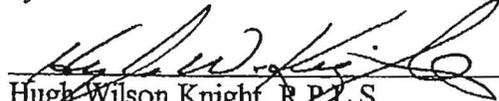
- 5) THENCE North 09 degrees 47 minutes 41 seconds West, continuing along said existing eastern right of way line, a distance of 126.60 feet to a 5/8" iron rod with TxDOT aluminum cap set at the intersection of said existing eastern right of way line and the new eastern right of way line of State Highway 183 and also being the beginning of a Control of Access Line;**
- 6) THENCE South 48 degrees 04 minutes 14 seconds East, along the new eastern right of way line of State Highway 183 and said Control of Access Line, passing at a distance of 50.00 feet the end of said Control of Access Line, in all a total distance of 200.00 feet to a 5/8" iron rod with TxDOT aluminum cap set;**
- 7) THENCE South 51 degrees 05 minutes 18 seconds East, continuing along the new eastern right of way line of State Highway 183, a distance of 200.00 feet to a 5/8" iron rod with TxDOT aluminum cap set;**
- 8) THENCE South 54 degrees 02 minutes 02 seconds East, continuing along the new eastern right of way line of State Highway 183, a distance of 150.00 feet to the POINT OF BEGINNING and containing 38,736 square feet [0.8892 ac.] of land, more or less.

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

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

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

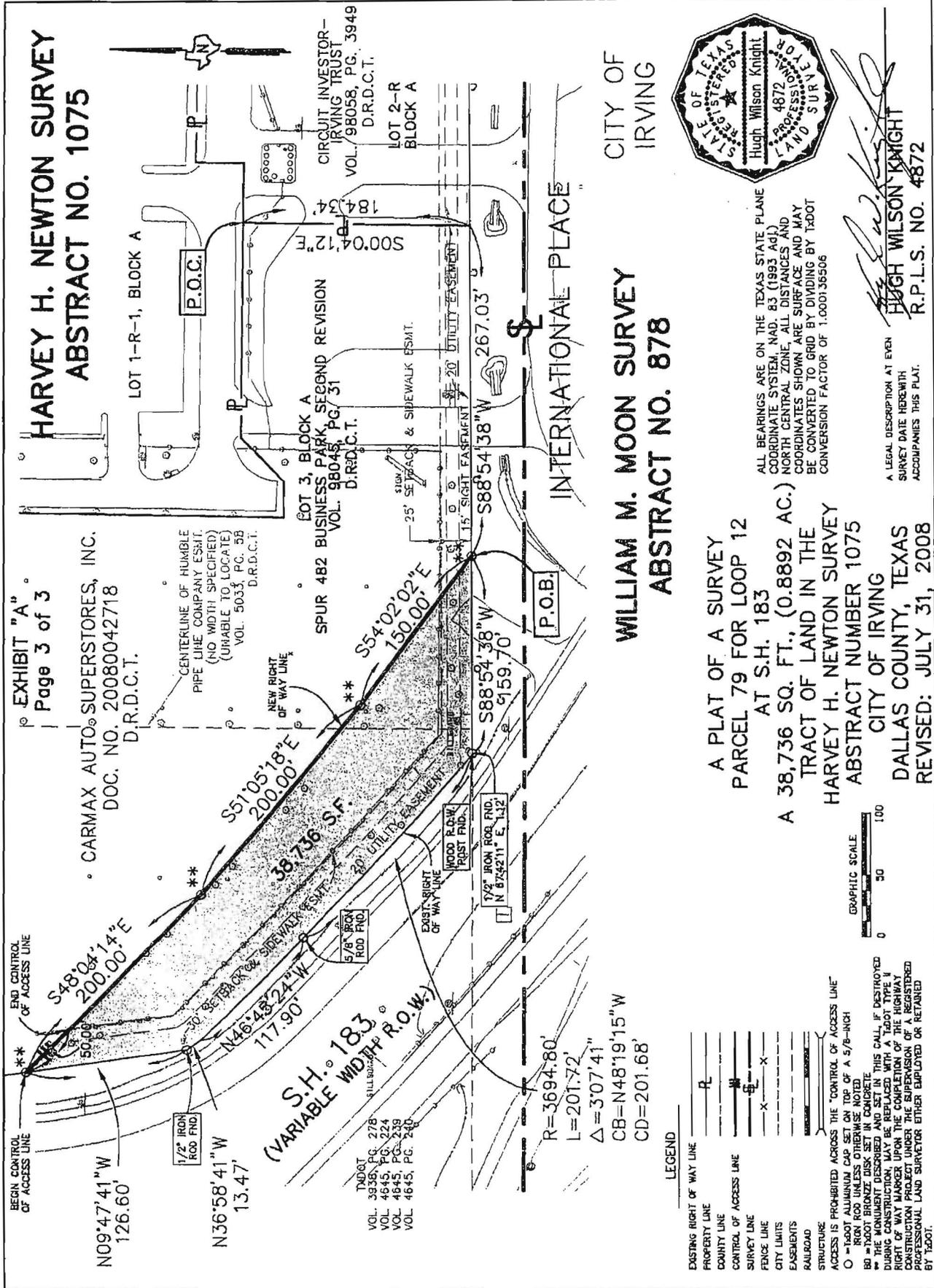
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.



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

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





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

Page 1 of 3
October 26, 2005

Description for Parcel 79AC

BEING a Control of Access Line delineating a denial of access to the transportation facility from the adjacent property along the common boundary of Spur 482 as conveyed by deed to the State of Texas as recorded in Volume 3938, Page 278, Volume 4645, Page 224, Volume 4645, Page 239 and Volume 4645, Page 240, Deed Records of Dallas County, Texas, and being a part of that tract as conveyed to Circuit Investor-Irving Trust as recorded in Volume 98058, Page 3949 of said Deed Records, and also being Lot 3, Block A of Spur 482 Business Park, Second Revision, as recorded in Volume 98045, Page 31 of said Deed Records, said Control of Access Line being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Circuit Investor-Irving Trust tract and also being an interior corner of Lot 1-R-1, Block A of said Spur 482 Business Park, Second Revision;

THENCE South 89 degrees 55 minutes 47 seconds West, along the common line of said Circuit Investor-Irving Trust tract and Lot 1-R-1, Block A of said Spur 482 Business Park, Second Revision, a distance of 460.40 feet to a point on the existing eastern right of way line of Spur 482 and being the POINT OF BEGINNING of the Control of Access Line;

1) THENCE South 04 degrees 35 minutes 03 seconds West, along the existing eastern right of way line of Spur 482, a distance of 162.95 feet to an angle point;

2) THENCE South 09 degrees 47 minutes 40 seconds East, along the existing eastern right of way line of Spur 482, a distance of 117.26 feet to the end of this Control of Access Line.

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

Page 2 of 3
October 26, 2005

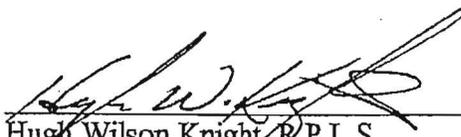
Description for Parcel 79AC

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

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

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

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



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

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



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

Page 1 of 3
Aug. 24, 2009

Legal Land Description for Parcel 17

BEING a 7,517 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 Janis G. Dorris and Nelda L. LaCuesta as recorded in Volume 850, Page 85 of the Deed Records of Rockwall County, Texas, and also being a portion of Lot 1, Block A, Rockwall Commercial Park, Phase Two, an addition to the City of Rockwall as recorded in Cabinet B, Slide 206 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the end of a curve on the existing western right of way line of Security Blvd. (60' R.O.W.) and the eastern line of said Lot 1, Block A, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,024,102.77, East 2,603,740.59;

THENCE, South 17°14'36" East, along said existing western right of way line, a distance of 248.43 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 7,023,865.51, East 2,603,814.23;**

1. THENCE, South 17°14'36" East, continuing along said existing western right of way line, a distance of 11.58 feet to the southeast corner of said Dorris and LaCuesta tract and also being the southeast corner of said Lot 1, Block A at 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 377.27 feet to the southwest corner of said Dorris and LaCuesta tract and the southwest corner of said Lot 1, Block A, and also being the southeast corner of a remainder of a tract conveyed to Petar and Cvijeta Temunovic as recorded in Volume 930, Page 188 of said Deed Records, from which a 1/2" iron rod found bears South 00°08'33" West, a distance of 0.71 feet;**
3. THENCE, North 00°08'33" East, along the common line of said Dorris and LaCuesta tract and said Temunovic tract, a distance of 26.20 feet to a 5/8' iron rod with TxDOT aluminum cap set on 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 98.68 feet to a 5/8' iron rod with TxDOT aluminum cap set.**

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

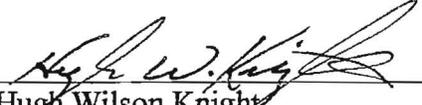
Page 2 of 3
Aug. 24, 2009

Legal Land Description for Parcel 17

5. THENCE, North 75°36'13" East, continuing along said new northern right of way line, a distance of 271.10 feet to the POINT OF BEGINNING and containing 7,517 square feet (0.1725 acres) of land, more or less.

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

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



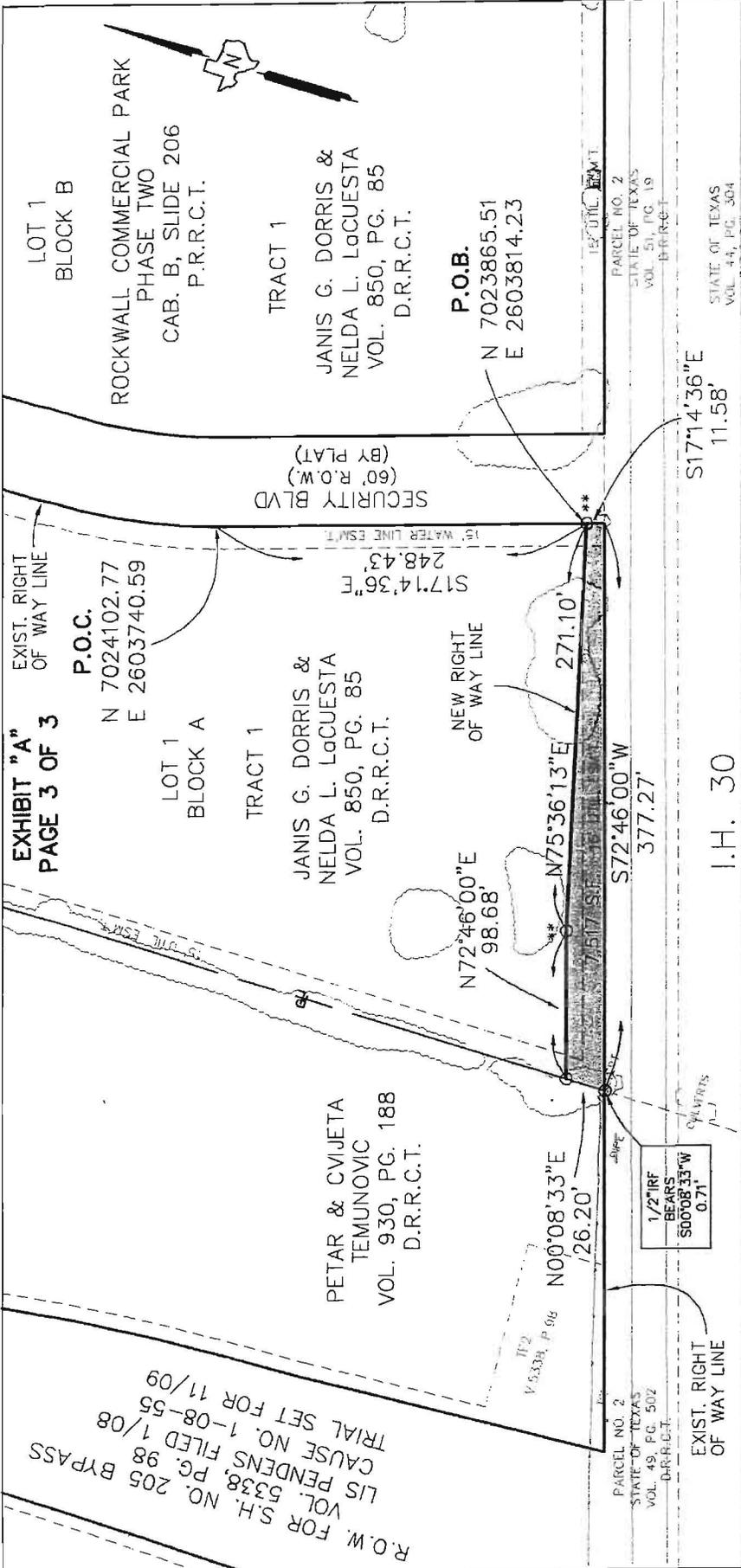


EXHIBIT "A"
PAGE 3 OF 3

J. LOCKHART SURVEY
ABSTRACT NO. 134

A PLAT OF A SURVEY
PARCEL 17 FOR I.H. 30
AT JOHN KING BLVD.
A 7,517 SQ. FT., (0.1725 AC.)
TRACT OF LAND IN THE
J. LOCKHART SURVEY
ABSTRACT NUMBER 134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
AUG. 24, 2009

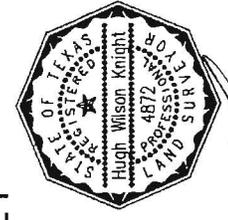
CITY OF ROCKWALL

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 TDDOT 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

ROW CSJ: 0009-12-076



LEGEND

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

ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"

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

BD = TDDOT BRONZE DISK SET IN CONCRETE

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



Parcel 17
Account No. N/A
CSJ 0009-12-076
Rockwall County

SPECIAL CLAUSE EXHIBIT

ACCESS CONTROL CLAUSE

Access will be permitted to the north remainder abutting the highway facility along Calls 4 and 5 of the foregoing property description.

County: Rockwall
Highway: IH 30
CSJ: 0009-12-076
Parcel: 17E

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 17E

BEING a 2,026 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 Janis G. Dorris and Nelda L. LaCuesta as recorded in Volume 850, Page 85 of the Deed Records of Rockwall County, Texas, and also being a portion of Lot 1, Block A, Rockwall Commercial Park, Phase Two, an addition to the City of Rockwall as recorded in Cabinet B, Slide 206 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the end of a curve on the existing western right of way line of Security Blvd. (60' R.O.W.) and the eastern line of said Lot 1, Block A, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,024,102.77, East 2,603,740.59;

THENCE, South 17°14'36" East, along said existing western right of way line, a distance of 248.43 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, South 75°36'13" West, along said new northern right of way line, a distance of 271.10 to a 5/8" iron rod with TxDOT cap set;**

THENCE, South 72°46'00" West, continuing along said new northern right of way line, a distance of 98.68 feet to a 5/8" iron rod with TxDOT cap set on the common line of said Dorris and LaCuesta tract and a tract conveyed to Petar and Cvijeta Temunovic as recorded in Volume 930, Page 188 of said Deed Records at the southwest corner of said 2,026 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 7,023,768.87, East 2,603,457.40;

1. THENCE, North 00°08'33" East, along said common line, a distance of 99.58 feet to a 1/2" iron rod set at the northwest corner of said 2,026 square feet tract;
2. THENCE, North 87°43'44" East, along the northern line of said 2,026 square feet tract, a distance of 19.00 feet to a 1/2" iron rod set at the northeast corner of said 2,026 square feet tract;
3. THENCE, South 02°16'16" East, along the eastern line of said 2,026 square feet tract, a distance of 93.30 feet to a 1/2" iron rod set at the southeast corner of said 2,026 square feet tract and being on the new northern right of way line of Interstate Highway 30;

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

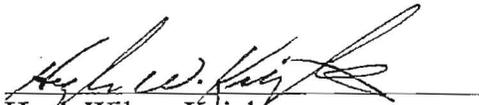
Page 2 of 3
Aug. 24, 2009

Legal Land Description for Parcel 17E

4. THENCE, South 72°46'00" West, along said new northern right of way line, a distance of 24.01 feet to the POINT OF BEGINNING and containing 2,026 square feet (0.0465 acres) of land, more or less.

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

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



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

Page 1 of 3
Rev. Nov. 30, 2009

Legal Land Description for Parcel 16

BEING a 1,966 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 Janis G. Dorris and Nelda L. LaCuesta as recorded in Volume 850, Page 85 of the Deed Records of Rockwall County, Texas, and also being a portion of Lot 1, Block B, Rockwall Commercial Park, Phase Two, an addition to the City of Rockwall as recorded in Cabinet B, Slide 206 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the end of a curve on the existing eastern right of way line of Security Blvd. (60' R.O.W.) and the western line of said Lot 1, Block B, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,024,120.55, East 2,603,797.90;

THENCE, South 17°14'36" East, along said existing eastern right of way line, a distance of 251.41 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 7,023,880.44, East 2,603,872.42;**

1. THENCE, North 75°36'13" East, along said new northern right of way line, a distance of 52.70 feet to a 5/8" iron rod with TxDOT aluminum cap set;**
2. THENCE, North 72°46'00" East, continuing along said new northern right of way line, a distance of 264.36 feet to a 5/8" iron rod with TxDOT aluminum cap set on the common line of said Dorris and LaCuesta tract and a tract conveyed to M&M Rafizadeh Family, Ltd. as recorded in Volume 5359, Page 179 of said Deed Records;
3. THENCE, South 05°33'25" East, along said common line, a distance of 6.13 feet to the southeast corner of said Dorris and LaCuesta tract and the southeast corner of said Lot 1, Block B and also being the southwest corner of said M&M Rafizadeh Family, Ltd. tract and being on the existing northern right of way line of Interstate Highway 30, from which a 1/2" iron rod found bears South 05°33'25" East, a distance of 0.15 feet;
4. THENCE, South 72°46'00" West, along said existing northern right of way line, a distance of 315.75 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 Dorris and LaCuesta tract and also the southwest corner of said Lot 1, Block B, from which a 5/8" iron rod with RPLS 6096 cap found bears South 75°23'14" East, a distance of 0.43 feet;

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

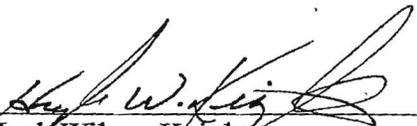
Page 2 of 3
Rev. Nov. 30, 2009

Legal Land Description for Parcel 16

5. THENCE, North 17°14'36" West, along said existing eastern right of way line, a distance of 8.61 feet to the POINT OF BEGINNING and containing 1,966 square feet (0.0451 acres) of land, more or less

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

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

Parcel 16
Account No. N/A
CSJ 0009-12-076
Rockwall County

SPECIAL CLAUSE EXHIBIT

ACCESS CONTROL CLAUSE

Access will be permitted to the north remainder abutting the highway facility along Calls 1 and 2 of the foregoing property description.

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

Page 1 of 3
Revised: Nov. 15, 2005

Description for Parcel 76

BEING a 16,314 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 Lot 1. Block A, Cherokee Capital 2nd Revision, an addition to the City of Irving, Texas, as recorded in Volume 96011, Page 2994 of the Deed Records of Dallas County, Texas, and that tract as conveyed to National Trailer Sales, Inc. as recorded in Volume 96047, Page 2673 of said Deed Records, said 16,314 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found at the intersection of the eastern right of way line of Regal Ridge Parkway with the northern right of way line of Recognition Point Drive, said point also being the most northern southwest corner of said National Trailer Sales, Inc. tract;

THENCE North 01 degrees 45 minutes 10 seconds West, along the eastern right of way line of Regal Ridge Parkway, a distance of 464.90 feet to a 5/8" iron rod with TxDOT cap set on the new southern right of way line of State Highway 183 and being the POINT OF BEGINNING;

1) THENCE North 01 degrees 45 minutes 10 seconds West, continuing along the eastern right of way line of Regal Ridge Parkway, a distance of 63.24 feet to a 3/8" iron rod found at the intersection of the eastern right of way line of Regal Ridge Parkway and the existing southern right of way line of State Highway 183;

2) THENCE North 43 degrees 29 minutes 57 seconds East, along the existing southern right of way line of State Highway 183, a distance of 42.62 feet to the most northern northwest corner of said National Trailer Sales, Inc. tract;

3) THENCE continuing along the existing southern right of way line of State Highway 183, in a curve to the right having a central angle of 02 degrees 41 minutes 49 seconds, a radius of 5729.58 feet, a chord distance of 269.65 feet that bears South 72 degrees 06 minutes 18 seconds East, around said curve an arc distance of 269.69 feet to a 3/8" iron rod found at the northeast corner of said National Trailer Sales, Inc. tract, and also being the northwest corner of Lot 2R, Block A of said Cherokee Capital 3rd Revision, an addition to the City of Irving, Texas, as recorded in Volume 2003019, Page 34 of said Deed Records;

4) THENCE South 09 degrees 25 minutes 53 seconds West, along the common line of said National Trailer Sales, Inc. tract and said Lot 2R, Block A, a distance of 63.89 feet to a 5/8" iron rod with TxDOT cap set on the new southern right of way line of State Highway 183;

5) THENCE North 66 degrees 47 minutes 02 seconds West, along the new southern right of way line of State Highway 183, passing at a distance of 70.00 feet the Beginning of Control of Access; in all a distance of 233.32 feet to a 5/8" iron rod with TxDOT cap set;

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

Page 2 of 3
Revised: Nov. 15, 2005

Description for Parcel 76

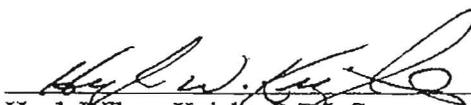
6) THENCE South 55 degrees 45 minutes 53 seconds West, continuing along the new southern right of way line of State Highway 183 and Control of Access, a distance of 71.50 feet to the End of Control of Access and the POINT OF BEGINNING and containing 16,314 square feet [0.3745 ac.] of land, more or less.

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

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

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

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



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

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



EXHIBIT "A"
Page 3 of 3

LOT 2R, BLOCK A
CHEROKEE CAPITAL 3rd REVISION
VOL 2003019, PG. 34
D.R.D.C.T.

ROGER STEBBINS,
TRUSTEE OF CHEROKEE CAPITAL
VOL 92032, PG. 4472
D.R.D.C.T.

NATIONAL TRAILER SALES, INC.
VOL 96047, PG. 2673
D.R.D.C.T.

LOT 1, BLOCK A
CHEROKEE CAPITAL 2nd REVISION
VOL 96011, PG. 2994
D.R.D.C.T.

S09°25'53"W
63.89'

S55°45'53"W
71.50'

N01°45'10"W
63.24'

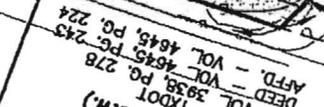
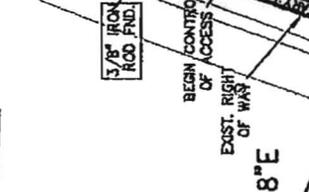
REGAL RIDGE PARKWAY
(55' R.O.W.)

16.314 SQ. FT.
N66°47'02"W
233.32'

R=5729.58'
L=269.69'
Δ=2°41'49"
CB=S72°06'18"E
CD=269.65'

S.H. 183
(VARIABLE WIDTH R.O.W.)
VOL 3938, PG. 278
A.F.D. VOL 4845, PG. 243
T.D.O.T.

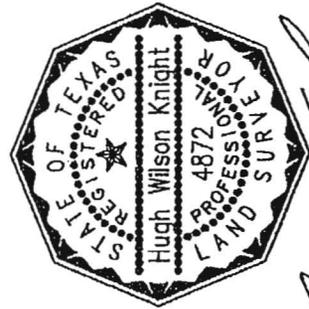
N43°29'57"E
42.62'



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 - TYPED ALUMINUM CAP SET ON TOP OF A 5/8-INCH
IRON ROD UNLESS OTHERWISE NOTED
ID - TYPED BRONZE DISK SET IN CONCRETE
DURING CONSTRUCTION OF THE PROJECT
RIGHT OF WAY LAYERS UPON THE COMPLETION OF THE HIGHWAY
CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED
PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED
BY TDDOT.



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

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1983 AD)
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TDDOT
CONVERSION FACTOR OF 1.000136306

A LEGAL DESCRIPTION AT EVEN
SURVEY DATE HEREBY
ACCOMPANIES THIS PLAN.

WILLIAM M. MOON SURVEY
ABSTRACT NO. 878

A PLAT OF A SURVEY
PARCEL 76 FOR LOOP 12
AT: S.H. 183
A 16,314 SQ. FT., (0.3745 AC.)
TRACT OF LAND IN THE
WILLIAM M. MOON SURVEY
ABSTRACT NUMBER 878
CITY OF IRVING
DALLAS COUNTY, TEXAS
REVISED: NOV. 15, 2005
R.O.W. C.S.J.: 0581-02-115



CITY OF
IRVING

RECOGNITION POINT DRIVE
(55' R.O.W.)

P.O.C.

P.O.B.

15' SIGHT AND UTILITY EASEMENT

1/2" IRON
ROD FND.

1/2" IRON
ROD FND.

FLUSH

(Addendum)

County: Dallas
Highway: Loop 12
CSJ: 0581-02-115
Parcel: 76

Access Clause

Access will be permitted to the highway facility from the remainder of the property lying South of State Highway 183, except to approximately 234.82 feet along the south line of the new right of way line.

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

Page 1 of 3
Revised: Nov. 15, 2005

Description for Parcel 64

BEING a 132,488 square feet tract of land, more or less, in the Charles Baker Survey, Abstract No. 107, Dallas County, Texas, and being a part of Lot 1B, Block A, NCH Addition Revised, an addition to the City of Irving, Texas, as recorded in Volume 2004155, Page 85, of the Deed Records of Dallas County, Texas and that tract as conveyed to National Chemsearch Corporation as recorded in Volume 69250, Page 1337 of said Deed Records, said 132,488 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a point on the western line of said National Chemsearch Corporation tract, said point also being the northeast corner of Lot 1, Block a, The Kroger Addition, an addition to the City of Irving, Texas, as recorded in Volume 88105, Page 4127, of said Deed Records, and being a tract as conveyed to One Holdings, Inc. as recorded in Volume 89249, Page 1002 of said Deed Records;

THENCE South 00 degrees 35 minutes 52 seconds East, along the common line of said National Chemsearch Corporation tract and said One Holdings, Inc. tract, a distance of 1892.99 feet to a 5/8" iron rod with TxDOT cap set on the new northern right of way line of State Highway 183 and being the POINT OF BEGINNING;

1) THENCE North 85 degrees 33 minutes 45 seconds East, along the new northern right of way line of State Highway 183, passing at a distance of 408.71 feet the Beginning of Control of Access, in all a distance of 576.71 feet to a 5/8" iron rod with TxDOT cap set;

2) THENCE North 88 degrees 37 minutes 54 seconds East, continuing along said new northern right of way line and Control of Access, a distance of 132.00 feet to a 5/8" iron rod with TxDOT cap set;

3) THENCE North 35 degrees 43 minutes 53 seconds East, continuing along said new northern right of way line and Control of Access, a distance of 71.18 feet to a 5/8" iron rod with TxDOT cap set in the western right of way line of Chemsearch Blvd, and being the End of Control of Access;

4) THENCE South 00 degrees 33 minutes 17 seconds East, along the western right of way line of Chemsearch Blvd., a distance of 249.20 feet to the existing northern right of way line of State Highway 183 and being the southeast corner of said National Chemsearch Corp., tract;

5) THENCE South 89 degrees 27 minutes 18 seconds West, along the existing northern right of way line of State Highway 183, passing at a distance of 15.47 feet a wood right of way post, and passing at a distance of 415.91 feet a wood right of way post, and passing at a distance of 428.62 feet a 5/8" iron rod found, in all a distance of 749.38 feet to a 3/8" iron rod found at the southwest corner of the said National Chemsearch Corp. tract and also being the southeast corner of said One Holdings, Inc. tract;

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

Page 2 of 3
Revised: Nov. 15, 2005

Description for Parcel 64

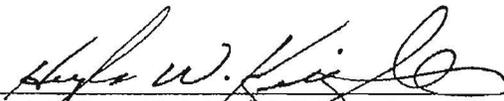
6) THENCE North 00 degrees 35 minutes 52 seconds West, along the common line of said National Chemsearch Corp. tract and said One Holdings, Inc. tract, a distance of 150.77 feet to to the POINT OF BEGINNING and containing 132,488 square feet [3.0415 ac.] of land, more or less.

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

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

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

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



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

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



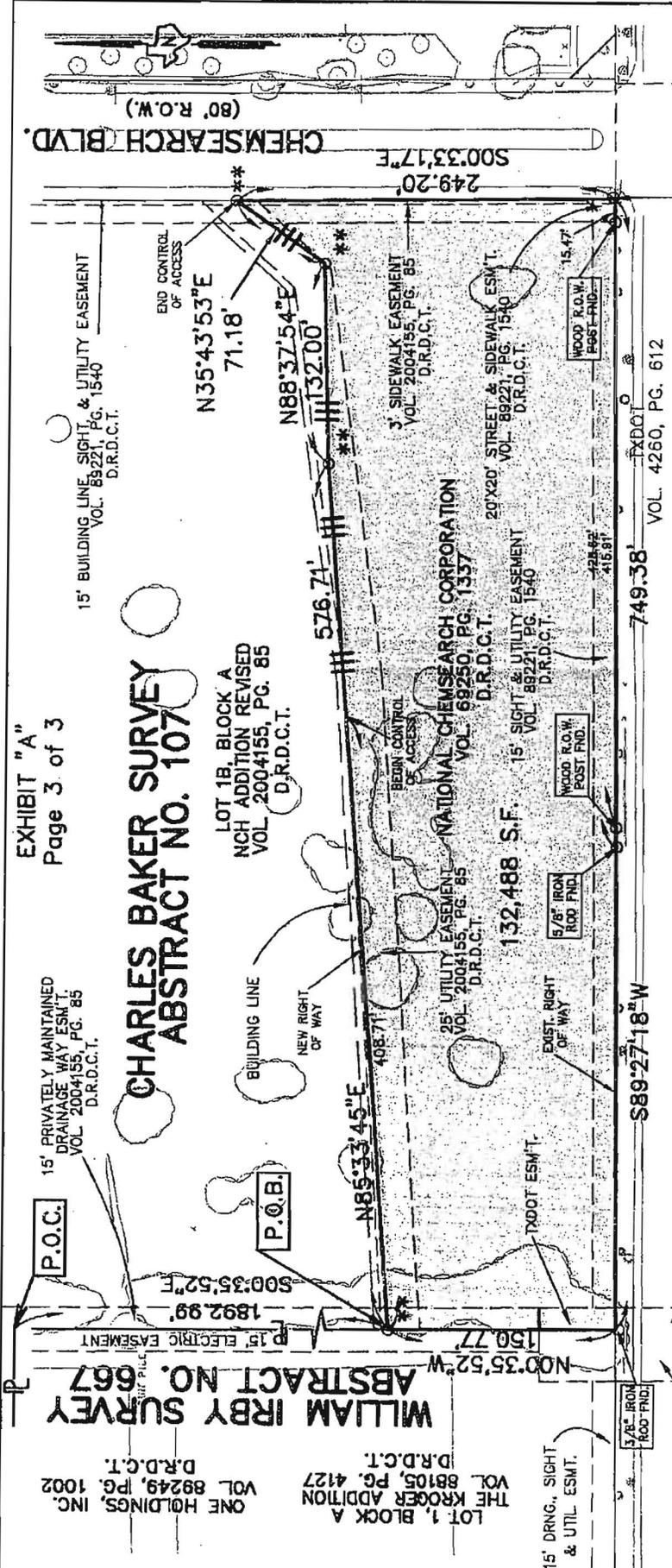


EXHIBIT "A"
Page 3 of 3

**CHARLES BAKER SURVEY
ABSTRACT NO. 107**

15' PRIVATELY MAINTAINED
DRAINAGE WAY ESM'T.
VOL. 2004155, PG. 85
D.R.D.C.T.

15' BUILDING LINE, SIGHT,
& UTILITY EASEMENT
VOL. 89221, PG. 1540
D.R.D.C.T.

LOT 1B, BLOCK A
NCH ADDITION REVISED
VOL. 2004155, PG. 85
D.R.D.C.T.

NATIONAL CHEMSEARCH CORPORATION
VOL. 69250, PG. 1337
D.R.D.C.T.

132,488 S.F.
15' SIGHT & UTILITY EASEMENT
VOL. 89221, PG. 1540
D.R.D.C.T.

25' UTILITY EASEMENT
VOL. 2004155, PG. 85
D.R.D.C.T.

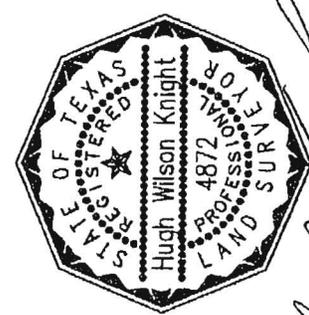
3' SIDEWALK EASEMENT
VOL. 2004155, PG. 85
D.R.D.C.T.

15' DRNG., SIGHT
& UTIL. ESMT.
VOL. 88105, PG. 4127
D.R.D.C.T.

LOT 1, BLOCK A
THE KROGER ADDITION
VOL. 89249, PG. 1002
D.R.D.C.T.

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

A PLAT OF A SURVEY
PARCEL 64 FOR LOOP 12
AT: S.H. 183
A 132,488 SQ. FT., (3.0415 AC.)
TRACT OF LAND IN THE
CHARLES BAKER SURVEY
ABSTRACT NUMBER 107
CITY OF IRVING
DALLAS COUNTY, TEXAS
REVISED: NOV. 15, 2005
R.O.W. C.S.J.: 0581-02-115



Hugh Wilson Knight
HUGH WILSON KNIGHT
R.P.L.S. NO. 4872

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (1983 AD).
NORTH CENTRAL ZONE. ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY
BE CONVERTED TO GRID BY DIVIDING BY TDOT
CONVERSION FACTOR OF 1.000136509

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

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"	—
TDOT ALUMINUM CAP SET ON TOP OF A 5/8" IRON ROD UNLESS OTHERWISE NOTED	—
50 = TDOT BRONZE DISK SET IN CONCRETE	—
RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY DURING CONSTRUCTION, MAY BE REPLACED WITH A TDOT TYPE B	—
CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TDOT.	—



TXDOT VOL. 2361, PG. 632

TXDOT VOL. 2361, PG. 628

S89°27'18"W

749.38'

1/2" IRON ROD FND.
N38°40'12"E, 1.82'

WOOD R.O.W. POST-FND.

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 80

BEING a 19,823 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 Lot 1, 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 David A. McGee and Lizbeth McGee as recorded in Document No. 20070180522 of said Deed Records, said 19,823 square feet being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found on the southern right of way line of International Place at the northeast corner of said David A. McGee and Lizbeth McGee tract, and also being the northwest corner of a tract as conveyed to Hkskn Managers, Inc. as recorded in Volume 2002137, Page 208 of said Deed Records;

THENCE South 28 degrees 00 minutes 10 seconds West, along the common line of said David A. McGee and Lizbeth McGee tract and said Hkskn Managers, Inc. tract, a distance of 141.69 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 28 degrees 00 minutes 10 seconds West, continuing along said common line, a distance of 86.79 feet to a 3/8" iron rod found at the southeast corner of said David A. McGee and Lizbeth McGee tract and the southwest corner of said Hkskn Managers, Inc. tract and being on the existing northern right of way line of State Highway 183;

2) THENCE North 57 degrees 41 minutes 05 seconds West, along said existing northern right of way line, a distance of 231.44 feet to the southwest corner of said David A. McGee and Lizbeth McGee tract;

3) THENCE North 14 degrees 39 minutes 08 seconds East, continuing along said existing northern right of way line, a distance of 75.06 feet to the intersection of the existing northern right of way line of State Highway 183 and the southern right of way line of International Place;

4) THENCE North 88 degrees 54 minutes 38 seconds East, along said southern right of way line, a distance of 29.14 feet to an "X" set in concrete at the intersection of said southern right of way line and the new northern right of way line of State Highway 183, and also being the beginning of a Control of Access Line;**

5) THENCE South 01 degrees 05 minutes 22 seconds East, along said new northern right of way line and said Control of Access Line, a distance of 10.00 feet to an "X" set in concrete;**

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 80

6) THENCE South 59 degrees 21 minutes 49 seconds East, along said new northern right of way line and said Control of Access Line, passing at a distance of 160.00 feet the end of said Control of Access Line, in all a total distance of 200.00 feet to an angle point (not set at this time);**

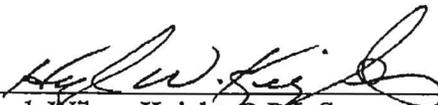
7) THENCE South 62 degrees 22 minutes 52 seconds East, continuing along the new northern right of way line of State Highway 183, a distance of 18.00 feet to the POINT OF BEGINNING and containing 19,823 square feet [0.4550 ac.] of land, more or less;

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

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

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

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



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



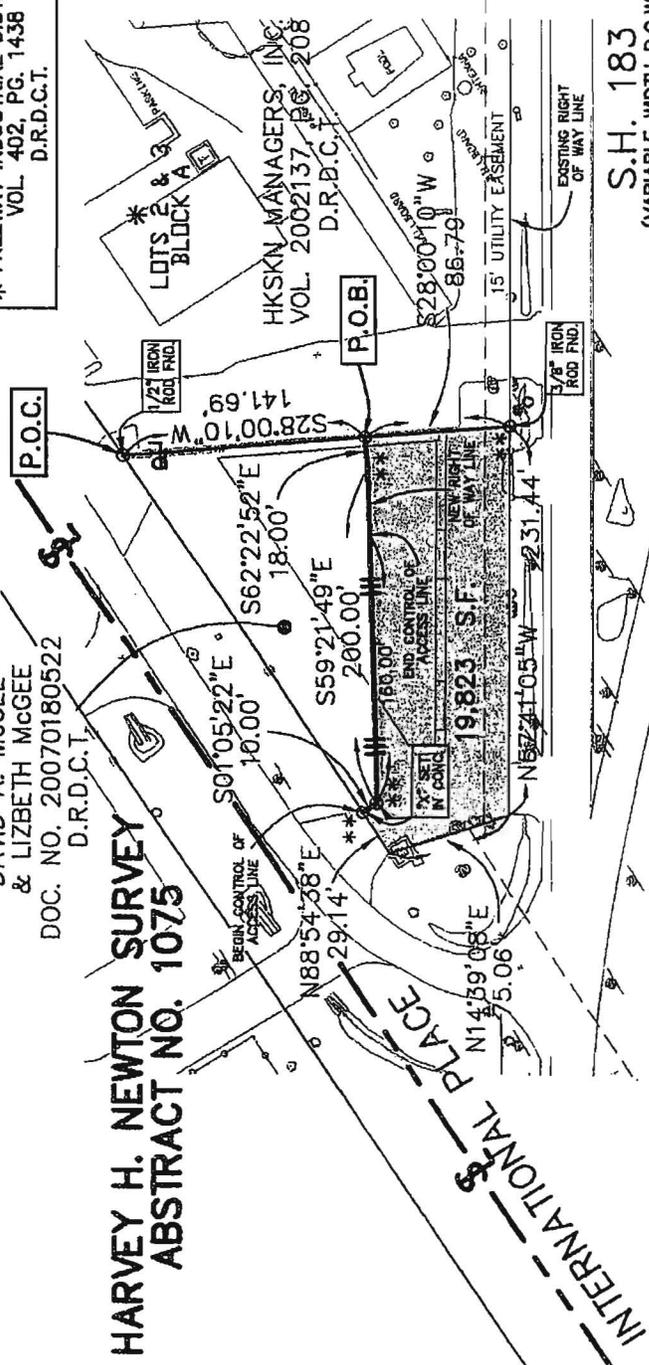
Douphrate & Associates, Inc.
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
Ph. (972) 771-9004

EXHIBIT "A"
Page 3 of 3

* LOT 1, BLOCK A
DAVID A. MCGEE
& LIZBETH MCGEE
DOC. NO. 20070180522
D.R.D.C.T.

* FREEWAY INDUSTRIAL DISTRICT
VOL. 402, PG. 1438
D.R.D.C.T.

**HARVEY H. NEWTON SURVEY
ABSTRACT NO. 1075**



**WILLIAM M. MOON SURVEY
ABSTRACT NO. 878**

A PLAT OF A SURVEY
PARCEL 80 FOR LOOP 12
AT S.H. 183
A 19,823 SQ. FT., (0.4550 AC.)
TRACT OF LAND IN THE
WILLIAM H. MOON SURVEY
ABSTRACT NUMBER 878
CITY OF IRVING
DALLAS COUNTY, TEXAS
REVISED: JULY 31, 2008

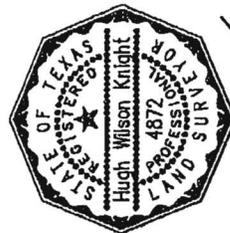
LEGEND

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

CITY OF
IRVING



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 TADPOD
CONVERSION FACTOR OF 1.000136506

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

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

R.O.W. C.S.J.: 0581-02-115

CSJ: 0581-02-115
Highway: Loop 12
Parcel: 80

(Addendum)

AND IN ADDITION THERETO:

Title to all of that **masonry Office/Showroom structure** located 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 improvement.

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

Property Description
Parcel 1

Being 0.042 of an acre of land situated in the SAMUEL BURTON SURVEY, Abstract No. 77, McLennan County, Texas. Being part of that called 5.203 acre tract of land conveyed to Danny H. Harris and wife, Arlene S. Harris by deed and recorded under McLennan County Clerk's File No. (M.C.C.F.) 9941666 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.042 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 in the easterly line of Old Dallas Road (width varies) (no recording information found) (a county maintained road), being in the northerly line of said 5.203 acre tract, same being the southerly line of that certain residue of a called 12.3 acre tract of land conveyed to Leonard R. Simpson and wife, Leellyn G. Simpson and Rose Simpson by deed and recorded under M.C.C.F. No. 2008025738 of said Official Public Records;

Thence, North 61°49'55" East, 347.40 feet along the southerly line of said residue of 12.3 acre tract, being the northerly line of said 5.203 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) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 61°49'55" East, 23.48 feet** continuing along the southerly line of said residue of 12.3 acre tract, being the northerly line of said 5.203 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing westerly right of way line of Interstate Highway 35 (width varies), being the southeasterly corner of said residue of 12.3 acre tract, same being the northeasterly corner of said 5.203 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 836, Page 502 and Volume 830 Page 59 both of the Deed Records of McLennan County, Texas (D.R.M.C.T.);
- 2) **THENCE, South 05°36'08" West, 170.90 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 5.203 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap at the intersection with the proposed westerly right of way line of Interstate Highway 35;
- 3) **THENCE, North 02°14'20" West, 127.67 feet** along the proposed westerly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 4) **THENCE, North 01°45'59" East, 31.44 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 0.042 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 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

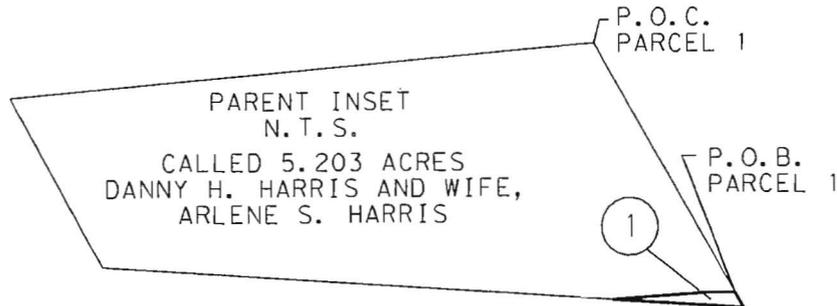
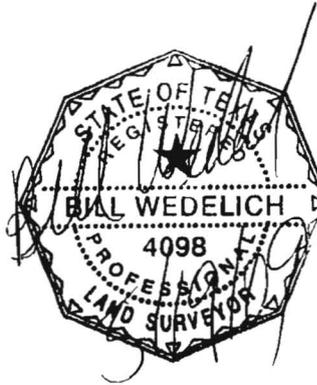
The Woodlands, Texas 77380



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)
- ℞ Property Line
- Z Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ⊥ Survey Line
- ⊕ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- |— ACCESS DENIAL LINE
- PROPOSED R.O.W. LINE
- - - - DEED LINE WITHIN IH 35 R.O.W.
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS



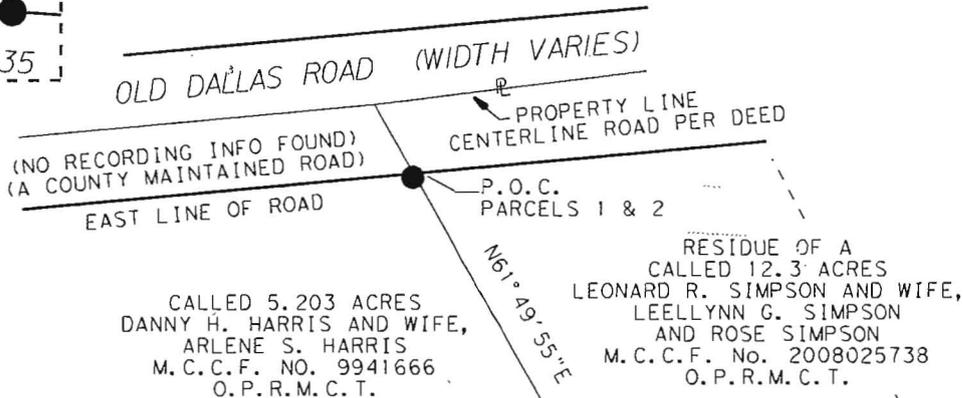
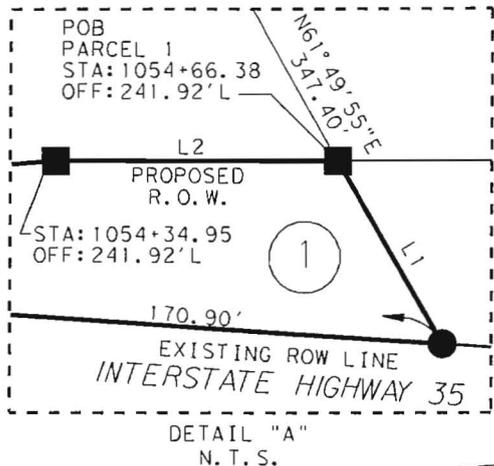
NOTES:

1. 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.
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

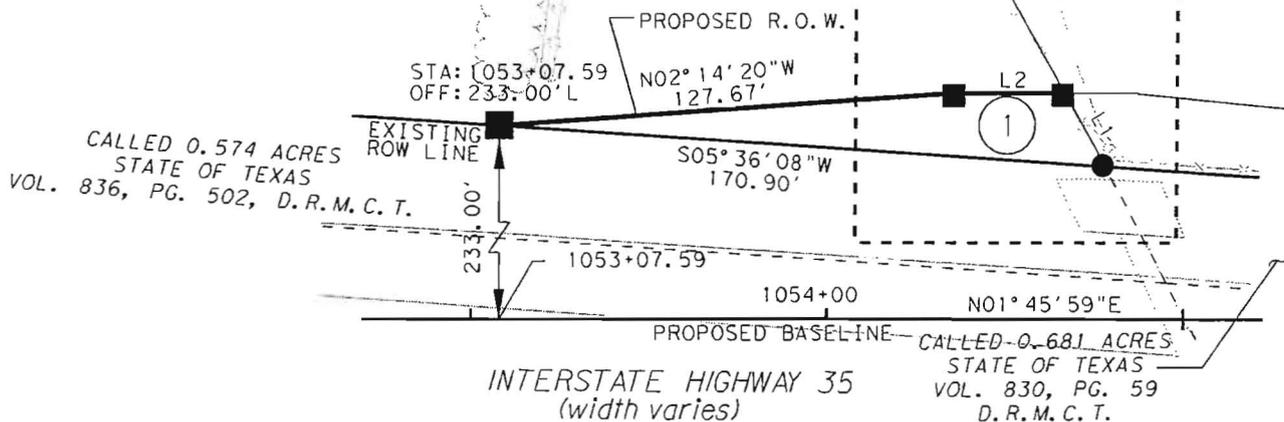
PARCEL 1
0.042 Ac.
1,808 sq. ft.

PAGE 3 OF 4

DANNY H. HARRIS AND WIFE,
ARLENE S. HARRIS
IH-35
C. S. J. 0014-09-096
McLENNAN COUNTY APRIL, 2009
prepared by:
 Solutions, Ltd.
Tel. (281) 681-9766 Fax (281) 681-9779



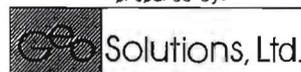
SAMUEL BURTON
SURVEY A-77



PARCEL 1
0.042 Ac.
1,808 sq. ft.

PAGE 4 OF 4

DANNY H. HARRIS AND WIFE,
ARLENE S. HARRIS
IH-35
C. S. J. 0014-09-096
McLENNAN COUNTY APRIL, 2009
prepared by:



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N61° 49' 55" E	23.48'
L2	N01° 45' 59" E	31.44'

COUNTY: Bell
HIGHWAY: Interstate Highway 35
PROJECT LIMITS: From: Amity Road
To: U.S. Highway 190
RCSJ: 0015-06-082

May 29, 2009

PROPERTY DESCRIPTION FOR PARCEL 21

BEING a 1.800 acre (78,411 square feet) parcel of land situated in the G.F. Lankford Survey, Abstract 510, Bell County, Texas, and being a part of 1.988 acres of land described in an instrument to Julia Diane Doran, Trustee of the Julia Diane Doran Separate Property Trust, recorded in Volume 5915, Page 81 of the Real Property Records of Bell County, Texas, the aforementioned 1.800 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod, at the South corner of the aforementioned 1.988 acre tract and an interior corner of 12.817 acres of land described in an instrument to Kathleen L. Cantu, recorded in Volume 4429, Page 398 of the Official Records of Bell County, Texas;

THENCE NORTH 45°42'31" West, along the Southwest line of the aforementioned 1.988 acre tract and a Northeast line of the aforementioned 12.817 tract, a distance of 61.26 feet (Record - N45°28'48"W) to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 2) in the proposed Southeast right-of-way of Interstate Highway 35, lying 288.43 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1616+32.30, for the **POINT OF BEGINNING** and the South corner of the herein described 1.800 acre parcel;

- (1) **THENCE** NORTH 45°42'31" West, continuing along the Southwest line of the aforementioned 1.988 acre tract and a Northeast line of the aforementioned 12.817 tract a distance of 155.03 feet (Record - N43°28'48"W) to the West corner of the said 1.988 acre tract, a Northwest corner of the said 12.817 acre tract and the West corner of the herein described 1.800 acre parcel, lying in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 8.042 acre tract of land and recorded in Volume 788, Page 619 of the Deed Records of Bell County, Texas, from which a found 1/2" iron rod bears South 45°42'31" East a distance of 0.18 feet;

- (2) **THENCE** NORTH 28°36'23" East, along the Northwest line of the aforementioned 1.988 acre tract and the existing Southeast right-of-way line of Interstate Highway 35, passing a found 1" pipe at a distance of 331.36 feet (Record - 331.64'), a total distance of 461.45 feet to a point in the centerline of the Lampasas River for the North corner of the said 1.988 acre tract and the West corner of a tract of land described in Volume 455, Page 230, of the Deed Records of Bell County, Texas, and referenced in an instrument to Alma Doss, et al, an Affidavit of Heirship recorded in Volume 4273, Page 683 of the Official Public Records of Bell County, Texas, for the North corner of the herein described 1.800 acre parcel;
- (3) **THENCE** SOUTH 37°01'38" East, leaving the existing Southeast right-of-way line of Interstate Highway 35, along the Northeast line of the aforementioned 1.988 acre tract, the Southwest line of the aforementioned Alma Doss, et al tract and along the centerline of the Lampasas River, a distance of 41.97 feet to an angle point of the herein described 1.800 acre parcel;
- (4) **THENCE** SOUTH 24°39'21" East, continuing along the Northeast line of the aforementioned 1.988 acre tract, the Southwest line of the aforementioned Alma Doss, et al tract and along the centerline of the Lampasas River, a distance of 107.38 feet to a point for an angle corner of the herein described 1.800 acre parcel;
- (5) **THENCE** SOUTH 41°13'23" East, continuing along the Northeast line of the aforementioned 1.988 acre tract, the Southwest line of the aforementioned Alma Doss, et al tract and along the centerline of the Lampasas River, a distance of 59.83 feet to a point in the proposed Southeast right-of-way line of Interstate Highway 35 and also being at the beginning of the proposed "Denial of Access Line" (See Note 1), for the East corner of the herein described 1.800 acre parcel, lying 320.04 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1620+33.45;
- (6) **THENCE** SOUTH 20°11'03" West, leaving the centerline of the Lampasas River, along the proposed Southeast right-of-way line of Interstate Highway 35 and the proposed "Denial of Access Line" (See Note 1), a distance of 149.72 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 341.82 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1618+85.32, for an angle corner of the herein described 1.800 acre parcel;

(7) **THENCE** SOUTH 40°27'39" West, along the proposed Southeast right-of-way line of Interstate Highway 35 and the proposed "Denial of Access Line" (See Note 1), a distance of 258.59 feet to the end of the proposed "Denial of Access Line" (See Note 1) and to the **POINT OF BEGINNING** and containing 1.800 acres (78,411 square feet) of land, more or less. The total length of this description of the proposed "Denial of Access Line" (See Note 1) is 408.31 feet.

(Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

(Note 2) "The monument described as set in this call may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT."

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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

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

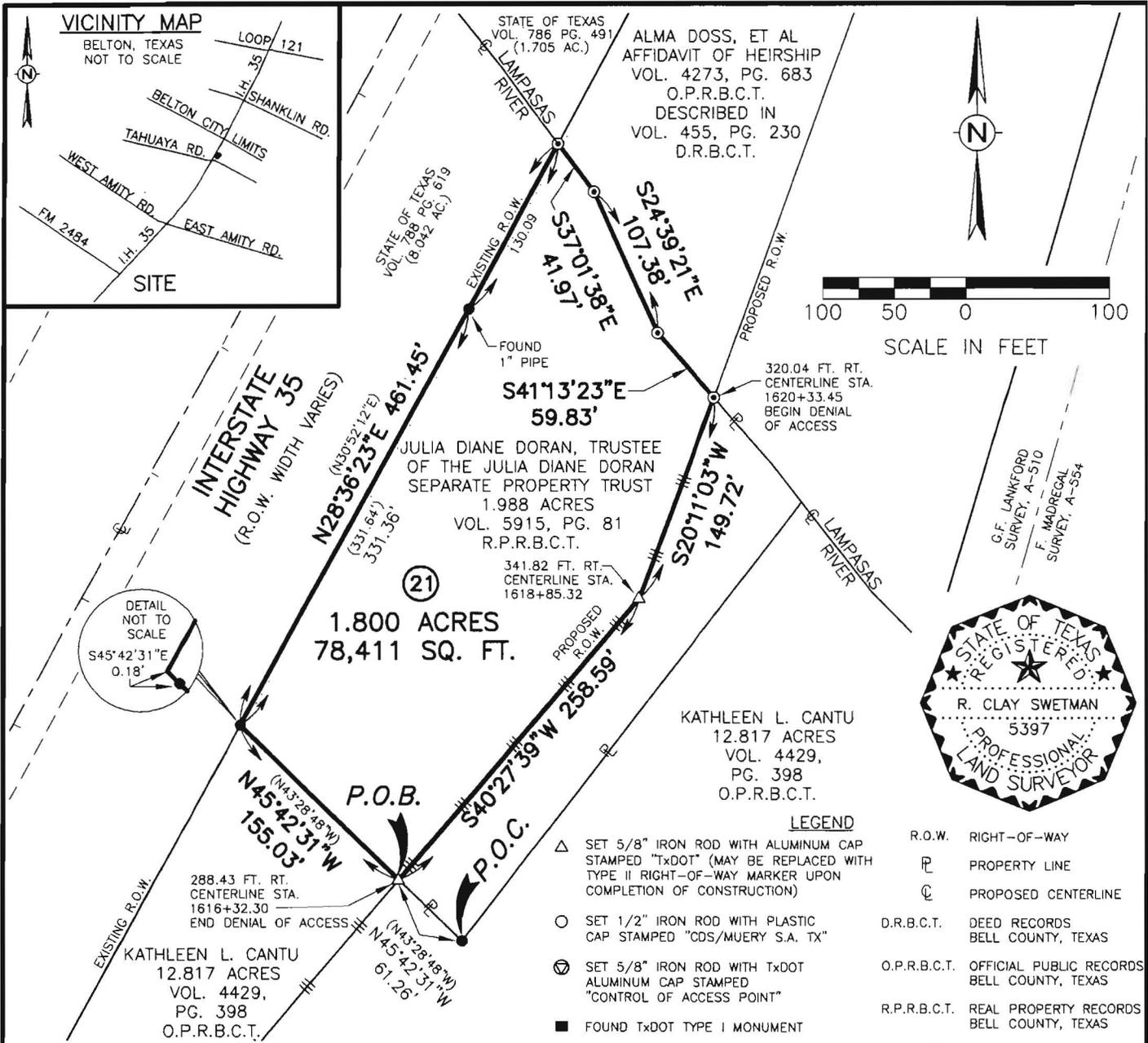
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9th day of August, 2009, A.D.



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





G.F. LANKFORD SURVEY, A-510

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-21.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT CONVERSION FACTOR OF 1.00015

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

[Signature] 8/9/2009
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

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

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

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 21
RCSJ: 0015-06-082
BELL COUNTY, TEXAS

ROW ACQUISITION-1.800 AC.

WACO DISTRICT DATE: MAY 29, 2009 PAGE 4 OF 4



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

Property Description
Parcel 20

Being 0.022 of an acre of land situated in the SAMUEL BURTON SURVEY, Abstract No. 77, McLennan County, Texas. Being part of that certain called 0.089 acre tract (designated as Tract 1) of land conveyed to 5-D Investments, Inc. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9833740 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.022 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 5/8-inch iron rod in the existing northerly right of way line of Farm-to-Market Road 308 (F.M. 308) (Elm Mott Lane) (width varies) (no recording information found), being the southeasterly corner of that certain called 0.336 acre tract (designated as Tract 2) of land conveyed to 5-D Investments, Inc. by deed and recorded under M.C.C.F. No. 9833740 of said Official Public Records;

Thence, South 86°52'18" West, 111.10 feet along the existing northerly right of way line of F.M. 308, being the southerly line of said 0.336 acre tract, passing at 68.93 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" and continuing to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap for a proposed cutback corner of the existing northerly right of way line of F.M. 308 with the existing easterly right of way line of Interstate Highway 35 (width varies), being the southwesterly corner of said 0.336 acre tract, same being the southeasterly corner of said 0.089 acre tract and for the **POINT OF BEGINNING**, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 894, Page 614 and Volume 611, Page 41 both of the Deed Records of McLennan County, Texas (D.R.M.C.T);

- 1) **THENCE, South 86°52'18" West, 20.87 feet** continuing along the existing northerly right of way line of F.M. 308, being the southerly line of said 0.089 acre tract to a found 1/2-inch iron rod at an existing cutback corner of the existing northerly right of way line of F.M. 308 with the existing easterly right of way line of Interstate Highway 35, being the southernmost southwesterly corner of said 0.089 acre tract;
- 2) **THENCE, North 51°18'45" West, 42.33 feet** along said existing cutback line, being the southerly line of said 0.089 acre tract to a found 1/2-inch iron rod at the end of said cutback, being the westernmost southwesterly corner of said 0.089 acre tract;
- 3) **THENCE, North 03°15'09" West, 25.90 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 25.90 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap at a proposed cutback corner of the existing westerly right of way line of Interstate Highway 35 with the existing northerly right of way line of F.M. 308 and for the Beginning of an Access Denial Line;
- 4) **THENCE, South 47°14'41" East, 75.38 feet** along said proposed cutback line and the Access Denial Line to the End of the Access Denial Line and the **POINT OF BEGINNING** and containing 0.022 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.

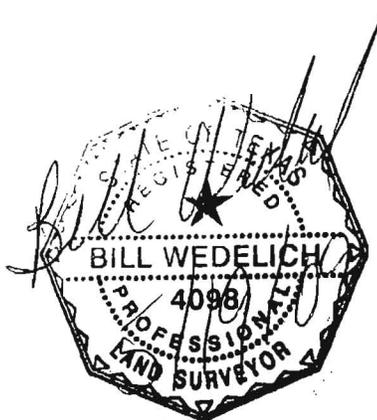
“ACCESS is prohibited across the Access Denial Line to the highway facility from the remainder of the abutting property”

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

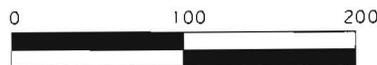
See attached 8 ½” x 11” plat that accompanies.

PREPARED BY:

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



ED W. HOLMES SURVEY A-454



N03° 11' 20" W

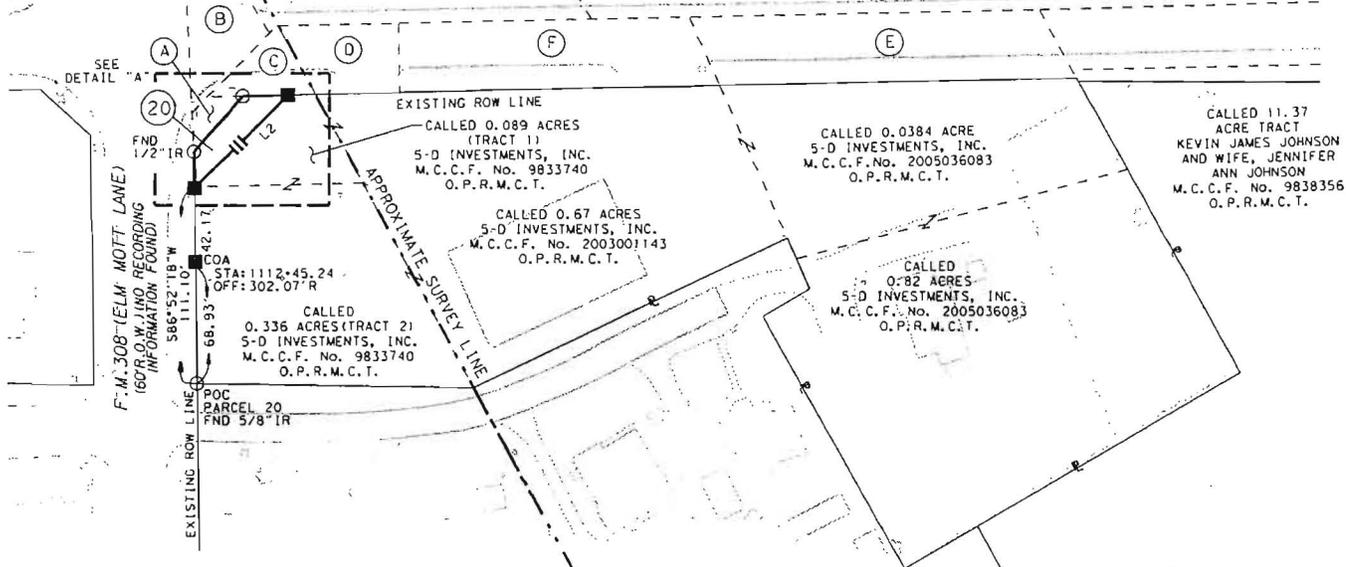
PROPOSED BASELINE 1115.00

INTERSTATE HIGHWAY 35
(width varies)

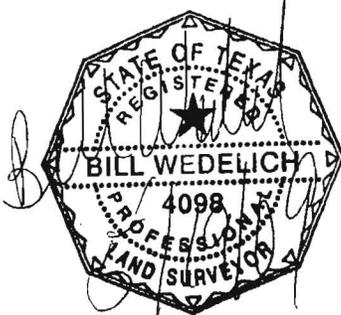
SAMUEL
BURTON
SURVEY
A-77

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N51° 18' 45" W	42.33'
L2	S47° 14' 41" E	75.38'

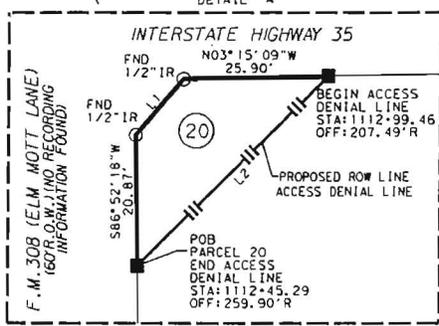
STATE OF TEXAS (DEED RECORDS)	
IH35 RECORDED ROW INFORMATION	
(A)	CALLED 0.001 ACRE VOL. 894, PG. 814
(B)	0.063 ACRE VOL. 414, PG. 384
(C)	0.029 ACRE VOL. 511, PG. 41
(E)	0.189 ACRE VOL. 603, PG. 233
(D)	CALLED 0.055 ACRE VOL. 615, PG. 448
(F)	CALLED 0.327 ACRE VOL. 601, PG. 19



- 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:**
- HORIZONTAL CONTROL IS BASED ON RIK 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.
 - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.



PARCEL 20
0.022 Ac.
972 sq. ft.

PAGE 3 OF 3

5-D INVESTMENTS, INC.

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

Solutions, Ltd.

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

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

Property Description
Parcel 20AC

Being an Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the existing northerly right of way line of Farm-to-Market Road 308 (F.M. 308) (width varies) (Elm Mott Lane) (no recording information found) with the southerly line of that certain called 0.336 acre tract (designated as Tract 2) of land conveyed to 5-D Investments, Inc. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9833740 of the Official Public Records of Real Property McLennan County, Texas (O.P.R.M.C.T.) and delineating a denial of access to the transportation facility from the adjacent property along the existing easterly right-of-way line of Interstate Highway 35 (width varies), adjoining the westerly line of that certain called 0.089 acre tract (designated as Tract 1) conveyed to 5-D Investments, Inc. by deed and recorded under M.C.C.F. No. 9833740 of said Official Public Records and the westerly line of that certain called 0.67 acre tract of land conveyed to 5-D Investments, Inc. by deed and recorded under M.C.C.F. No. 2003001143 of said Official Public Records, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 603, Page 233, Volume 601, Page 19, Volume 611, Page 41 and Volume 615, Page 448 all of the Deed Records of McLennan County, Texas (D.R.M.C.T.).

Parcel 20AC Part 1

Commencing at a found 5/8-inch iron rod in the existing northerly right of way line of F.M. 308, being the southeasterly corner of said 0.336 acre tract;

Thence, South 86°52'18" West, 68.93 feet along the existing northerly right of way line of F.M. 308, being the southerly line of said 0.336 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the **Beginning of the Access Denial Line**.

- 1) **THENCE, South 86°52'18" West, 42.17 feet** continuing along the existing northerly right of way line of F.M. 308, being the southerly line of said 0.336 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap at the **End of the Access Denial Line**.

Parcel 20AC Part 2

Commencing at a point in the existing easterly right of way line of Interstate Highway 35, being the southwesterly corner of that certain called 0.384 acre tract of land conveyed to 5-D Investments, Inc. by deed and recorded under M.C.C.F. No. 200301335 of said Official Public Records, same being the northwesterly corner of said 0.67 acre tract, from which a found 1/2-inch iron rod bears North 63°42' East, 0.76 feet;

Thence, South 03°15'09" West, 48.49 feet along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 0.67 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the **Beginning of the Access Denial Line**.

- 2) **THENCE, South 03°15'09" East, 200.81 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the easterly line of said 0.67 acre tract, passing at 184.49 feet a found 1/2-inch iron rod at the northeasterly corner of said 0.089 acre tract, being the southwesterly corner of said 0.67 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap at the **End of the Access Denial Line.**

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.

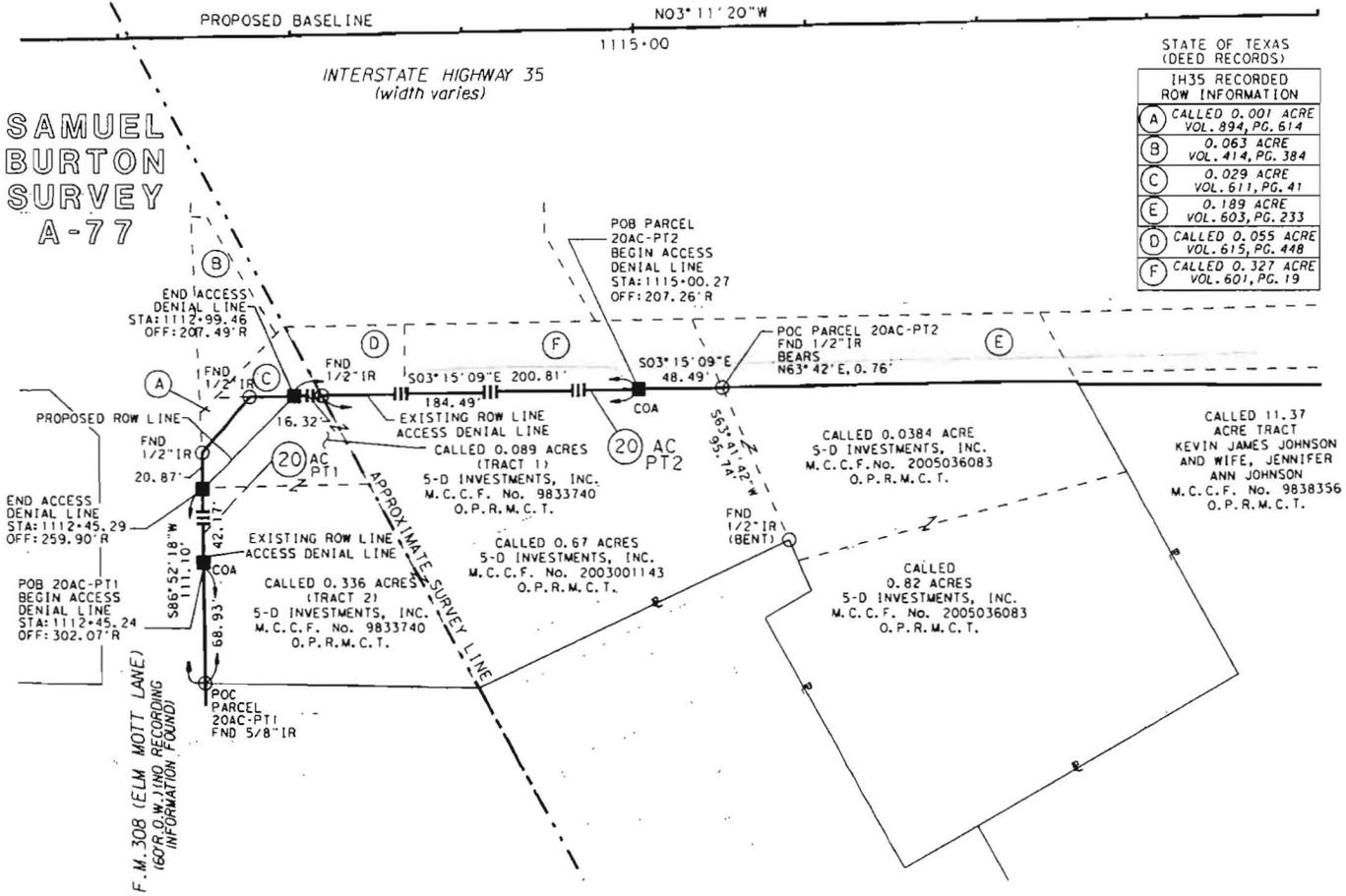
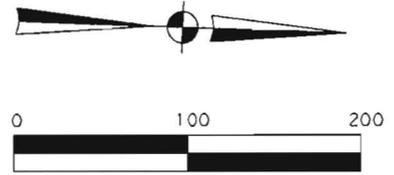
See attached 8 ½" x 11" plat that accompanies.

PREPARED BY:

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



ED W. HOLMES SURVEY A-454



STATE OF TEXAS
(DEED RECORDS)

IH35 RECORDED ROW INFORMATION	
(A)	CALLED 0.001 ACRE VOL. 894, PG. 614
(B)	0.063 ACRE VOL. 414, PG. 384
(C)	0.029 ACRE VOL. 611, PG. 41
(E)	0.189 ACRE VOL. 603, PG. 233
(D)	CALLED 0.055 ACRE VOL. 615, PG. 448
(F)	CALLED 0.327 ACRE VOL. 601, PG. 19

- 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
 - POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - SIGN
 - TELE. PEDESTAL
 - FIBER OPTIC SIGN
 - TELE. MH
 - FIBER OPTIC LINE
 - SAN. MH



- NOTES:**
- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915A21, 1359914, AND 9914A21. 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.
 - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PARCEL 20AC PART 1
AND PART 2

PAGE 3 OF 3

5-D INVESTMENTS, INC.

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

Solutions, Ltd.

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

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

Property Description
Parcel 16

Being 0.393 of an acre of land situated in the SAMUEL BURTON SURVEY, Abstract No. 77, McLennan County, Texas. Being all of the residue of Lots 11, 12 and part of Lot 13, Block 3 of the E.M. Long Addition No. Two, a subdivision of record under Volume 254, Page 484 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), said residue of Lots 11, 12 and 13 conveyed to Boston Rentals, LLC by deed (designated as Tract 7) and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2008013361 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.393 of an acre being more particularly described by metes and bounds as follows:

Commencing at the centerline intersection of an abandoned 10 foot alley* and an abandoned 20 foot alley*, being the southwesterly corner said Boston Rentals tract, same being an angle point the northerly line of that certain tract of land conveyed to Keith Shilling by deeds and recorded under M.C.C.F. No. 2000025836 and M.C.C.F. No. 9626067 both of said Official Public Records, from which a found 5/8-inch iron rod bears North 41°10' East, 0.48 feet;

Thence, North 57°36'00" East, 16.78 feet along the centerline of said 20 foot abandoned alley*, being the northerly line of said Shilling tract, same being the southerly line of said Boston Rentals 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 Beginning of and Access Denial Line and for the **POINT OF BEGINNING** and for the point of curvature of a curve to the left;

- 1) **THENCE**, along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line, along said curve to the left, having a **central angle of 06°48'25"**, a **radius of 505.00 feet, an arc length of 60.00 feet and a chord bearing and distance of North 08°40'52" West, 59.96 feet** to a set 5/8-inch iron rod with TxDOT aluminum cap at the end of said curve;
- 2) **THENCE, North 55°29'25" West, 104.28 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the existing southerly right of way line of Farm-to-Market Road 308 (F.M. 308) (Elm Mott Lane) (width varies) (no recording information found), being the northwesterly corner of said residue of Lot 13 and said Boston Rentals tract, same being the northernmost northeasterly corner of said Shilling tract and the northeasterly corner of that certain residue of Lot 1, Block 3 of said E.M. Long Addition No. Two, for the End of the Access Denial Line and for the point of curvature of a curve to the left;
- 3) **THENCE**, along the existing southerly right of way line of F.M. 308, being the northerly line of said residue of Lots 12 and 13 and the northerly line of said Boston Rentals tract and along said curve to the left, **having a central angle of 01°16'11"**, a **radius of 2,894.80 feet, an arc length of 64.15 feet and a chord bearing and distance of North 53°32'10" East, 64.15 feet** to a set 5/8-inch iron rod with "GS" cap at the end of said curve;

- 4) **THENCE, North 55°32'40" East, 66.02 feet** continuing along the existing southerly right of way line of F.M. 308, being the northerly line of said residue of Lot 11 and 12, being the northerly line of said Boston Rentals tract to a found TxDOT disk at the intersection of the existing southerly right of way line of F.M. 308 with the existing westerly right of way line of Interstate Highway 35 (width varies), being the northerly corner of said residue of Lot 11 and said Boston Rentals tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 834, Page 363 of said Deed Records;
- 5) **THENCE, South 77°24'19" East, 35.36 feet** along the existing westerly right of way line of Interstate Highway 35, being the northerly line of said residue of Lot 11 and said Boston Rentals tract to a set 5/8-inch iron rod with "GS" cap at the easternmost northeasterly corner of said residue of Lot 11 and said Boston Rentals tract;
- 6) **THENCE, South 33°18'52" East, 30.34 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said residue of Lot 11 and said Boston Rentals tract to a point, from which a found nail in concrete bears South 34°58' West, 0.51 feet;
- 7) **THENCE, South 01°48'13" East, 118.97 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said residue of Lot 11 and said Boston Rentals tract to the southeasterly corner of said Boston Rentals tract, being the easternmost northeasterly corner of said Shilling tract, same being in the centerline of an said abandoned 20 foot alley*, from which a found broken concrete monument bears North 13°13' West, 0.89 feet;
- 8) **THENCE, South 57°36'00" West, 78.13 feet** along the centerline of said abandoned 20 foot alley*, being the northerly line of said Shilling tract, same being the southerly line of said Boston Rentals tract to the **POINT OF BEGINNING** and containing 0.393 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 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.

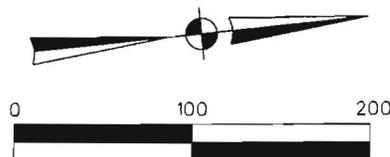
* GeoSolutions cannot find a document of record that abandons the 10 foot and 20 foot alleys, but the alleys have been called abandons in a deed recorded under M.C.C.F. No. 9626067 of the Official Public Records.

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

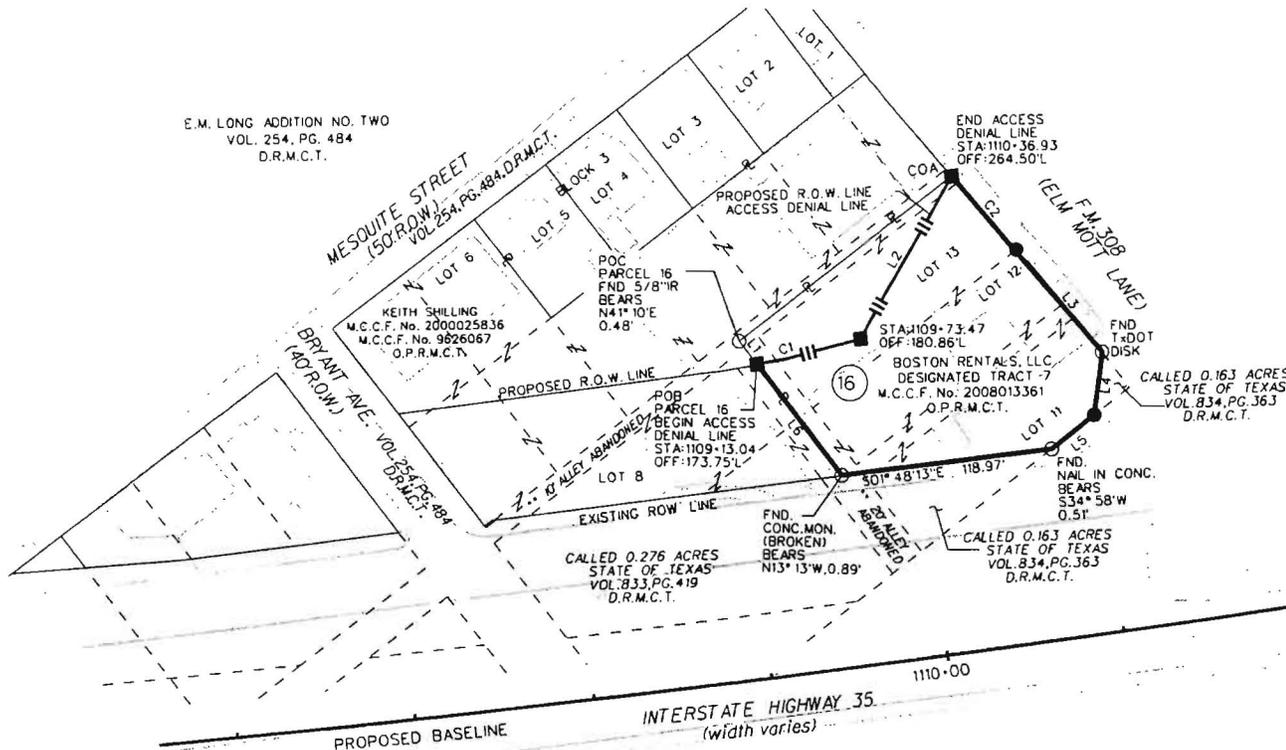
PREPARED BY:
GeoSolutions, Ltd.
1440 Lake Front Circle, Suite 110
The Woodlands, Texas 77380



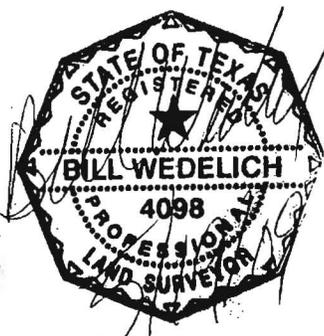
SAMUEL BURTON SURVEY A-77



E.M. LONG ADDITION NO. TWO
VOL. 254, PG. 484
D.R.M.C.T.



- 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)
 - R Property Line
 - Z Landmark
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - S 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
 - POWER POLE
 - (GUY
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ SIGN
 - ⊕ TELE. PEDESTAL
 - ⊕ FIBER OPTIC SIGN
 - ⊕ TELE. MH
 - FIBER OPTIC LINE
 - SAN.MH



BASELINE CURVE DATA
 DELTA- 08° 46' 58"
 R- 12,000.00'
 ARC- 1,839.48'
 CHB- N01° 12' 09"E
 CHL- 1,837.68'
 PI
 STA:1103+01.82
 N+10,585,846.75
 E-3,302,690.66

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N57° 36' 00"E	16.78'
L2	N55° 29' 25"W	104.28'
L3	N55° 32' 40"E	66.02'
L4	S77° 24' 19"E	35.36'
L5	S33° 18' 52"E	30.34'
L6	S57° 36' 00"W	78.13'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	06° 48' 25"	505.00'	60.00'	N08° 40' 52"W	59.96'
C2	01° 16' 11"	2,894.80'	64.15'	N53° 32' 10"E	64.15'

- NOTES:**
- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915AZ1, 1359914, AND 9914AZ1. 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.
 - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.
 - ** GEOSOLUTIONS CANNOT FIND A DOCUMENT OF RECORD THAT ABANDONS THE 10 FOOT AND 20 FOOT ALLEYS, BUT THE ALLEYS HAVE BEEN CALLED ABANDONED IN A DEED RECORDED UNDER M.C.C.F. No. 9626067 O.P.R.M.C.T.

PARCEL 16
0.393 Ac.
17,127 sq.ft.

PAGE 3 OF 3

BOSTON RENTALS, L.L.C.

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

Property Description
Parcel 6AC

Being an Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the existing easterly right-of-way line of Interstate Highway 35 (width varies), adjoining the westerly line of that certain residue of a called 33.958 acre tract (designated as Tract 15) of land conveyed to Poehls Real Estate, Ltd. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9938416 of the Official Public Records of McLennan County, Texas.

Commencing at a found 5/8-inch iron rod in the existing westerly railroad right of way line of the M.K. & T. Railroad (100' R.O.W.) (no recording information found), being the southeasterly corner of said residue of 33.958 acre tract, same being the northeasterly corner of that certain called 28.53 acre tract of land conveyed to Mark H. Reynolds (1/2-interest) and Burke Reynolds (1/2-interest) by deed and recorded under M.C.C.F. No. 2007001771 of said Official Public Records;

Thence, South 58°15'55" West, 1,269.36 feet along the southerly line of said residue of 33.958 acre tract, being the northerly line of said 28.53 acre tract to a point in the existing easterly right of way line of Interstate Highway 35 (width varies), being the southwesterly corner of said residue of 33.958 acre tract, same being the northwesterly corner of said 28.53 acre tract and for the **Beginning of the Access Denial Line**, from which a found 5/8-inch iron rod bears South 58°16' East, 0.22 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 828, Page 365 and Volume 831, Page 385 both of the Deed Records of McLennan County, Texas (D.R.M.C.T.)

- 1) **THENCE, North 05°36'08" East, 135.00 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue 33.958 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the **End of the Access Denial Line**;

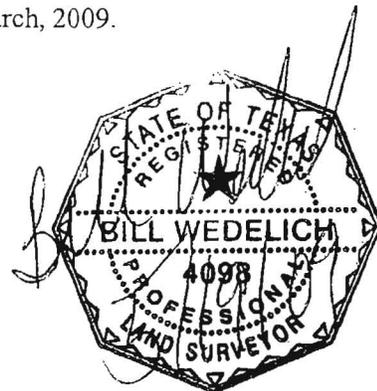
Horizontal control is based on RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone. Coordinates are surface using a surface adjustment factor of 1.00004.

"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 4
April, 2009

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

Property Description
Parcel 5

Being 2.487 acres of land situated in the SAMUEL BURTON SURVEY, Abstract No. 77, McLennan County, Texas. Being part of that certain called 11.45 acre tract of land conveyed to St. Joseph's Catholic Church, Bellmead, Texas by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2009001115 of the Official Public Records of McLennan County, Texas; said 2.487 acres being more particularly described by metes and bounds as follows:

Commencing at a set 5/8-inch iron rod with "GS" cap in the easterly line of Old Dallas Road (width varies) (no recording information found) (a county maintained road), being in the northwesterly line of that certain residue of a 30 foot strip of land conveyed to Addie Laura Smiley by deed and recorded under Volume 764, Page 489 and described under Volume 259, Page 471 both of said Deed Records and under Probate Record No. 970241, being the southwesterly corner of said 11.45 acre tract;

Thence, North 58°16'09" East, 571.89 feet along the northerly line of said 30 foot residue strip, being the southerly line of said 11.45 acre tract and along the northerly line of that certain residue of a called 49.14 acre tract of land conveyed to Addie Laura Smiley by deed and recorded under Volume 764, Page 489 and described under Volume 259, Page 471 both of said Deed Records and under Probate Record No. 970241 and continuing 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), being in a curve to the right and for the **POINT OF BEGINNING**;

- 1) **THENCE**, along the proposed westerly right of way line of Interstate Highway 35 and along said curve to the right, **having a central angle of 00°29'43"**, a radius of 20,233.00 feet, an arc length of 174.93 feet and a chord bearing and distance of North 03°13'15" East, 174.93 feet to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the Beginning of an Access Denial Line and for the end of said curve;
- 2) **THENCE, North 03°59'34" East, 328.54 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 3) **THENCE, North 05°16'43" West, 53.43 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 4) **THENCE, North 04°39'24" East, 104.16 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;

- 5) **THENCE, North 11°03'56" East, 51.42 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 6) **THENCE, North 05°30'49" East, 18.44 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of the Access Denial Line at the southwesterly corner of Lot 11, Block 3 of Watkins Addition to the Town of Elm Mott, a subdivision of record under Volume 690, Page 594 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), same being the southeasterly corner of Lot 9, Block 3 of said Watkins Addition to the Town of Elm Mott, being an angle point in the northerly line of said 11.45 acre tract;
- 7) **THENCE, South 84°39'25" East, 168.79 feet** along the southerly line of said Lot 11, being the northerly line of said 11.45 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing westerly right of way line of Interstate Highway 35 (width varies), being the southeasterly corner of said Lot 11, same being the northeasterly corner of said 11.45 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 831, Page 652, Volume 828, Page 365 and Volume 837, Page 238 all of said Deed Records;
- 8) **THENCE, South 05°36'08" West, 619.33 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 11.45 acre tract to a set 5/8-inch iron rod with "GS" cap at the northeasterly corner of said residue of 49.14 acre tract, same being the southeasterly corner of said 11.45 acre tract;
- 9) **THENCE, South 58°16'09" West, 182.80 feet** along the northerly line of said residue of 49.14 acre tract, being the southerly line of said 11.45 acre tract to the **POINT OF BEGINNING** and containing 2.487 acres, more or less.

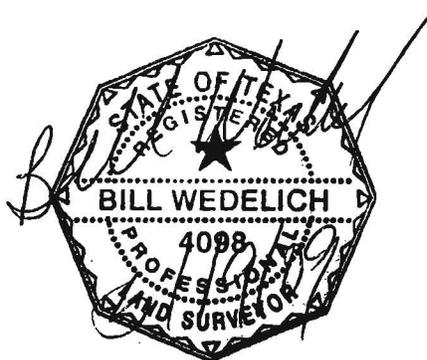
Horizontal control is based on RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone. Coordinates are surface using a surface adjustment factor of 1.00004.

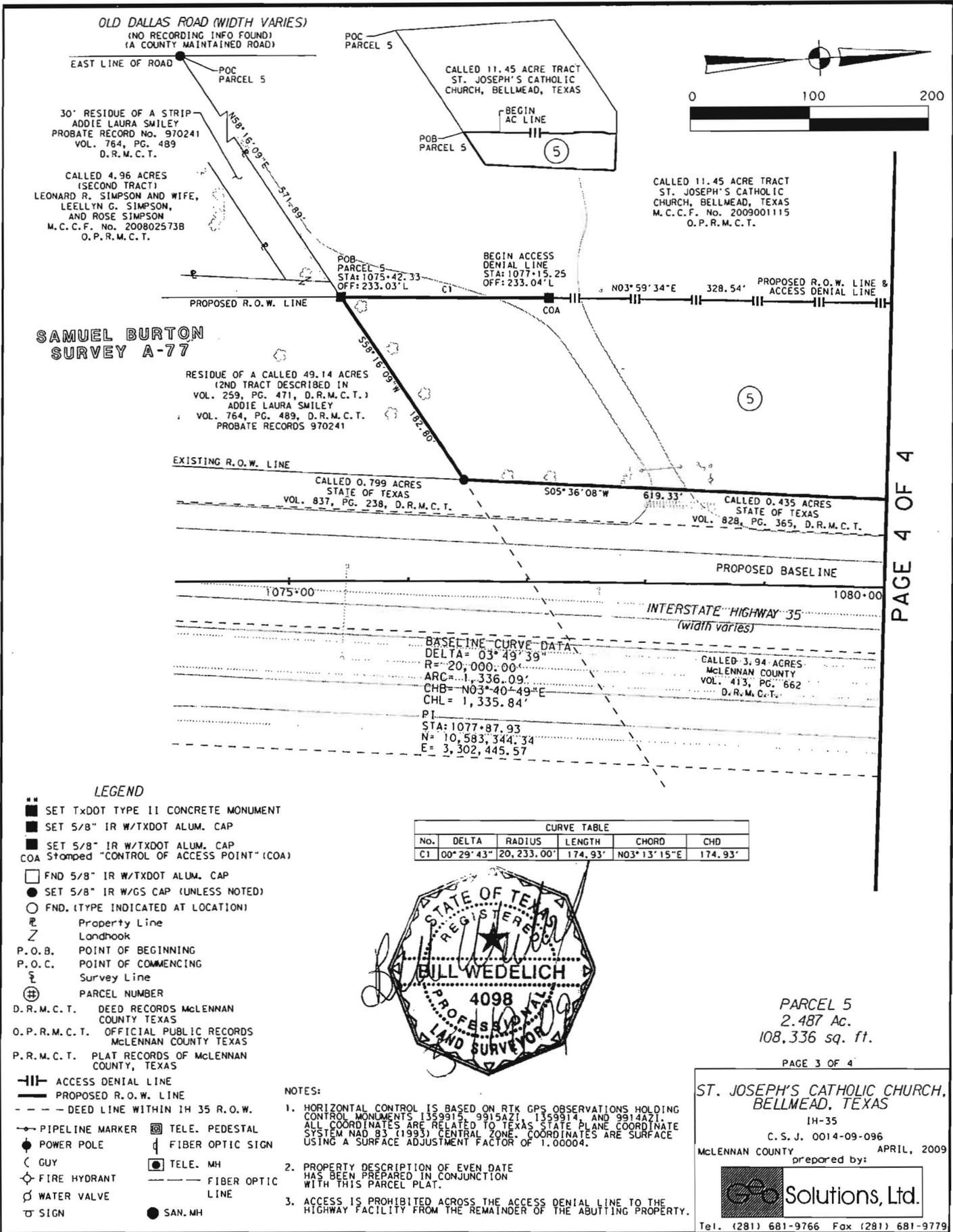
"ACCESS is prohibited across the access Denial line to the highway facility from the remainder of the abutting property"

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

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

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





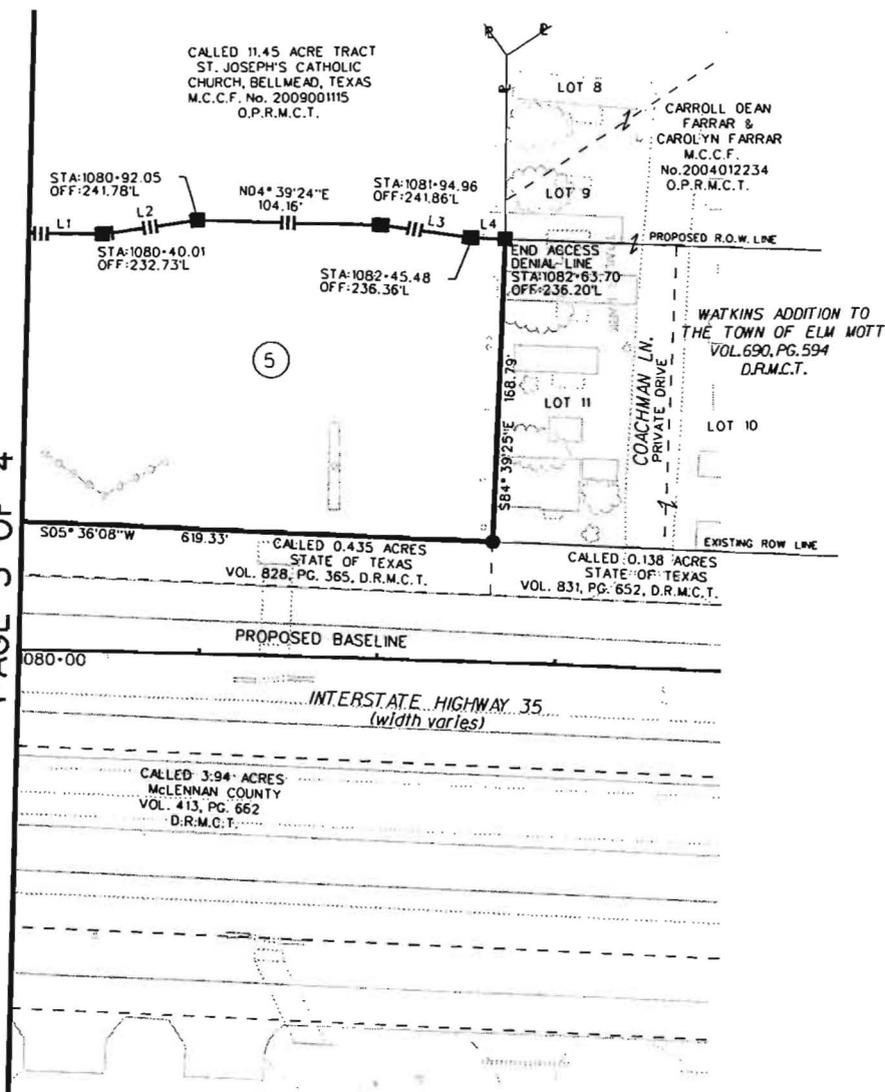
PAGE 4 OF 4

**SAMUEL BURTON
SURVEY A-77**

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N03°59'34"E	328.54'
L2	N05°16'43"W	53.43'
L3	N11°03'56"E	51.42'
L4	N05°30'49"E	18.44'

BASELINE CURVE DATA
 DELTA= 03°49'39"
 R= 20,000.00'
 ARC= 1,336.09'
 CHB= N03°40'49"E
 CHL= 1,335.84'
 PI
 STA:1077+87.93
 N= 10,583,344.34
 E= 3,302,445.57

PAGE 3 OF 4



- LEGEND**
- SET TXDOT TYPE II CONCRETE MONUMENT
 - SET 5/8" IR W/TXDOT ALUM. CAP
 - 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)
 - ℙ Property Line
 - ℙ Landhook
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - ℙ 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
- POWER POLE
- GUY
- FIRE HYDRANT
- WATER VALVE
- SIGN
- ⊙ TELE. PEDESTAL
- ⊙ FIBER OPTIC SIGN
- ⊙ TELE. MH
- FIBER OPTIC LINE
- SAN.MH

- NOTES:**
- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915A21, 1359914, AND 9914A21. 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.
 - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PARCEL 5
2.487 Ac.
108,336 sq.ft.

PAGE 4 OF 4

ST. JOSEPH'S CATHOLIC CHURCH,
BELLMEAD, TEXAS

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

GO Solutions, Ltd.

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

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

Property Description
Parcel 18

Being 0.020 of an acre of land situated in the ED W. HOLMES SURVEY, Abstract No. 454, McLennan County, Texas. Being part of that certain residue of a called 1/2 acre tract of land conveyed to Elm Mott Baptist Church by deed and recorded under Volume 243, Page 66 of the Deed Records of McLennan County, Texas; said 0.020 of an acre being more particularly described by metes and bounds as follows:

Commencing at a point in the existing northerly right of way line of Farm-to-Market Road 308 (F.M. 308) (width varies) (no recording information found), being the southerly line of said residue of 1/2 acre tract, from which a found 1-1/2 inch iron pipe bears North 00°48'57" East, 3.93 feet ;

Thence, North 55°32'40" East, 200.43 feet along the existing northerly right of way line of F.M. 308, being the southerly line of said residue of 1/2 acre tract, passing at 150.97 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" and continuing 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 Beginning of an Access Denial Line and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 25°25'11" East, 65.63 feet** along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap in the existing southerly right of way line of Main Street (40' R.O.W.) (no recording information found), being the northerly line of said residue of 1/2 acre tract and for the End of the Access Denial Line;
- 2) **THENCE, North 82°46'35" East, 1.98 feet** along the existing southerly right of way line of Main Street, being the northerly line of said residue of 1/2 acre tract to a set 5/8-inch iron rod with "GS" cap at the intersection of the existing southerly right of way line of Main Street with the existing westerly right of way line of Interstate Highway 35 (width varies), being the northeasterly corner of said residue of 1/2 acre tract, from which a found TxDOT disk bears North 83°11'33" East, 41.53 feet, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 833, Page 372 of said Deed Records;
- 3) **THENCE, South 20°50'23" East, 32.96 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said residue of 1/2 acre tract to a set 5/8-inch iron rod with "GS" cap at the intersection of the existing westerly right of way line of Interstate Highway 35 with the existing northerly right of way line of F.M. 308, being the southeasterly corner of said residue of 1/2 acre tract;
- 4) **THENCE, South 55°32'40" West, 50.77 feet** along the existing northerly right of way line of F.M. 308, being the southerly line of said residue of 1/2 acre tract to the **POINT OF BEGINNING** and containing 0.020 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.

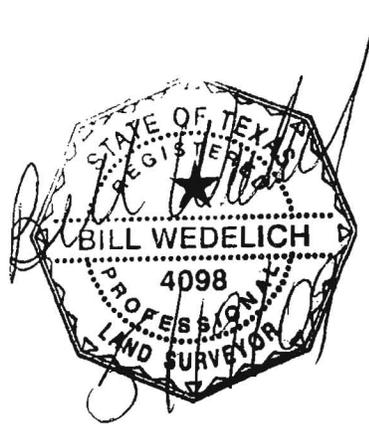
“ACCESS is prohibited across the Access Denial Line to the highway facility from the remainder of the abutting property”

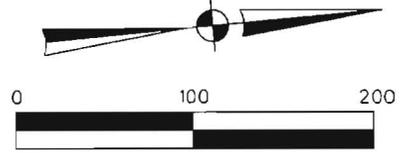
A survey was performed on the ground under my supervision in March, 2009.

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

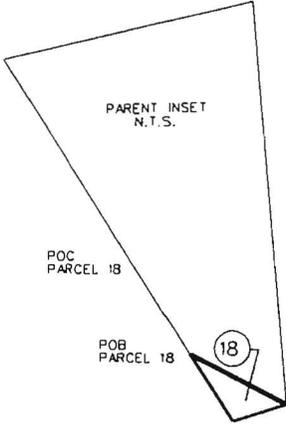
PREPARED BY:

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





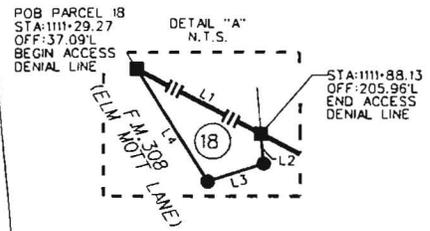
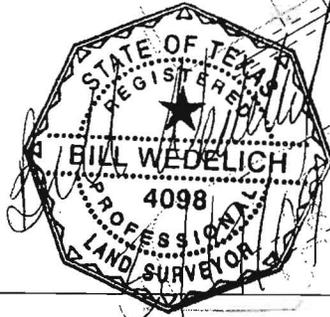
LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N25° 25' 11" E	65.63'
L2	N82° 46' 35" E	1.98'
L3	S20° 50' 23" E	32.96'
L4	S55° 32' 40" W	50.77'



ED W. HOLMES SURVEY A-454

SAMUEL BURTON SURVEY A-77

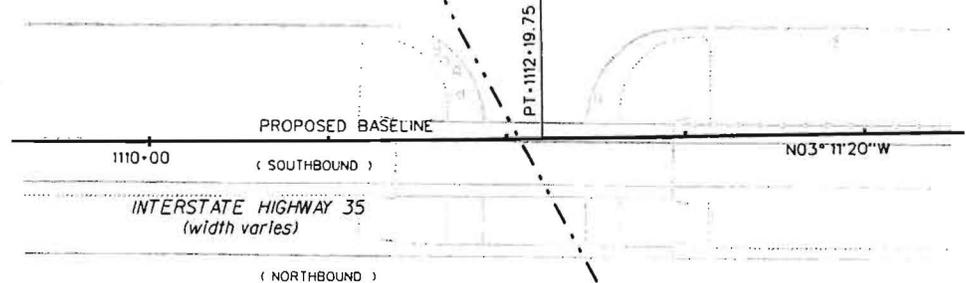
BASELINE CURVE DATA
 DELTA = 08° 46' 58"
 R = 12,000.00'
 ARC = 1,839.48'
 CHB = N01° 12' 09" E
 CHL = 1,837.68'
 PI
 STA: 1103+01.82
 N = 10,585,846.75
 E = 3,302,690.66



STATE OF TEXAS (DEED RECORDS)
 IH35 RECORDED ROW INFORMATION
 (A) CALLED 0.024 ACRE VOL. 833, PG. 372

LEGEND

- SET TxDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- 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)
- R Property Line
- Z Lendhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- S 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
- ⊕ POWER POLE
- ⊕ GUY
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SIGN
- ⊕ TELE. PEDESTAL
- ⊕ FIBER OPTIC SIGN
- ⊕ TELE. MH
- ⊕ FIBER OPTIC LINE
- ⊕ SAN. MH



NOTES:

- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915A21, 1359914, AND 9914A21. 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.
- PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PARCEL 18
 0.020 Ac.
 868 sq.ft.

PAGE 3 OF 3

ELM MOTT BAPTIST CHURCH

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

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

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

Property Description
Parcel 18AC

Being an Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the existing northerly right-of-way line of Farm-to-Market Road 308 (F.M. 308) (Elm Mott Lane) (width varies) (no recording information found), adjoining the south line of that certain residue of a called 1/2 acre tract of land conveyed to Elm Mott Baptist Church by deed and recorded under Volume 243, Page 66 of the Deed Records of McLennan County, Texas (D.R.M.C.T.).

Commencing at a point in the existing northerly right of way line of Farm-to-Market Road 308 (F.M. 308) (width varies) (no recording information found), being the southwesterly corner of said residue of 1/2 acre tract, from which a found 1-1/2 inch iron pipe bears North 00°48'57" East, 3.93 feet ;

Thence, North 55°32'40" East, 150.97 feet along the existing northerly right of way line of F.M. 308, being the southerly line of said residue of 1/2 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" at the **Beginning of the Access Denial Line**;

- 1) **THENCE, North 55°32'40" East, 49.46 feet** continuing along the existing northerly right of way line of F.M. 308, being the southerly line of said residue of 1/2 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap at the End of the Access Denial Line.

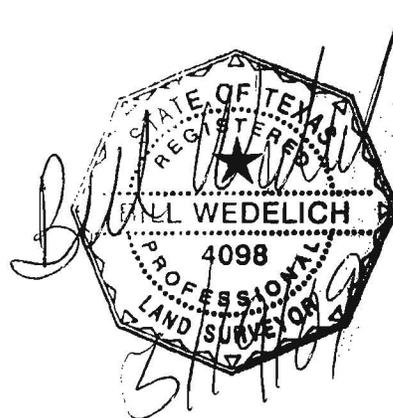
Horizontal control is based on RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone. Coordinates are surface using a surface adjustment factor of 1.00004.

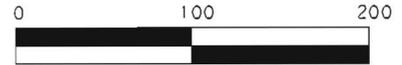
"ACCESS is prohibited across the access Denial line to the highway facility from the remainder of the abutting property"

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





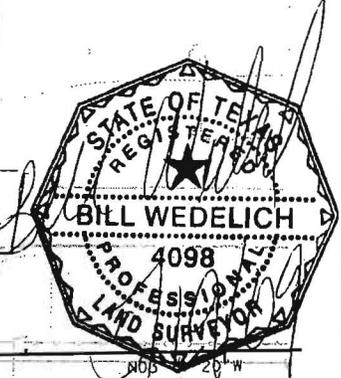
ED W. HOLMES
SURVEY A-454

SAMUEL BURTON
SURVEY A-77

BASELINE CURVE DATA
 DELTA = 08° 46' 58"
 R = 12,000.00'
 ARC = 1,839.48'
 CHB = N01° 12' 09" E
 CHL = 1,837.68'
 PI
 STA: 1103+01.82
 N = 10,585,846.75
 E = 3,302,690.66



STATE OF TEXAS
 (DEED RECORDS)
 1435 RECORDED
 ROW INFORMATION
 (A) CALLED 0.024 ACRE
 VOL. 833, PG. 372



- LEGEND**
- SET TxDOT TYPE 11 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)
 - R Property Line
 - Z Landhook
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - Survey Line
 - ⊕ PARCEL NUMBER
 - D. R. M. C. T. DEED RECORDS McLENNAN COUNTY TEXAS
 - O. P. R. M. C. T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
 - 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:**
- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359315, 9915A21, 1359914 AND 9914A21. 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.
 - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PARCEL 18AC

PAGE 2 OF 2

ELM MOTT BAPTIST CHURCH

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

Go Solutions, Ltd.

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

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

Property Description
Parcel 8

Being 1.431 acres of land situated in the SAMUEL BURTON SURVEY, Abstract No. 77, McLennan County, Texas. Being all of the residues of Lots 11, 12, 13 and 14, Block 2 of the Watkins Addition to the Town of Elm Mott, a subdivision of record under Volume 690, Page 594 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), said residues of Lots 11, 12, 13 and 14 conveyed to Carroll D. Farrar by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2003037029 and M.C.C.F. No. 2001005991 both of the Official Public Records of McLennan County, Texas; said 1.431 acres being more particularly described by metes and bounds as follows:

Beginning at a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the existing southerly right of way line of Ash Street (50' R.O.W.) of record under Volume 690, Page 594 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the northwesterly corner of said residue of Lot 11, same being the northeasterly corner of Lot 10, Block 2 of said Watkins Addition to the Town of Elm Mott;

- 1) **THENCE, South 84°39'25" East, 169.74 feet** continuing along the existing southerly right of way line of Ash Street, being the northerly line of said residue of Lot 11 to a set 5/8-inch iron rod with "GS" cap at the intersection of the existing southerly right of way line of Ash Street with the existing westerly right of way line of Interstate Highway 35 (width varies), being the northeasterly corner of said residue of Lot 11, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 836, Page 65 and Volume 877, Page 181 both of said Deed Records;
- 2) **THENCE, South 05°36'08" West, 367.90 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly lines of said residue of Lots 11, 12, 13 and 14 to a set 5/8-inch iron rod with "GS" cap at the intersection of the existing westerly right of way line of Interstate Highway 35 with the existing northerly right of way line of Birch Street (50' R.O.W.) of record under Volume 690, Page 594 of said Deed Records, being the southeasterly corner of said residue of Lot 14, from which a found Texas Department of Transportation (TxDOT) disk bears South 02°01'18" West, 5.62 feet;
- 3) **THENCE, North 84°39'25" West, 169.17 feet** along the existing northerly right of way line of Birch Street, being the southerly line of said residue of Lot 14 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 being the southeasterly corner of Lot 15 of said Watkins Addition to the Town of Elm Mott subdivision;

- 4) **THENCE, North 05°30'49" East, 367.90 feet** along the proposed westerly right of way line of Interstate Highway 35, being the westerly lines of said residue of Lots 11, 12, 13 and 14, and the easterly lines of said Lots 15 and 10 of Block 2 to the **POINT OF BEGINNING** and containing 1.431 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 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.

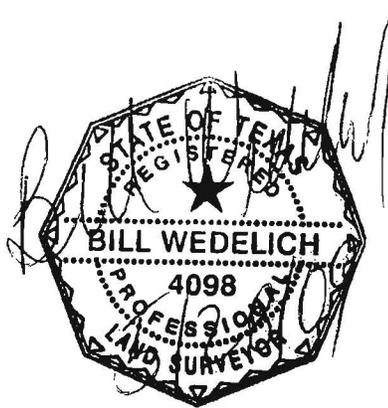
See attached 8 ½” x 11” plat that accompanies.

PREPARED BY:

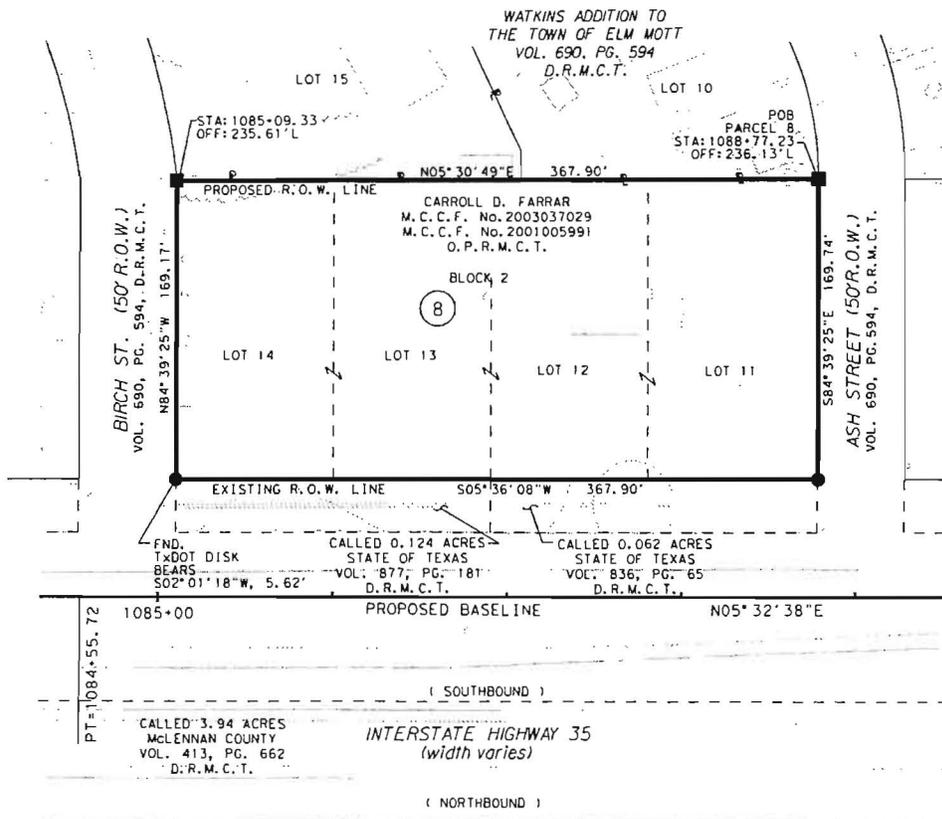
GeoSolutions, Ltd.

1440 Lake Front Circle, Suite 110

The Woodlands, Texas 77380

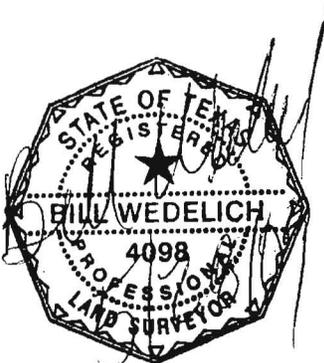


SAMUEL BURTON SURVEY A-77



LEGEND

- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- 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)
- P Property Line
- L Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- S 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 1H 35 R.O.W.
- PIPELINE MARKER
- POWER POLE
- < GUY
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SIGN
- ⊕ TELE. PEDESTAL
- ⊕ FIBER OPTIC SIGN
- ⊕ TELE. MH
- FIBER OPTIC LINE
- SAN. MH

- NOTES:
- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915471, 1359914, AND 9914471. 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.
 - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PARCEL 8
1.431 AC.
62,342 sq. ft.

PAGE 3 OF 3

CARROLL D. FARRAR

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

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

COUNTY: Bell
HIGHWAY: Interstate Highway 35
PROJECT LIMITS: From: Amity Road
To: U.S. Highway 190
RCSJ: 0015-06-082

May 29, 2009

PROPERTY DESCRIPTION FOR PARCEL 53

BEING a 0.007 of an acre (288 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being all of a tract of land described in a document to W.L. Otholt, Benito Galvan, and David Dominguez, recorded in Volume 1169, Page 443, of the Deed Records of Bell County, Texas, being also a portion of Lot 1, Block B, Digby Heights Addition, recorded in Cabinet A, Slide 116-B, of the Plat Records of Bell County, Texas, the aforementioned 0.007 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a point for the Southwest corner of the aforementioned W.L. Otholt, Benito Galvan, and David Dominguez tract and the Northwest corner of a tract of land described in a document to Phyllis Kay Klasinski, recorded in Cause #110635-C, of the Records of the 169th District Court, Bell County, Texas, and being in an East line of a 30 foot wide alley described on a plat of the Geuea subdivision, recorded in cabinet A, slide 123-B, of the Plat Records of Bell County, Texas lying 289.68 feet right of and radial to Interstate Highway 35 proposed centerline station 1737+51.02, for the Southwest corner of the herein described 0.007 of an acre parcel from which a found fence post bears South 28°20'42" West a distance of 1.31 feet;

- (1) **THENCE** NORTH 16°24'27" East, continuing along East line of the aforementioned 30 foot wide alley and the West line of the aforementioned W.L. Otholt, Benito Galvan, and David Dominguez tract, a distance of 24.00 feet (Record - N18°30'E) to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX", lying 288.88 feet right of and radial to Interstate Highway 35 proposed centerline station 1737+74.57, for the Northwest corner of the said W.L.Otholt, Benito Galvan, and David Dominguez tract and a Southwest corner of a tract of land described in a document to Don Cleve Screws, recorded in Volume 957, Page 170, of the Deed Records of Bell County, Texas, for the Northwest corner of the herein described 0.007 of an acre parcel;
- (2) **THENCE** SOUTH 73°05'33" East, leaving the East line of the aforementioned 30 foot wide alley, along the North line of the aforementioned W.L. Otholt, Benito Galvan, and David Dominguez tract and a South line of the aforementioned Don Cleve Screws tract, a distance of 12.00 feet (Record - S71°E) to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX", for the Northeast corner of the said W.L. Otholt, Benito Galvan, and David Dominguez tract, an interior corner of the said Don Cleve Screws tract, and being the Northeast corner of the herein described 0.007 of an acre parcel;

- (3) **THENCE** SOUTH 16°24'27" West, along the East line of the aforementioned W.L. Otholt, Benito Galvan, and David Dominguez tract and a West line of the aforementioned Don Cleve Screws tract, a distance of 23.96 feet (Record - S18°30'W 24') to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX", for the Southeast corner of the said W.L. Otholt, Benito Galvan, and David Dominguez tract and a Southwest corner of the said Don Cleve Screws tract, and being the Southeast corner of the herein described 0.007 of an acre parcel;
- (4) **THENCE** NORTH 73°16'05" West, along the South line of the aforementioned W.L. Otholt, Benito Galvan, and David Dominguez tract and the North line of the aforementioned Phyllis Kay Klasinski tract, a distance of 12.00 feet (Record - N71°W) to the **POINT OF BEGINNING** and containing 0.007 of an acre (288 square feet) of land, more or less.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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

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

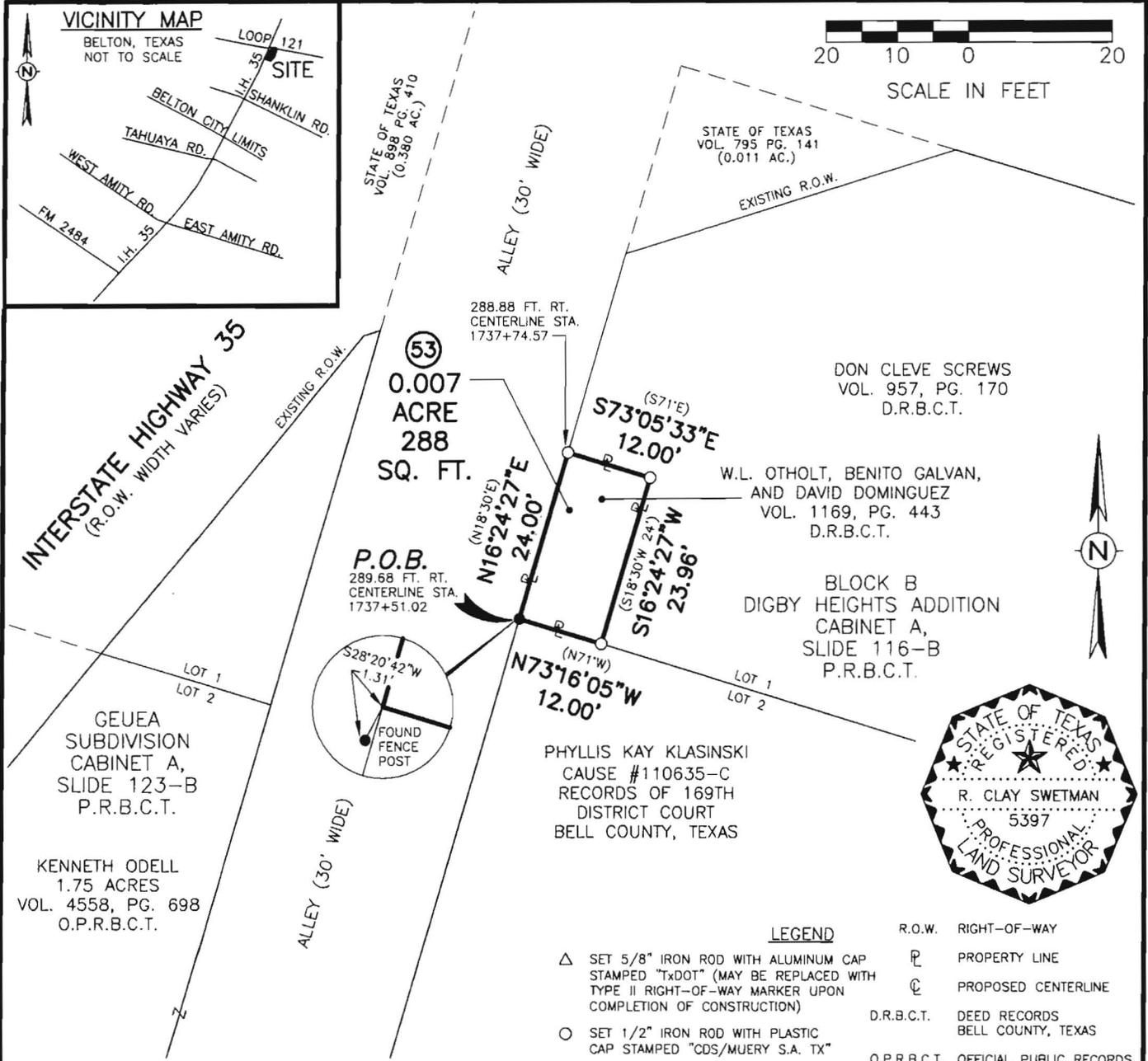
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 9th day of August, 2009, A.D.



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





INTERSTATE HIGHWAY 35
(R.O.W. WIDTH VARIES)

GEUEA
SUBDIVISION
CABINET A,
SLIDE 123-B
P.R.B.C.T.

KENNETH ODELL
1.75 ACRES
VOL. 4558, PG. 698
O.P.R.B.C.T.

0.007
ACRE
288
SQ. FT.

P.O.B.
289.68 FT. RT.
CENTERLINE STA.
1737+51.02

PHYLLIS KAY KLASINSKI
CAUSE #110635-C
RECORDS OF 169TH
DISTRICT COURT
BELL COUNTY, TEXAS

DON CLEVE SCREWS
VOL. 957, PG. 170
D.R.B.C.T.

W.L. OTHOLT, BENITO GALVAN,
AND DAVID DOMINGUEZ
VOL. 1169, PG. 443
D.R.B.C.T.

BLOCK B
DIGBY HEIGHTS ADDITION
CABINET A,
SLIDE 116-B
P.R.B.C.T.



LEGEND

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

M.F. CONNELL SURVEY, A-6

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-53.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE x-dot CONVERSION FACTOR OF 1.00015

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

R. Clay Swetman 8/9/2009
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

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

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 53
RCSJ: 0015-06-082
BELL COUNTY, TEXAS

ROW ACQUISITION-0.007 AC.

WACO DISTRICT DATE: MAY 29, 2009 PAGE 3 OF 3

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

Property Description
Parcel 38

Being 0.272 of an acre of land situated in the ED W. HOLMES SURVEY, Abstract No. 454, McLennan County, Texas. Being all of that certain residue of a called 0.34 acre tract of land conveyed to Lionel McHargue by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9701144 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.272 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 1/2-inch iron rod for an east corner of that certain tract of land called Third Tract 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.), being the southwesterly corner 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 under M.C.C.F. No. 2006009711 of said Official Public Records;

Thence, North 56°59'15" East, 75.50 feet along the southerly line of said residue of 0.35 acre tract, being a north line of said Third Tract, passing at 14.83 feet 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) and continuing to a found 5/8-inch iron rod at the easternmost northeasterly corner of said Third Tract, being the northwesterly corner of said residue of 0.34 acre tract and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 56°59'15" East, 130.17 feet** continuing along the southerly line of said residue of 0.35 acre tract, being the northerly line of said residue of 0.34 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 0.35 acre tract, same being the northeasterly corner of said residue of 0.34 acre tract, from which a found 3/4-inch iron pipe (bent) bears South 56°59' West, 0.65 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 835, Page 453, Volume 834, Page 253 and Volume 836, Page 203 all of said Deed Records;
- 2) **THENCE, South 03°10'11" East, 104.78 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said residue of 0.34 acre tract to the northeasterly corner of that certain called 0.272 acre tract of land conveyed to Pelco Rental Properties, Ltd. by deed and recorded under M.C.C.F. No. 2003049092 of said Official Public Records, same being the southeasterly corner of said residue of 0.34 acre tract, from which a found 1/2-inch iron rod bears South 56°48' East, 0.67 feet;
- 3) **THENCE, South 56°47'49" West, 130.42 feet** along the northerly line of said 0.272 acre tract, being the southerly line of said residue of 0.34 acre tract to a set 5/8-inch iron rod with "GS" cap in the easterly line of said Third Tract, being the northwesterly corner of said 0.272 acre tract, same being the southwesterly corner of said residue of 0.34 acre tract;

- 4) **THENCE, North 03°10'11" West, 105.28 feet** along the easterly line of said Third Tract, being the westerly line of said residue of 0.34 acre tract to the **POINT OF BEGINNING** and containing 0.272 of an acre, more or less.

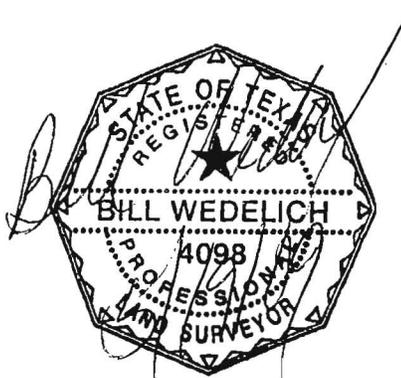
Horizontal control is based on RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone. Coordinates are surface using a surface adjustment factor of 1.00004.

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

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

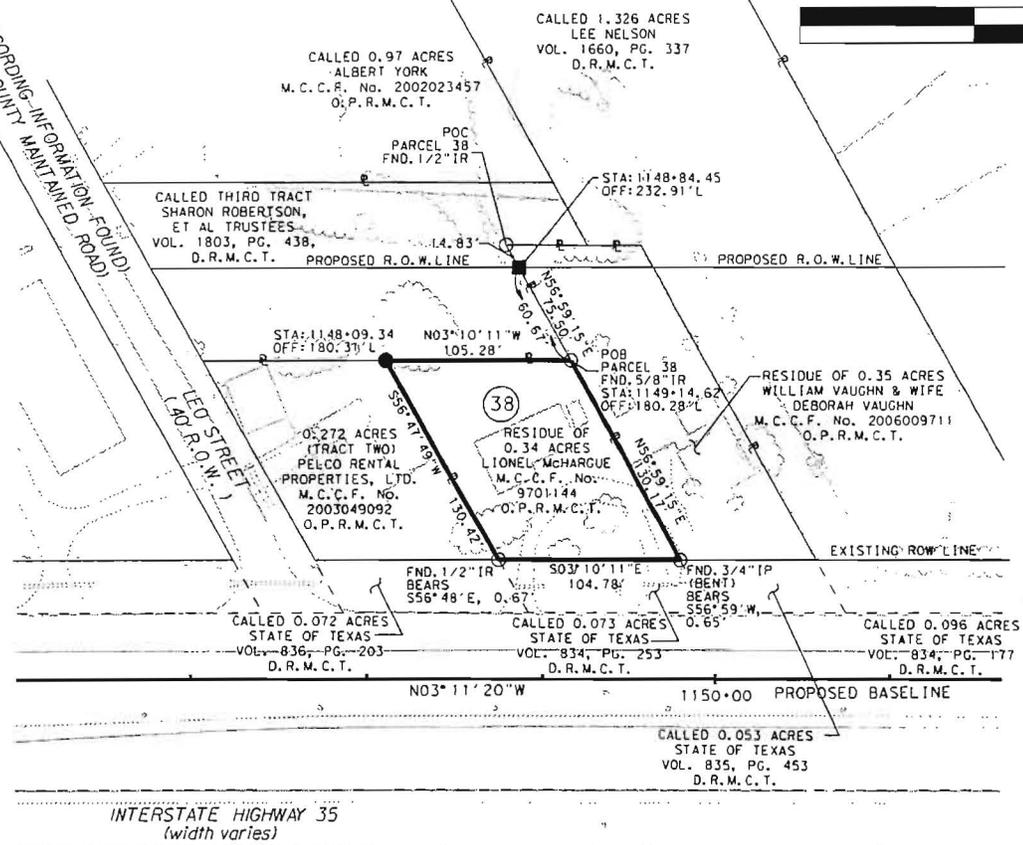
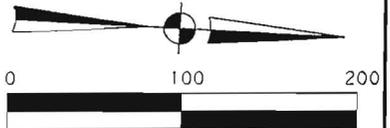
PREPARED BY:

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)

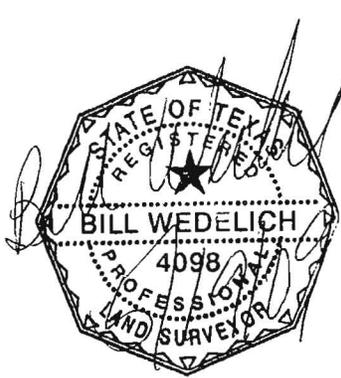


INTERSTATE HIGHWAY 35
(width varies)

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
- DEEO LINE WITHIN IH 35 R.O.W.
- PIPELINE MARKER
- POWER POLE
- GUY
- FIRE HYDRANT
- WATER VALVE
- SIGN
- ⊕ TELE. PEDESTAL
- ⊕ FIBER OPTIC SIGN
- ⊕ TELE. MH
- FIBER OPTIC LINE
- SAN. MH



NOTES:

1. HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359913, 9915A21, 1359914, AND 9914A21. 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.

PARCEL 38
0.272 Ac.
11,859 sq. ft.
PAGE 3 OF 3

LIONEL McHARGUE

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



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

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

Property Description
Parcel 27

Being 2.963 acres of land situated in the ED W. HOLMES SURVEY, Abstract No. 454, McLennan County, Texas. Being part of that certain residue of a called 14.795 acre tract of land conveyed to Andries Sigtenhorst, Jr., Hendrik Sigtenhorst, Dieter Sigtenhorst and Dirk Sigtenhorst by deed and recorded under Volume 1606, Page 798 and Volume 1631, Page 791 both of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said 2.963 acres being more particularly described by metes and bounds as follows:

Commencing at a found 3/8-inch iron rod in the easterly line of Old Dallas Road (width varies) (no recording information found) (a county maintained road), being the southwesterly corner of that certain residue of a called 16.84 acre tract of land conveyed to Benny Shilling by deed and recorded under Volume 1615, Page 302 of said Deed Records, being the northwesterly corner of said residue of 14.795 acre tract;

Thence, North 57°46'55" East, 666.31 feet along the southerly line of said residue of 16.84 acre tract, being the northerly line of said residue of 14.795 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) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 57°46'55" East, 188.60 feet** continuing along the southerly line of said residue of 16.84 acre tract, being the northerly line of said 14.795 acre tract to a found 1/2-inch iron rod in the existing westerly right of way line of Interstate Highway 35, being the southeasterly corner of said residue of 16.84 acre tract, same being the northeasterly corner of said residue of 14.795 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 835, Page 278, Volume 835, Page 196, and Volume 835, Page 245 of said Deed Records;
- 2) **THENCE, South 03°10'11" East, 288.42 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said residue of 14.795 acre tract to a set 5/8-inch iron rod with "GS" cap for the point of curvature of a curve to the right;
- 3) **THENCE**, continuing along the existing easterly right of way line of Interstate Highway 35, being the easterly line of said residue of 14.795 acre tract and along said curve to the right, **having a central angle of 01°19'34"**, **a radius of 11,309.20 feet, an arc length of 261.75 feet and a chord bearing and distance of South 02°30'24" East, 261.75 feet** to a set 5/8-inch iron rod with "GS" cap at the end of said curve;

- 4) **THENCE, South 01°50'37" East, 291.20 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said residue of 14.795 acre tract to a found 5/8-inch iron rod at the northeasterly corner of that certain called 1.30 acre tract (designated as Tract Three) of land conveyed to Joel Hinojosa by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2007046343 of said Official Public Records, being the southeasterly corner of said residue of 14.795 acre tract;
- 5) **THENCE, South 57°34'48" West, 23.27 feet** along the northerly line of said 1.30 acre tract, being the southerly line of said residue of 14.795 acre tract to the east corner of that certain called 3.81 acre tract (designated as Tract Four) of land conveyed to Joel Hinojosa by deed and recorded under M.C.C.F. No. 2007046343 of said Official Public Records, from which a found 1/2-inch iron rod bears North 88°15' East, 0.25 feet;
- 6) **THENCE, South 88°14'36" West, 124.98 feet** continuing along the southerly line of said residue of 14.795 acre tract, being the northerly line of said 3.81 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;
- 7) **THENCE, North 05°22'25" West, 136.36 feet** along the proposed westerly right of way line of Interstate Highway 35 to a set TxDOT Type II concrete monument at the point of curvature of a curve to the right;
- 8) **THENCE, continuing** along the proposed westerly right of way line of Interstate Highway 35 and along said curve to the right, **having a central angle of 02°10'59", a radius of 6,065.00 feet, an arc length of 231.10 feet and a chord bearing and distance of North 04°16'55" West, 231.08 feet** to a set TxDOT Type II concrete monument for the end of said curve;
- 9) **THENCE, North 03°11'25" West, 390.69 feet** continuing along the proposed westerly right of way line of Interstate Highway 35, passing at 300.69 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the Beginning of an Access Denial Line and continuing along the Access Denial Line and the proposed westerly right of way line of Interstate Highway 35 to the End of the Access Denial Line and the **POINT OF BEGINNING** and containing 2.963 acres, more or less.

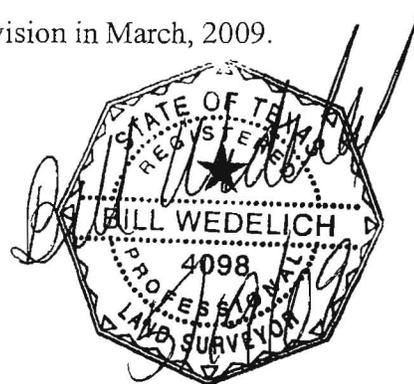
Horizontal control is based on RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone. Coordinates are surface using a surface adjustment factor of 1.00004.

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

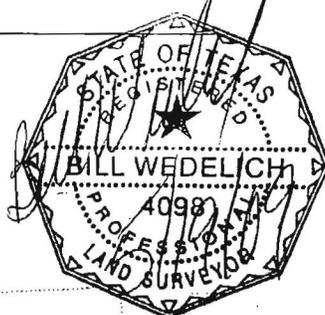
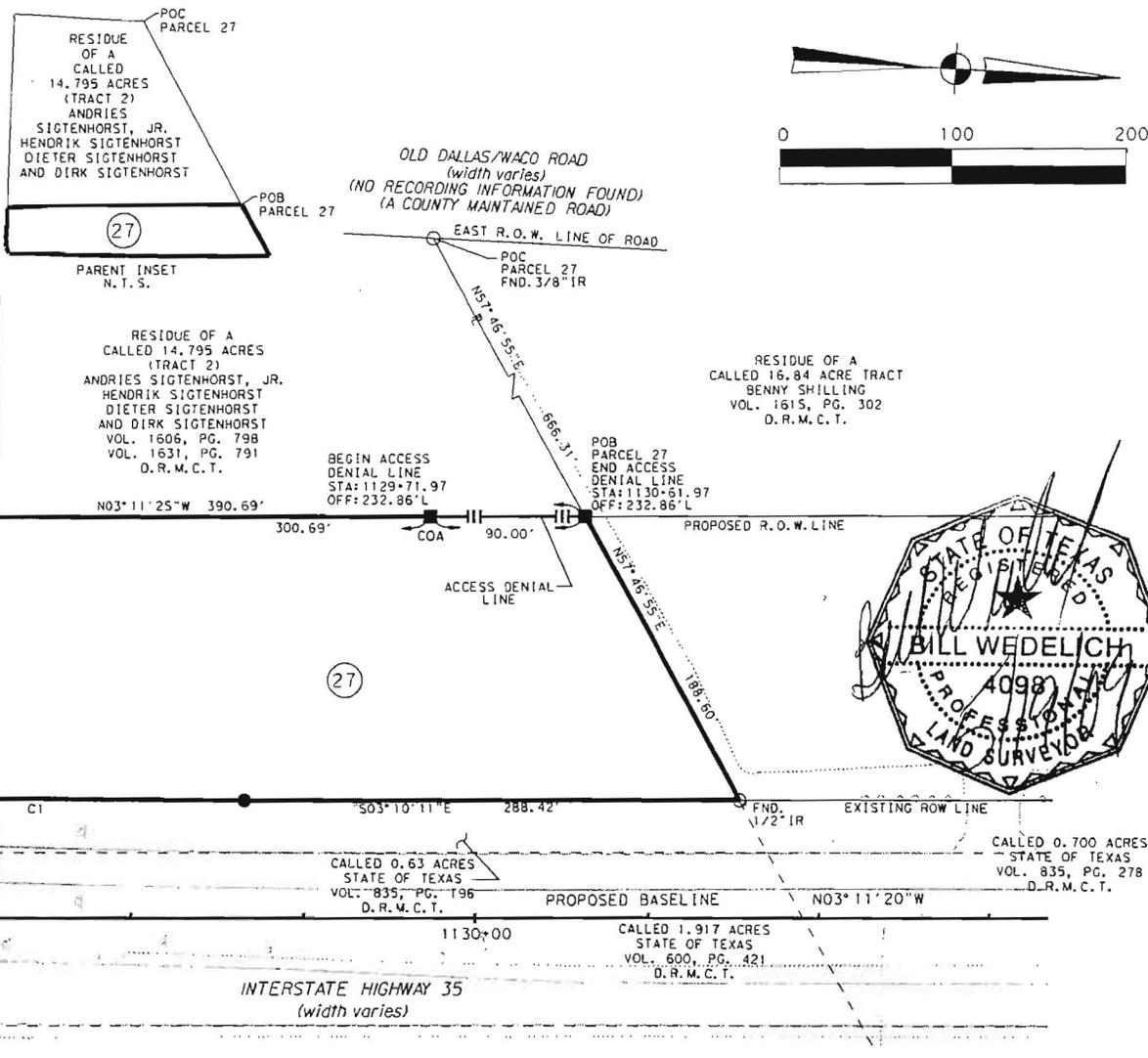
A survey was performed on the ground under my supervision in March, 2009.

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 4 OF 4



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
- POWER POLE
- FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SIGN
- ⊕ TELE. PEDESTAL
- ⊕ FIBER OPTIC SIGN
- ⊕ TELE. MH
- FIBER OPTIC LINE
- SAN.MH

ED W. HOLMES SURVEY
A-454

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	01°19'34"	11,309.20'	261.75'	S02°30'24"E	261.75'

NOTES:

1. HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915421, 1359914, AND 991421. ALL COORDINATES ARE RELATED TO TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (1983) 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 PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PARCEL 27
2.963 AC.
129,064 sq. ft.

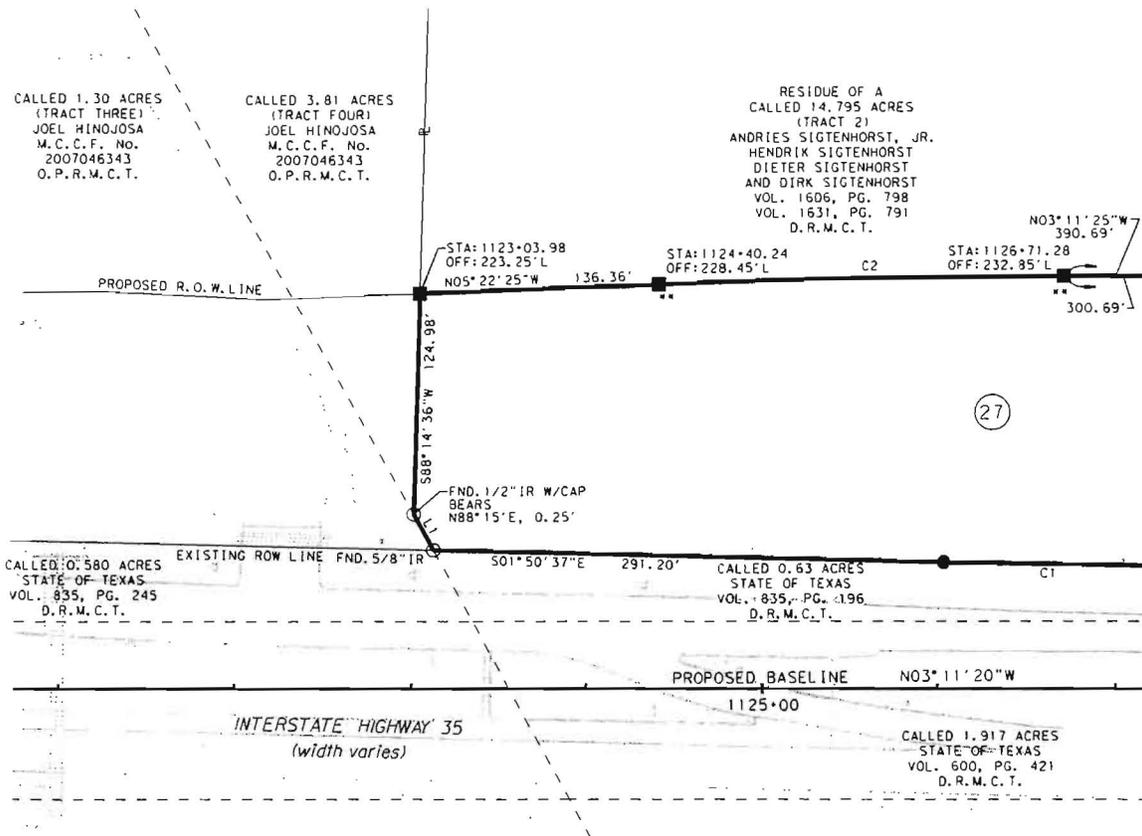
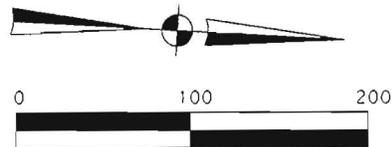
PAGE 3 OF 4

ANDRIES SIGTENHORST, JR.
HENDRIK SIGTENHORST
DIETER SIGTENHORST &
DIRK SIGTENHORST

1H-35
C.S.J. 0014-09-096
McLENNAN COUNTY prepared by: APRIL, 2009



ED W. HOLMES SURVEY A-454



PAGE 3 OF 4

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

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S57°34'48"W	23.27'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	01°19'34"	11,309.20'	261.75'	S02°30'24"E	261.75'
C2	02°10'59"	6,065.00'	231.10'	N04°16'55"W	231.08'

NOTES:

1. HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915AZ1, 1359914, AND 9914AZ1. 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 PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PARCEL 27
2.963 Ac.
129,064 sq. ft.

PAGE 4 OF 4

ANDRIES SIGTENHORST, JR.
HENDRIK SIGTENHORST
DIETER SIGTENHORST &
DIRK SIGTENHORST
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: McLennan
Highway: Interstate Highway 35
ROW CSJ: 0014-09-096
Limits: North Business 77 in Lacy Lakeview to Hilltop Road

Property Description
Parcel 41

Being 0.549 of an acre of land situated in the ED W. HOLMES SURVEY, Abstract No. 454, McLennan County, Texas. Being part 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.); said 0.549 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 that certain called Third Tract conveyed to Shanron Robertson, et al Trustees by deed and recorded under Volume 1803, Page 438 of said deed records, being in the southerly line 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°08'53" East, 40.55 feet along the northerly line of said Third tract, being the southerly line of said 1.326 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), being the southerly Ell corner in the south line of said 1.326 acre tract; said 5/8-inch iron rod also being in the west line of that certain called residue of a 0.35 acre tract conveyed William Vaughn and wife Deborah Vaughn by deed and recorded under McLennan County Clerk File No. (M.C.C.F No.) 2006009711 of the Official Public Records of McLennan County Texas (O.P.R.M.C.T.);

Thence, North 02°58'22" West, 31.41 feet along the southerly line of said 1.326 acre tract, being the westerly line of that said residue of a 0.35 acre tract; to a found 1/2-inch iron rod in the proposed westerly right of way line of Interstate Highway 35 (width varies), for the **POINT OF BEGINNING**, said 1/2-inch iron rod being the northerly Ell corner in the southerly line of said 1.326 acre tract;

- 1) **THENCE, North 01°43'05" East, 146.89 feet** along the proposed westerly right of way line of Interstate Highway 35, to a set 5/8-inch iron rod with TxDOT aluminum cap in the southerly line of that certain residue of a called 5.903 acre tract of land conveyed to Ivan Curtis Bradbury and wife, Florence Bradbury by deed and recorded under Volume 1118, Page 564 of said Deed Records, being the northerly line of said 1.326 acre tract;
- 2) **THENCE, North 57°03'59" East, 190.78 feet** along the southerly line of said residue of 5.903 acre tract, being the northerly line of said 1.326 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 5.903 acre tract, same being the northeasterly corner of said 1.326 acre tract, from which a found 1/2-inch iron rod bears South 60°03' East, 0.57 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 835, Page 498, Volume 834, Page 177 and Volume 835, Page 453 all of said Deed Records;
- 3) **THENCE, South 03°10'11" East, 138.87 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 1.326 acre tract to the northeasterly corner said residue of a called 0.35 acre tract, being the southeasterly corner of said 1.326 acre tract, from which a found 3/8-inch iron rod bears South 60°35' West, 0.51 feet;

- 4) **THENCE, South 56°59'15"West, 205.36 feet** along the northerly line of said residue of 0.35 acre tract, being the southerly line of said 1.326 acre tract to the **POINT OF BEGINNING** and containing 0.549 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.

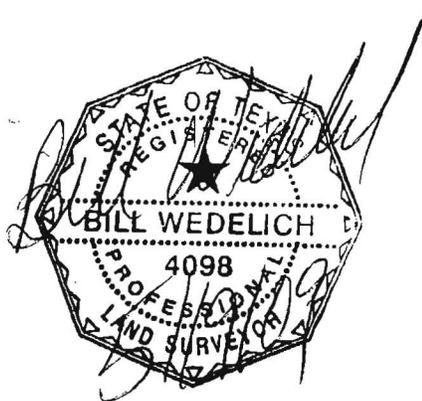
“ACCESS is permitted to the highway facility from the remainder of the abutting property”

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

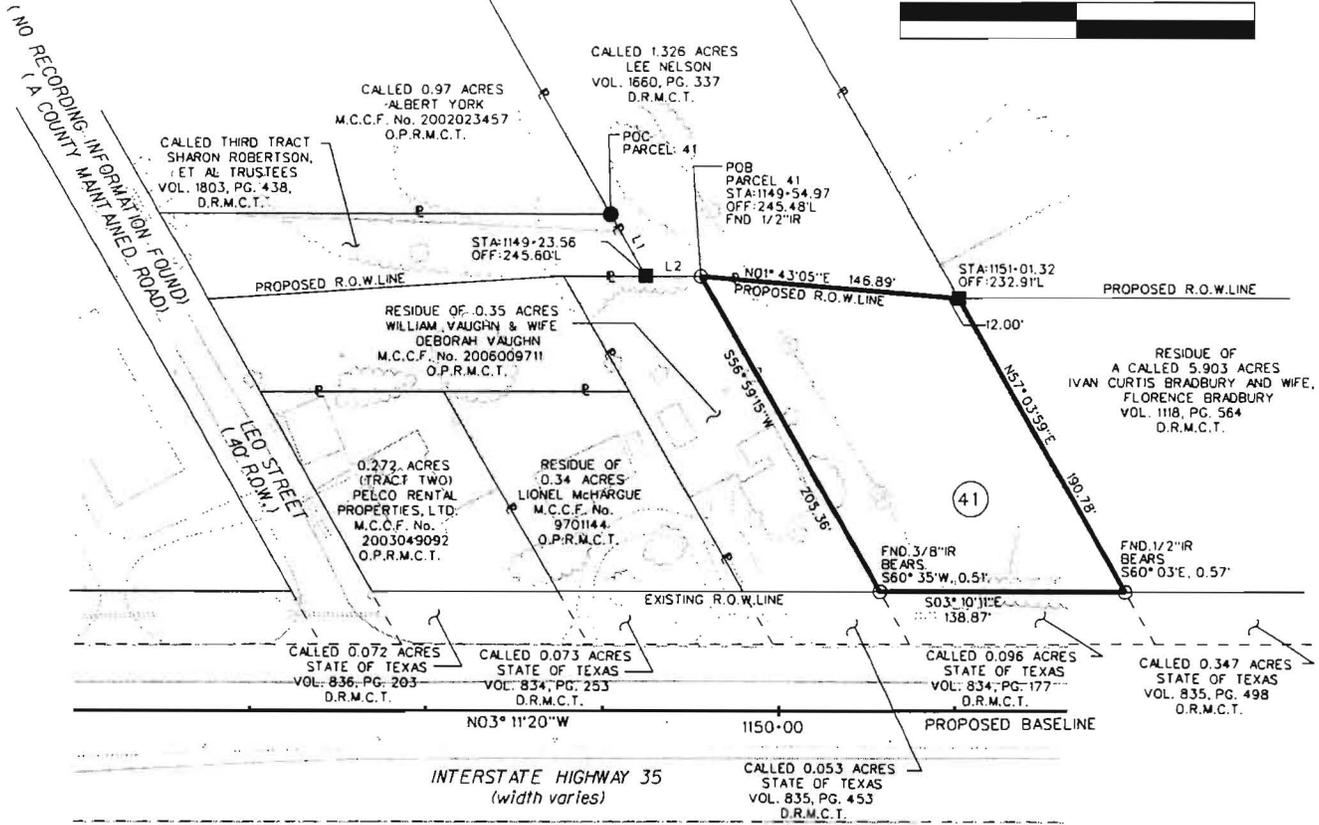
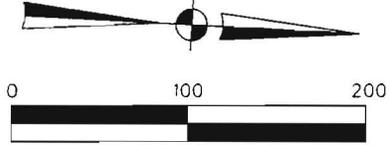
See attached 8 ½” x 11” plat that accompanies.

PREPARED BY:

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



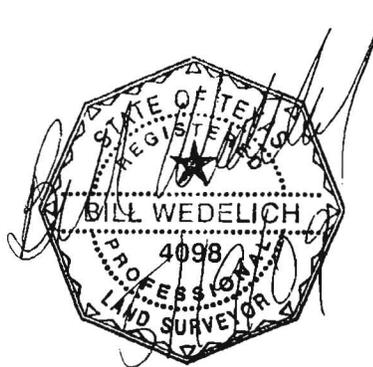
ED W. HOLMES SURVEY A-454



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
- Londhook
- 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
- POWER POLE
- GUY
- FIRE HYDRANT
- WATER VALVE
- ⊕ SIGN
- ⊙ TELE. PEDESTAL
- ⊙ FIBER OPTIC SIGN
- TELE. MH
- FIBER OPTIC LINE
- SAN.MH



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N57°08'53"E	40.55'
L2	N02°58'22"W	31.41'

NOTES:

1. HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS, HOLDING CONTROL MONUMENTS 1359915, 9915AZ1, 1359914, AND 9914AZ1. 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 ABUTTING PROPERTY.

PARCEL 41
0.549 Ac.
23,895 sq.ft.
PAGE 3 OF 3

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

Solutions, Ltd.
Tel. (281) 681-9766 Fax (281) 681-9779

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 30 AC

Being a Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the existing easterly right-of-way line of Interstate Highway 35 (width varies) and adjoining the westerly line of that certain called 3.000 acre tract of land conveyed to W,W, H&G Properties by deed and recorded under Volume 1550, Page 515 of the Deed Records of McLennan County, Texas (D.R.M.C.T.).

Commencing at a found 5/8-inch iron rod in the existing westerly right of way line of the M.K.T. Railroad (100' R.O.W.), no recording information found, being the southeasterly corner of that certain called 0.212 acre tract of land conveyed to Orville M. Jobe, Jr., by deed and recorded under Volume 1688, Page 335 of said Deed Records, being the northeasterly corner of said 3.000 acre tract;

Thence, South 85°27'46" West, 186.57 feet along the southerly line of said 0.212 acre tract, being the northerly line of said 3.000 acre tract to a found 5/8-inch iron rod in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 3.000 acre tract and for the **Beginning of the Access Denial Line**, said existing right of way conveyed to the State of Texas by deeds and recorded under Volumes 929, Page 380, Volume 937, Page 344 and Volume 983, Page 349 all of said Deed Records;

1. **THENCE, South 02°06'09" East, 47.36 feet** along the existing easterly right-of-way line of Interstate Highway 35 and the Access Denial Line, being the westerly line of said 3.000 acre tract, also being a westerly corner of said 3.000 acre tract to a found Texas Department of Transportation (TxDOT) disk;
2. **THENCE, South 01°57'00" West, 80.91 feet** continuing along the existing easterly right of way line of Interstate Highway 35 and the Access Denial Line, being the westerly line of said 3.000 acre tract, also being a westerly corner of said 3.000 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap;
3. **THENCE, South 05°25'17" East, 33.05 feet** continuing along the existing easterly right of way line of Interstate Highway 35 and the Access Denial Line, being the westerly line of said 3.000 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access Point" for the **End of the Access Denial Line**.

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

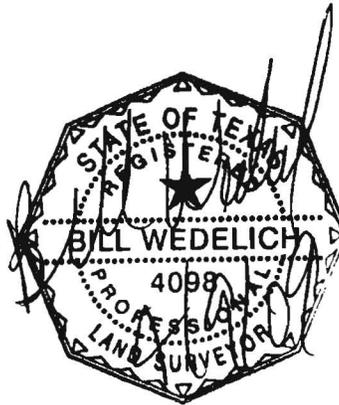
“ACCESS is prohibited across the access Denial line to the highway facility from the remainder of the abutting property”

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

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

PREPARED BY:

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



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

Property Description
Parcel 8

Being 0.008 of an acre of land situated in the JACOB WALKER SURVEY, Abstract No. 885, McLennan County, Texas. Being a portion of the residue of Lot 3, Block 4 of Mosley Addition Subdivision Part Three recorded under Volume 878, Page 592 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), said residue of Lot 3 conveyed to J.Y. Yarbrough, Jr., and Wanda L. Yarbrough by deed and recorded under Volume 924, Page 90 of said Deed Records.

Commencing at a found 1/2-inch iron rod in the existing southerly 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 residue of Lot 2, Block 4 and the northwesterly corner of said residue of Lot 3 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 residue of Lot 3 to a set 5/8-inch iron rod with aluminum cap 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, North 21°33'50" East, 83.50 feet along the southerly line of said residue of Lot 3, being the existing westerly right of way line of Interstate Highway 35 to a found Texas Department of Transportation (TxDOT) disk;

Thence, North 34°30'46" West, 36.53 feet continuing along the east line of said residue of Lot 3, being the existing westerly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap at a proposed cutback corner in the existing westerly right of way line of Interstate Highway 35 for the **POINT OF BEGINNING**;

- 1) **THENCE, North 87°37'03" West, 37.51 feet** along the proposed cutback line to a set 5/8-inch iron rod with TxDOT aluminum cap in the existing southerly right of way line of Avenue I, being the northerly line of said residue of Lot 3 and for the end of said cutback;

- 2) **THENCE, North 56°28'31" East, 30.00 feet** along the existing southerly right of way line of Avenue I, being the northerly line of said residue of Lot 3 to the intersection of the existing southerly right of way line of Avenue I with the existing westerly right of way line of Interstate Highway 35, being the northeasterly corner of said residue of Lot 3, from which a found TxDOT disk bears South 34°31' East, 0.67 feet;
- 3) **THENCE, South 34°30'46" East, 22.00 feet** along the existing westerly right of way line of Interstate Highway 35, being the east line of said residue of Lot 3 to the **POINT OF BEGINNING** and containing 0.008 (330 square foot) of an acre, more or less.

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

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

A survey was performed on the ground under my supervision in March, 2006.

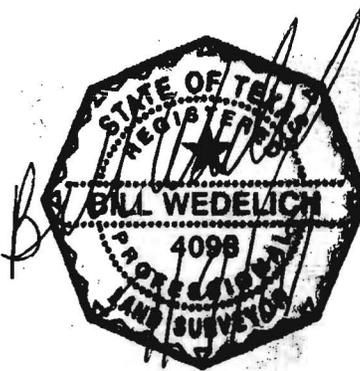
See attached 8 ½” x 11” plat that accompanies.

PREPARED BY:

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

Revised: 07-09-09

No access denial on fee area.

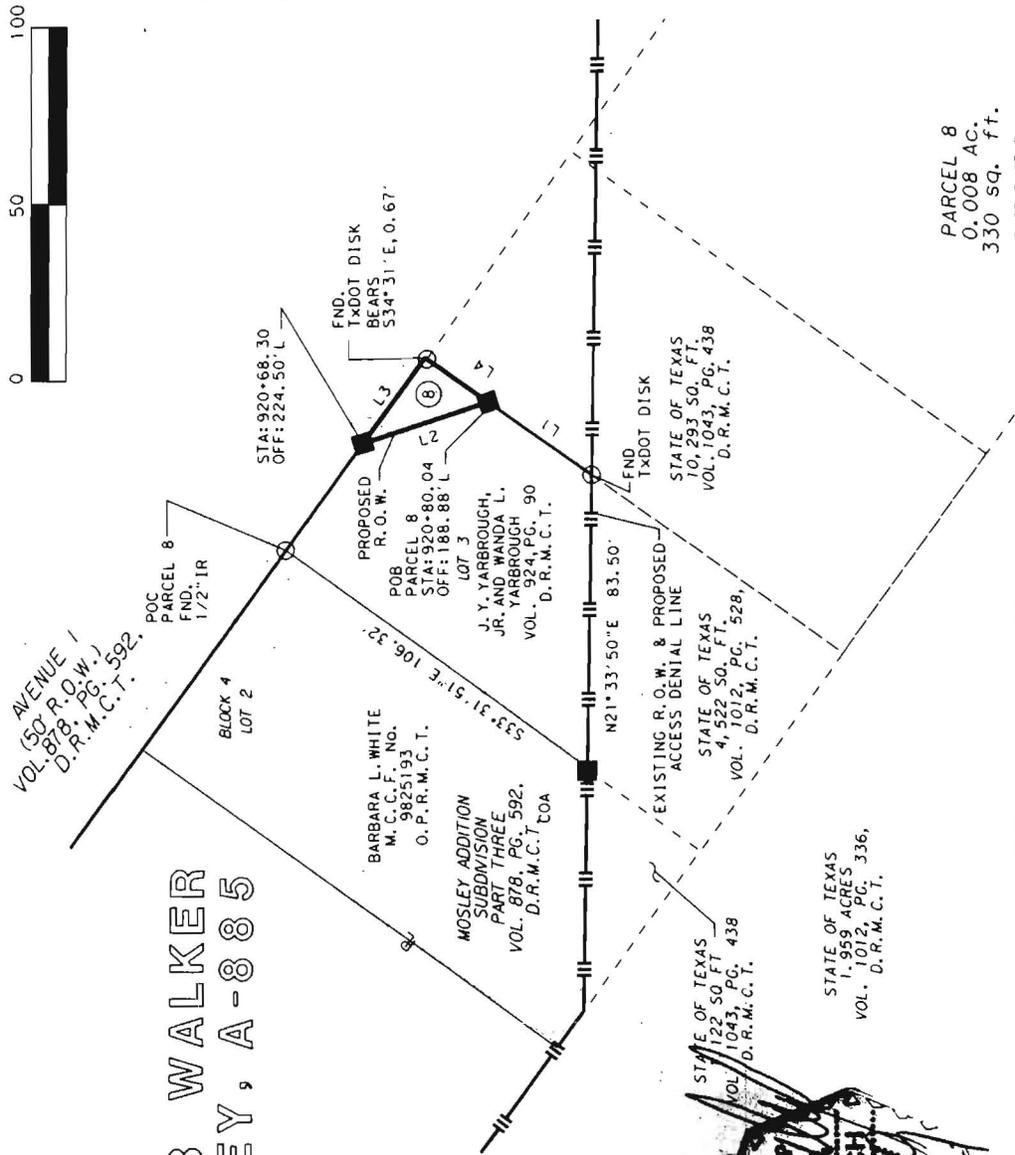




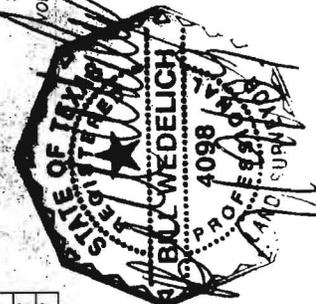
LEGEND

- 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)
- R Property Line
- Z Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ⊥ Survey Line
- ⊕ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS MCLENNAN COUNTY TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS
- ||- ACCESS DENIAL LINE
- PROPOSED R.O.W. LINE
- - - DEED LINE WITHIN IH 35 R.O.W.
- P.R.M.C.T. PLAT RECORDS OF MCLENNAN COUNTY, TEXAS

**JACOB WALKER
SURVEY, A-885**



LINE NO.	BEARING	LENGTH
L1	N34°30'46"W	36.53'
L2	N87°37'03"W	37.51'
L3	N56°28'31"E	30.00'
L4	S34°30'46"E	22.00'



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.

PARCEL 8
0.008 AC.
330 SQ. FT.

PARCEL 8
J.Y. YARBROUGH, JR. AND WIFE
WANDA L. YARBROUGH
IH-35

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

Geo Solutions, Ltd.

Office: 381-681-9766 Fax: 381-681-9779

Revised: 07-09-09
To describe no access
denial in fee area
on descriptions.

DGN: IH35 P-8.dgn
CS JOB No. 07-017-162

Page 1 of 2
March, 2009

EXHIBIT "A"

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 8AC

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 the residue of Lot 3, 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 residue of Lot 3 conveyed to J.Y. Yarbrough, Jr., and Wanda L. Yarbrough by deed and recorded under Volume 924, Page 90 of said Deed Records;

Commencing at a found 1/2-inch iron rod in the existing southerly 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 Lot 2, Block 4 and the northwesterly corner of said Lot residue of 3 of said Mosley Addition Subdivision Part Three;

Thence, South 33°31'51" East, 106.32 feet along the northeasterly line of said Lot 2, being the southwesterly line of said of 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) and for the **Beginning of an Access Denial Line**, 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;

1. **THENCE, North 21°33'50" East, 83.50 feet** along the existing westerly right of way line of Interstate Highway 35 and the Access Denial Line to a found Texas Department of Transportation (TxDOT) disk for the End of the Access Denial Line;

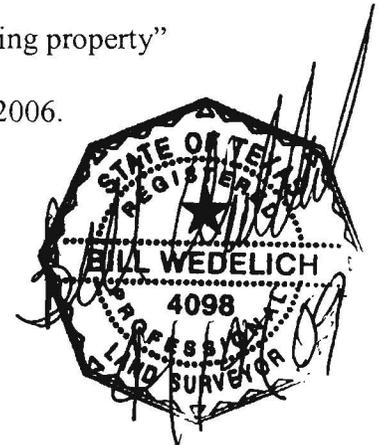
Basis of Bearing is based on the Texas State Plane Coordinate System, Central Zone North American Datum 1983 (NAD 83).

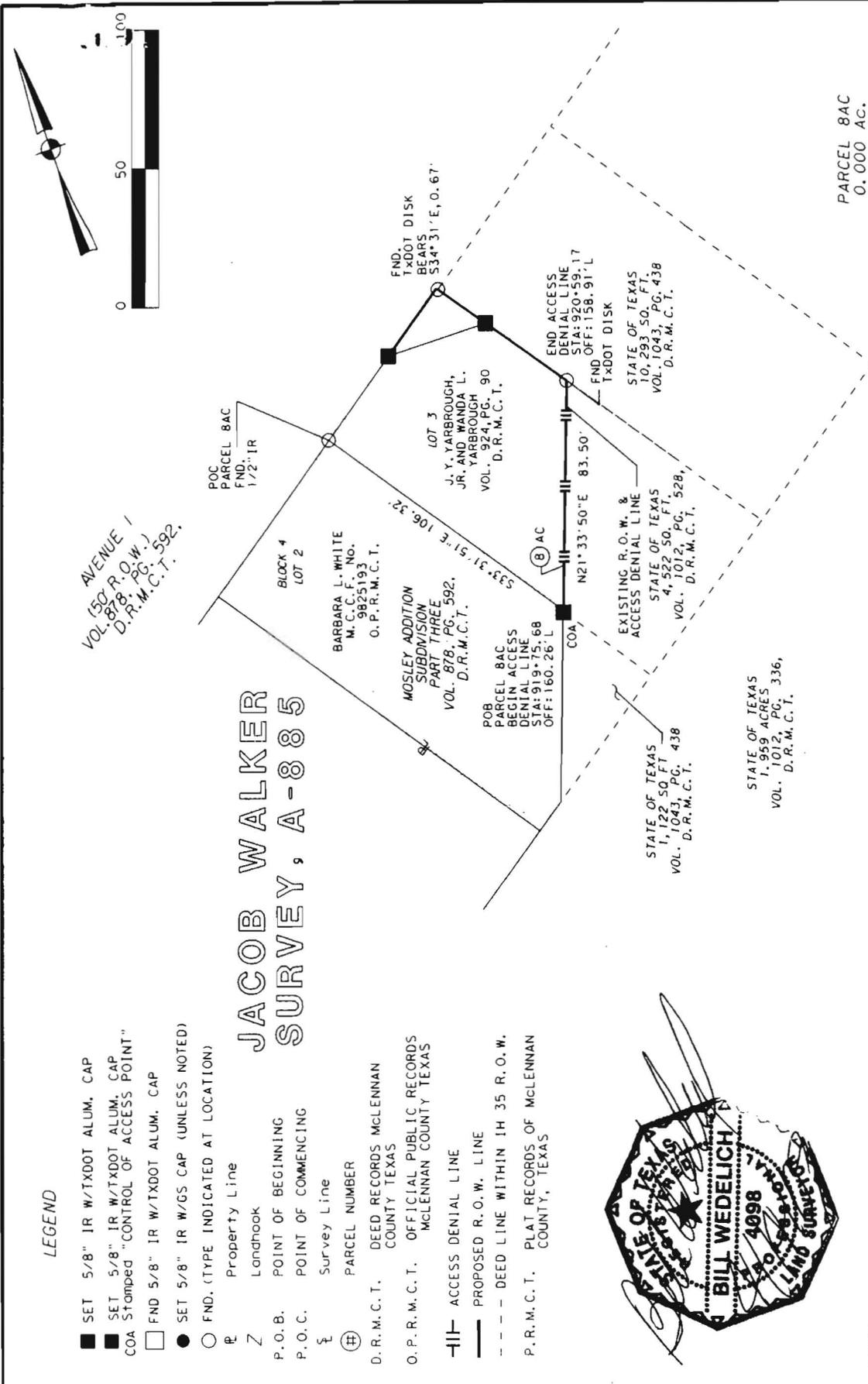
"Access is prohibited to highway facility from the remainder of the abutting property"

A survey was performed on the ground under my supervision in March, 2006.

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

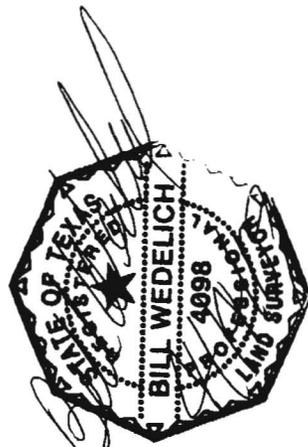
PREPARED BY:
GeoSolutions, Ltd.
1440 Lake Front Circle, Suite 110
The Woodlands, Texas 77380





LEGEND

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



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.

INTERSTATE HIGHWAY 35

(width varies)

PROPOSED BASELINE 920+00

N20°38'00"E

PARCEL 8AC
0.000 AC.
0 SQ. FT.

PAGE 2 OF 2

PARCEL BAC

J.Y. YARBROUGH, JR. AND WIFE
WANDA L. YARBROUGH

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-8AC.dgn
CS JOB NO. 07-017-162