

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 3

VARIOUS Districts

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

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

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 2 of 3

VARIOUS Districts

NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Comal	US 281	18	0253-03-065	18
Denton	FM 2181	3	2054-02-018	113
Denton	FM 2181	2	2054-02-018	4
Denton	FM 2181	13	2054-02-018	40
Denton	FM 2181	4	2054-02-018	141
Denton	FM 2181	1	2054-02-018	3
Denton	FM 2181	9	2054-02-018	11
Denton	FM 2181	8	2054-02-018	30
Denton	FM 2181	10	2054-02-018	51
Denton	FM 2181	7	2054-02-018	44
Denton	FM 2181	12	2054-02-018	31
Denton	FM 2181	14	2054-02-018	39
Denton	FM 2181	16	2054-02-018	41
Denton	FM 2181	5	2054-02-018	120
Denton	FM 2181	19	2054-02-018	52
Denton	FM 2181	15	2054-02-018	32
Denton	FM 407	6	1950-01-034	9
Harris	US 59	11	0027-13-142	335E
Nueces	FM 2444	17	2343-01-034	35

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	IH 35	A	0015-06-082	67AC
Bell	IH 35	T	0015-06-082	50AC
El Paso	IH 10	X	2121-04-078	15A
El Paso	IH 10	AA	2121-04-078	15D
El Paso	IH 10	BB	2121-04-078	15F
El Paso	IH 10	DD	2121-04-078	5A
El Paso	IH 10	EE	2121-04-078	5B
El Paso	IH 10	FF	2121-04-078	5C
El Paso	IH 10	GG	2121-04-078	5D
El Paso	IH 10	HH	2121-04-078	20A
El Paso	IH 10	II	2121-04-078	20B
El Paso	IH 10	JJ	2121-04-078	20C
El Paso	IH 10	KK	2121-04-078	20D
El Paso	IH 10	Y	2121-04-078	15B
El Paso	IH 10	Z	2121-04-078	15C
Harris	IH 45	CC	0500-03-462	206
Harris	IH 45	J	0500-03-462	209
Harris	IH 45	I	0500-03-546	208

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

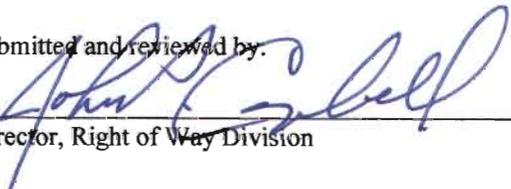
Page 3 of 3

VARIOUS Districts

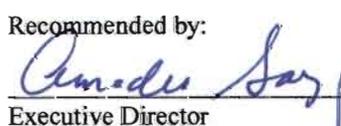
CONTROLLED ACCESS, continued

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
McLennan	IH 35	W	0014-08-082	17,17E
Rockwall	IH 30	R	0009-12-076	10
Rockwall	IH 30	S	0009-12-076	9
Tarrant	SH 114	M	0353-03-088	32A
Tarrant	SH 114	B	0353-03-088	55
Tarrant	SH 114	D	0353-03-088	54
Tarrant	SH 114	C	0353-03-088	56, 56E
Tarrant	SH 114	E	0353-03-088	22
Tarrant	SH 114	F	0353-03-088	57, 57E
Tarrant	SH 114	G	0353-03-088	14
Tarrant	SH 114	H	0353-03-088	99
Tarrant	SH 114	L	0353-03-088	32B
Tarrant	SH 114	N	0353-03-088	32C
Tarrant	SH 114	O	0353-03-088	94
Tarrant	SH 114	P	0353-03-088	98
Tarrant	SH 114	Q	0353-03-088	111
Tarrant	SH 114	U	0353-03-088	17
Tarrant	SH 114	V	0353-03-088	113
Tarrant	SH 114	K	0353-03-088	26

Submitted and reviewed by:


 Director, Right of Way Division

Recommended by:


 Executive Director

112359 JUL 29 10

Minute Number Date Passed

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

Page 1 of 3
Date: March 17, 2008

Description for Parcel 3

BEING, 112 square feet of land, more or less, in the B. Merchant Survey, Abstract No. 800, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Teasley Harbor Homeowners Association, Inc., as recorded in Document Number 2002-114283 of the Deed Records of Denton County, Texas (D.R.D.C.T), also being a portion of Lot 1, Block A, of Teasley Harbor, Phase I, an addition to Denton County, Texas, recorded in Cabinet T, Page 197, Plat Records Denton County, Texas, (P.R.D.C.T.), said 112 square feet of land being more particularly described as follows:

COMMENCING a PK nail found at the southeast corner of said Lot 1, said corner being on the north right-of-way line of Lighthouse Drive, a 50.0 foot wide right-of-way, as established by said Teasley Harbor addition;

THENCE, South 89 degrees 47 minutes 23 seconds West along the south line of said Lot 1 and the north right-of-way line of Lighthouse Drive, a distance of 108.51 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7102946.43, and East 2395835.20; **

- 1) THENCE, South 89 degrees 47 minutes 23 seconds West continuing along the south line of said Lot 1 and the north right-of-way line of Lighthouse Drive, a distance of 15.00 feet to a point for corner at the southwest corner of said Lot 1, said corner being on the existing right-of-way line of Farm to Market Road 2181, as established by a 10.0 foot wide right-of-way dedication, as dedicated by said Teasley Harbor addition;
- 2) THENCE, North 01 degree 01 minutes 47 seconds West, along the west line of said Lot 1 and the existing easterly right-of-way line of Farm to Market Road 2181, a distance of 15.00 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181;**
- 3) THENCE, departing the west line of said Lot 1 and the existing easterly right-of-way line of Farm to Market Road 2181, South 45 degree 37 minutes 15 seconds East along the new easterly right-of-way line of Farm to Market Road 2181, a distance of 21.37 feet to the POINT OF BEGINNING and containing 112 square feet (0.0026 acres) of land, more or less.

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

Page 2 of 3
Date: March 17, 2008

Description for Parcel 3

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

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

For: Huitt-Zollars, Inc.

D. Rex Winchester 3/24/2008

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



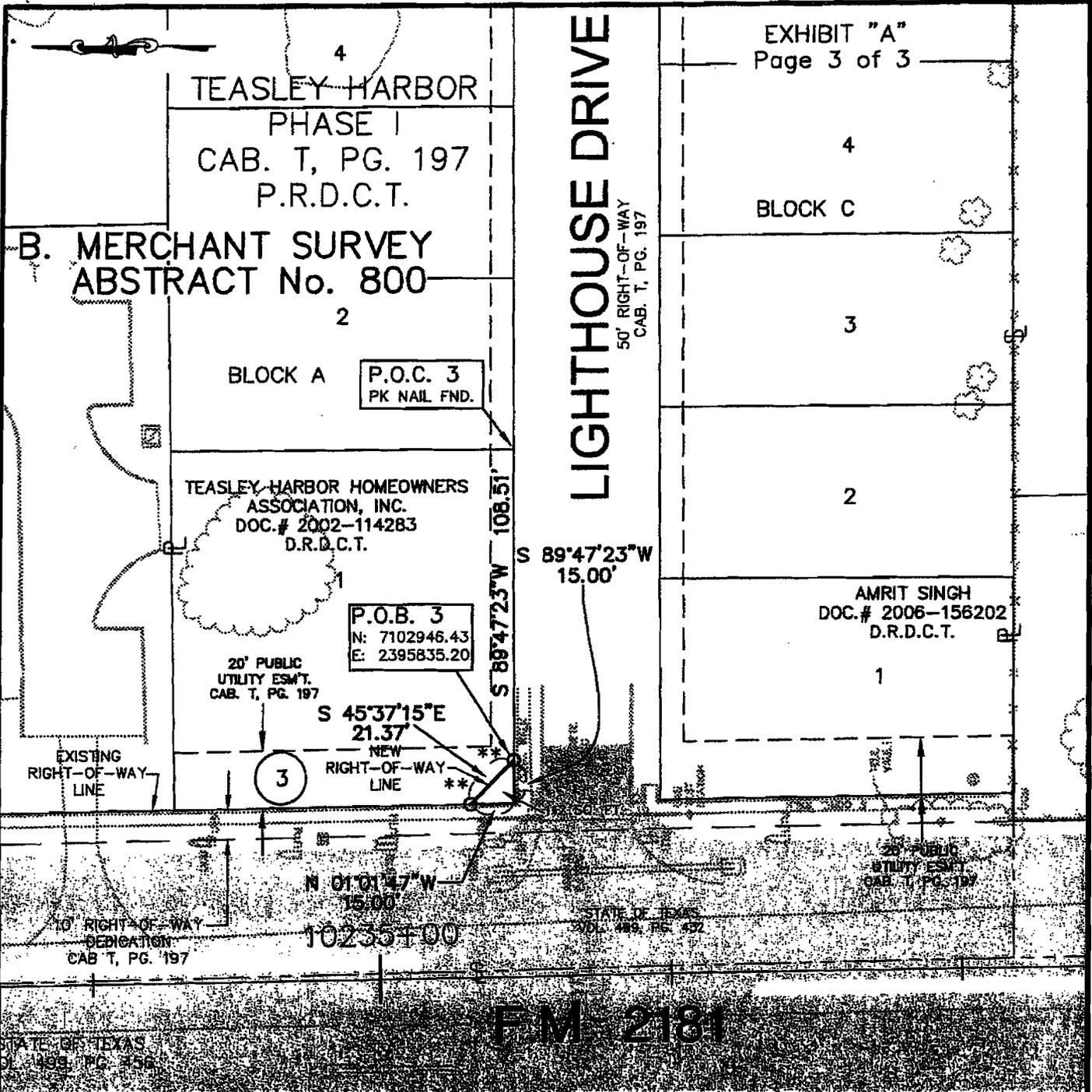


EXHIBIT "A"
Page 3 of 3

4
BLOCK C

3

2

AMRIT SINGH
DOC. # 2006-156202
D.R.D.C.T.

1

LIGHTHOUSE DRIVE

50' RIGHT-OF-WAY
CAB. T, PG. 197

S 89°47'23"W 108.51'

S 89°47'23"W 15.00'

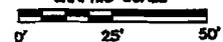
S 45°37'15"E 21.37'

N 01°01'47"W 15.00'

10235±00

F.M. 2181

GRAPHIC SCALE



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE _____

RIGHT OF WAY LINE _____

PROPERTY LINE _____

SURVEY LINE _____

EXISTING EASEMENT LINE _____

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS

P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS

IRF = IRON ROD FOUND

⊙ = TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

⊙ = TxDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY
OF PARCEL 3 FOR
FARM TO MARKET ROAD 2181
A 112 SQ. FT., [0.0026 AC.]
TRACT OF LAND IN THE
B. MERCHANT SURVEY
ABSTRACT NO. 800
CITY OF DENTON
DENTON COUNTY, TEXAS
MARCH 17, 2008

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTD B (PID A85965) AND ARLINGTON RRP (PID C33400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) - TxDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT 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 TxDOT.

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

Page 1 of 3
Date: March 17, 2008

Description for Parcel 4

BEING, 112 square feet of land, more or less, in the B. Merchant Survey, Abstract No. 800, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Amrit Singh, as recorded in Document Number 2006-156202 of the Deed Records of Denton County, Texas (D.R.D.C.T), also being a portion of Lot 1, Block C, of Teasley Harbor, Phase I, an addition to Denton County, Texas, recorded in Cabinet T, Page 197, Plat Records Denton County, Texas, (P.R.D.C.T.), said 112 square feet of land being more particularly described as follows:

COMMENCING a 5/8 inch iron rod found with cap stamped "DAA" at the northeast corner of said Lot 1, said corner being on the south right-of-way line of Lighthouse Drive, a 50.0 foot wide right-of-way, as established by said Teasley Harbor addition;

THENCE, South 89 degrees 47 minutes 23 seconds West along the north line of said Lot 1 and the south right-of-way line of Lighthouse Drive, a distance of 62.01 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7102896.43, and East 2395836.09; **

- 1) THENCE, departing the north line of said Lot 1 and the south right-of-way line of Lighthouse Drive, South 44 degrees 22 minutes 44 seconds West along the new right-of-way line of Farm to Market Road 2181, a distance of 21.05 to a 5/8 inch iron rod set with TxDOT aluminum cap on the existing easterly right-of-way line of Farm to Market Road 2181, as established by a 10.0 foot wide right-of-way dedication, as dedicated by said Teasley Harbor addition; **
- 2) THENCE, North 01 degree 01 minutes 47 seconds West, along the west line of said Lot 1 and the existing easterly right-of-way line of Farm to Market Road 2181, a distance of 14.99 feet to a point for corner at the northwest corner of said Lot 1 and being on the south right-of-way line of Lighthouse Drive;
- 3) THENCE, North 89 degree 47 minutes 23 seconds East along the north line of said Lot 1 and the south right-of-way line of Lighthouse Drive, a distance of 14.99 feet to the POINT OF BEGINNING and containing 112 square feet (0.0026 acres) of land, more or less.

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

Page 2 of 3
Date: March 17, 2008

Description for Parcel 4

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

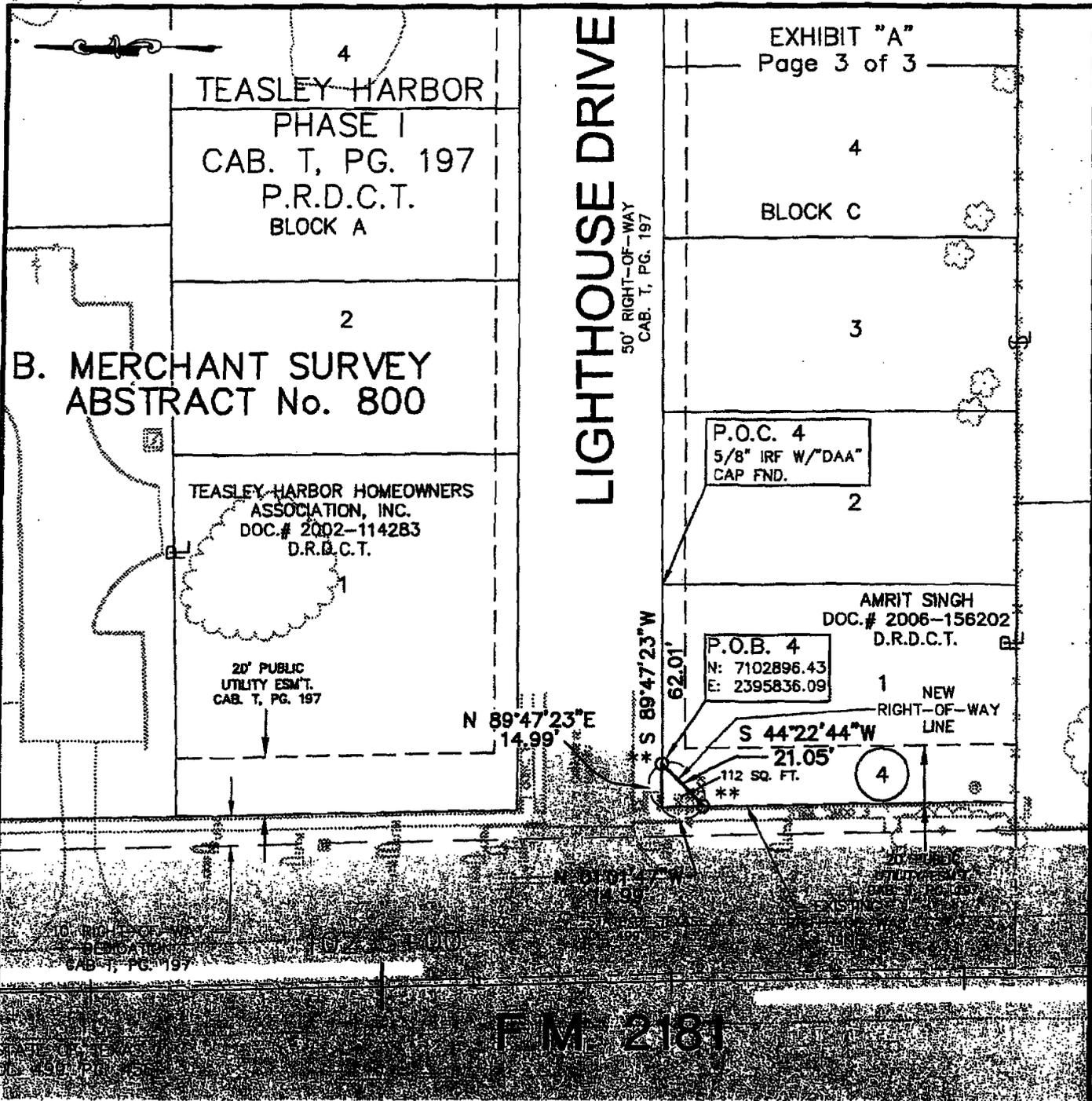
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

For: Huitt-Zollars, Inc.

D. Rex Winchester 3/24/08

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





F.M. 2181



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

A PLAT OF A SURVEY
 OF PARCEL 4 FOR
 FARM TO MARKET ROAD 2181
 A 112 SQ. FT., [0.0026 AC.]
 TRACT OF LAND IN THE
 B. MERCHANT SURVEY
 ABSTRACT NO. 800
 CITY OF DENTON
 DENTON COUNTY, TEXAS
 MARCH 17, 2008

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157189. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTD B (PID AB5965) AND ARLINGTON RRP (PID CS3400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TxDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.
 NOTE: THIS MAP IS AN INTERNAL TxDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.
 ** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

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

Date: February 5, 2010

Description for Parcel 113

BEING, 77 square feet of land, more or less, in the Edwin Marsh Survey, Abstract No. 833, City of Corinth, Denton County, Texas, and being a portion of Lot 1, Block 1 of Corinthian Oaks, an addition to the City of Corinth, as recorded in Cabinet M, Page 36 of the Plat Records of Denton County, Texas, and being a portion of a tract of land conveyed by deed to Kimberly Kidwell, as recorded in Document Number 2006-156366 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 77 square feet of land being more particularly described as follows:

COMMENCING at a cut cross at the northeast corner of said Lot 1;

THENCE, South 00 degrees 17 minutes 18 seconds West along the east line of said Lot 1, a distance of 103.84 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098292.63, and East 2410094.15;**

- 1) THENCE, South 00 degrees 17 minutes 18 seconds West continuing along the east line of said Lot 1, a distance of 12.16 feet to a point for corner at the southeast corner of said Lot 1, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 410 (D.R.D.C.T.);
- 2) THENCE, North 89 degrees 42 minutes 42 seconds West along the south line of said Lot 1 and the existing north right-of-way line of Farm to Market Road 2181, a distance of 12.72 feet to a 5/8 inch iron rod set with cap stamped "Huitt-Zollars" on the new north right-of-way line of Farm to Market Road 2181;**
- 3) THENCE, departing the south line of said Lot 1 and the existing north right-of-way line of Farm to Market Road 2181, North 46 degrees 34 minutes 58 seconds East along the new north right-of-way line of Farm to Market Road 2181, a distance of 17.60 feet to the POINT OF BEGINNING and containing 77 square feet (0.0018 acres) of land, more or less.

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

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

Date: February 5, 2010

Description for Parcel 113

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

For: Huit-Zollars, Inc.

 2-9-2010

D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191
Huit-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
Ph. (214) 871-3311
Date: March 17, 2007
Revised Date: February 5, 2010



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

Page 1 of 3
Date: March 17, 2008

Description for Parcel 141

BEING, 1,186 square feet of land, more or less, in the H. H. Swisher Survey, Abstract No. 1220, City of Corinth, Denton County, Texas, and being a portion Lot 7A, Block A, of Kensington Square Shopping Center, an addition to the City of Corinth, as recorded in Cabinet N, Page 364 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being a portion of a tract of land conveyed by deed to Southern Multi Food, Inc, as recorded in Document Number 97-041953 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 1,186 square feet of land being more particularly described as follows:

COMMENCING at a cut cross found at the northeast corner of said Lot 7A;

THENCE, South 00 degrees 13 minutes 00 seconds East along the east line of said Lot 7A, a distance of 230.97 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098304.50; and East 2415062.55;**

- 1) THENCE, South 00 degrees 13 minutes 00 seconds East continuing along the east line of said Lot 7A, a distance of 9.86 feet to a one inch iron rod found at the southeast corner of said Lot 7A, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 463 (D.R.D.C.T.);
- 2) THENCE, South 89 degrees 48 minutes 12 seconds West along the south line of said Lot 7A and the existing north right-of-way line of Farm to Market Road 2181, a distance of 120.01 feet to a point for corner at the southwest corner of said Lot 7A;
- 3) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 11 minutes 48 seconds West along the west line of said Lot 7A, a distance of 9.90 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181;**
- 4) THENCE, North 89 degrees 49 minutes 09 seconds East the new north right-of-way line of Farm to Market Road 2181, a distance of 120.00 feet the POINT OF BEGINNING and containing 1,186 square feet (0.0272 acres) of land, more or less.

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

Page 2 of 3
Date: March 17, 2008

Description for Parcel 141

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

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

For: Huitt-Zollars, Inc.



3-24-2008

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



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

Date: March 17, 2008

Description for Parcel 120

BEING, 34,379 square feet of land, more or less, in the M.E.P. & P. R.R. Survey, Abstract No. 915 and the H. H. Swisher Survey, Abstract No. 1220, Denton County, Texas, and being a portion of a tract of land conveyed by two deeds to AS Gold, L.P., as recorded in Volume 4425, Page 662 and Volume 4425, Page 676 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 34,379 square feet of land being more particularly described as follows:

COMMENCING at a three inch aluminum disk found stamped "Survey Marker" at the inner ell corner of said Gold tract;

THENCE, North 00 degrees 42 minutes 52 seconds West along an east line of said Gold tract, a distance of 1,265.40 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new south right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098155.29, and East 2412206.32;**

- 1) THENCE, departing the east line of said Gold tract, South 89 degrees 23 minutes 09 seconds West, along the new south right-of-way line of Farm to Market Road 2181, a distance of 710.55 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the beginning of a curve to the right having a radius of 22,988.31 feet;**
- 2) THENCE, continuing along the new south right-of-way line of Farm to Market Road 2181 along said curve to the right through a central angle of 00 degrees 55 minutes 00 seconds, an arc distance of 367.79 feet and being subtended by a chord bearing, South 89 degrees 50 minutes 39 seconds West, a distance of 367.79 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;**
- 3) THENCE, North 89 degrees 41 minutes 51 seconds West, continuing along the new south right-of-way line of Farm to Market Road 2181, a distance of 261.48 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the west line of said Gold tract;**
- 4) THENCE, departing the new south right-of-way line of Farm to Market Road 2181, North 01 degrees 46 minutes 38 seconds West, along the west line of said Gold tract a distance of 28.85 feet to a three inch aluminum disk found stamped "Survey Marker" at the northwest corner of said Gold tract, said corner being on the existing south right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 418 of the Deed Records of Denton County, Texas;
- 5) THENCE, South 89 degrees 48 minutes 35 seconds East, along the north line of said Gold tract and the existing south right-of-way line of Farm to Market Road 2181, a distance of 1,059.13 feet to a wood TxDOT right-of-way monument found for corner;

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

Date: March 17, 2008

Description for Parcel 120

- 6) THENCE, North 89 degrees 30 minutes 36 seconds East, continuing along the north line of said Gold tract and the existing south right-of-way line of Farm to Market Road 2181, a distance of 281.39 feet to a three inch aluminum disk found stamped "Survey Marker" at the northeast corner of said Gold tract;
- 7) THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 00 degrees 27 minutes 32 seconds East, along the east line of said Gold tract, a distance of 20.49 feet to the POINT OF BEGINNING and containing 34,379 square feet (0.7892 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.



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



EXHIBIT "A"
Page 3 of 3

H. H. SWISHER SURVEY
ABSTRACT No. 1220

PINNELL SUBDIVISION
CAB. D, PG. 178
P.R.D.C.T.

DENTON COUNTY
ELECTRIC COOPERATIVE, INC
(D.B.A. COSEVRY ELECTRIC COOP.)
VOL. 1313, PG. 710
D.R.D.C.T.

CORINTH LAND
PARTNERS, LTD.
DOC. # 2005-123492
D.R.D.C.T.

M.E.P. & P. R.R.
COMPANY SURVEY
ABSTRACT No. 915

H. H. SWISHER SURVEY
ABSTRACT No. 1220

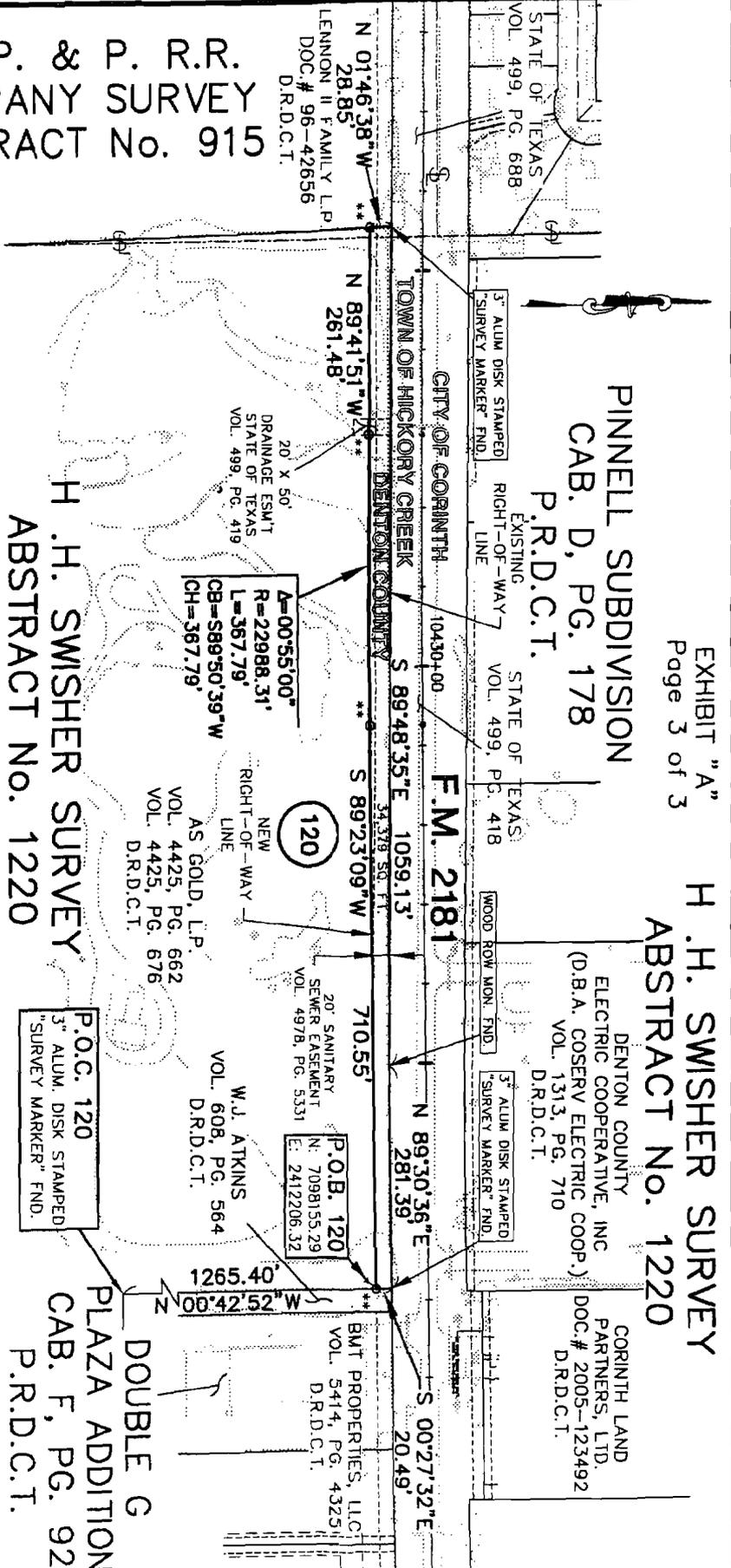
DOUBLE G
PLAZA ADDITION
CAB. F, PG. 92
P.R.D.C.T.

LEGEND
EXISTING ROADWAY RIGHT
OF WAY BOUNDARY LINE
RIGHT OF WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
RF = IRON ROD FOUND
O = 1/4001 ALUMINUM CAP SET ON TOP OF A 5/8" INCH IRON
ROD UNLESS OTHERWISE NOTED
BD = 1/4001 BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY
OF PARCEL 120 FOR
FARM TO MARKET ROAD 2181
A 34,379 SQ. FT. [0.7892 AC.]
TRACT OF LAND IN THE
M.E.P. & P. R.R. SURVEY
ABSTRACT NO. 915 &
H. H. SWISHER SURVEY
ABSTRACT NO. 1220
DENTON COUNTY, TEXAS
MARCH 17, 2008



NOTE: THIS MAP IS AN INTERNAL 1/4001 DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.
** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A 1/4001 TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROVIDED EITHER EMPLOYED OR REMAINED BY 1/4001.



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

February 25, 2008

Description for Parcel 9

BEING 0.3211 of an acre of land situated in the W.H.C. McDaniel Survey, Denton County, Texas, and being out of a total 1.5137 acre tract of land described in deeds to Bartonville Water Supply Corp., recorded in Volume 2770, Page 169, Volume 511, Page 545, Volume 832, Page 659, and Volume 834, Page 326, of the Deed Records of Denton County, Texas, said 0.3211 of an acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod Found for the Southwest corner of the herein described tract, in the existing East right-of-way line of Simmons Road, being the Northwest corner of Lot 1, Block 1, of the Estates of Double Oak, as recorded in Cabinet O, Page 107, of the Plat Records of Denton County, Texas, being located 298.07 feet right 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 357+14.15, and being located at the coordinates of 7,075,752.7040 feet North and 2,393,022.0910 feet East;

1. **THENCE** North 00° 27' 29" West, along the existing East right-of-way line of Simmons Road, a distance of 309.26 feet to a Point for Corner at the intersection of the existing East right-of-way line of Simmons Road with the existing South right-of-way line of FM 407, being 45.00 feet right of Survey Centerline Station 355+45.90;
2. **THENCE** South 55° 03' 59" East, along the existing South right-of-way line of FM 407, a distance of 123.40 feet to a Point for Corner, being the point of curvature for a curve to the left, and being 45.00 feet right of Surveyor Centerline Station 356+69.30;
3. **THENCE** in a Southeasterly direction, along the existing South right-of-way line of FM 407, an arc distance of 234.76 feet with the above mentioned curve to the left, whose radius is 1192.09 feet, whose central angle is 11° 17' 00", and whose long chord is South 60° 43' 34" East, a distance of 234.38 feet to a Point for Corner at the Northwest corner of a 0.1166 of an acre part of Tract 1, as described in a deed to Estates of Double Oak, L.P., recorded in the Clerk's File No. 98-25427, of the Official Records of Denton County, Texas, being 44.35 feet right of Survey Centerline Station 358+95.37;
4. **THENCE** South 01° 58' 51" East, along the West boundary line of said 0.1166 of an acre tract, a distance of 17.35 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set in the proposed South right-of-way line of FM 407, being the point of curvature for a curve to the right, being 60.00 feet right of Survey Centerline Station 359+02.53;**
5. **THENCE** in a Northwesterly direction, along the proposed South right-of-way line of FM 407, an arc distance of 242.23 feet with the above mentioned curve to the right, whose radius is 1205.92 feet, whose central angle is 11° 30' 32", and whose long chord is North 60° 49' 15" West, a distance of 241.82 feet to a 5/8" Iron Rod with

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

February 25, 2008

Description for Parcel 9

TxDOT Aluminum Cap Set, being 60.00 feet right of Surveyor Centerline Station 356+72.36;**

6. **THENCE** North 55° 03' 59" West, along the proposed South right-of-way line of FM 407, a distance of 11.33 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set, being 60.00 feet right of Surveyor Centerline Station 356+61.03;**
7. **THENCE** South 79° 57' 05" West, along the proposed South right-of-way line of FM 407, a distance of 13.50 feet to a 5/8" Iron Rod with TxDOT Aluminum Cap Set, being the point of curvature for a curve to the left, and being 69.54 feet right of Survey Centerline Station 356+51.47;**
8. **THENCE** in a Southwesterly direction, along the proposed South right-of-way line of FM 407, an arc distance of 241.65 feet with the above mentioned curve to the left, whose radius is 470.00 feet, whose central angle is 29° 27' 33", and whose long chord is South 16° 54' 22" West, a distance of 239.00 feet to 5/8" Iron Rod with TxDOT Aluminum Cap Set in the North boundary line of said Lot 1 Block 1, Estates of Double Oak, being 297.78 feet right of Survey Centerline Station 357+14.50;
9. **THENCE** South 89° 20' 53" West, a distance of 0.52 feet, to the **PLACE OF BEGINNING** and containing **0.3211** of an acre of land.

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

February 25, 2008

Description for Parcel 9

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



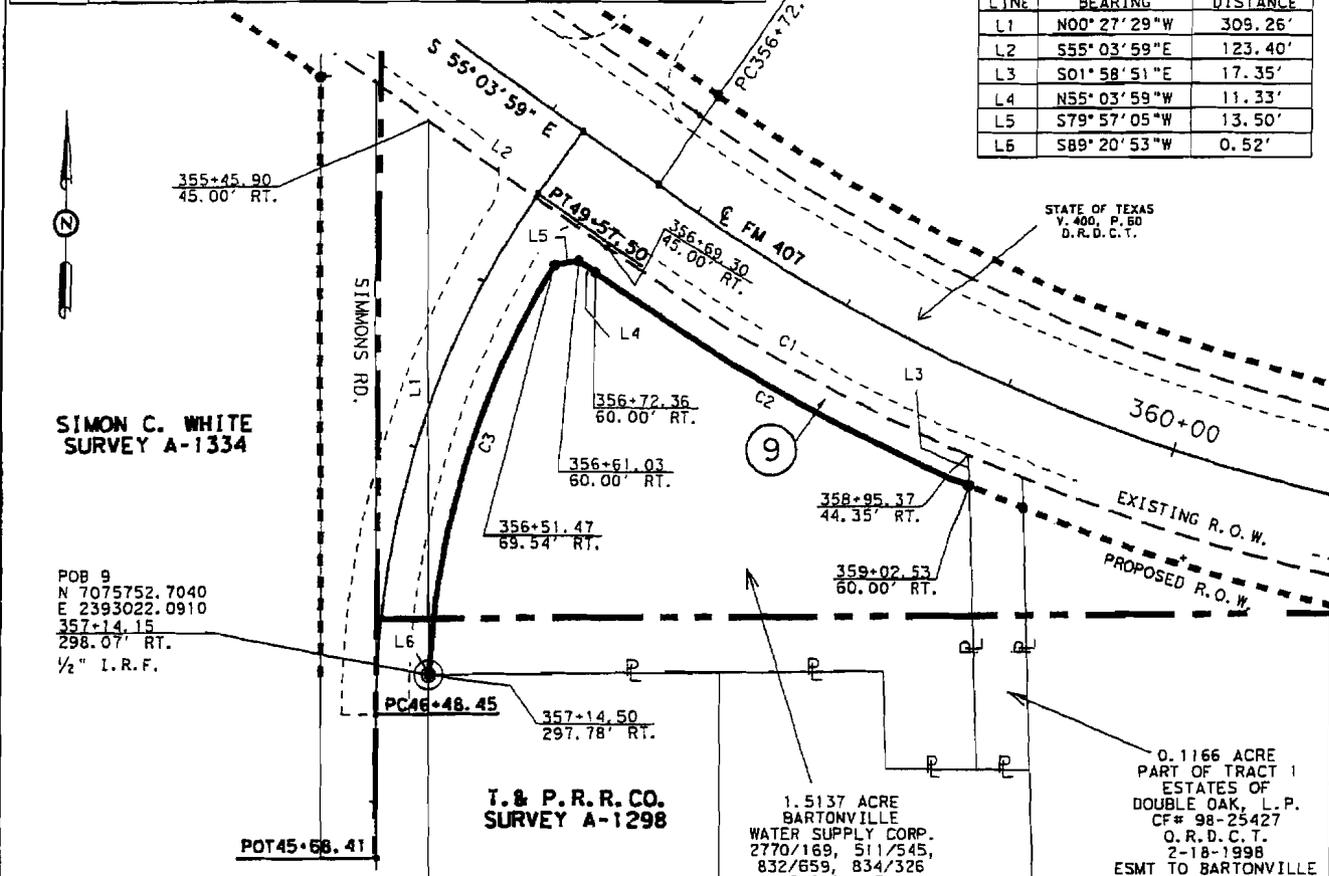
BWR Corporation
601 Shelley Dr., Suite 202
Tyler, Texas 75701-9439
Phone: (903) 581-0178

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

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1192.09'	11°17'00"	234.76'	117.76'	S60°43'34"E	234.38'
C2	1205.92'	11°30'32"	242.23'	121.52'	N60°49'15"W	241.82'
C3	470.00'	29°27'33"	241.65'	123.56'	S16°54'22"W	239.00'

W. H. C. McDANIEL SURVEY A-385

LINE	BEARING	DISTANCE
L1	N00°27'29"W	309.26'
L2	S55°03'59"E	123.40'
L3	S01°58'51"E	17.35'
L4	N55°03'59"W	11.33'
L5	S79°57'05"W	13.50'
L6	S89°20'53"W	0.52'



POB 9
N 7075752.7040
E 2393022.0910
357+14.15
298.07' RT.
1/2" I.R.F.

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

0.1166 ACRE
PART OF TRACT 1
ESTATES OF
DOUBLE OAK, L.P.
CF# 98-25427
O.R.D.C.T.
2-18-1998
ESMT TO BARTONVILLE
WATER SUPPLY CORP.
VOL. 834, PG. 326
D.R.D.C.T.
4-20-1977

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
	5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
	3/4" IRON ROD SET
	EXISTING PROPERTY CORNER
	OFFICIAL RECORDS DENTON COUNTY TEXAS
	DEED RECORDS DENTON COUNTY TEXAS
	PLAT RECORDS DENTON COUNTY TEXAS
	PARCEL NUMBER
	POINT OF BEGINNING
	POINT OF COMMENCING

LT 1 BLOCK 1 LT 2
CALLED: 60.449 AC.
ESTATES OF DOUBLE OAK
CAB. O, PG. 107
P. R. D. C. T.

PREPARED BY:



NOTES:

- 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
- ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE ACQUIRED FROM DENTON COUNTY DEED OR OFFICIAL RECORDS.
- REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

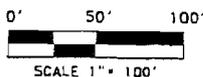


I, FREDERICK H. WESTPHALL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

F.H. Westphall 2-25-08

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

EXHIBIT "A"
PAGE 4 OF 4



PARCEL NO. 9
BARTONVILLE WATER
SUPPLY CORP.

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

R.O.W. ACQUISITION = 0.3211 AC.
REMAINDER RT. = 1.1926 AC. (APPROX.)

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

Date: March 17, 2008 Revised
Date: June 3, 2010

Description for Parcel 44

BEING, 633 square feet of land, more or less, in the B.B.B. & C. R.R. Survey, Abstract No. 153, City of Corinth, Denton County, Texas, and being a portion of Lot 3, Block 5, of Corinthian Palisades, Section Two, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet T, Page 28 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to Luis A. Moran and Ana R. Moran, as recorded in Document Number 2002-87700 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 633 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with cap stamped "4383" at the northwest corner of said Lot 3, said corner being on the southerly right-of-way line of Dominguez Road, a 50.0 foot wide right-of-way, as per said Corinthian Palisades addition;

THENCE, South 00 degrees 25 minutes 19 seconds East, along the west line of said Lot 3, a distance of 108.09 feet to a 5/8 inch iron rod set with no cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098878.90, and East 2400857.60;**

- 1) THENCE, departing the west line of said Lot 3, South 88 degrees 28 minutes 20 seconds East along the new north right-of-way line of Farm to Market Road 2181, a distance of 34.56 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the beginning of a curve to the left having a radius of 11,399.16 feet;**
- 2) THENCE, continuing along the new north right-of-way line of Farm to Market Road 2181 and along said curve to the left through a central angle of 00 degrees 09 minutes 11 seconds, an arc distance of 30.47 and being subtended by a chord bearing South 88 degrees 32 minutes 56 seconds East, a distance of 30.47 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the east line of said Lot 3;**
- 3) THENCE, departing the new north right-of-way line of Farm to Market Road 2181, South 00 degrees 25 minutes 19 seconds East along the east line of said Lot 3, a distance of 9.81 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 3 and being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 433 (D.R.D.C.T.);
- 4) THENCE, North 88 degrees 33 minutes 19 seconds West along the south line of said Lot 3 and the existing north right-of-way line of Farm to Market Road 2181, a distance of 65.03 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 3;

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

Date: March 17, 2008
Revised Date: June 3, 2010

Description for Parcel 44

- 5) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 25 minutes 19 seconds West along the west line of said Lot 3, a distance of 9.87 feet to the POINT OF BEGINNING and containing 633 square feet (0.0145 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.

 6/3/2010

D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
Ph. (214) 871-3311
Date: March 17, 2007
Revised Date: June 3, 2010

RIGHT-OF-WAY DEDICATION
CAB. M, PG. 263

LAKE SHARON DR.

RIGHT-OF-WAY DEDICATION
CAB. T, PG. 28

EXHIBIT "A"
Page 3 of 3
ICORINTHIAN PALISADES
SECTION TWO
CAB. T, PG. 28
P.R.D.C.T.

P.O.B. 44
1/2" IRF W/ "4383" CAP

B.B.B. & C. R.R. SURVEY
ABSTRACT No. 153

DOMINGUEZ RD.

50' RIGHT-OF-WAY
CAB. P, PG. 9

RONALD WORTH AND MARGARET WORTH
DOC. # 2002-9145
D.R.D.C.T.

ERIC BYRD AND WIFE, CARRIE BYRD
DOC. # 2003-168697
D.R.D.C.T.

LUIS A. MORAN AND ANA R. MORAN
DOC. # 2002-87700
D.R.D.C.T.

JENNIFER B. ACCORD
DOC. # 2006-108740
D.R.D.C.T.

STATE OF TEXAS
VOL. 499, PG. 451

STATE OF TEXAS
VOL. 499, PG. 433

EXISTING UTILITY ESM.T.
CAB. T, PG. 28
RIGHT-OF-WAY LINE

F.M. 2181

10320+00

A PLAT OF A SURVEY
OF PARCEL 44 FOR
FARM TO MARKET ROAD 2181

A 633 SQ. FT., [0.0145 AC.]
TRACT OF LAND IN THE

B.B.B. & C. R.R. SURVEY
ABSTRACT NO. 153

CITY OF CORINTH DENTON
DENTON COUNTY, TEXAS
MARCH 17, 2008

REVISED JUNE 3, 2010

LEGEND

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



BASE OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, STATE CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE STATE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00057199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING WGS 84 MONUMENTS DNO B (94D AB5965) AND ARBUNTING RRP (PD CS400) IN JUNE OF 1998. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VNS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM = NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST = TADPOLE RTK = NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.)

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

** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADPOLE 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 RETIRED BY TADPOLE.

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

Date: March 17, 2008

Description for Parcel 30

BEING, 5,879 square feet of land, more or less, in the G. McGlothlin Survey, Abstract No. 888, City of Corinth, Denton County, Texas, and being a portion of a tract of land conveyed by deed to ACLP Swisher Road Commercial, L.P., (Tract NO. 3), as recorded in Volume 4855, Page 141 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 5,879 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of Lot 1, Block A, of Briarwood Addition, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet M, Page 263 of the Plat Records of Denton County, Texas, said corner being on the east right-of-way line of Barrel Strap Lane, a variable width right-of-way;

THENCE, South 00 degrees 46 minutes 45 seconds West, along the west lines of said Lot 1 and the east right-of-way line of Barrel Strap Lane, a distance of 571.81 feet to a point corner at the southwest corner of said Lot 1 and being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 451 (D.R.D.C.T.);

THENCE, North 89 degrees 49 minutes 18 seconds West crossing Barrel Strap Lane right-of-way, a distance of 139.89 feet to a point for corner at the southeast corner of said ACLP tract, said corner being on the west right-of-way line of Barrel Strap Lane, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098880.61, and East 2399059.84;

- 1) THENCE, departing the west right-of-way line of Barrel Strap Lane, North 89 degrees 35 minutes 52 seconds West, continuing along the existing north right-of-way line of Farm to Market Road 2181, a distance of 556.49 feet to a point for corner at the southwest corner of said ACLP tract, from which a one inch iron rod found, bears North 21 degrees 12 minutes 33" seconds East, a distance of 0.89 feet and a wooden TxDOT right-of-way monument found, bears North 77 degrees 55 minutes 37 seconds West, a distance of 1.72 feet;
- 2) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 52 minutes 53 seconds East, along the west line of said ACLP tract, a distance of 3.96 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181;**

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

Date: March 17, 2008

Description for Parcel 30

- 3) THENCE, departing the west line of said ACLP tract, North 89 degrees 09 minutes 29 seconds East, along the new north right-of-way line of Farm to Market Road 2181, a distance of 531.68 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;**
- 4) THENCE, North 44 degrees 56 minutes 55 seconds East, continuing along the new north right-of-way line of Farm to Market Road 2181, a distance of 35.84 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the west right-of-way line of Barrel Strap Lane and the east line of said ACLP tract;**
- 5) THENCE, departing the new north right-of-way line of Farm to Market Road 2181, South 00 degrees 44 minutes 28 seconds West, along the west right-of-way line of Barrel Strap Lane and the east line of said ACLP tract, a distance of 41.05 feet to the POINT OF BEGINNING and containing 5,879 square feet (0.1350 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.


D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191



Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
Ph. (214) 871-3311
Date: March 17, 2007

EXHIBIT "A"
Page 3 of 3

J.C. BAKER
SURVEY
ABSTRACT
No. 47

G. McGLOTHLIN SURVEY
ABSTRACT No. 888

BRYANT
BRANCH PARK
CAB. E, PG. 207
P.R.D.C.T.

DENTON COUNTY
CITY OF DENTON

CITY OF CORINTH

ACLP SWISHER ROAD
COMMERCIAL, L.P.
VOL. 4855, PG. 1411
D.R.D.C.T.

TRACT No. 3

A.E. CANNON SURVEY
ABSTRACT No. 232

A PLAT OF A SURVEY
OF PARCEL 30 FOR
FARM TO MARKET ROAD 2181
A 5,879 SQ. FT. [0.1350 AC.]
TRACT OF LAND IN THE
G. McGLOTHLIN SURVEY
ABSTRACT NO. 888
CITY OF CORINTH, DENTON
COUNTY, TEXAS
MARCH 17, 2008

1/2" IRF BEARS
N 2112'33"E - 0.89'
WOOD ROW MON. BEARS
N 79°55'37"W - 1.72'

N 89°35'52"W
STATE OF TEXAS
VOL. 499, PG. 451

F.M. 2181

P.O.B. 30
N: 7098880.61
E: 2399059.84

N 00°52'53"E
3.96'

EXISTING
RIGHT-OF-WAY
LINE

NEW
RIGHT-OF-WAY
LINE

30

531.68'

556.49'

N 44°56'55"E
35.84'

N 89°49'18"W
139.89'

S 00°44'28"W
41.05'

BARREL STRAP LANE
VARIABLE WIDTH
RIGHT-OF-WAY
CAB. R, PG. 323

LOT 1
BLOCK A
BRIARWOOD ADDITION
CAB. M, PG. 263
P.R.D.C.T.

P.O.C. 30
1/2" IRF



LEGEND
EXISTING ROADWAY RIGHT-OF-WAY BOUNDARY LINE
RIGHT-OF-WAY LINE
PROPERTY LINE
SURVEY LINE
EXISTING EASEMENT LINE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
O.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
IRF = IRON ROD FOUND
O = TAD01 ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
BO = TAD01 BRONZE DISK SET IN CONCRETE

BASES OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 83, NORTH CENTRAL ZONE (4302). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013119. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NOS. M08018, D1018 (P.O. BEARS) AND PANDURION IRF (P.O. BEARS) IN LINE OF DEPARTURE BEARING. BEARS BEARING AND DISTANCE WERE MEASURED BY DEGREES, MINUTES AND SECONDS (COUNTERCLOCKWISE). (EXAMPLE: PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TAD01 IRF - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.
NOTE: THIS MAP IS AN INTERNAL TAD01 DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.
** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TAD01 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 TAD01.

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

Date: March 17, 2008

Description for Parcel 11

BEING, 4,723 square feet of land, more or less, in the J. S. Dickson Survey, Abstract No. 342, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to John Cromer, as recorded in Volume 4580, Page 2326 of the Deed Records of Denton County, Texas (D.R.D.C.T), also being a portion of Lot 22, of Old Alton Estates, an addition to Denton County, Texas, recorded in Volume 13, Page 25, D.R.D.C.T., said 4,723 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest corner of Lot 1 of said Old Alton Estates addition, said corner being on the north right-of-way line of Old Alton Drive, a 60.0 foot wide right-of-way, as established by said Old Alton Estates addition;

THENCE, North 88 degrees 18 minutes 23 seconds East along the south line of said Lot 1 and the north right-of-way line of Old Alton Drive, a distance of 200.14 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 1, said corner being on the existing westerly right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 456 (D.R.D.C.T.);

THENCE, South 01 degrees 00 minutes 20 seconds East along the existing westerly right-of-way line of Farm to Market Road 2181, a distance of 59.75 feet to a 1/2 inch iron rod found at the northeast corner of said Lot 22 and being on the south right-of-way line of Old Alton Drive at the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7101484.90, and East 2395736.54; **

- 1) THENCE, South 01 degrees 00 minutes 20 seconds East continuing along the existing westerly right-of-way line of Farm to Market Road 2181 and the east line of said Lot 22, a distance of 433.05 feet to a 1/2 inch iron rod found with cap stamped "Alliance" at the southeast corner of said Lot 22;
- 2) THENCE, departing the existing westerly right-of-way line of Farm to Market Road 2181, South 89 degrees 44 minutes 27 seconds West along the south line of said Lot 22, a distance of 10.91 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new westerly right-of-way line of Farm to Market Road 2181;**
- 3) THENCE, departing the south line of said Lot 22, North 01 degree 00 minutes 20 seconds West, along the new westerly right-of-way line of Farm to Market Road 2181, a distance of 432.78 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the north line of said Lot 22, same being the south right-of-way line of Old Alton Drive;**

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

Date: March 17, 2008

Description for Parcel 11

- 4) THENCE, North 88 degree 18 minutes 23 seconds East along the north line of said Lot 22 and the south right-of-way line of Old Alton Drive, a distance of 10.91 feet to the POINT OF BEGINNING and containing 4,723 square feet (0.1084 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.

 4/18/2008

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



W.E. PENLEY SURVEY
ABSTRACT No. 1729

EXHIBIT "A"
Page 3 of 3

20' PUBLIC UTILITY &
SIDEWALK ESMT.
CAB. V. PG. 355

STATE OF TEXAS
VOL. 499, PG. 463

STATE OF TEXAS
VOL. 499, PG. 456

BRANDON BAKER
VOL. 5410, PG. 7264
D.R.D.C.T.

P.O.C. 11
1/2" IRF

N 88°18'23"E
200.14'

OLD ALTON DRIVE

60' RIGHT-OF-WAY
VOL. 13, PG. 25

10250+00

P.O.B. 11
N: 7101484.90
E: 2395736.54
1/2" IRF

JOHN CROMER
VOL. 4580, PG. 2326
D.R.D.C.T.

11

NEW
RIGHT-OF-WAY
LINE
16' UTILITY EASEMENT
VOL. 13, PG. 25

J.S. DICKSON SURVEY
ABSTRACT No. 342

OLD ALTON ESTATES
VOL. 13, PG. 25
D.R.D.C.T.

F.M. 2181

10255+00

S 89°44'27"W
10.91'

WILLIAM P. WEDGE
VOL. 4912, PG. 1625
D.R.D.C.T.



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

A PLAT OF A SURVEY
OF PARCEL 11 FOR
FARM TO MARKET ROAD 2181
A 4,723 SQ. FT., [0.1084 AC.]
TRACT OF LAND IN THE
J. S. DICKSON SURVEY
ABSTRACT NO. 342
CITY OF DENTON
DENTON COUNTY, TEXAS
MARCH 17, 2008

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH
CENTRAL ZONE (4302). ALL COORDINATES SHOWN HEREON ARE SURFACE
COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157199.
CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS
D/O B (P/D AB9895) AND ARINGTON RRP (P/D CS3400) IN JUNE OF 1999. THIS
BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT
OF TRANSPORTATION RTR VMS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS
(COUNTERCLOCKWISE). (EXAMPLE - PROJECT DAVUM - NORTH 12 DEGREES 08
MINUTES 33 SECONDS WEST) = TPOOT RTR - NORTH 12 DEGREES 08 MINUTES 17
SECONDS WEST.

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

** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING
CONSTRUCTION, MAY BE REPLACED WITH A TPOOT 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 TPOOT.

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

Date: March 17, 2008

Description for Parcel 51

BEING, 5,902 square feet of land, more or less, in the J. C. Baker Survey, Abstract No. 48, City of Corinth, Denton County, Texas, and being a portion of a tract of land conveyed by deed to The Pentecostals of Corinth, as recorded in Volume 4763, Page 1562 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 5,902 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found on the west line of said Pentecostals of Corinth tract, said rod being the southeast corner of a tract of land conveyed by deed to Fred and Jennye Gossett Family Partners, Ltd., Tract No. 3, as recorded in Volume 5064, Page 2328 (D.R.D.C.T);

THENCE, North 01 degrees 08 minutes 16 seconds West, along the west line of said Pentecostals of Corinth tract, a distance of 99.24 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new south right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098742.65, and East 2400714.96;**

- 1) THENCE, North 01 degrees 08 minutes 16 seconds West, continuing along the west line of said Pentecostals of Corinth tract, a distance of 32.35 feet to a 60d nail found at the northwest corner of said Pentecostals of Corinth tract, and being on the existing south right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 439 (D.R.D.C.T.);
- 2) THENCE, South 88 degrees 19 minutes 48 seconds East along the north line of said Pentecostals of Corinth tract and the existing south right-of-way line of Farm to Market Road 2181, a distance of 264.00 feet to a point for corner at the beginning of a curve to the left having a radius of 5,779.58 feet;
- 3) THENCE, continuing along the north line of said Pentecostals of Corinth tract and the existing south right-of-way line of Farm to Market Road 2181, along said curve to the left through a central angle of 01 degrees 50 minutes 33 seconds, an arc distance of 185.85 feet and being subtended by a chord bearing South 89 degrees 15 minutes 04 seconds East, a distance of 185.84 feet to a point for corner;
- 4) THENCE, North 89 degrees 49 minutes 23 seconds East continuing along the north line of said Pentecostals of Corinth tract and the existing south right-of-way line of Farm to Market Road 2181, a distance of 5.97 feet to a 1/2 inch iron rod found at the northeast corner of said Pentecostals of Corinth tract;

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

Date: March 17, 2008

Description for Parcel 51

- 5) THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 01 degrees 10 minutes 55 seconds East along the east line of said Pentecostals of Corinth tract, a distance of 10.95 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new south right-of-way line of Farm to Market Road 2181, and being the beginning of a non-tangent curve to the right having a radius of 11,519.16 feet;**
- 6) THENCE, departing the east line of said Pentecostals of Corinth tract and along the new south right-of-way line of Farm to Market Road 2181, along said curve to the right through a central angle of 01 degrees 23 minutes 57 seconds, an arc distance of 281.32 feet and being subtended by a chord bearing North 89 degrees 10 minutes 19 seconds West, a distance of 281.31 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;
- 7) THENCE, North 88 degrees 28 minutes 20 seconds West, continuing along the new south right-of-way line of Farm to Market Road 2181, a distance of 130.99 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;**
- 8) THENCE, South 46 degrees 31 minutes 40 seconds West, continuing along the new south right-of-way line of Farm to Market Road 2181, a distance of 28.28 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;**
- 9) THENCE, North 88 degrees 28 minutes 20 seconds West, continuing along the new south right-of-way line of Farm to Market Road 2181, a distance of 22.53 feet to the POINT OF BEGINNING and containing 5,902 square feet (0.1355 acres) of land, more or less.

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

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

Date: March 17, 2008

Description for Parcel 51

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

For: Huitt-Zollars, Inc.



6/18/2008

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



WENDELL LITTLE
DOC # 97-43658
D.R.D.C.T.

LAKE SHARON DRIVE

EXHIBIT "A"
Page 4 of 4

STATE OF TEXAS
VOL. 499, PG. 451

STATE OF TEXAS
VOL. 499, PG. 433

F.M. 2181

A=01°50'33"
R=5779.58'
L=185.85'
CB=S89°15'04"E
CH=185.84'

20' SANITARY
SEWER EASEMENT
VOL. 4905, PG. 561

TRACT No. 3

N 01°08'16"W
32.35'

S 88°19'48"E
264.00'

STATE OF TEXAS
VOL. 499, PG. 439

N 89°49'23"E
1/2" IRF 5.97'

FRED & JENNYE GOSSETT
FAMILY PARTNERS, LTD.
VOL. 5064, PG. 2328
D.R.D.C.T.

P.O.B. 51
N: 7098742.65
E: 2400714.96

S 46°31'40"W
28.28'
N 88°28'20"W
22.53'
N 01°08'16"W
99.24'

51

P.O.C. 51
1/2" IRF

THE PENTECOSTALS OF CORINTH
VOL. 4763, PG. 1562
D.R.D.C.T.

A=01°23'57"
R=11519.16'
L=281.32'
CB=N89°10'19"W
CH=281.31'

BRADLEY STEWART
CHILTON & LISA
MARIE CHILTON
DOC # 2000-101127
D.R.D.C.T.

BLOCK 6
38

BROOKSHIRE RUN
50' RIGHT-OF-WAY
CAB. Q, PG. 139



TRACT No. 2

J. C. BAKER SURVEY
ABSTRACT No. 48

A PLAT OF A SURVEY
OF PARCEL 51 FOR
FARM TO MARKET ROAD 2181
A 5,902 SQ. FT. [0.1355 AC.]
TRACT OF LAND IN THE
J. C. BAKER SURVEY
ABSTRACT NO. 48
CITY OF CORINTH
DENTON COUNTY, TEXAS
MARCH 17, 2008



BASES OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4302). ALL COORDINATES SHOWN HEREON ARE SURVEYED AND CONTROLLED BY THE TEXAS SURVEYING BOARD. THE SURVEYING BOARD HAS DETERMINED THAT THE COORDINATE SYSTEM IS ACCURATE TO WITHIN 0.01 FEET. THE SURVEYING BOARD HAS ALSO DETERMINED THAT THE COORDINATE SYSTEM IS ACCURATE TO WITHIN 0.01 FEET. THE SURVEYING BOARD HAS ALSO DETERMINED THAT THE COORDINATE SYSTEM IS ACCURATE TO WITHIN 0.01 FEET. THE SURVEYING BOARD HAS ALSO DETERMINED THAT THE COORDINATE SYSTEM IS ACCURATE TO WITHIN 0.01 FEET.

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

** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TYPED 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 TPOO1.

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

Parcel	335E, Part 1
Account	8012-01-090
Highway	US 59
County	Harris

EASEMENT PREAMBLE

AN EASEMENT, together with all fixed improvements located thereon, if any, for the purpose of opening, construction and maintaining a highway facility thereon, along, upon and across the following described tract of land, with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to the said highway facility or any part thereof, said tract of land being hereinafter described by the metes and bounds of the follows:

Revised: January, 2009
December, 2008
Parcel 335 E, Pt 1
Page 1 of 11

County: Harris
Highway: US 59
Limits: From Beltway 8 to S.H. 288
Account Number: 8012-1-90

Property Description For Parcel No. 335 E, Part 1

Being a 0.7137 of one acre (31,087 square feet) parcel of land, located in the Obedience Smith Survey, Abstract 696, Harris County, Texas and being part of and out of a calculated 1.1717 acre portion of the remainder of two tracts consisting of a called 5.587 acres, referred to as the First Tract, described in deed from Texas and New Orleans Railroad Company to Houston Lighting and Power Company, dated June 29, 1944, as recorded in Volume 1943, Page 256, of the Deed Records of Harris County, Texas, and a called 2.951 acres, described in deed from Southern Pacific Transportation Company to Houston Lighting and Power Company, dated October 4, 1974, as recorded under Harris County Clerk's File No. E294357, Film Code No. 112-04-2474, of the Official Public Records of Real Property of Harris County, Texas, said 0.7137 of one acre (31,087 square feet) parcel being more particularly described by metes and bounds as follows:

COMMENCING for reference at a called found "X" in concrete (N=707,583.6640, E=3,145,732.8580) marking the intersection of the existing easterly right-of-way of Montrose Boulevard (90 foot width) and the existing northerly right-of-way of Chelsea Boulevard (80 foot width), same being the southwest corner of a 1.9757 acre tract as conveyed to M.A.D. 88 Real Estate Limited Partnership by instrument of record filed on June 22, 1995 and recorded under Harris County Clerk's File Number R450730, Film Code Number 504-27-1042 of the Official Public Records of Real Property of Harris County, thence as follows:

North 02°24'30" West, along the existing easterly right-of-way line of Montrose Boulevard, same being the westerly line of said 1.9757 acre tract, passing at 255.27 feet the northwest corner of a said 1.9757 acre tract, same being on the most southerly line of said 5.587 acre tract from which a found brass cap stamped 1932 bears North 80°06'00" East, 1.3 feet and continuing along the existing easterly right-of-way of Montrose Boulevard for a total distance of 288.33 feet to a TxDOT aluminum cap set on concrete for the POINT OF BEGINNING of the parcel herein described, and having surface coordinates of N= 707,871.7378 E= 3,145,720.7422;

Revised: January, 2009
December, 2008
Parcel 335 E, Pt 1
Page 2 of 11

- 1) THENCE, North 02°24'30" West, continuing with the said existing easterly right-of-way line of Montrose Boulevard (90 foot width), a distance of 17.11 feet to a point for corner on the existing southerly right-of-way line of U.S. 59 (width varies), same being the most northerly line of said called 5.587 acre tract;
- 2) THENCE, North 82°58'57" East, along the existing southerly right-of-way line of U.S. 59 (width varies), same being the most northerly line of said called 5.587 acre tract, a distance of 1,020.80 feet to a point for corner, same being an angle point in existing southerly right-of-way of U.S. 59;
- 3) THENCE, South 02°26'01" East, along the existing southerly right-of-way line of U.S. 59, a distance of 50.16 feet to a point for corner, being an angle point in the existing right-of-way of U.S. 59 and also being the northwest corner of a 2.2462 acre tract as conveyed to the State of Texas by instrument of record filed on March 30, 1999 and recorded under Harris County Clerk's File No. T627659, Film Code Number 524-69-0099 of the Official Public Records of Real Property of Harris County;
- 4) THENCE, South 82°58'57" West, along the existing southerly right-of-way of U.S. 59 as described in Judgment of Court in Absence of Objection to the State of Texas for a 0.2341 acre tract, recorded under Harris County Clerk's File No. U691906, Film Code No. 535-34-0473 of the Official Public Records of Real Property of Harris County, filed October 13, 2000, and as described in Agreed Judgment to the State of Texas for a 1.4371 acre tract, recorded under Harris County Clerk's File No. W279251, Film Code No. 560-25-1592, Official Public Records of Real Property of Harris County, filed December 10, 2002, same being the most southerly line of said called 5.587 acre tract, a distance of 269.51 feet to a TxDOT aluminum set on a 5/8-inch iron rod;
- 5) THENCE, North 87°43'35" West, departing said existing southerly right-of-way of U.S. 59, a distance of 29.36 feet to a TxDOT aluminum cap set on concrete;

Revised: January, 2009
December, 2008
Parcel 335 E, Pt 1
Page 3 of 11

- 6) THENCE, North 88°33'43" West, a distance of 53.76 feet to a TxDOT aluminum cap set on concrete;
- 7) THENCE, North 89°20'55" West, a distance of 56.82 feet to a TxDOT aluminum cap set on concrete;
- 8) THENCE, South 89°07'54" West, a distance of 88.92 feet to a TxDOT aluminum cap set on concrete;
- 9) THENCE, South 84°40'41" West, a distance of 6.46 feet to a TxDOT aluminum cap set on concrete;
- 10) THENCE, South 74°49'15" West, a distance of 19.85 feet to a TxDOT aluminum cap set on concrete for the beginning of a tangent curve to the right;
- 11) THENCE, Southwesterly along the arc of said curve to the right, a distance of 38.53 feet, said curve having a radius of 200.00 feet with a central angle of 11°02'19" and subtended by a chord which bears South 80°20'25" West, a distance of 38.47 feet to a TxDOT aluminum cap set on concrete for a point of tangency;
- 12) THENCE, South 85°51'34" West, a distance of 89.91 feet to a TxDOT aluminum cap set on concrete;
- 13) THENCE, South 84°49'20" West, a distance of 87.18 feet to a TxDOT aluminum cap set on concrete;
- 14) THENCE, South 84°04'24" West, a distance of 28.63 feet to a TxDOT aluminum cap set on concrete;
- 15) THENCE, South 82°58'44" West, a distance of 33.48 feet to a TxDOT aluminum cap set on concrete;

Revised: January, 2009
December, 2008
Parcel 335 E, Pt I
Page 4 of 11

- 16) THENCE, South 83°02'18" West, a distance of 128.74 feet to a TxDOT aluminum cap set on concrete;
- 17) THENCE, South 82°44'08" West, a distance of 89.48 feet to the POINT OF BEGINNING, containing an area of 0.7137 of one acre (31,087 square feet).

Notes:

1. All bearings are based on the Texas Coordinate System, South Central Zone, NAD27. All distances and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00013.
2. This property description is prepared in conjunction with a parcel plat of equal date.

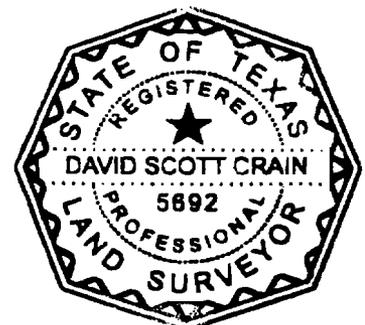
Revision(s):

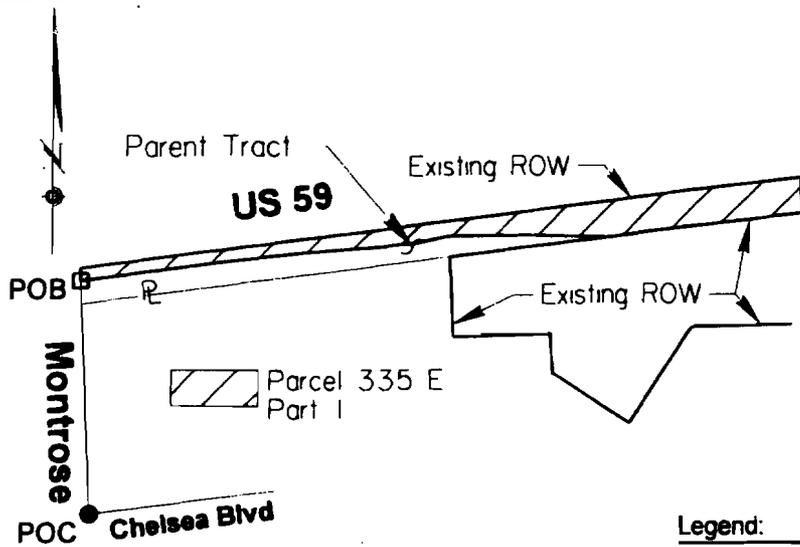
Removed Access Denial Line and updated parking lease agreement information at the request of CenterPoint.

I, David Scott Crain, Registered Professional Land Surveyor, certify that the property described hereon and the accompany plat of even date represent a survey made on the ground under my supervision.

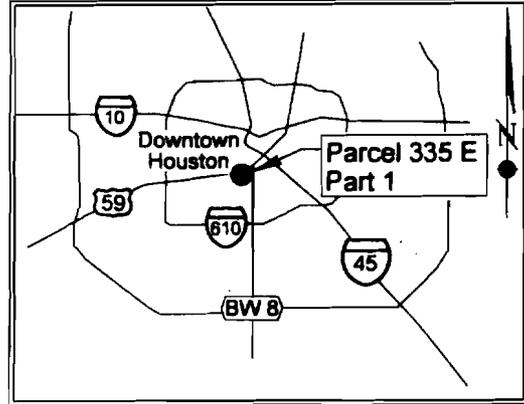
 _____, Date 30 January, 2009

David Scott Crain, R.P.L.S. No. 5692
Texas Department of Transportation
Houston District





Parent Tract Inset (nts)

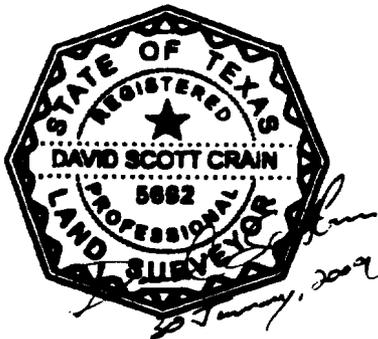


Vicinity Map (nts)

Legend:
H.C.C.F.N. Harris County Clerk's File Number
H.C.D.R. Deed Records of Harris County
O.P.R.R.P.H.C. Official Public Records of Real Property of Harris County

GIP Galvanized Iron Pipe
IR Iron Rod
PP Power Pole
GA Guy Anchor
FH Fire Hydrant
WV Water Valve
MH Manhole
GM Gas Meter
LP Light Pole
RL Property Line

Elec Conduit Line
(TxDOT Rdwy Illumination)
■ Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
● Found Point (Type Indicated)
□ Set TxDOT Alum. Cap On Concrete



Notes:

1. All bearings and coordinates shown are based on the Texas Coordinate System, South Central Zone (NAD 1927). All distances shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00013.

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

3. Field work was conducted during May and June of 2008 and during November and December of 2008.

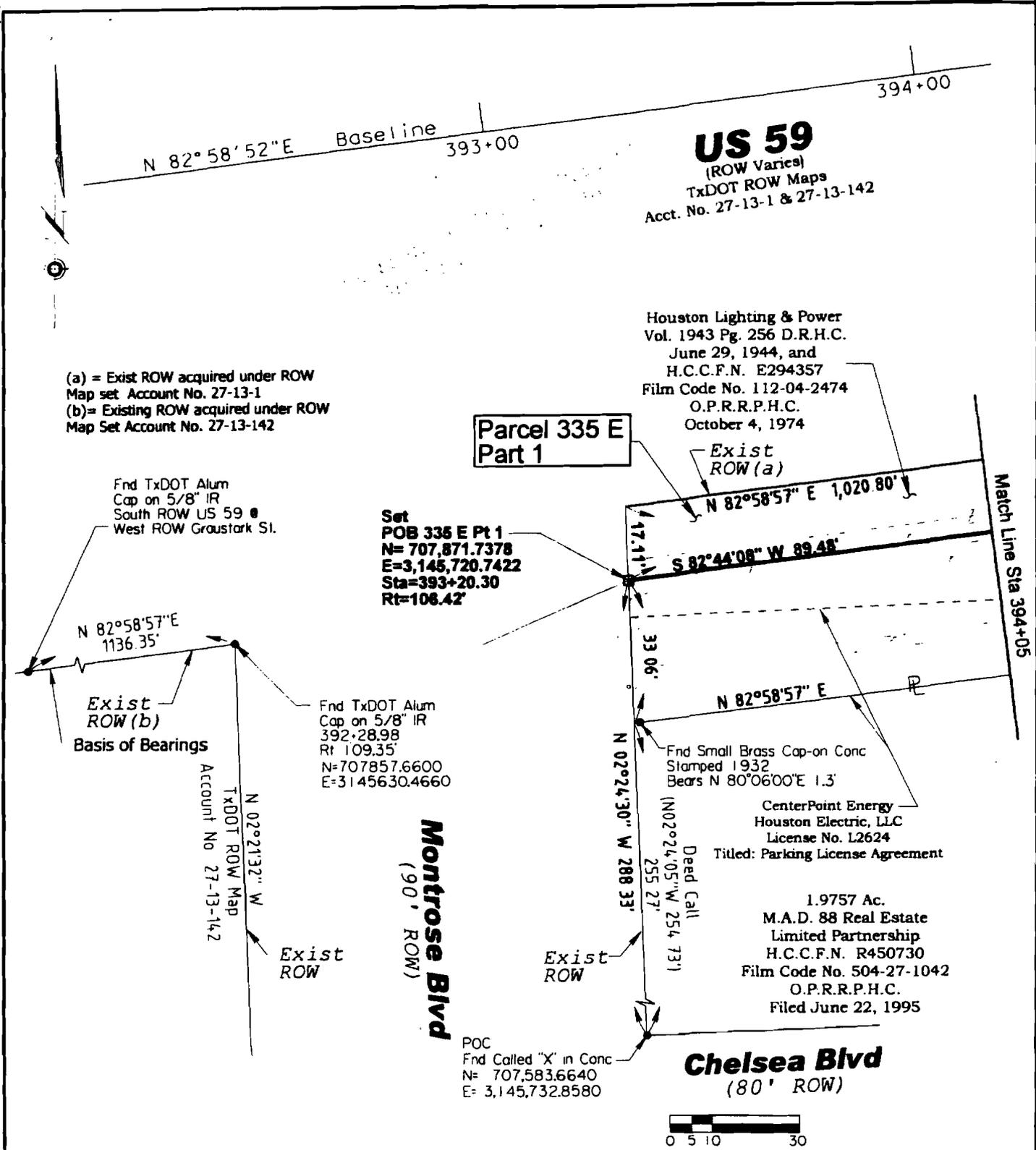
Revision(s):

REV. 01/30/09
Removed the Access Denial Line and updated parking lease agreement information at the request of CNP. (TxDOT)

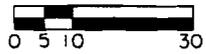
REV. 12/18/08
At the request of CNP, Parcel 355 E split into Part 1 and Part 2. Part 1 for Roadway Easement and Part 2 for Drainage and Electrical Easement. (TxDOT)

Existing Acreage (CNP Fee Area)	Easement Area (Parcel 335E Pt1)		Remainder Acreage (CNP Fee Area)
	Acres	Sq Ft.	
1.1717 Ac	0.7137	31,087	1.1717 Ac

 TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT				
Parcel Plat Showing Parcel 335 E Part 1				
01/30/09	FED. RD. DIV. NO. 6	STATE TX	PROJECT NO.	HIGHWAY US 59
DISTRICT HOUSTON	COUNTY Harris	CONTROL SECT 0027	JOB 13	PAGE 142 5

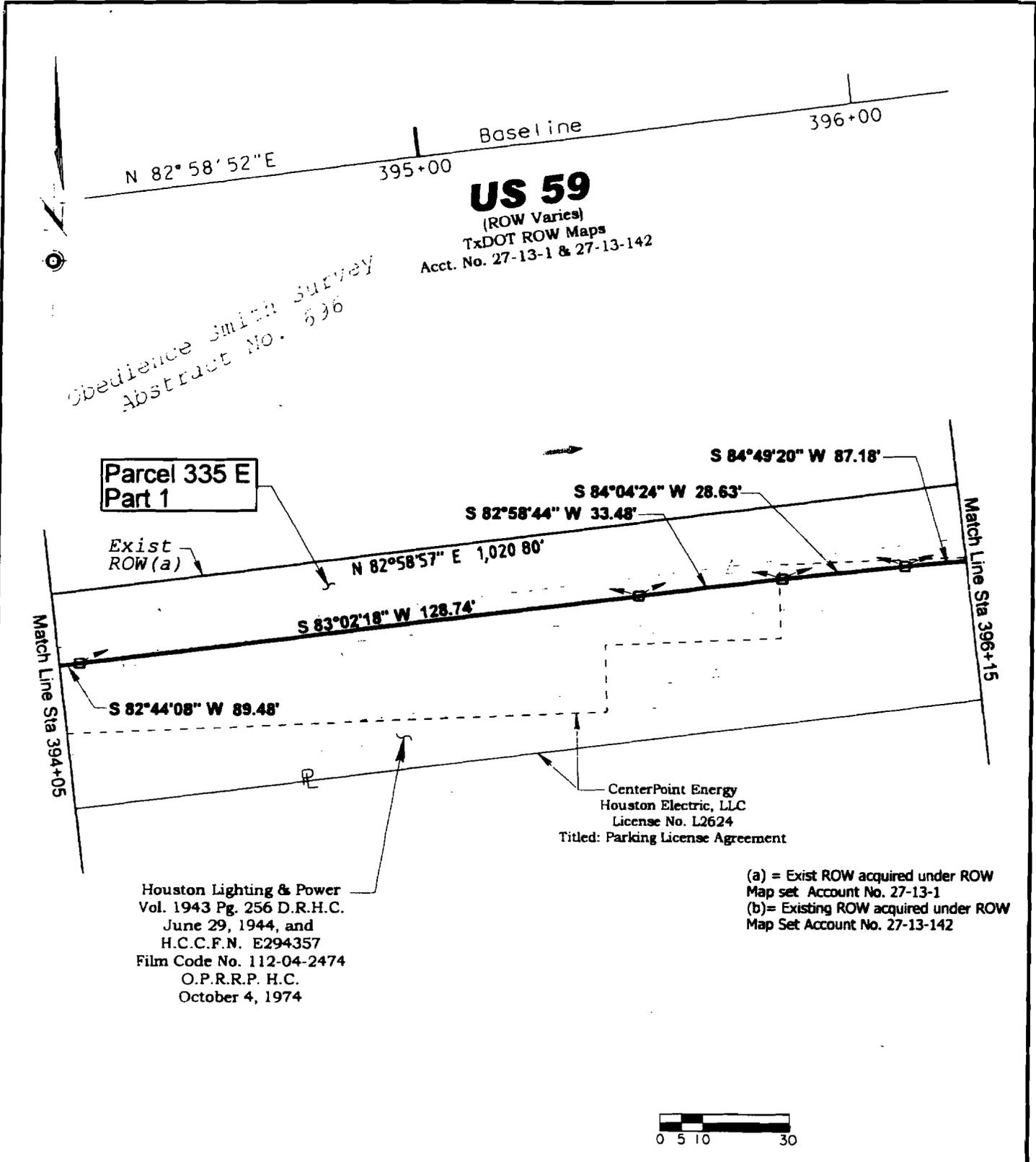


- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete



Scale: 1" = 30' Page 6 of 11

TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT Parcel Plat Showing Parcel 335 E Part 1					
01/30/09	FED. RD. D.V. RD.	STATE	PROJECT NO.	HIGHWAY	
	6	TX		US 59	
DISTRICT	COUNTY	CONTROL SECT	JOB	Page	
HOUSTON	Harris	002713	1421	6	



**Parcel 335 E
Part 1**

US 59
(ROW Varies)
TxDOT ROW Maps
Acct. No. 27-13-1 & 27-13-142

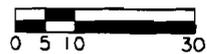
Obedience Smith Survey
Abstract No. 636

Exist
ROW (a)

CenterPoint Energy
Houston Electric, LLC
License No. L2624
Titled: Parking License Agreement

Houston Lighting & Power
Vol. 1943 Pg. 256 D.R.H.C.
June 29, 1944, and
H.C.C.F.N. E294357
Film Code No. 112-04-2474
O.P.R.R.P. H.C.
October 4, 1974

(a) = Exist ROW acquired under ROW
Map set Account No. 27-13-1
(b) = Existing ROW acquired under ROW
Map Set Account No. 27-13-142



- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

Scale: 1" = 30' Page 7 of 11

TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT Parcel Plat Showing Parcel 335 E Part 1					
01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY	
	6	TX		US 59	
DISTRICT	COUNTY	CONTROL SECT	JOB	Page	
HOUSTON	Harris	0027	131421	7	

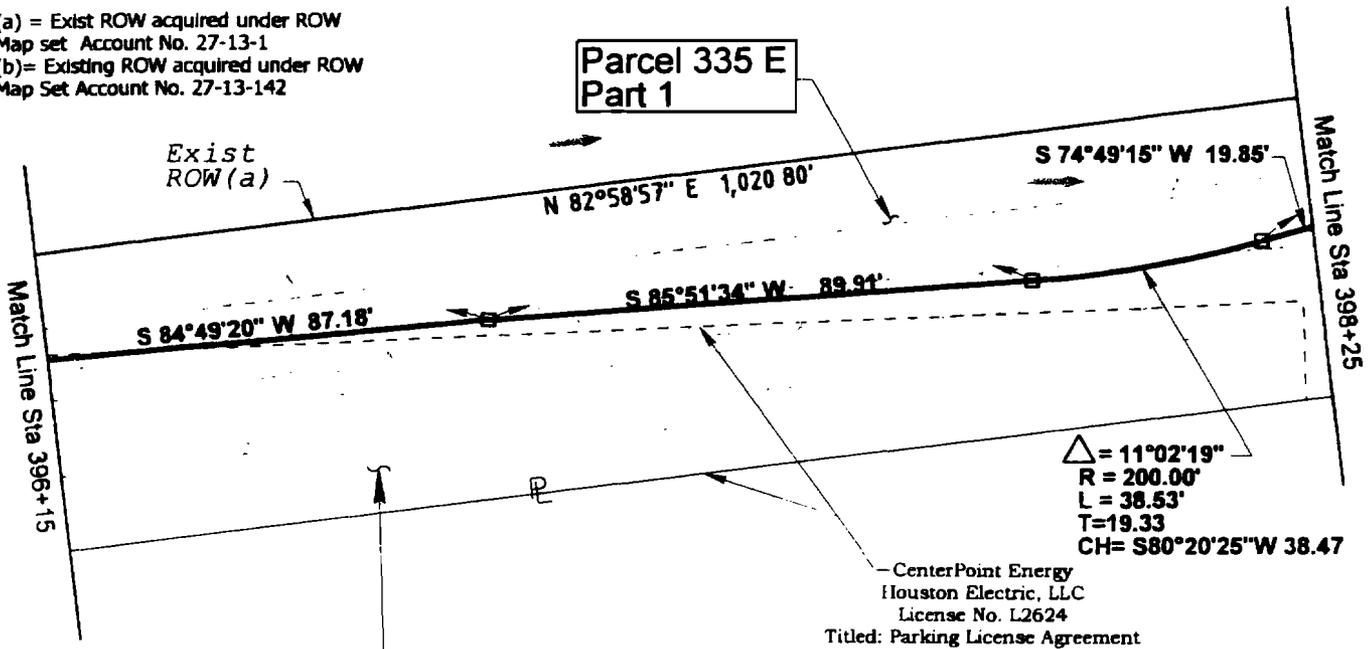
Baseline
N 82° 58' 52" E 397+00 398+00

US 59
(ROW Varies)
TxDOT ROW Maps
Acct. No. 27-13-1 & 27-13-142

bedience Smith Survey
ABSTRACT NO. 696

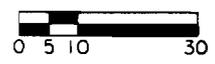
(a) = Exist ROW acquired under ROW
Map set Account No. 27-13-1
(b) = Existing ROW acquired under ROW
Map Set Account No. 27-13-142

**Parcel 335 E
Part 1**



Houston Lighting & Power
Vol. 1943 Pg. 256 D.R.H.C.
June 29, 1944, and
H.C.C.F.N. E294357
Film Code No. 112-04-2474
O.P.R.R.P.H.C.
October 4, 1974

CenterPoint Energy
Houston Electric, LLC
License No. L2624
Titled: Parking License Agreement



- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

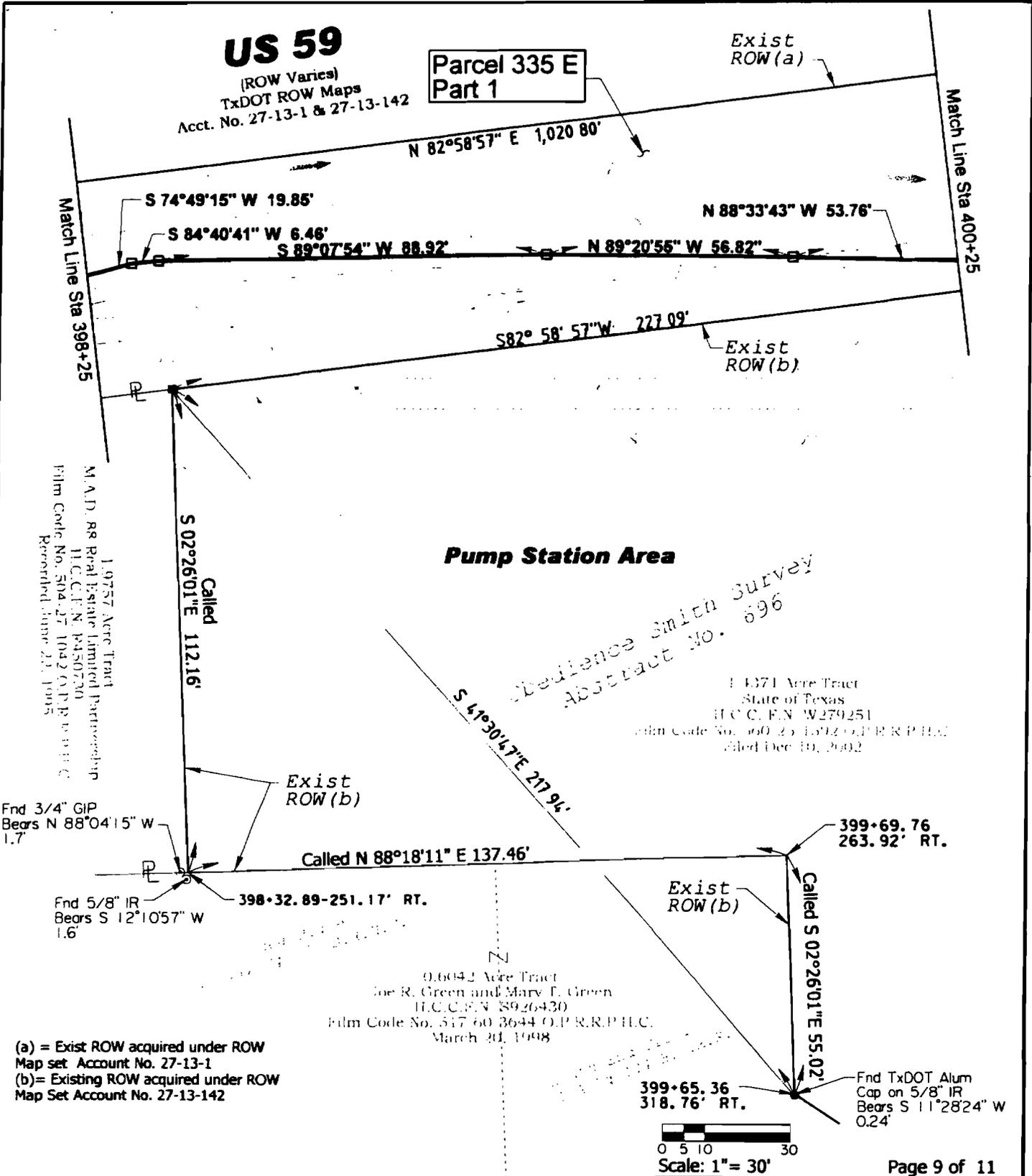
Scale: 1" = 30' Page 8 of 11

TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TXDOT Parcel Plat Showing Parcel 335 E Part 1					
	6	TX		US 59	
DISTRICT	COUNTY	CONTROL	SECT	JOB	Page
HOUSTON	Harris	0027	13	142	8

US 59

(ROW Varies)
TxDOT ROW Maps
Acct. No. 27-13-1 & 27-13-142

Parcel 335 E Part 1



- (a) = Exist ROW acquired under ROW
Map set Account No. 27-13-1
- (b) = Existing ROW acquired under ROW
Map Set Account No. 27-13-142

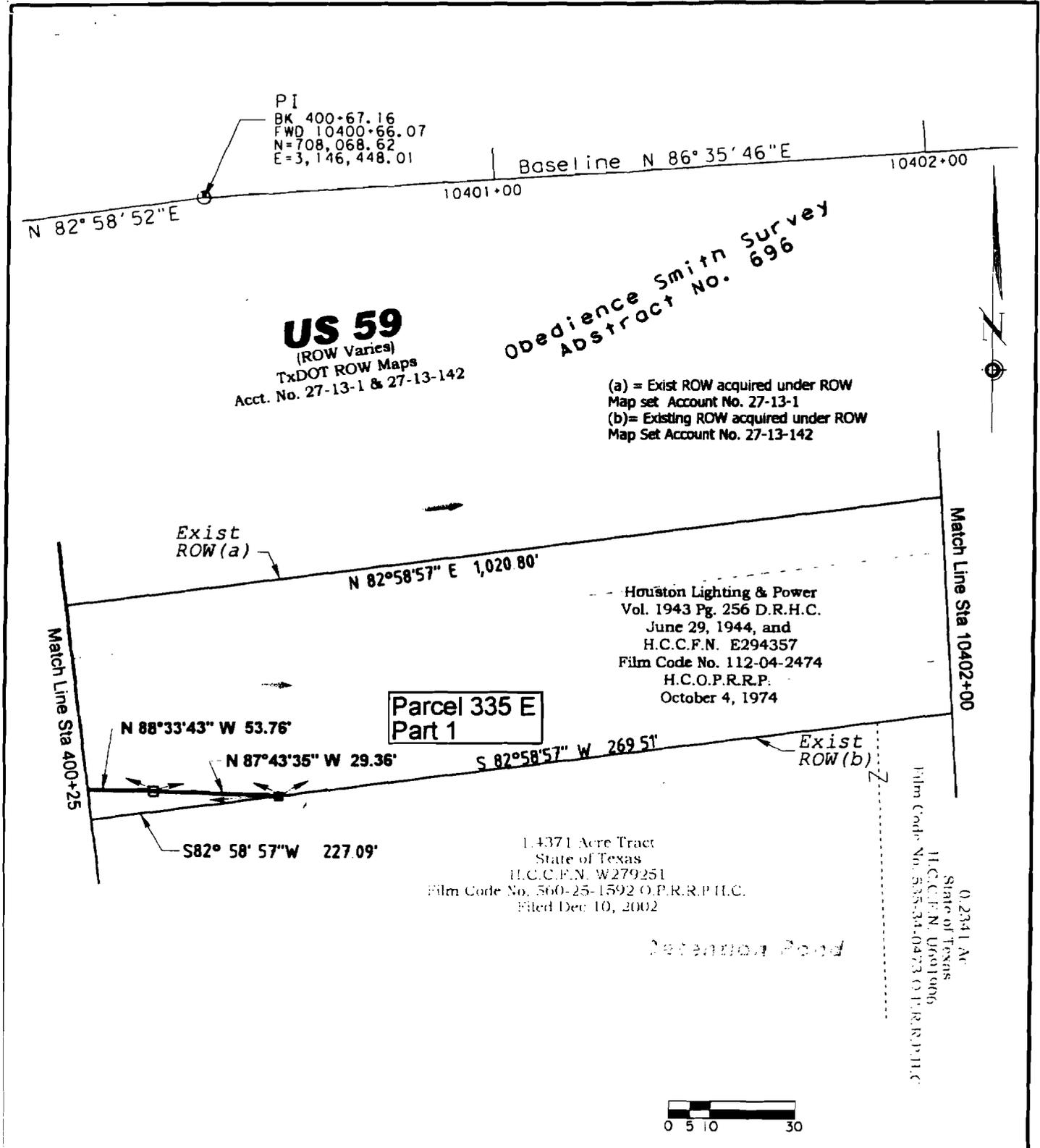
- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

0 5 10 30
Scale: 1" = 30'

TEXAS DEPARTMENT OF TRANSPORTATION
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Parcel Plat Showing Parcel 335 E Part 1

01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY
	6	TX		US 59
DISTRICT	COUNTY	CONTROL SECT	JOB	Page
HOUSTON	Harris	0027 13	142	9



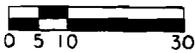
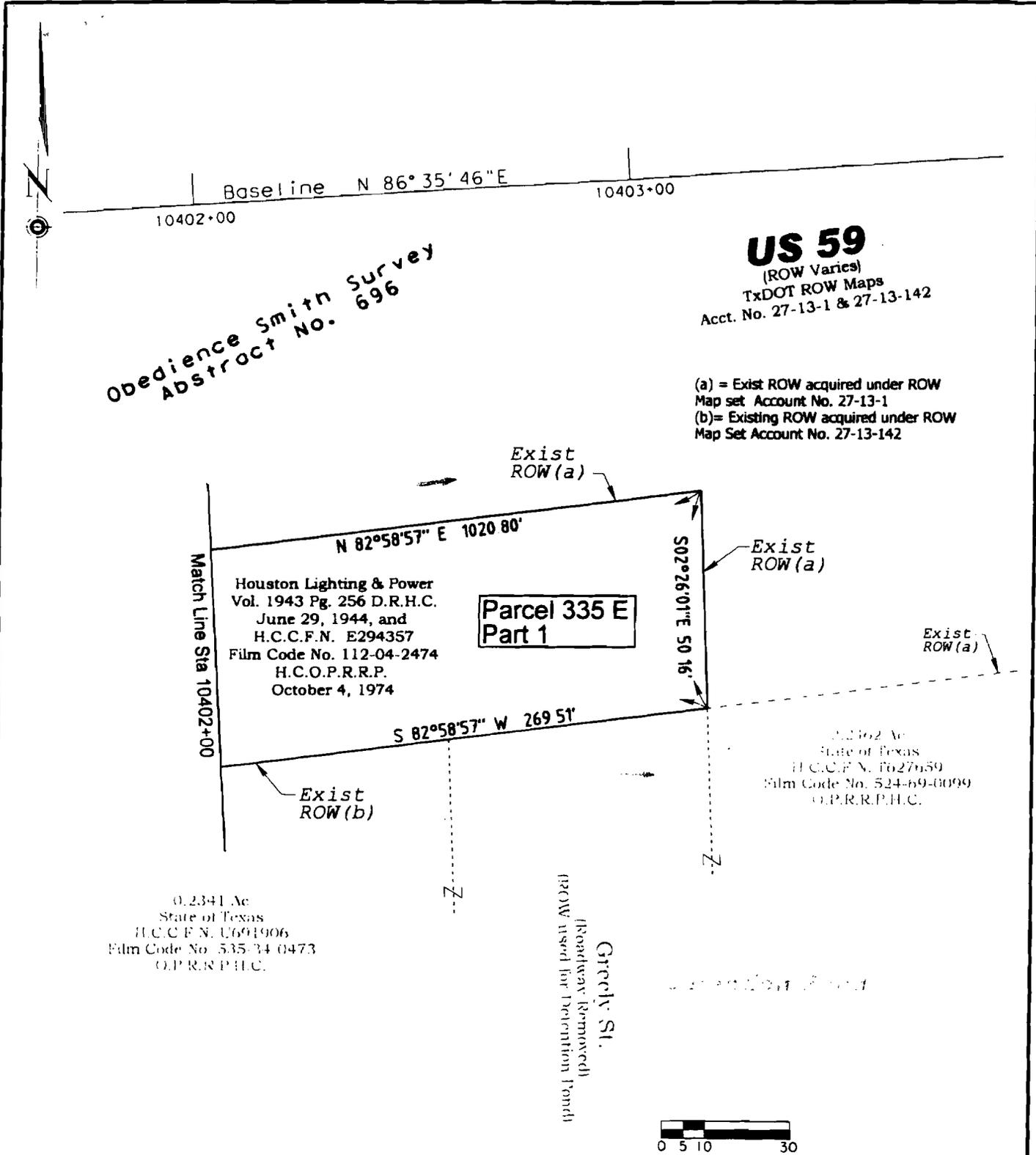
- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

Scale: 1" = 30' Page 10 of 11

TEXAS DEPARTMENT OF TRANSPORTATION
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Parcel Plat Showing
Parcel 335 E
Part 1

01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY
	6	TX		US 59
DISTRICT	COUNTY	CONTROL SECT	JOB	Page
HOUSTON	Harris	0027 13	142	10



Scale: 1" = 30' Page 11 of 11

- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

 TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT Parcel Plat Showing Parcel 335 E Part 1				
01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY
	6	TX		US 59
DISTRICT	COUNTY	CONTR. SEC.	JOB	Page
HOUSTON	Harris	0027	13 11 421	11

Parcel	335E, Part 2
Account	8012-01-090
Highway	US 59
County	Harris

EASEMENT PREAMBLE

An easement for the purposes of 1) opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across the premises described in the following property description, 2) constructing, maintaining or replacing roadway lighting structures and utility facilities appurtenant thereto, together with the right and privilege at all times of ingress and egress to and from said premises for the purpose of making any additions, improvements, modifications or repairs which the State deems necessary for either easement purpose.

Revised: January, 2009
December, 2008
Parcel 335 E, Pt 2
Page 1 of 11

County: Harris
Highway: US 59
Limits: From Beltway 8 to S.H. 288
Account Number: 8012-1-90

Property Description For Parcel No. 335 E, Part 2

Being a 0.1965 of one acre (8,561 square feet) parcel of land, located in the Obedience Smith Survey, Abstract 696, Harris County, Texas and being part of and out of a calculated 1.1717 acre portion of the remainder of two tracts consisting of a called 5.587 acres, referred to as the First Tract, described in deed from Texas and New Orleans Railroad Company to Houston Lighting and Power Company, dated June 29, 1944, as recorded in Volume 1943, Page 256, of the Deed Records of Harris County, Texas, and a called 2.951 acres, described in deed from Southern Pacific Transportation Company to Houston Lighting and Power Company, dated October 4, 1974, as recorded under Harris County Clerk's File No. E294357, Film Code No. 112-04-2474, of the Official Public Records of Real Property of Harris County, Texas, said 0.1965 of one acre (8,561 square feet) parcel being more particularly described by metes and bounds as follows:

COMMENCING for reference at a called found "X" in concrete (N=707,583.6640, E=3,145,732.8580) marking the intersection of the existing easterly right-of-way of Montrose Boulevard (90 foot width) and the existing northerly right-of-way of Chelsea Boulevard (80 foot width), same being the southwest corner of a 1.9757 acre tract as conveyed to M.A.D. 88 Real Estate Limited Partnership by instrument of record filed on June 22, 1995 and recorded under Harris County Clerk's File Number R450730, Film Code Number 504-27-1042 of the Official Public Records of Real Property of Harris County, thence as follows:

North 02°24'30" West, along the existing easterly right-of-way line of Montrose Boulevard, same being the westerly line of said 1.9757 acre tract, passing at 255.27 feet the northwest corner of a said 1.9757 acre tract, same being on the most southerly line of said 5.587 acre tract from which a found brass cap stamped 1932 bears North 80°06'00" East, 1.3 feet and continuing along the existing easterly right-of-way of Montrose Boulevard for a total distance of 288.33 feet to a TxDOT aluminum cap set on concrete for the POINT OF BEGINNING of the parcel herein described, and having surface coordinates of N= 707,871.7378 E= 3,145,720.7422;

Revised: January, 2009
December, 2008
Parcel 335 E, Pt 2
Page 2 of 11

- 1) THENCE, North 82°44'08" East, a distance of 89.48 feet to a TxDOT aluminum cap set on concrete;
- 2) THENCE, North 83°02'18" East, a distance of 128.74 feet to a TxDOT aluminum cap set on concrete;
- 3) THENCE, North 82°58'44" East, a distance of 33.48 feet to a TxDOT aluminum cap set on concrete;
- 4) THENCE, North 84°04'24" East, a distance of 28.63 feet to a TxDOT aluminum cap set on concrete;
- 5) THENCE, North 84°49'20" East, a distance of 87.18 feet to a TxDOT aluminum cap set on concrete;
- 6) THENCE, North 85°51'34" East, a distance of 89.91 feet to a TxDOT aluminum cap set on concrete for the beginning of a tangent curve to the left;
- 7) THENCE, Northeasterly along the arc of said curve to the left, a distance of 38.53 feet, said curve having a radius of 200.00 feet with a central angle of 11°02'19" and subtended by a chord which bears North 80°20'25" East, a distance of 38.47 feet to a TxDOT aluminum cap set on concrete for a point of tangency,
- 8) THENCE, North 74°49'15" East, a distance of 19.85 feet to a TxDOT aluminum cap set on concrete;
- 9) THENCE, North 84°40'41" East, a distance of 6.46 feet to a TxDOT aluminum cap set on concrete;
- 10) THENCE, North 89°07'54" East, a distance of 88.92 feet to a TxDOT aluminum cap set on concrete;
- 11) THENCE, South 89°20'55" East, a distance of 56.82 feet to a TxDOT aluminum cap set on concrete;

Revised: January, 2009
December, 2008
Parcel 335 E, Pt 2
Page 3 of 11

- 12) THENCE, South 88°33'43" East, a distance of 53.76 feet to a TxDOT aluminum cap set on concrete;
- 13) THENCE, South 87°43'35" East, a distance of 29.36 feet to a TxDOT aluminum cap on a 5/8-inch iron rod set on the existing southerly right-of-way of US 59, as described in Agreed Judgment to the State of Texas for a 1.4371 acre tract, recorded under Harris County Clerk's File No. W279251, Film Code No. 560-25-1592, Official Public Records of Real Property of Harris County, filed December 10, 2002, same being the most southerly line of said called 5.587 acre tract;
- 14) THENCE, South 82°58'57" West, along the existing said southerly right-of-way of U.S. 59, same being the most southerly line of said called 5.587 acre tract, a distance of 227.09 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at an angle point in the existing right-of-way of U.S. 59 as described in said deed for a 1.4371 acre tract to the State of Texas, same being the northeast corner of said 1.9757 acre tract, from which a TxDOT aluminum cap on a 5/8-inch iron rod found for an angle point on the existing southerly right-of-way U.S. 59 bears South 41°30'47" East, 217.94 feet;
- 15) THENCE, North 02°26'01" West, departing said existing southerly right-of-way of U.S. 59, a distance of 17.58 feet to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 16) THENCE, South 82°02'26" West, a distance of 62.69 feet to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 17) THENCE, South 84°27'11" West, a distance of 243.17 feet to a set TxDOT aluminum cap on concrete;
- 18) THENCE, North 78°33'36" West, a distance of 9.61 feet to a set 5/8-inch iron rod with TxDOT aluminum cap;

Revised: January, 2009
December, 2008
Parcel 335 E, Pt 2
Page 4 of 11

- 19) THENCE, South 82°58'57" West, a distance of 187.50 feet to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 20) THENCE, South 69°19'36" West, a distance of 22.22 feet to a 5/8-inch iron rod with TxDOT aluminum cap set on the existing easterly right-of-way of Montrose Boulevard;
- 21) THENCE, North 02°24'30" West, along the existing easterly right-of-way of Montrose Boulevard, for a distance of 12.46 feet to the POINT OF BEGINNING, containing an area of 0.1965 of one acre (8,561 square feet) of land.

Notes:

- 1. All bearings are based on the Texas Coordinate System, South Central Zone, NAD27. All distances and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation conversion factor of 1.00013.
- 2. This property description is prepared in conjunction with a parcel plat of equal date.

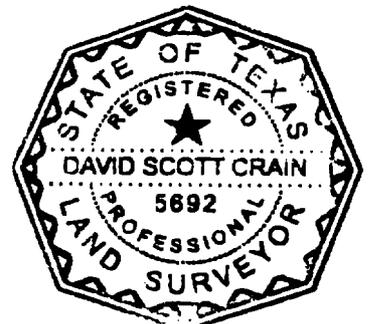
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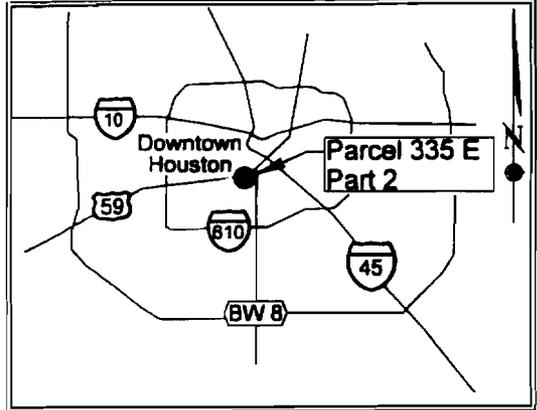
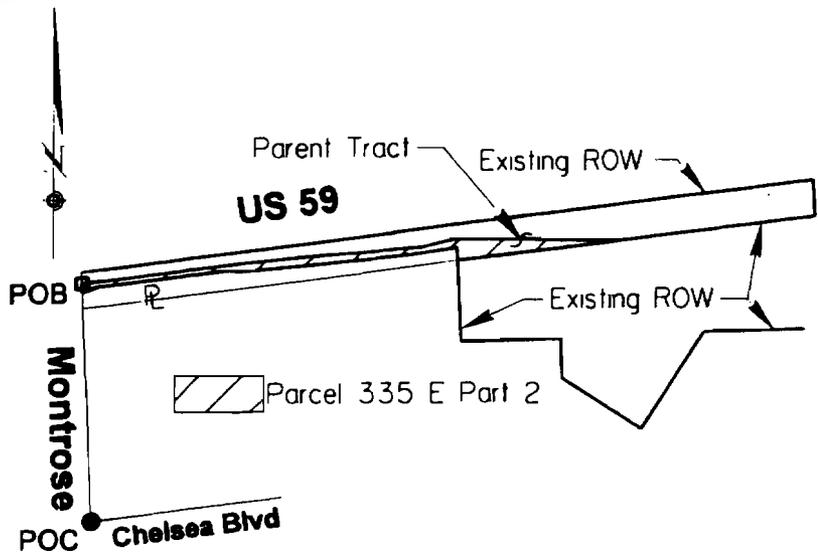
Removed Access Denial Line and updated parking lease agreement information at the request of CenterPoint.

I, David Scott Crain, Registered Professional Land Surveyor, certify that the property described hereon and the accompany plat of even date represent a survey made on the ground under my supervision.

 , Date 30 January, 2009

David Scott Crain, R.P.L.S. No. 5692
Texas Department of Transportation
Houston District





Vicinity Map (nts)

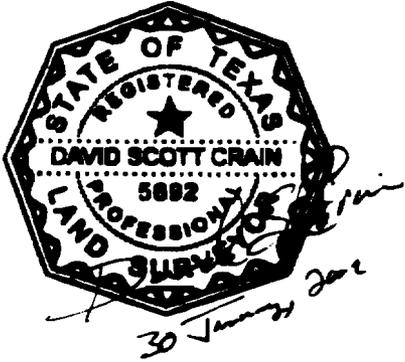
Parent Tract Inset (nts)

Legend:

H.C.C.F.N. Harris County Clerk's File Number
 H.C.D.R. Deed Records of Harris County
 O.P.R.R.P.H.C. Official Public Records of Real Property of Harris County

GIP Galvanized Iron Pipe
 IR Iron Rod
 PP Power Pole
 GA Guy Anchor
 FH Fire Hydrant
 WV Water Valve
 MH Manhole
 GM Gas Meter
 LP Light Pole
 R Property Line

--- Elec Conduit Line
 (TxDOT Rdwy Illumination)
 ■ Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
 ● Found Point (Type Indicated)
 □ Set TxDOT Alum. Cap On Concrete



Notes:

1. All bearings and coordinates shown are based on the Texas Coordinate System, South Central Zone (NAD 1927). All distances shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00013.
2. A property description of even date was prepared in conjunction with this parcel plat.
3. Field work was conducted during May and June of 2008 and during November and December of 2008.

Existing Acreage (CNP Fee Area)	Easement Area (Parcel 335E Pt2)		Remainder Acreage (CNP Fee Area)
	Acres	Sq Ft	
1.1717 Ac	0.1965	8,561	1.1717 Ac

Revision(s):

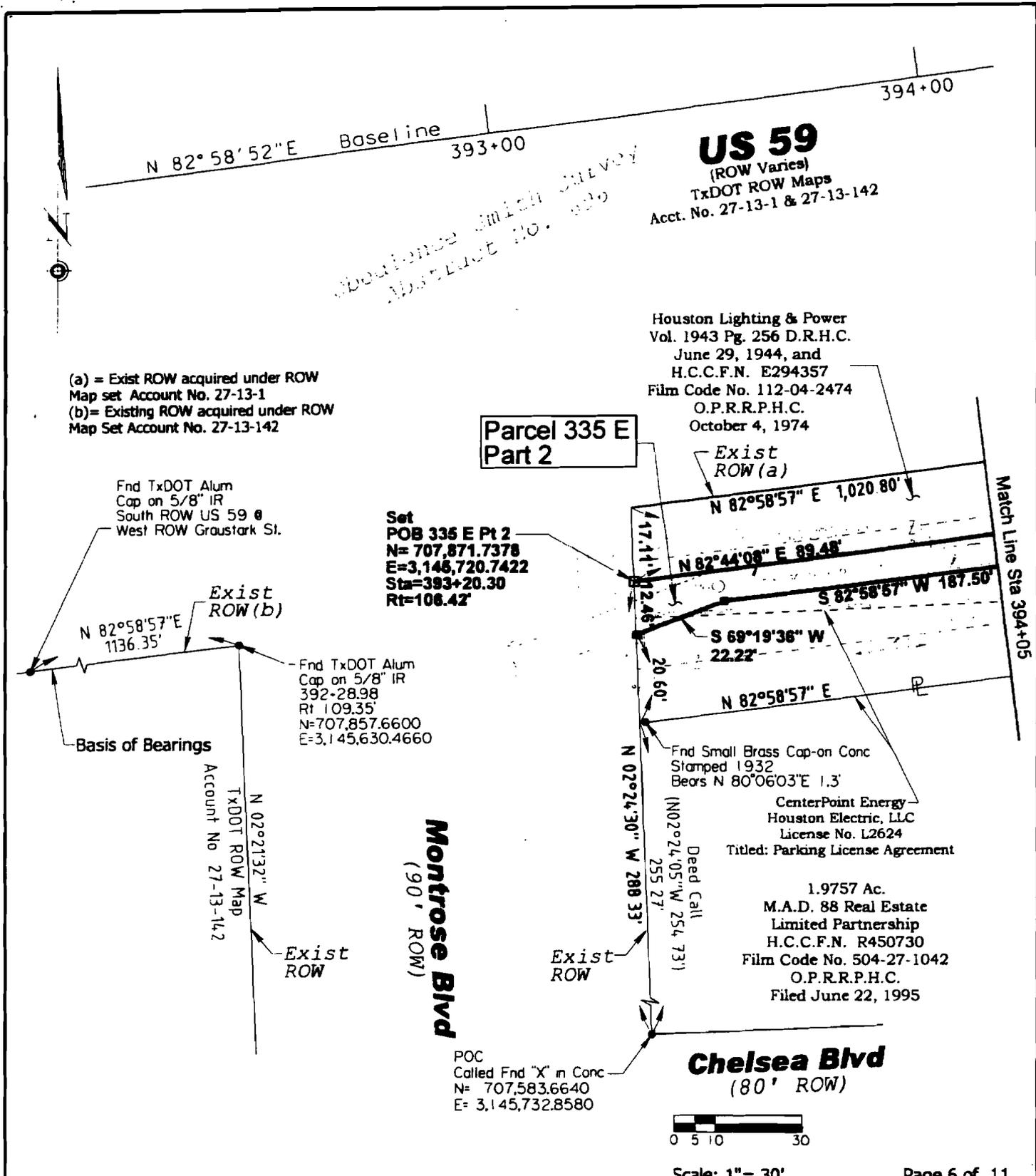
- REV. 01/30/09
 Removed the Access Denial Line and updated parking lease agreement information at the request of CNP. (TxDOT)
- REV. 12/18/08
 At the request of CNP, Parcel 355 E split into Part 1 and Part 2. Part 1 for Roadway Easement and Part 2 for Drainage and Electrical Easement. (TxDOT)

Scale: 1" = 30'

Page 5 of 11

TEXAS DEPARTMENT OF TRANSPORTATION
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**Parcel Plat Showing
 Parcel 335 E
 Part 2**

01/30/09	FED. RD. DIV. NO. 6	STATE TX	PROJECT NO.	HIGHWAY US 59
DISTRICT HOUSTON	COUNTY Harris	CONTROL	SECT 13	JOB 142
				PAGE 5



(a) = Exist ROW acquired under ROW
Map set Account No. 27-13-1
(b) = Existing ROW acquired under ROW
Map Set Account No. 27-13-142

Houston Lighting & Power
Vol. 1943 Pg. 256 D.R.H.C.
June 29, 1944, and
H.C.C.F.N. E294357
Film Code No. 112-04-2474
O.P.R.R.P.H.C.
October 4, 1974

**Parcel 335 E
Part 2**

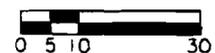
**Set
POB 335 E Pt 2
N= 707,871.7378
E=3,146,720.7422
Sta=393+20.30
Rt=106.42'**

Fnd TxDOT Alum
Cap on 5/8" IR
392-28.98
Rt 109.35'
N=707,857.6600
E=3,145,630.4660

Fnd Small Brass Cap-on Conc
Stamped 1932
Bears N 80°06'03"E 1.3'
CenterPoint Energy
Houston Electric, LLC
License No. L2624
Titled: Parking License Agreement

1.9757 Ac.
M.A.D. 88 Real Estate
Limited Partnership
H.C.C.F.N. R450730
Film Code No. 504-27-1042
O.P.R.R.P.H.C.
Filed June 22, 1995

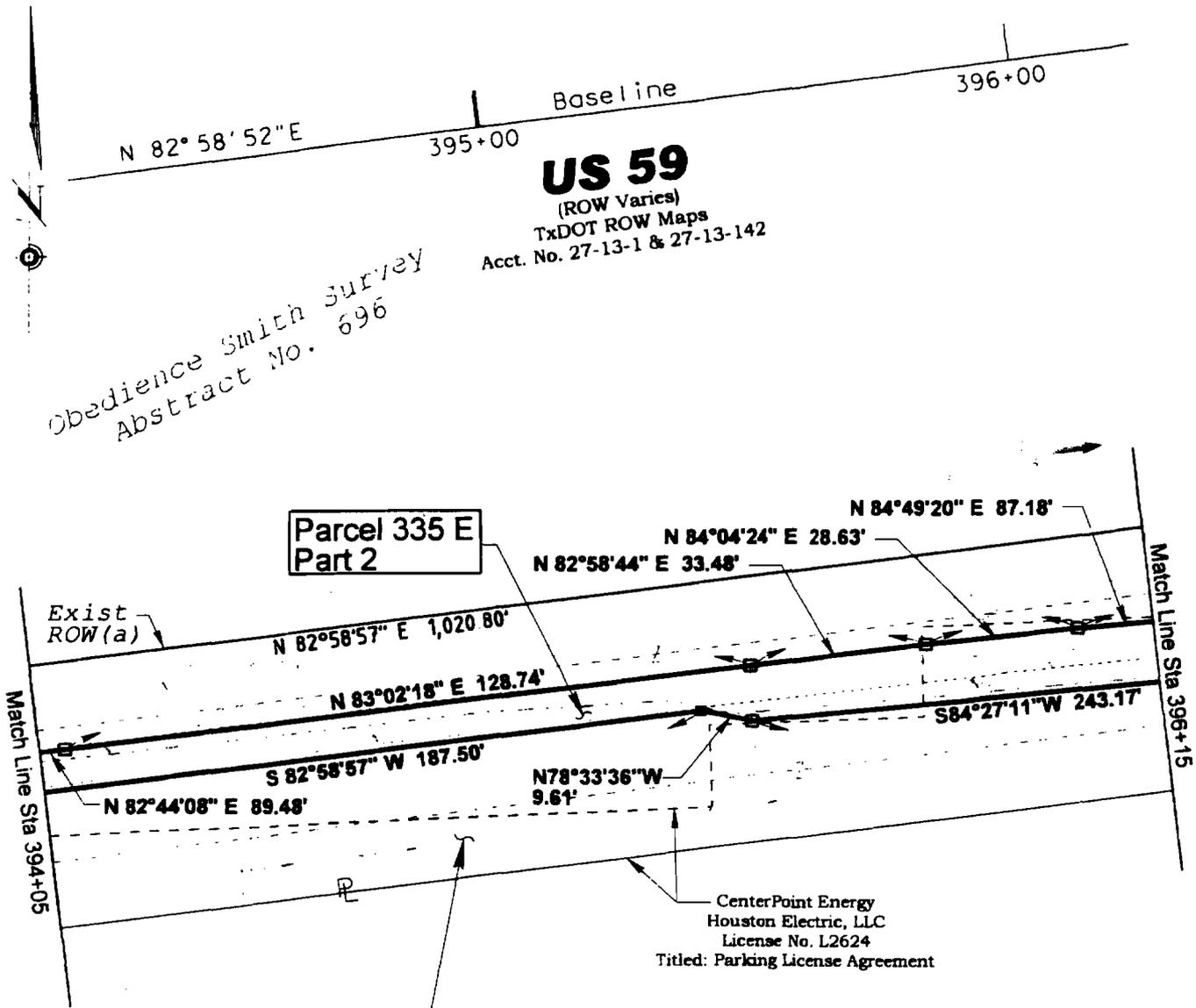
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- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

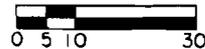
Scale: 1" = 30' Page 6 of 11

TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT Parcel Plat Showing Parcel 335 E Part 2					
01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY	
	6	TX		US 59	
DISTRICT	COUNTY	CONTR'OL	SECT	JOB	Page
HOUSTON	Harris	0027	13	142	6



Houston Lighting & Power
Vol. 1943 Pg. 256 D.R.H.C.
June 29, 1944, and
H.C.C.F.N. E294357
Film Code No. 112-04-2474
O.P.R.R.P. H.C.
October 4, 1974

(a) = Exist ROW acquired under ROW
Map set Account No. 27-13-1
(b) = Existing ROW acquired under ROW
Map Set Account No. 27-13-142

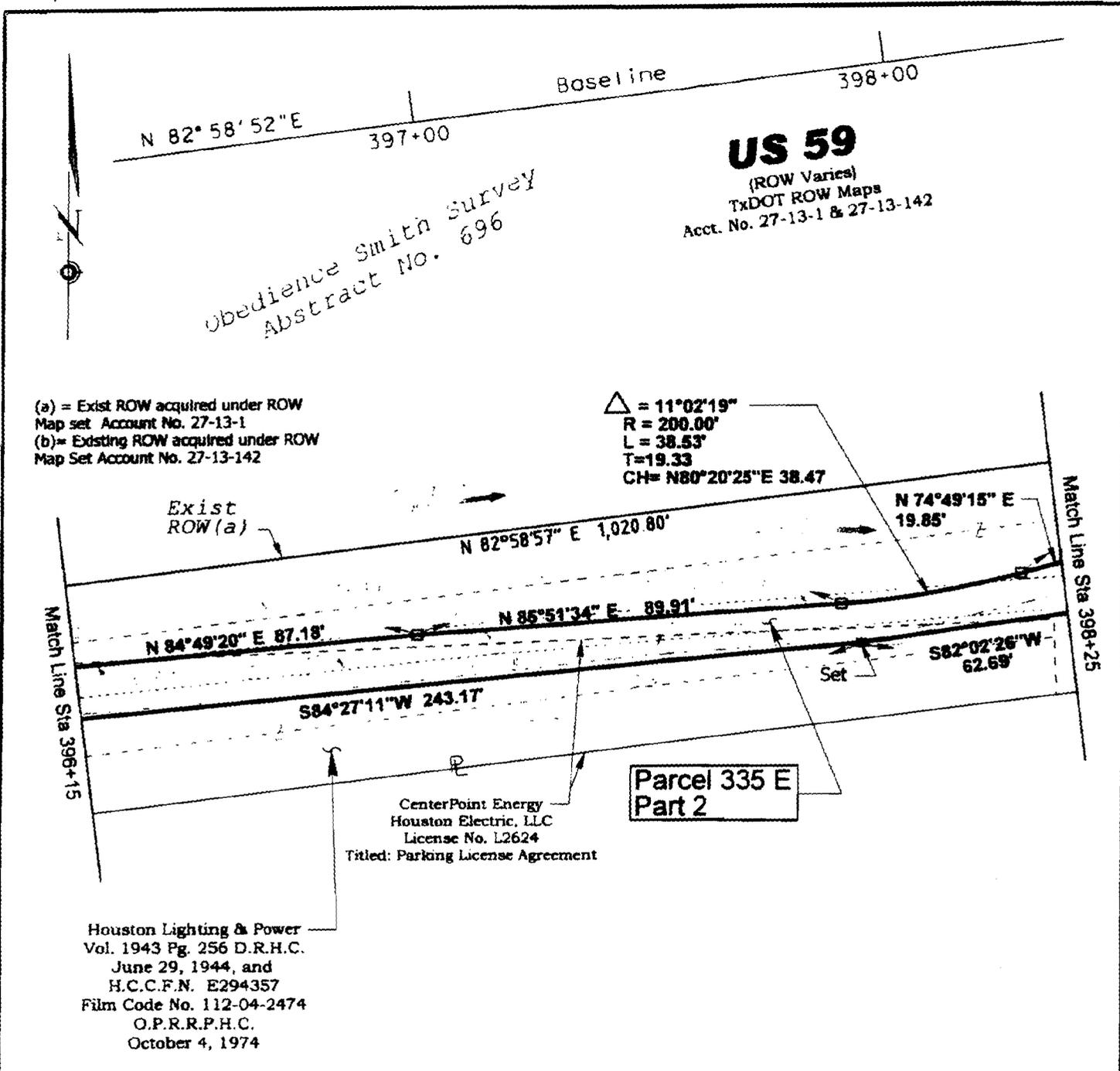


Scale: 1" = 30'

Page 7 of 11

- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

 TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT Parcel Plat Showing Parcel 335 E Part 2					
01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.		HIGHWAY
	6	TX			US 59
DISTRICT	COUNTY	CONTROL	SECT	JOB	Page
HOUSTON	Harris	0027	13	142	7



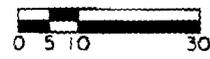
(a) = Exist ROW acquired under ROW
Map set Account No. 27-13-1
(b) = Existing ROW acquired under ROW
Map Set Account No. 27-13-142

US 59
(ROW Varies)
TxDOT ROW Maps
Acct. No. 27-13-1 & 27-13-142

Houston Lighting & Power
Vol. 1943 Pg. 256 D.R.H.C.
June 29, 1944, and
H.C.C.F.N. E294357
Film Code No. 112-04-2474
O.P.R.R.P.H.C.
October 4, 1974

CenterPoint Energy
Houston Electric, LLC
License No. L2624
Titled: Parking License Agreement

**Parcel 335 E
Part 2**



Scale: 1" = 30' Page 8 of 11

- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

 TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT Parcel Plat Showing Parcel 335 E Part 2				
01/30/09	FED. RD. DIV. RB.	STATE TX	PROJECT NO.	HIGHWAY
	6			US 59
DISTRICT	COUNTY	CONTROL SECT	JOB	Page
HOLSTON	Harris	0027	13 142	8

PI
BK 400+67.16
FWD 10400+66.07
N=708,068.62
E=3,146,448.01

N 82° 58' 52" E

10401+00

Baseline N 86° 35' 46" E

10402+00

US 59
(ROW Varies)
TxDOT ROW Maps
Acct. No. 27-13-1 & 27-13-142

Obedience Smith Survey
Abstract No. 696

(a) = Exist ROW acquired under ROW
Map set Account No. 27-13-1
(b) = Existing ROW acquired under ROW
Map Set Account No. 27-13-142

Exist
ROW (a)

N 82° 58' 57" E 1,020.80'

Match Line Sta 400+25

Match Line Sta 10402+00

Houston Lighting & Power
Vol. 1943 Pg. 256 D.R.H.C.
June 29, 1944, and
H.C.C.F.N. E294357
Film Code No. 112-04-2474
H.C.O.P.R.R.P.
October 4, 1974

S 88° 33' 43" E 53.76'

S 87° 43' 35" E 29.36'

S 82° 58' 57" W 269.51'

S 82° 58' 57" W 227.09'

Exist
ROW (b)

**Parcel 335 E
Part 2**

1.4371 Acre Tract
State of Texas
H.C.C.F.N. W279251
Film Code No. 560-25-1592 O.P.R.R.P.H.C.
Recorded Dec 10, 2002

Retention Pond

0.2341 Ac
State of Texas
H.C.C.F.N. U691906
Film Code No. 535-34-0473 O.P.R.R.P.H.C.

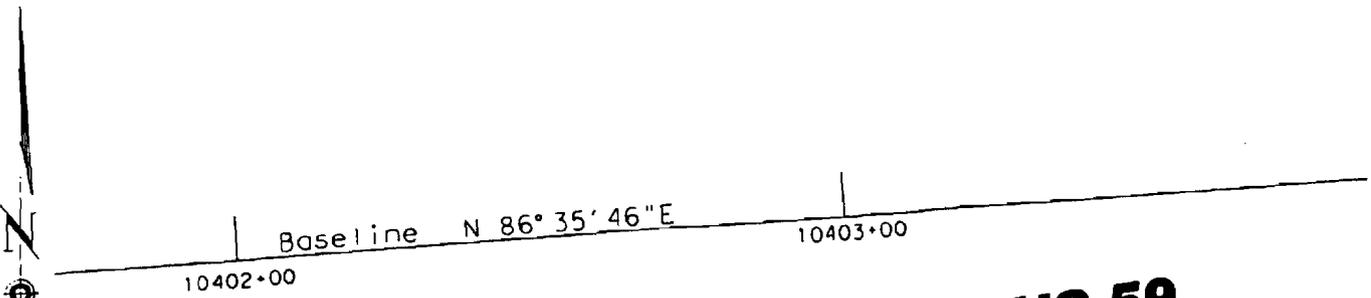


Scale: 1" = 30'

- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

Page 10 of 11

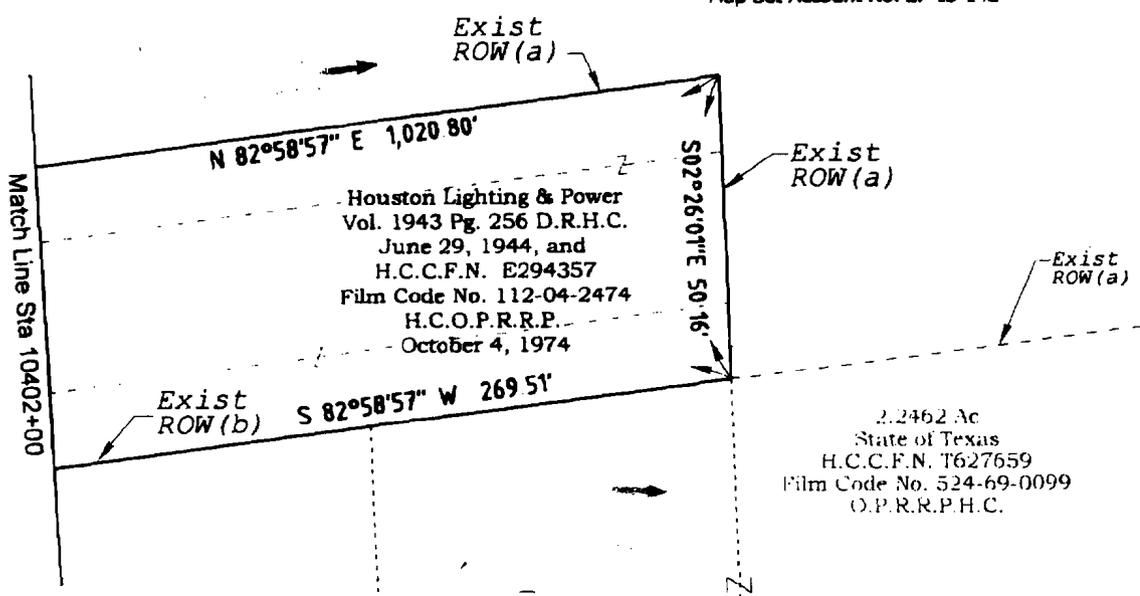
TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT		PROJECT NO. HIGHWAY	
Parcel Plat Showing Parcel 335 E Part 2		US 59	
Q1/30/09	FED. RD. STATE DIV. RD. TX	CONTROL SECT	JOB PAGE
DISTRICT	COUNTY	0027 13	142 10
HOUSTON	Harris		



Obedience Smith Survey
Abstract No. 696

US 59
(ROW Varies)
TxDOT ROW Maps
Acct. No. 27-13-1 & 27-13-142

(a) = Exist ROW acquired under ROW
Map set Account No. 27-13-1
(b) = Existing ROW acquired under ROW
Map Set Account No. 27-13-142



Houston Lighting & Power
Vol. 1943 Pg. 256 D.R.H.C.
June 29, 1944, and
H.C.C.F.N. E294357
Film Code No. 112-04-2474
H.C.O.P.R.R.P.
October 4, 1974

2.2462 Ac
State of Texas
H.C.C.F.N. T627659
Film Code No. 524-69-0099
O.P.R.R.P.H.C.

0.2341 Ac
State of Texas
H.C.C.F.N. U691906
Film Code No. 535-34-0473
O.P.R.R.P.H.C.

Greely St.
(ROW used for Detention Pond)

Detention Pond



Scale: 1" = 30' Page 11 of 11

- Set TxDOT Alum Cap on 5/8" IR (Or as Indicated)
- Found Point (Type Indicated)
- Set TxDOT Alum. Cap On Concrete

 TEXAS DEPARTMENT OF TRANSPORTATION © 2009 TxDOT Parcel Plat Showing Parcel 335 E Part 2					
01/30/09	FED. RD. DIV. RD.	STATE	PROJECT NO.	HIGHWAY	
	6	TX		US 59	
DISTRICT	COUNTY	CONTROL	SECT	JOB	Page
HOUSTON	Harris	0027	13	142	11

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

Date: March 17, 2008

Description for Parcel 31

BEING, 6,687 square feet of land, more or less, in the G. McGlothlin Survey, Abstract No. 888, City of Corinth, Denton County, Texas, and being a portion of Lot 1, Block A, of Briarwood Addition, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet M, Page 263 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to J & C Family, F.L.P., as recorded in Document Number 2003-208081 of the Deed Records of Denton County, Texas (D.R.D.C.T) and A. Little Family Partners, L.P., as recorded in Document Number 2003-207323 (D.R.D.C.T), said 6,687 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of said Lot 1, said corner being on the east right-of-way line of Barrel Strap Lane, a variable width right-of-way;

THENCE, South 00 degrees 46 minutes 45 seconds West, along the west lines of said Lot 1 and the east right-of-way line of Barrel Strap Lane, a distance of 523.27 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098928.70, and East 2399200.38;**

- 1) THENCE, departing west lines of said Lot 1 and the east right-of-way line of Barrel Strap Lane, South 45 degrees 01 minutes 53 seconds East, along the new north right-of-way line of Farm to Market Road 2181, a distance of 34.84 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;**
- 2) THENCE, North 89 degrees 09 minutes 29 seconds East, continuing along the new north right-of-way line of Farm to Market Road 2181, a distance of 243.46 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the east line of said Lot 1;**
- 3) THENCE, departing the new north right-of-way line of Farm to Market Road 2181, South 00 degrees 46 minutes 45 seconds West along the east line of said Lot 1, a distance of 23.99 feet to a point for corner at the southeast corner of said Lot 1, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 451 (D.R.D.C.T.);

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

Date: March 17, 2008

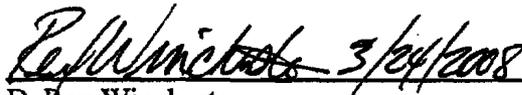
Description for Parcel 31

- 4) THENCE, South 89 degrees 15 minutes 16 seconds West, along the south line of said Lot 1 and the existing north right-of-way line of Farm to Market Road 2181, a distance of 268.44 feet to a point for corner at the southwest corner of said Lot 1, said corner being on the east right-of-way line of Barrel Strap Lane;
- 5) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 46 minutes 45 seconds East, along the west line of said Lot 1 and the east right-of-way line of Barrel Strap Lane, a distance of 48.54 feet to the POINT OF BEGINNING and containing 6,687 square feet (0.1535 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.


D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191



Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
Ph. (214) 871-3311
Date: March 17, 2007

P.O.C. 31
1/2" IRF

EXHIBIT "A"
Page 3 of 3

G. MCGLOTHLIN SURVEY
ABSTRACT No. 888

ACIP SWISHER ROAD
COMMERCIAL L.P.
VOL. 4855, PG. 1411
D.R.D.C.T.
TRACT No. 3

BARREL STRAP LANE

VARIABLE WIDTH
RIGHT-OF-WAY
CAB. R, PG. 323

BRIARWOOD ADDITION
CAB. M, PG. 263
P.R.D.C.T.
LOT 1

J & C FAMILY, F.L.P.
DOC.# 2003-208081
D.R.D.C.T.
A. LITTLE FAMILY PARTNERS, L.P.
DOC.# 2003-207323
D.R.D.C.T.

LOT 2

J & C FAMILY, F.L.P.
DOC.# 2003-208081
D.R.D.C.T.
A. LITTLE FAMILY PARTNERS, L.P.
DOC.# 2003-207323
D.R.D.C.T.

LOT 3

J & C FAMILY, F.L.P.
DOC.# 2003-208081
D.R.D.C.T.
A. LITTLE FAMILY PARTNERS, L.P.
DOC.# 2003-207323
D.R.D.C.T.

P.O.B. 31
N: 7098928.70
E: 2399200.38

S 45°01'53"E
34.84'

N 89°09'29"E
243.46'

S 89°15'10"E
268.42'

S 00°46'45"W
23.99'

A.E. CANNON SURVEY
ABSTRACT No. 232

A PLAT OF A SURVEY
OF PARCEL 31 FOR
FARM TO MARKET ROAD 2181
A 6,687 SQ. FT., [0.1535 AC.]
TRACT OF LAND IN THE
G. MCGLOTHLIN SURVEY
ABSTRACT NO. 888
CITY OF CORINTH DENTON
DENTON COUNTY, TEXAS
MARCH 17, 2008

F.M. 2181



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

BASES OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. CALCULATIONS WERE MADE USING 95% OBSERVATIONS INCLUDING UNDERSTANDING OF 8 (90 DEGREES) AND ADJUSTING 889 (90 AND 210) IN JUNE OF 1998. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK WAS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TPOOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TPOOT THE RIGHT OF WAY UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR OTHER EMPLOYED OR RETURNED BY TPOOT.

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

Date: March 17, 2008

Description for Parcel 40

BEING, 2,727 square feet of land, more or less, in the G. McGlothlin Survey, Abstract No. 888, City of Corinth, Denton County, Texas, and being a portion of Lot 4, Block A, of Briarwood Addition, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet M, Page 263 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to J & C Family, F.L.P., as recorded in Document Number 2003-208081 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 2,727 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of said Lot 4;

THENCE, South 00 degrees 49 minutes 03 seconds West, along the east lines of said Lot 4, a distance of 585.97 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098894.05, and East 2400289.53;**

- 1) THENCE, South 00 degrees 49 minutes 03 seconds West, continuing along the east lines of said Lot 4, a distance of 9.79 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 4, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 451 (D.R.D.C.T.);
- 2) THENCE, North 88 degrees 20 minutes 45 seconds West, along the south line of said Lot 4 and the existing north right-of-way line of Farm to Market Road 2181, a distance of 140.14 feet to a point for corner, said point being the beginning of a non-tangent curve to the left having a radius of 5,779.58 feet, from which a 5/8 inch iron rod found (bent) bears North 32 degrees 31 minutes 00 seconds West, a distance of 1.08 feet;
- 3) THENCE, continuing along the south line of said Lot 4 and the existing north right-of-way line of Farm to Market Road 2181 and along said curve to the left through a central angle of 01 degrees 25 minutes 51 seconds, an arc distance of 144.34 feet and being subtended by a chord bearing North 89 degrees 16 minutes 07 seconds West, a distance of 144.34 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 4;
- 4) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 48 minutes 52 seconds East, along the west line of said Lot 4, a distance of 9.63 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the beginning of a non-tangent curve to the right having a radius of 5,789.58 feet;**

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

Date: March 17, 2008

Description for Parcel 40

- 5) THENCE, departing the west line of said Lot 4 in an easterly direction along the new north right-of-way line of Farm to Market Road 2181, along said curve to the right through a central angle of 01 degrees 26 minutes 50 seconds, an arc distance of 146.25 feet and being subtended by a chord bearing South 89 degrees 11 minutes 45 seconds East, a distance of 146.25 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;**
- 6) THENCE, South 88 degrees 28 minutes 20 seconds East, continuing along the new north right-of-way line of Farm to Market Road 2181, a distance of 138.22 feet to the POINT OF BEGINNING and containing 2,727 square feet (0.0626 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.


D. Rex Winchester

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



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

Date: March 17, 2008

Description for Parcel 39

BEING, 2,582 square feet of land, more or less, in the G. McGlothlin Survey, Abstract No. 888, City of Corinth, Denton County, Texas, and being a portion of Lot 3, Block A, of Briarwood Addition, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet M, Page 263 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to J & C Family, F.L.P., as recorded in Document Number 2003-208081 of the Deed Records of Denton County, Texas (D.R.D.C.T) and A. Little Family Partners, L.P., as recorded in Document Number 2003-207323 (D.R.D.C.T), said 2,582 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of said Lot 3;

THENCE, South 00 degrees 46 minutes 45 seconds West, along the west lines of said Lot 3, a distance of 568.86 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098896.66, and East 2399737.19;**

- 1) THENCE, departing the west line of said Lot 3, North 89 degrees 10 minutes 40 seconds East along the new north right-of-way line of Farm to Market Road 2181, a distance of 176.74 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the beginning of a curve to the right having a radius of 5,789.58 feet;**
- 2) THENCE, continuing along the new north right-of-way line of Farm to Market Road 2181 and along said curve to the right through a central angle of 00 degrees 54 minutes 10 seconds, an arc distance of 91.22 feet and being subtended by a chord bearing North 89 degrees 37 minutes 45 seconds East, a distance of 91.22 feet to a 5/8 inch iron rod set with TxDOT aluminum cap east lines of said Lot 3;**
- 3) THENCE, South 00 degrees 48 minutes 52 seconds West along the east line of said Lot 3, a distance of 9.63 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 3, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 451 (D.R.D.C.T.), and being the beginning of a non-curve to the left having a radius of 5,779.58 feet;

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

Date: March 17, 2008

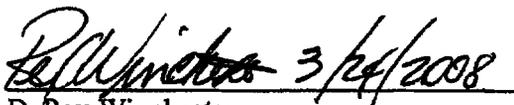
Description for Parcel 39

- 4) THENCE, along the existing north right-of-way line of Farm to Market Road 2181 and the south line of said Lot 3, along said curve to the left through a central angle of 00 degrees 54 minutes 18 seconds, an arc distance of 91.29 feet and being subtended by a chord bearing South 89 degrees 33 minutes 49 seconds West, a distance of 91.29 feet to a point for corner, from which a 5/8 inch iron rod found (bent) bears North 23 degrees 55 minutes 47 seconds West, a distance of 1.24 feet;
- 5) THENCE, South 89 degrees 15 minutes 16 seconds West, continuing along the existing north right-of-way line of Farm to Market Road 2181 and the south line of said Lot 3, a distance of 176.66 feet to a point for corner at the southwest corner of said Lot 3;
- 6) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 46 minutes 45 seconds East, along the west line of said Lot 3, a distance of 9.50 feet to the POINT OF BEGINNING and containing 2,582 square feet (0.0593 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.


D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191



Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
Ph. (214) 871-3311
Date: March 17, 2007

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

Date: March 17, 2008

Description for Parcel 32

BEING, 3,518 square feet of land, more or less, in the G. McGlothlin Survey, Abstract No. 888, City of Corinth, Denton County, Texas, and being a portion of Lot 2, Block A, of Briarwood Addition, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet M, Page 263 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to J & C Family, F.L.P., as recorded in Document Number 2003-208081 of the Deed Records of Denton County, Texas (D.R.D.C.T) and A. Little Family Partners, L.P., as recorded in Document Number 2003-207323 (D.R.D.C.T), said 3,518 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of said Lot 2;

THENCE, South 00 degrees 46 minutes 45 seconds West, along the east lines of said Lot 2, a distance of 568.86 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098896.66, and East 2399737.19;**

- 1) THENCE, South 00 degrees 46 minutes 45 seconds West, continuing along the east lines of said Lot 2, a distance of 9.50 feet to a point for corner at the southeast corner of said Lot 2, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 451 (D.R.D.C.T.);
- 2) THENCE, South 89 degrees 15 minutes 16 seconds West, along the south line of said Lot 2 and the existing north right-of-way line of Farm to Market Road 2181, a distance of 268.95 feet to a point for corner at the southwest corner of said Lot 2;
- 3) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 46 minutes 45 seconds East, along the west line of said Lot 2, a distance of 23.99 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181;**
- 4) THENCE, departing the west line of said Lot 2, South 84 degrees 36 minutes 22 seconds East, along the new north right-of-way line of Farm to Market Road 2181, a distance of 137.11 feet to a point for a corner from which a 5/8 inch iron rod set with TxDOT aluminum cap bears North 89 degrees 10 minutes 40 seconds East, a distance of 5.00 feet;**

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

Date: March 17, 2008

Description for Parcel 32

- 5) THENCE, North 89 degrees 10 minutes 40 seconds East, continuing along the new north right-of-way line of Farm to Market Road 2181, a distance of 132.24 feet to the POINT OF BEGINNING and containing 3,518 square feet (0.0808 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.

D. Rex Winchester 3/17/2008

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



**G. McGLOTHLIN SURVEY
ABSTRACT No. 888**

EXHIBIT "A"
Page 3 of 3

ACLP SWISHER ROAD
COMMERCIAL L.P.
VOL. 4855, PG. 1411
D.R.D.C.T.
TRACT No. 3

BARREL STRAP LANE

VARIABLE WIDTH
RIGHT-OF-WAY
CAB. R. PG. 323

BRIARWOOD ADDITION
CAB. M, PG. 263
P.R.D.C.T.
LOT 1

J & C FAMILY, F.L.P.
DOC.# 2003-208081
D.R.D.C.T.
&
A. LITTLE FAMILY PARTNERS, L.P.
DOC.# 2003-207323
D.R.D.C.T.

LOT 1

LOT 2

LOT 3

J & C FAMILY, F.L.P.
DOC.# 2003-208081
D.R.D.C.T.
&
A. LITTLE FAMILY PARTNERS, L.P.
DOC.# 2003-207323
D.R.D.C.T.

BLOCK A

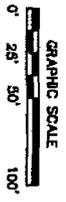
32

P.O.B. 32
N: 7098896.66
E: 2398737.19

**A.E. CANNON SURVEY
ABSTRACT No. 232**

A PLAT OF A SURVEY
OF PARCEL 32 FOR
FARM TO MARKET ROAD 2181
A 3,518 SQ. FT., [0.0808 AC.]
TRACT OF LAND IN THE
G. McGLOTHLIN SURVEY
ABSTRACT NO. 888
CITY OF CORINTH DENTON
DENTON COUNTY, TEXAS
MARCH 17, 2008

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



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

** THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADPOLE TYPE I 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 TADPOLE.

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

Date: March 17, 2008

Description for Parcel 41

BEING, 2,614 square feet of land, more or less, in the G. McGlothlin Survey, Abstract No. 888, City of Corinth, Denton County, Texas, and being a portion of Lot 5, Block A, of Briarwood Addition, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet M, Page 263 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to Wendell Little, as recorded in Document Number 97-43658 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 2,614 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of said Lot 5;

THENCE, South 00 degrees 49 minutes 03 seconds West, along the west line of said Lot 5, a distance of 585.97 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098894.05, and East 2400289.53;**

- 1) THENCE, departing the west line of said Lot 5, South 88 degrees 28 minutes 20 seconds East along the new north right-of-way line of Farm to Market Road 2181, a distance of 240.22 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;**
- 2) THENCE, North 46 degrees 08 minutes 40 seconds East continuing along the new north right-of-way line of Farm to Market Road 2181, a distance of 21.08 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the east line of said Lot 5 and the westerly right-of-way line of Lake Sharon Drive, a variable width right-of-way as established by a right-of-way dedication, as per said Briarwood Addition;**
- 3) THENCE, departing the new north right-of-way line of Farm to Market Road 2181, South 00 degrees 45 minutes 40 seconds West, along the east line of said Lot 5 and the west right-of-way line of Lake Sharon Drive, a distance of 14.00 feet to a point for corner at the most easterly southeast corner of said Lot 5 for corner on the existing northerly right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 451 (D.R.D.C.T.);
- 4) THENCE; South 46 degrees 50 minutes 14 seconds West along the southeasterly line of said Lot 5 and the existing northerly right-of-way line of Farm to Market Road 2181, a distance of 16.10 feet to a one inch iron rod found at the most southerly southeast corner of said Lot 5;

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

Date: March 17, 2008

Description for Parcel 41

- 5) THENCE, North 88 degrees 20 minutes 45 seconds West, continuing along the existing north right-of-way line of Farm to Market Road 2181 and the south line of said Lot 5, a distance of 243.64 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 5;
- 6) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 49 minutes 03 seconds East, along the west line of said Lot 5, a distance of 9.79 feet to the POINT OF BEGINNING and containing 2,614 square feet (0.0600 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.

 3/24/2008

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



County: Nueces
Highway: FM 2444
RCSJ: 2343-01-034
CCSJ: 2343-01-031
Project Limits From: On Staples St. from Saratoga Blvd.
To: Oso Creek Bridge

Property Description for Parcel 35

Being 0.004 of an acre (163 square feet) of land, more or less, situated in Lot 24, Section 5 of the Flour Bluff and Encinal Farm and Garden Tracts in Nueces County, Texas, a map of which is recorded in Volume A, Pages 41-43 of the Map Records of said Nueces County, Texas, and also being out of and a part of Lot 30, Block 133 of Crossgate, a Subdivision of the City of Corpus Christi, Nueces County, Texas, recorded in Volume 46, Pages 247 to 249 of the Map Records of said Nueces County, said Lot 30 (6,324 square feet) described in a Special Warranty Deed (with Vendor's Lien) from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., to Paul T. Frank, dated April 11, 1990, recorded in Document # 710946 of the Official Public Records of said Nueces County. All lot references herein are to said Block 133 unless otherwise noted and all references herein to Centerline Stations are to the reestablished centerline of the Texas State Highway Department FM 2444 Right-of-Way Map (CSJ 2343-01-001), dated September 11, 1958. Metes and bounds description of said 0.004 of an acre parcel is as follows:

COMMENCING at a 5/8" iron rod found for the northwest corner of said Lot 30, same being the West corner of Lot 31, thence as follows:

South 61° 26' 40" East (called South 61° 00' 44" East) along the line common to said Lots 30 and 31, a distance of 86.14 feet to a point for the northerly northeast corner of said 0.004 of an acre parcel, said point being in the proposed westerly right-of-way line of FM 2444 (South Staples Street) and 55.00 feet left of FM 2444 Right-of-Way Centerline Station 264 + 22.58, said point also having State Plane Coordinates of $x = 1,343,837.34$ and $y = 17,137,339.89$ and being the **POINT OF BEGINNING; ****

- 1) **THENCE** South 61° 26' 40" East continuing along said line common to Lots 30 and 31, a distance of 5.00 feet a point for the East corner of said Lot 30, said point being the South corner of said Lot 31 and in the West line of a 10-foot wide street dedication (Volume 46, Pages 247-249 of said Map Records of Nueces County), said point also being in the existing westerly right-of-way line of South Staples Street and the easterly northeast corner of said 0.004 of an acre parcel;
-

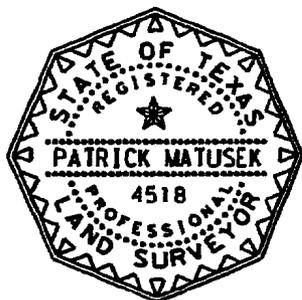
Parcel 35

- 2) **THENCE** South 28° 35' 15" West along said West line of 10-foot wide street dedication, along said existing westerly right-of-way line of South Staples Street, and along the southeast line of said Lot 30, a distance of 32.58 feet to a TxDOT Type II right-of-way marker set for the southerly southwest corner of said 0.004 of an acre parcel, same being an angle corner in said proposed right-of-way line and 50.00 feet left of FM 2444 Right-of-Way Centerline Station 263 + 90.00;
- 3) **THENCE** North 61° 24' 45" West along said proposed westerly right-of-way line of FM 2444 and crossing said Lot 30, a distance of 5.00 feet to a point for the westerly southwest corner of said 0.004 of an acre parcel, said point being another angle corner in said proposed right-of-way line and 55.00 feet left of FM 2444 Right-of-Way Centerline Station 263 + 90.00; *
- 4) **THENCE** North 28° 35' 15" East along said proposed westerly right-of-way line of FM 2444, a distance of 32.58 feet to the **POINT OF BEGINNING**, containing 0.004 of an acre (163 square feet) of land, more or less. All bearings are on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.) South Zone. All distances and coordinates are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.00004.

* A right-of-way marker could not be set due to denial of entry onto private property. A Type II right-of-way marker may be set at a later date under the supervision of a RPLS.

** A right-of-way marker could not be set due to denial of entry onto private property. A Type III right-of-way marker may be set at a later date under the supervision of a RPLS.

I hereby certify the foregoing property description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey. A survey plat of even date herewith accompanies this property description.



Patrick C. Matussek

Patrick C. Matussek
Registered Professional Land Surveyor
License No. 4518, State of Texas
Surveyed August 25, 2009

BLOCK 133
CROSSGATE
PG. 247 OF
NUECES COUNTY MAP RECORDS

PAUL T. FRANK
(DOC. #710946)

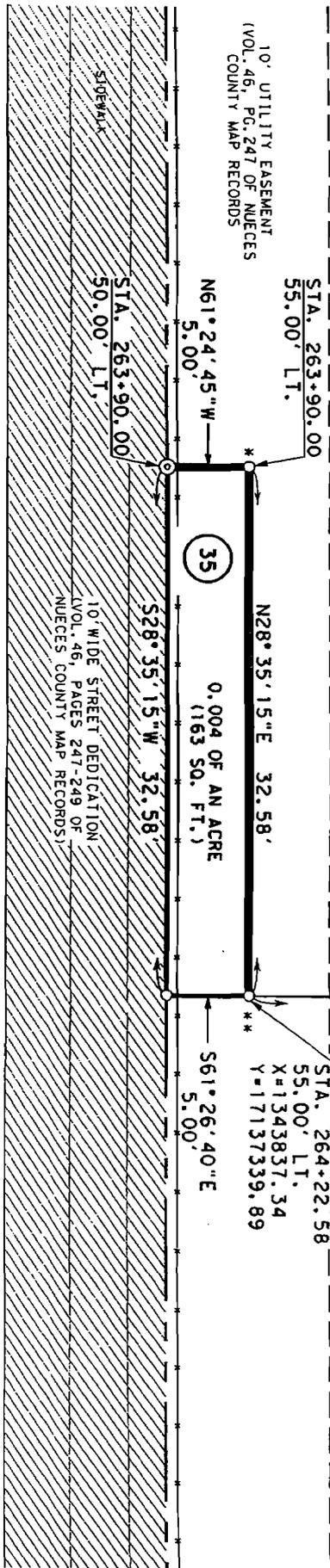
LOT 30

COTTONWOOD
DRIVE

P.O.C.
FOUND 5/8" IRON ROD

LOT 31, BLOCK 133
PG. 247 OF
NUECES COUNTY MAP RECORDS

SCALE: 1" = 10'

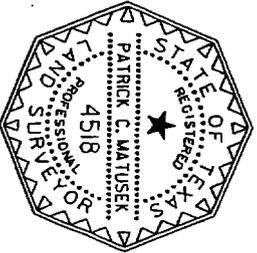


FM 2444 (SOUTH STAPLES STREET)

MATVERICK
REGISTERED LAND SURVEYOR
316 E. AUBURN ST. AUSTIN, TX 78705
PHONE: (512) 293-2725 FAX: (512) 293-2176

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, A PROPERTY DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

PATRICK C. MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4518, STATE OF TEXAS
SURVEYED AUGUST 25, 2009



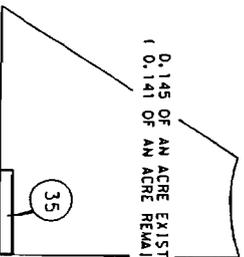
* A R.O.W. MARKER COULD NOT BE SET DUE TO DENIAL OF ENTRY ONTO PRIVATE PROPERTY. A TYPE III R.O.W. MARKER MAY BE SET AT A LATER DATE UNDER THE SUPERVISION OF A R.P.L.S.

** A R.O.W. MARKER COULD NOT BE SET DUE TO DENIAL OF ENTRY ONTO PRIVATE PROPERTY. A TYPE III R.O.W. MARKER MAY BE SET AT A LATER DATE UNDER THE SUPERVISION OF A R.P.L.S.

LEGEND

- LINE NOT TO SCALE
- - - EXISTING FENCE
- PARENT TRACT LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPERTY LINE
- EASEMENT LINE
- ⊙ SET TADOT TYPE II R.O.W. MARKER
- ⊙ FOUND TADOT TYPE II R.O.W. MARKER
- ⊙ SET TADOT TYPE III R.O.W. MARKER
- ⊙ FOUND TADOT TYPE III R.O.W. MARKER
- NOTHING SET OR FOUND
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R.O.W. = RIGHT-OF-WAY

0.145 OF AN ACRE EXISTING
(0.141 OF AN ACRE REMAINING)



NOTES

1. ALL DEED REFERENCES ARE TO NUECES COUNTY OFFICIAL PUBLIC RECORDS UNLESS OTHERWISE NOTED.
2. BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993 ADJ.) SOUTH ZONE (4205). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADOT CONVERSION FACTOR OF 1.00004.

DIST. NAME	SURVEY PLAT OF	COUNTY
CORPUS CHRISTI	PARCEL 35	NUECES
	CCSJ 2343-01-031	HRY. NO.
	RCSJ 2343-01-034	FM 2444
ROW ACQUISITION	0.004 AC. (163 SQ. FT.)	SHEET 3 OF 3

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

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

PROPERTY DESCRIPTION OF PARCEL NO. 18

Being 1.154 acres (50,246 square feet) of land, more or less, out of the James Henderson Survey No. 46, Abstract No. 254, Comal County, Texas, and being out of and a part of LOT 1, COYOTE RIDGE SUBDIVISION UNIT 1, as recorded in Volume 11, Page 226 of the Map and Plat Records of Comal County, Texas, being the same land conveyed by WARRANTY DEED WITH VENDOR'S LIEN from ROBERT E. DIXSON, A Single Man to JOSE R. REYNA and MARY L. REYNA, Husband and Wife, filed for record December 28, 1999, and recorded in Document No. 9906034349 of the Official Public Records of Comal County, Texas, said 1.154 acres (50,246 square feet) of land, more or less, being more particularly described as follows:

BEGINNING at a set ½" iron pin with plastic cap in the existing East Right of Way Line of U.S. Highway 281, and being the Southwest corner of LOT 1 of said COYOTE RIDGE SUBDIVISION UNIT I, and also being the Northwest corner of a 234.7 acre tract conveyed by WARRANTY DEED FROM BLACK ANGUS ASSOCIATES, L.L.C. TO BLACK ANGUS RANCHES, LTD., executed July 31, 1997, and recorded in Document No. 9706016819 of the Official Public Records of Comal County, Texas, said 234.7 acre tract described by WARRANTY DEED FROM ARNO KNIBBE, ET UX TO HARRY KNIBBE, dated May 31, 1956, as recorded in Volume 108, Pages 385-386 of the Deed Records of Comal County, Texas, and being South 63 deg. 51' 38" West, a distance of 714.37 feet from a found ½" iron pin, being the Southeast corner of LOT 1 of said COYOTE RIDGE SUBDIVISION UNIT I, and in the North line of said 234.7 acre tract, and also being 147.54 feet right of and radial to Engineer's Station 1352+83.33 on the Proposed Survey Centerline of U.S. Highway 281;

- (1) THENCE North 01 deg. 59' 41" East, a distance of 528.21 feet along the existing East Right of Way Line of U.S. Highway 281 and the West line of LOT 1 of said COYOTE RIDGE SUBDIVISION UNIT I and the West line of this parcel to a set ½" iron pin with plastic cap, being the Northwest corner of LOT 1 of said COYOTE RIDGE SUBDIVISION UNIT I, and also being the Southwest corner of LOT 2 of said COYOTE RIDGE SUBDIVISION UNIT 1, and also being the Northwest corner of this parcel, and also being 58.70 feet right of and at a right angle to Engineer's Station 1358+09.27 on the Proposed Survey Centerline of U.S. Highway 281;

- (2) THENCE South 87 deg. 57' 26" East, a distance of 143.55 feet along the North line of this parcel and the North line of LOT 1 of said COYOTE RIDGE SUBDIVISION UNIT I and a South line of said LOT 2 of said COYOTE RIDGE SUBDIVISION UNIT I to a set ½" iron pin with plastic cap in the proposed East Right of Way Line of U.S. Highway 281, and being 200.00 feet right of and at a right angle to Engineer's Station 1358+34.55 on the Proposed Survey Centerline of U.S. Highway 281;

THENCE the following courses along the Proposed East Right of Way Line of U.S. Highway 281 and the East line of this parcel:

- (3) South 12 deg. 11' 09" West, a distance of 318.25 feet to a set ½" iron pin with plastic cap, and being 200.00 feet right of and radial to Point of Tangency Engineer's Station 1355+16.30 on the Proposed Survey Centerline of U.S. Highway 281, and being a point of curvature;
- (4) 186.63 feet along an arc of a curve to the left, having a radius of 5529.58 feet, and a central angle of 01 deg. 56' 02", and whose chord bears South 11 deg. 13' 08" West, a distance of 186.62 feet to a set ½" iron pin with plastic cap in the South line of LOT 1 of said COYOTE RIDGE SUBDIVISION UNIT I and the North line of said 234.7 acre tract, and being the Southeast corner of this parcel, and also being 200.00 feet right of and radial to Engineer's Station 1353+22.91 on the Proposed Survey Centerline of U.S. Highway 281,;
- (5) THENCE South 63 deg. 51' 38" West, a distance of 65.00 feet along the South line of this parcel and LOT 1 of said COYOTE RIDGE SUBDIVISION UNIT I and the North line of said 234.7 acre tract to a set ½" iron pin with plastic cap, and being the **POINT OF BEGINNING** and containing 1.154 acres (50,246 square feet) of land, more or less.

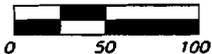
The basis of bearing recited herein is based on Grid North of the Texas Coordinate System NAD 83 (1986) South Central Zone. This description was prepared from a survey made on the ground by employees of The Schultz Group, Inc. The square footage recited herein is based on mathematical calculations and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



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

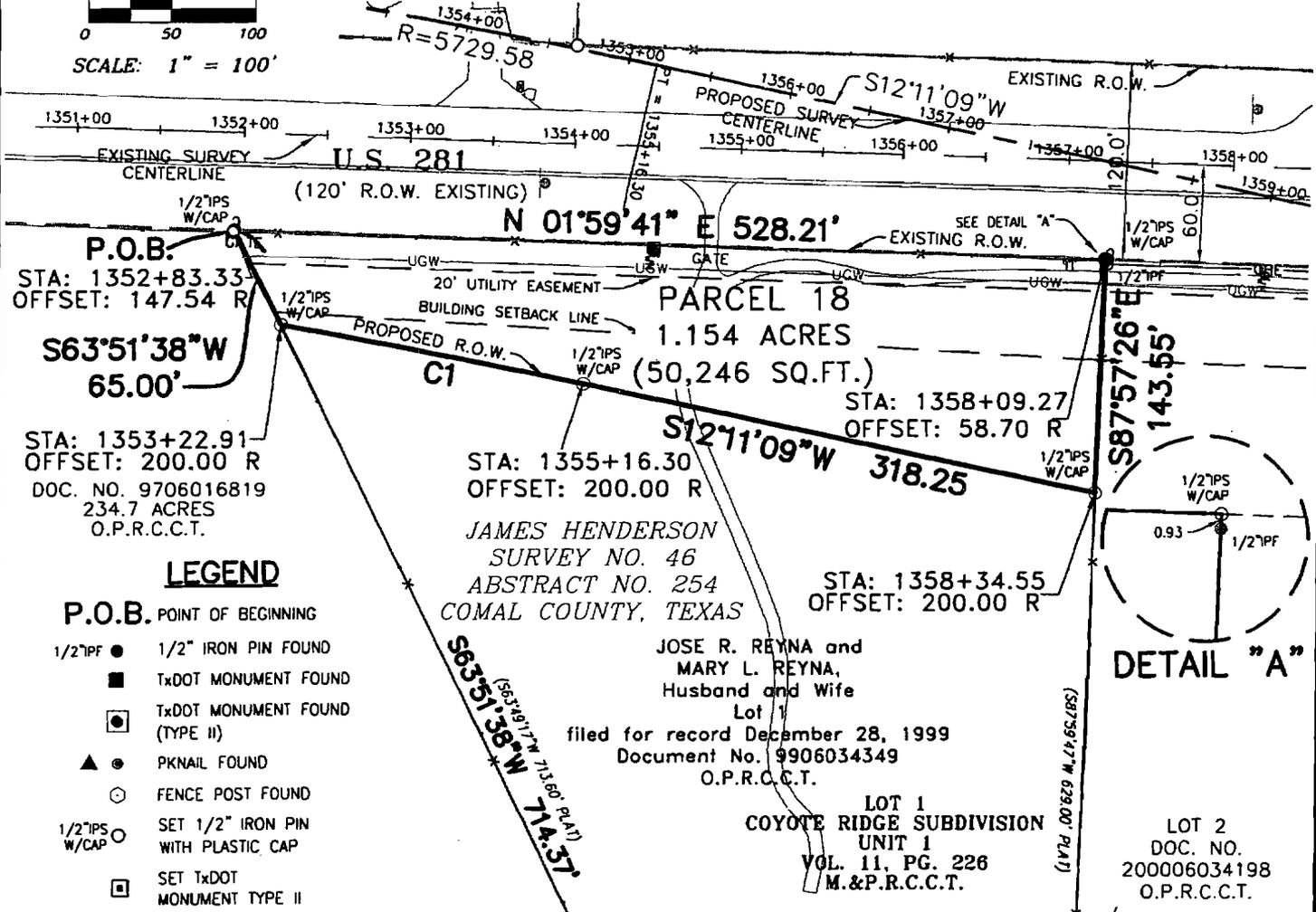


SCALE IN FEET



SCALE: 1" = 100'

CURVE	CHORD BEARING	CHORD	RADIUS	DELTA	LENGTH	TANGENT
C1	S11°13'08"W	186.62'	5529.58'	1°56'02"	186.63'	93.32'



LEGEND

P.O.B. POINT OF BEGINNING

- 1/2" IRON PIN FOUND
- TxDOT MONUMENT FOUND
- TxDOT MONUMENT FOUND (TYPE II)
- PKNAIL FOUND
- FENCE POST FOUND
- SET 1/2" IRON PIN WITH PLASTIC CAP
- SET TxDOT MONUMENT TYPE II

LEGEND:

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

**STATE OF TEXAS
COUNTY OF COMAL**

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



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

THE SCHULTZ GROUP, INC.
BY STEPHEN E. SCHULTZ

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

THE Schultz Group, INC.

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

NOTES:

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

DIST. NAME SAN ANTONIO	PLAT OF A SURVEY OF PROPERTY PARCEL 18	COUNTY COMAL
R.O.W. C.S.J. # 0253-03-065	U.S. HWY 281	DATE OF SURVEY JULY 12, 2005
R.O.W. ACQUISITION: 1.154 ACRES (50,246 SQ.FT.)		PAGE 3 OF 3
REMAINDER: 4.046 ACRES (176,234 SQ.FT.)		

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

Date: March 17, 2008

Description for Parcel 52

BEING, 861 square feet of land, more or less, in the B.B.B. & C. R.R. Survey, Abstract No. 153, City of Corinth, Denton County, Texas, and being a portion of Lot 1, Block 1, of Corinthian Palisades, Section One, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet P, Page 9 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to Ernest Pyle, as recorded in Document Number 2001-26175 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 861 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with cap at the northeast corner of Lot 2, Block 1 of said Corinthian Palisades addition, said corner being on the south right-of-way line of Dominguez Road, a 50.0 foot wide right-of-way, as per said Corinthian Palisades addition;

THENCE, South 89 degrees 34 minutes 41 seconds West, along the south right-of-way line of Dominguez Road and along the north line said Lot 1 and Lot 2, a distance of 140.00 feet to a point for corner at the northwest corner of said Lot 1, said corner being on the east right-of-way line of Mulholland Road, a 50.0 foot wide right-of-way, as per said Corinthian Palisades addition;

THENCE, South 00 degrees 00 minutes 21 seconds East, along the east right-of-way line of Mulholland Road and the west line said Lot 1, a distance of 99.57 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098889.28, and East 2401106.79;**

- 1) THENCE, departing the east right-of-way line of Mulholland Road and the west line said Lot 1, South 44 degrees 47 minutes 57 seconds East along the new north right-of-way line of Farm to Market Road 2181, a distance of 21.29 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the beginning of a non-tangent curve to the left having a radius of 11,399.16 feet;**
- 2) THENCE, continuing along the new north right-of-way line of Farm to Market Road 2181 and along said curve to the left through a central angle of 00 degrees 18 minutes 21 seconds, an arc distance of 60.84 and being subtended by a chord bearing South 89 degrees 46 minutes 46 seconds East, a distance of 60.84 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the east line of said Lot 1;**

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

Date: March 17, 2008

Description for Parcel 52

- 3) THENCE, departing the new north right-of-way line of Farm to Market Road 2181, South 00 degrees 25 minutes 19 seconds East along the east line of said Lot 1, a distance of 9.53 feet to a point for corner at the southeast corner of said Lot 1 and being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 433 (D.R.D.C.T.);
- 4) THENCE, South 89 degrees 34 minutes 41 seconds West along the south line of said Lot 1 and the existing north right-of-way line of Farm to Market Road 2181, a distance of 16.92 feet to a 5/8 inch iron rod found with cap at the beginning of a curve to the right having a radius of 5,683.16 feet;
- 5) THENCE, continuing along the south line of said Lot 1 and the existing north right-of-way line of Farm to Market Road 2181 and along said curve to the right through a central angle of 00 degrees 35 minutes 41 seconds, an arc distance of 58.99 and being subtended by a chord bearing South 89 degrees 52 minutes 31 seconds West, a distance of 58.99 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 1, and being on the east right-of-way line of Mulholland Road;
- 6) THENCE, North 00 degrees 00 minutes 21 seconds West along the west line of said Lot 1 and the east right-of-way line of Mulholland Road, a distance of 25.13 feet to the POINT OF BEGINNING and containing 861 square feet (0.0198 acres) of land, more or less.

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

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

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

Date: March 17, 2008

Description for Parcel 52

For: Huitt-Zollars, Inc.

D. Rex Winchester 3/24/2008

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



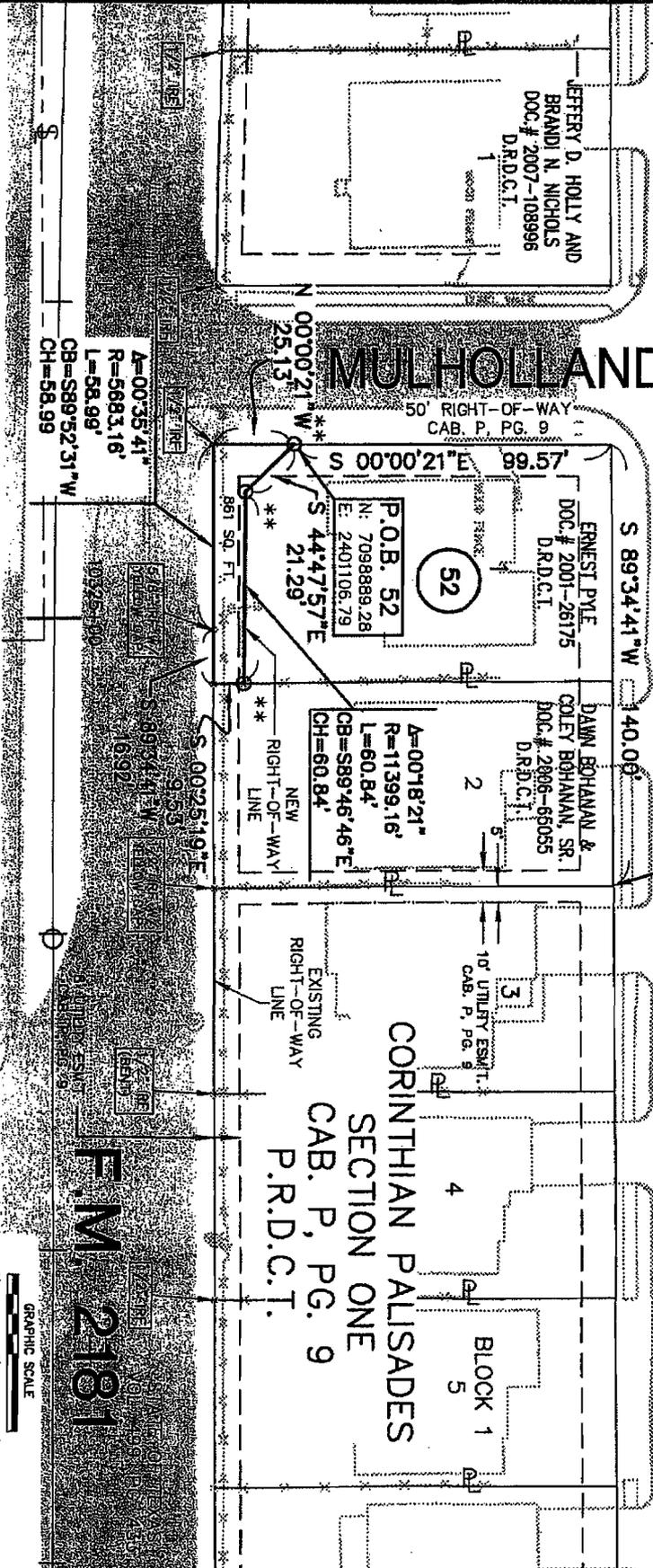
EXHIBIT "A"
Page 4 of 4

B.B.B. & C. R.R. SURVEY
ABSTRACT No. 153

DOMINGUEZ RD.

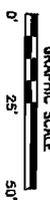
50' RIGHT-OF-WAY
CAB. P. PG. 9

P.O.C. 52
1/2" IRF W/CAP



LEGEND
 EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 RIGHT OF WAY LINE
 PROPERTY LINE
 SURVEY LINE
 EXISTING EASEMENT LINE
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 O.A.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
 P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
 IRF = IRON ROD FOUND
 ROD UNLESS OTHERWISE NOTED
 BD = TADOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY
 OF PARCEL 52 FOR
 FARM TO MARKET ROAD 2181
 A 861 SQ. FT., [0.0198 AC.]
 TRACT OF LAND IN THE
 B.B.B. & C. R.R. SURVEY
 ABSTRACT NO. 153
 CITY OF CORINTH
 DENTON COUNTY, TEXAS
 MARCH 17, 2008



F.M. 2181

BASES OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NOS MONUMENTS DTD 8 (FPA 48595) AND ARLINGTON MAP (PND 624400) IN JUNE OF 1998. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RIK VNS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DADA - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) - PROJECT DADA - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

** 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.

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

May 29, 2009
Revised September 24, 2009

PROPERTY DESCRIPTION FOR PARCEL 67AC

BEING a description of a "Denial of Access Line" (See Note 1) situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, being part of a 1.661 acre tract of land as described in an instrument to Ed L. Laughlin and wife, Sharon Laughlin, recorded in Volume 3008, Page 59, of the Official Public Records of Bell County, Texas, the aforementioned "Denial of Access Line" (See Note 1) being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod for the Southeast corner of the remaining portion of a 1.370 acre tract of land as described in an instrument to Inacio Lopez and wife, Ramona Lopez, recorded in Volume 2053, Page 837, of the Deed Records of Bell County, Texas;

THENCE NORTH 72°57'18" West, along the South line of the aforementioned 1.370 acre tract, a distance of 531.65 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 294.80 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1758+75.54, for the Southwest corner of the said 1.370 acre tract, the Northwest corner of the aforementioned 1.661 acre tract, lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies) as described in a document of a 0.109 of an acre tract of land recorded in Volume 1411, Page 72 of the Deed Records of Bell County, Texas, for the **POINT OF BEGINNING** of the proposed "Denial of Access Line" (See Note 1);

(1) **THENCE** SOUTHWESTERLY, along the aforementioned existing East right-of-way line of Interstate Highway 35 and the aforementioned West line of the 1.661 acre tract, an arc distance of 104.03 feet, with a curve to the right having a radius of 11,590.16 feet, a delta of 00°30'51", and a chord which bears South 19°02'15" West a distance of 104.02 feet to a set 5/8" iron rod with aluminum cap stamped "Control of Access Point", lying 291.25 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1757+71.57, for the end of the proposed "Denial of Access Line" (See Note 1), from which a found 1/2" iron rod for the Southwest corner of the said 1.661 acre tract bears an arc distance of 210.26 feet, with a curve to the right having a radius of 11,590.16 feet, a delta of 01°02'22", and a chord which bears South 19°48'52" West a distance of 210.26 feet. The total length of this description of the proposed "Denial of Access Line" (See Note 1) is 104.03 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."

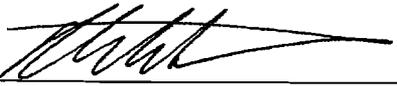
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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

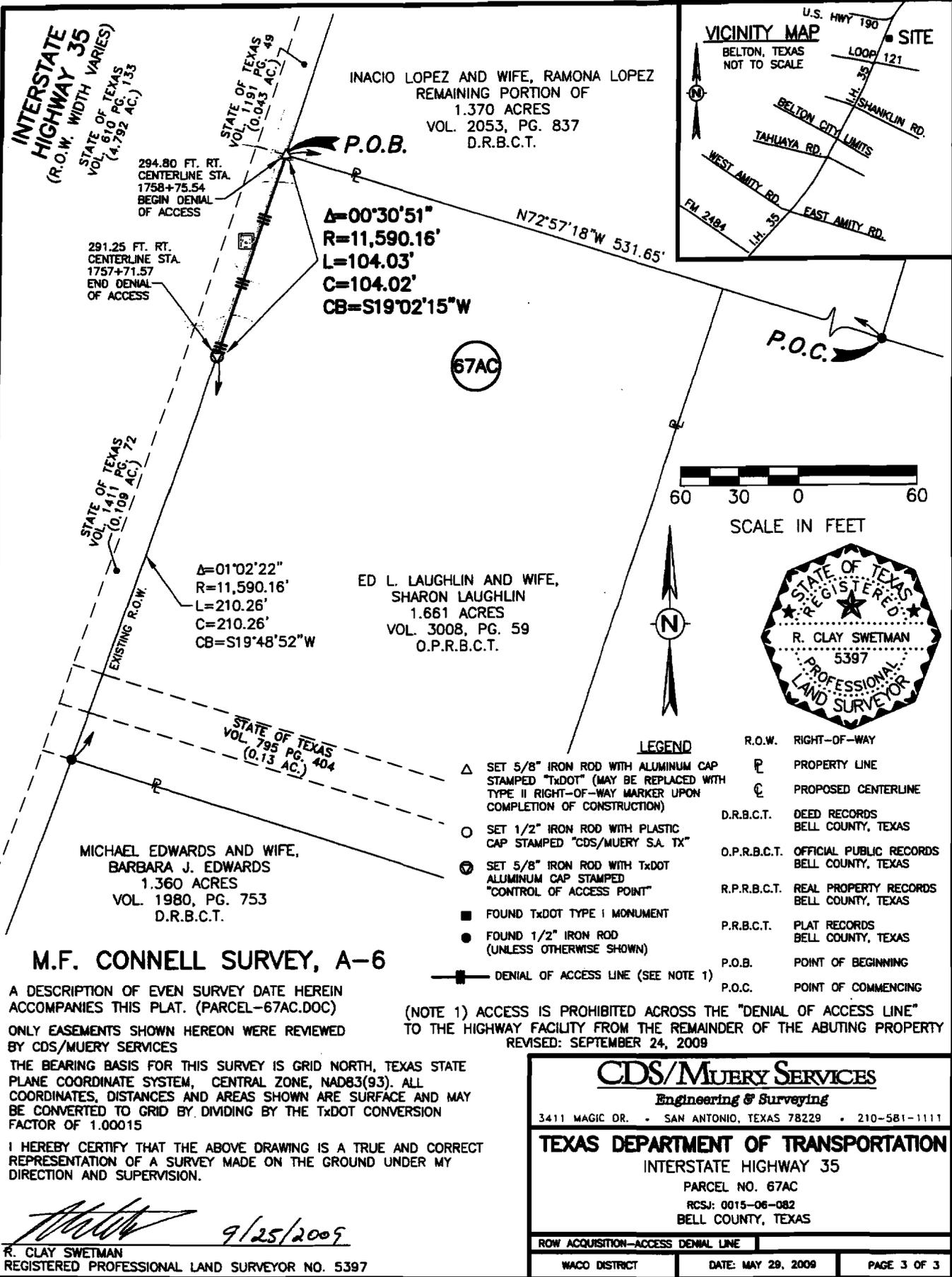
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 25th day of September, 2009, A.D.



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





County: Tarrant
Parcel: 55
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 55

Description of 11,076 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 1-R, Block 1-R, DFW Industrial Park Phase 5, a subdivision of record in Cabinet A, Slide 2329, Plat Records, Tarrant County, Texas, and being a portion of that tract described as 9.1592 acres in a General Warranty Deed, dated December 26, 2006, to AMB Institutional Alliance Fund III, L.P., of record in D206407812, Official Records, Tarrant County, Texas; said 11,076 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at an interior ell corner of said Lot 1-R and said AMB tract and the southwest corner of that tract described in a deed to J.H. Randolph Family Limited Partnership, of record in Volume 12513, Page 571, Deed Records, Tarrant County, Texas;

THENCE, with the east line of said Lot 1-R and said AMB tract and the west line of said J.H. Randolph tract, North 00 degrees 29 minutes 41 seconds West 131.67 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the southeast corner of this tract and the beginning of this "access denial line", same being in the proposed south right-of-way (ROW) line of S.H. 114, 239.01 feet right of S.H. 114 Baseline Station 453+90.40;

THENCE, with the south line of this tract and the proposed south ROW line of S.H. 114, crossing said Lot 1-R and said AMB tract, the following four (4) courses, numbered 1 through 4;

- 1) with this "access denial line", with a curve to the left, whose intersection angle is **00 degrees 52 minutes 32**, radius is **3978.00 feet**, an arc distance of **60.78 feet**, the chord of which bears **North 87 degrees 32 minutes 46 seconds West 60.78 feet** to a TxDOT Type II concrete monument set;
- 2) with this "access denial line", **North 87 degrees 59 minutes 01 second West 168.31 feet** to a TxDOT Type II concrete monument set;
- 3) with this "access denial line", **South 48 degrees 09 minutes 45 seconds West 18.59 feet** to a TxDOT Type II concrete monument set and the end of this "access denial line"; and
- 4) **North 87 degrees 16 minutes 36 seconds West 9.73 feet** to a calculated point at the southwest corner of this tract, same being in the west line of said Lot 1-R and said AMB tract and the existing east ROW line of Metro Circle from which a 1/2 inch iron rod found with a TxDOT aluminum cap bears **North 77 degrees 56 minutes 56 seconds West 0.32 feet** and from which a 1/2 inch iron rod found in the west line of said Lot 1-R and said AMB tract and the existing east ROW line of Metro Circle bears **South 02 degrees 46 minutes 32 seconds West 537.64 feet**;

County: Tarrant
Parcel: 55
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 55

THENCE, with the west line of this tract, said Lot 1-R, and said AMB tract and the existing east ROW line of Metro Circle, the following two (2) courses, numbered 5 and 6;

- 5) **North 02 degrees 46 minutes 32 seconds East 34.49 feet** to a calculated point; and
- 6) **North 48 degrees 02 minutes 43 seconds East 35.22 feet** to a calculated point at the northwest corner of this tract, said Lot 1-R and said AMB tract same being in the existing south ROW line of S.H. 114 and the south line of that tract described as 0.968 of one acre in a deed to the State of Texas, of record in Volume 5428, Page 486, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 04 degrees 30 minutes 37 seconds West 0.85 feet;
- 7) THENCE, with north line of this tract, said Lot 1-R, and said AMB tract and the existing south ROW line of S.H. 114 and the south line of said 0.968 of one acre State of Texas tract, **South 87 degrees 02 minutes 17 seconds East 224.56 feet** to a TxDOT Type II concrete monument found at the northeast corner of this tract, said Lot 1-R and said AMB tract and the northwest corner of said Randolph tract and the southwest corner of that tract described as 2.926 acres in a deed to the State of Texas , of record in Volume 4980, Page 158, Deed Records, Tarrant County, Texas;
- 8) THENCE, with the east line of this tract, said Lot 1-R, and said AMB tract and the west line of said Randolph tract, **South 00 degrees 29 minutes 41 seconds East 42.98 feet** to the POINT OF BEGINNING and containing 11,076 square feet within these metes and bounds, more or less.

County: Tarrant
Parcel: 55
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 55

AND IN ADDITION THERETO:

Access is denied to and from the Transportation Facility across a portion of the proposed ROW line of S.H. 114 from the POINT OF BEGINNING of the foregoing description and the beginning of this "access denial line";

THENCE, with the east line of said Lot 1-R and said AMB tract and the west line of said J.H. Randolph tract, **South 00 degrees 29 minutes 41 seconds East 8.99 feet** to a TxDOT Type II concrete monument set for the end of this "access denial line";

This description accompanies a parcel map of even date herewith.

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

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

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

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

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

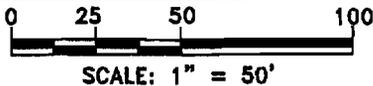
SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 3-1-10/Parcel 55 R4
Issued 1/22/10, Revised 2/12/10, 3/1/10, 3/5/10, 3/15/10



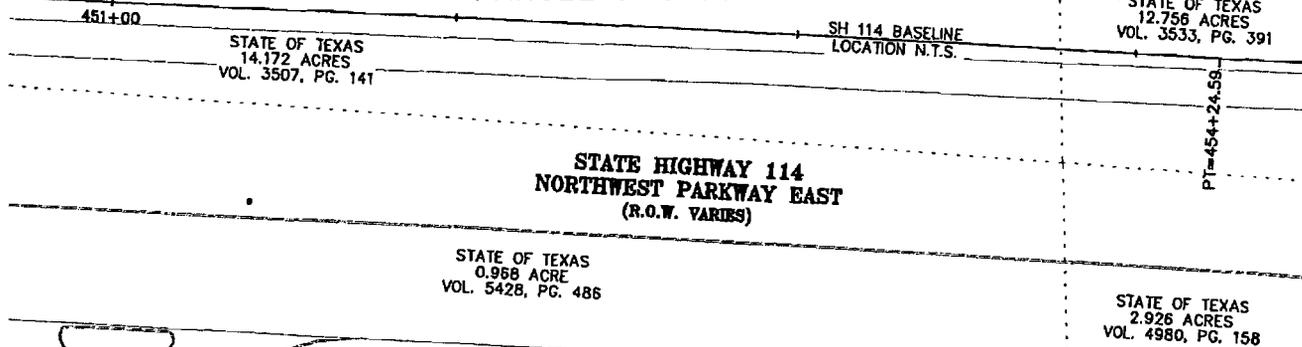
03/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



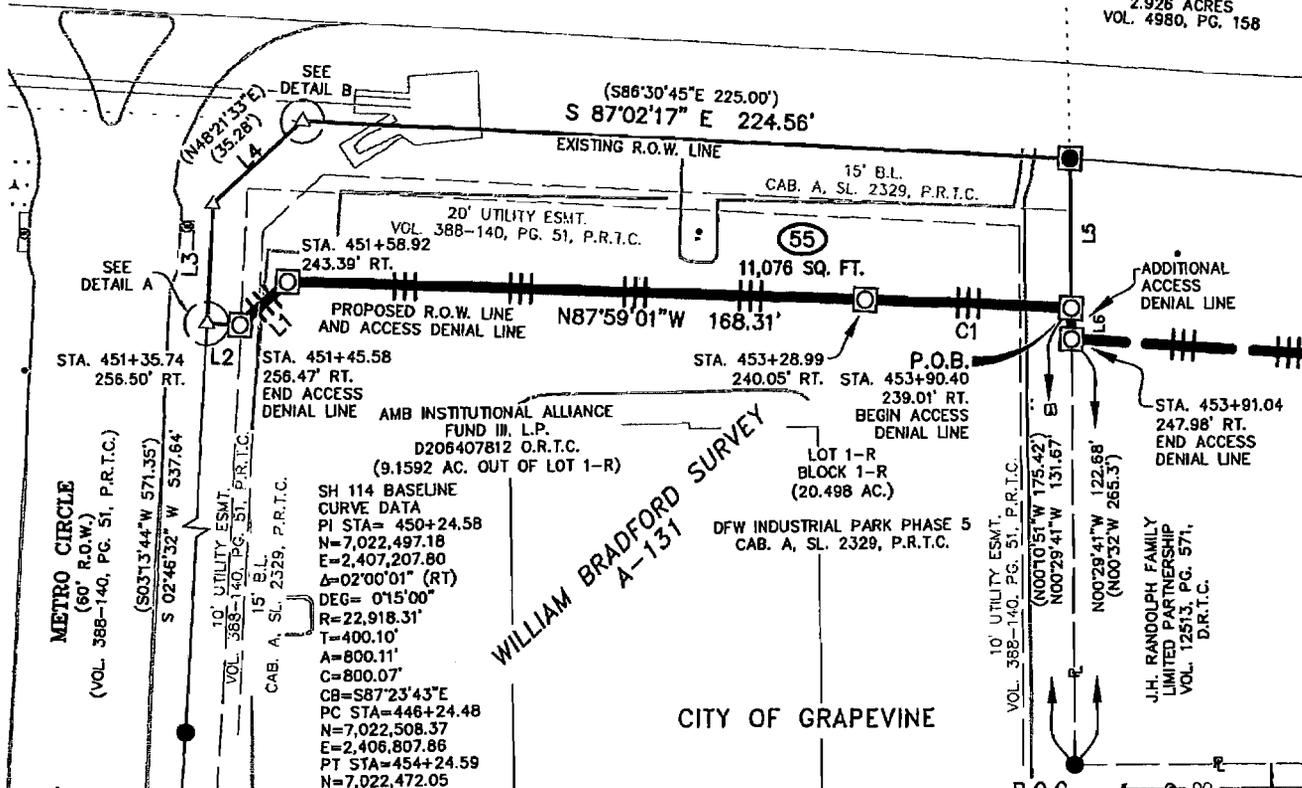
STATE OF TEXAS
12.756 ACRES
VOL. 3533, PG. 391



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

STATE OF TEXAS
0.968 ACRE
VOL. 5428, PG. 486

STATE OF TEXAS
2.926 ACRES
VOL. 4980, PG. 158



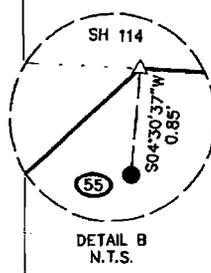
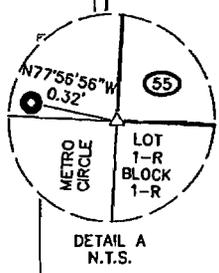
METRO CIRCLE
(60' R.O.W.)
(VOL. 388-140, PG. 51, P.R.T.C.)



WILLIAM BRADFORD SURVEY
A-131

SH 114 BASELINE
CURVE DATA
PI STA= 450+24.58
N=7,022,497.18
E=2,407,207.80
Δ=02°00'01" (RT)
DEG= 0°15'00"
R=22,918.31'
T=400.10'
A=800.11'
C=800.07'
CB=S87°23'43"E
PC STA=446+24.48
N=7,022,508.37
E=2,406,807.86
PT STA=454+24.59
N=7,022,472.05
E=2,407,607.11

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	60.78	3978.00	00°52'32"	30.39	N87°32'46"W	60.78



LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°09'45"W	18.59
L2	N87°16'36"W	9.73
L3	N02°46'32"E	34.49
L4	N48°02'43"E	35.22'
L5	S00°29'41"E	42.98
L6	S00°29'41"E	8.99

A PLAT OF A SURVEY OF PARCEL 55		
DIVISION TTA	STATE HIGHWAY 114	PARCEL 55
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088
		COUNTY TARRANT



03/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0914020, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 7, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 8090, PG. 1892, VOL. 9061, PG. 1423, & VOL. 9061, PG. 1433) OF SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ITEM 10.b. (VOL. 6484, PG. 438), ITEM 10.c. (VOL. 7616, PG. 1061), AND ITEM 10.d. (VOL. 7616, PG. 1064) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

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

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

03/15/10

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

	SQUARE FEET
ACQUISITION	11,076
RECORD AREA	892,893
REMAINDER AREA	881,817



A PLAT OF A SURVEY OF
PARCEL 55

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
55

SCALE
1" = 50'

FEDERAL AID PROJECT NO.
NH2009(843)

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

COUNTY
TARRANT



**Tarrant County
CSJ 0353-03-088
Federal Project No. NH 2009(843)
DFW Connector
From: BS 114L in Grapevine (Sta. 460+18.54) in Tarrant County
To: Dallas County Line, in Tarrant County, Texas
Parcel: 56 & 56E**

AND IN ADDITION THERETO:

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon and across the following described tract of land, with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to said drainage channel, or any part thereof, said tract of land being 1,522 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of that tract described as 6.932 acres Save & Except 2.926 acres, 5,200 square feet, 517.33 square feet, and 2,345.62 square feet in a Special Warranty Deed, dated September 6, 1996, to J.H. Randolph Family Limited Partnership, of record in Volume 12513, Page 571, Deed Records, Tarrant County, Texas; said 1,522 square feet of land being more particularly described by metes and bounds as follows:

County: Tarrant
Parcel: 56
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 56

- 3) THENCE, with the east line of this tract and said Randolph tract and the west line of said 2,345.62 square foot City of Grapevine tract, **South 00 degrees 14 minutes 19 seconds East 41.16 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the southeast corner of this tract, same being in the proposed south ROW line of S.H. 114 and the beginning of this "access denial line" from which a 1/2 inch iron rod found at the southeast corner of that tract described as 517.33 square feet in said deed to the City of Grapevine, same being the southwest corner of that tract described as 5200 square feet in a deed to University of Tennessee, of record in Volume 6581, Page 625, Deed Records, Travis County, Texas, bears South 00 degrees 14 minutes 19 seconds East 77.06 feet and North 89 degrees 44 minutes 43 seconds East 24.45 feet;
- 4) THENCE, with the south line of this tract and the proposed south ROW line of S.H. 114, with this "access denial line", crossing said Randolph tract, **North 86 degrees 23 minutes 53 seconds West**, passing at 645.05 feet a TxDOT Type II monument set and continuing 33.19 feet for a total distance of **678.24 feet** to the end of this "access denial line" and to the POINT OF BEGINNING and containing 31,510 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

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

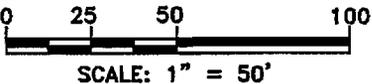
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of March, 2010 A.D.

SURVEYED BY:

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

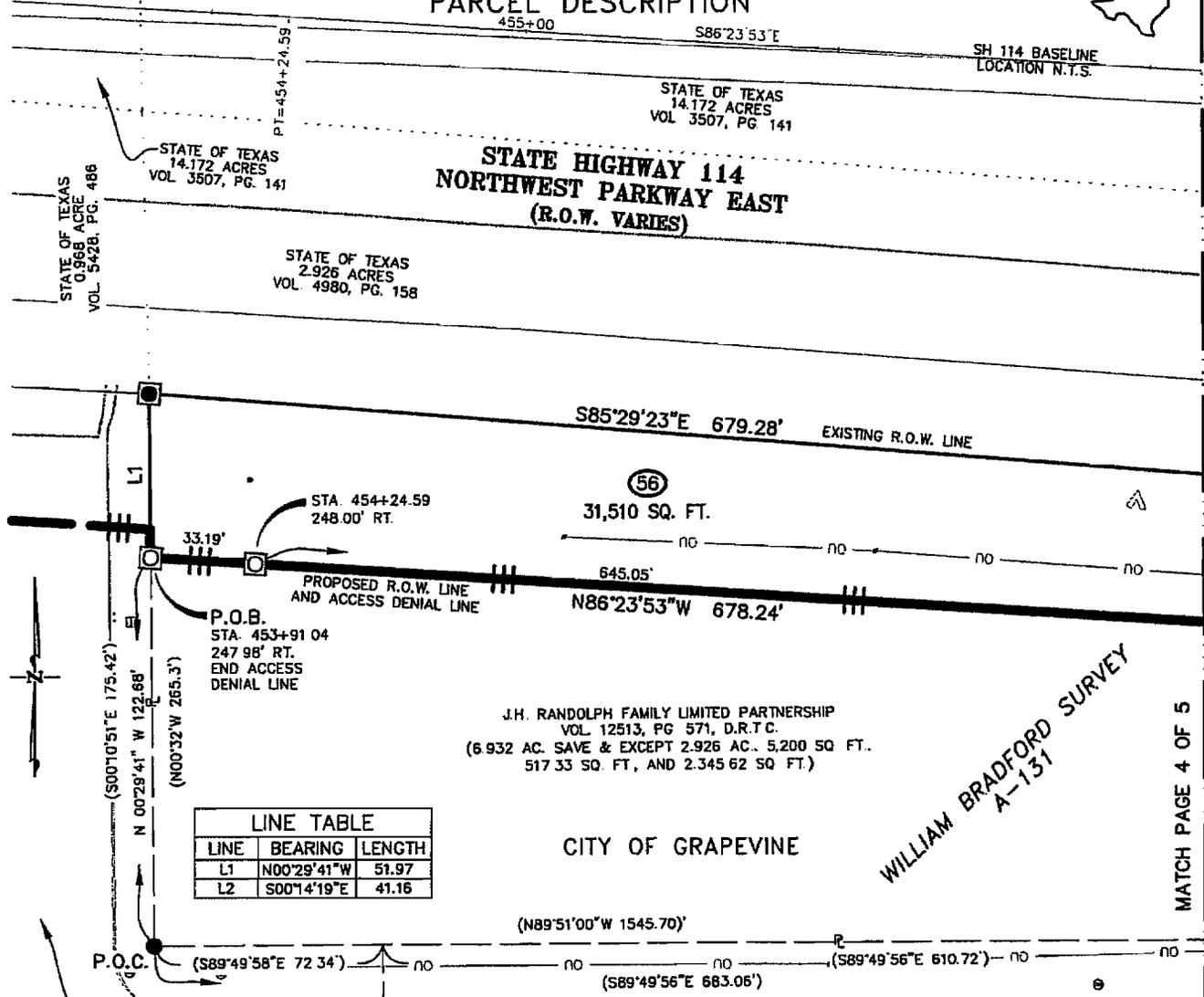
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 56 R1 Issued 1/22/10, Revised 3/3/10





03/03/10

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



J.H. RANDOLPH FAMILY LIMITED PARTNERSHIP
VOL. 12513, PG. 571, D.R.T.C.
(6.932 AC. SAVE & EXCEPT 2.926 AC., 5,200 SQ. FT.,
517.33 SQ. FT., AND 2,345.62 SQ. FT.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°29'41"W	51.97
L2	S00°14'19"E	41.16

WILLIAM BRADFORD SURVEY
A-131

MATCH PAGE 4 OF 5

AMB INSTITUTIONAL ALLIANCE
FUND III, L.P.
D206407812 O.R.T.C.
(9.1592 AC. OUT OF LOT 1-R)

LOT 1-R
BLOCK 1-R
(20.498 AC)

DFW INDUSTRIAL PARK PHASE 5
CAB. A. SL. 2329, P.R.T.C.

SH 114 BASELINE
CURVE DATA
PI STA=450+24.58
N=7,022.497.18
E=2,407.207.80
Δ=02°00'01" (RT)
DEG=00°15'00"
R=22,918.31'
T=400.10'
A=800.11'
C=800.07'
CB=S87°23'43"E
PC STA=446+24.48
N=7,022.508.37
E=2,408,807.86
PT STA=454+24.59
N=7,022.472.05
E=2,407.607.11

AMB INSTITUTIONAL ALLIANCE
FUND III, L.P.
D206353467 O.R.T.C.
(11.3382 AC. OUT OF LOT 1-R)

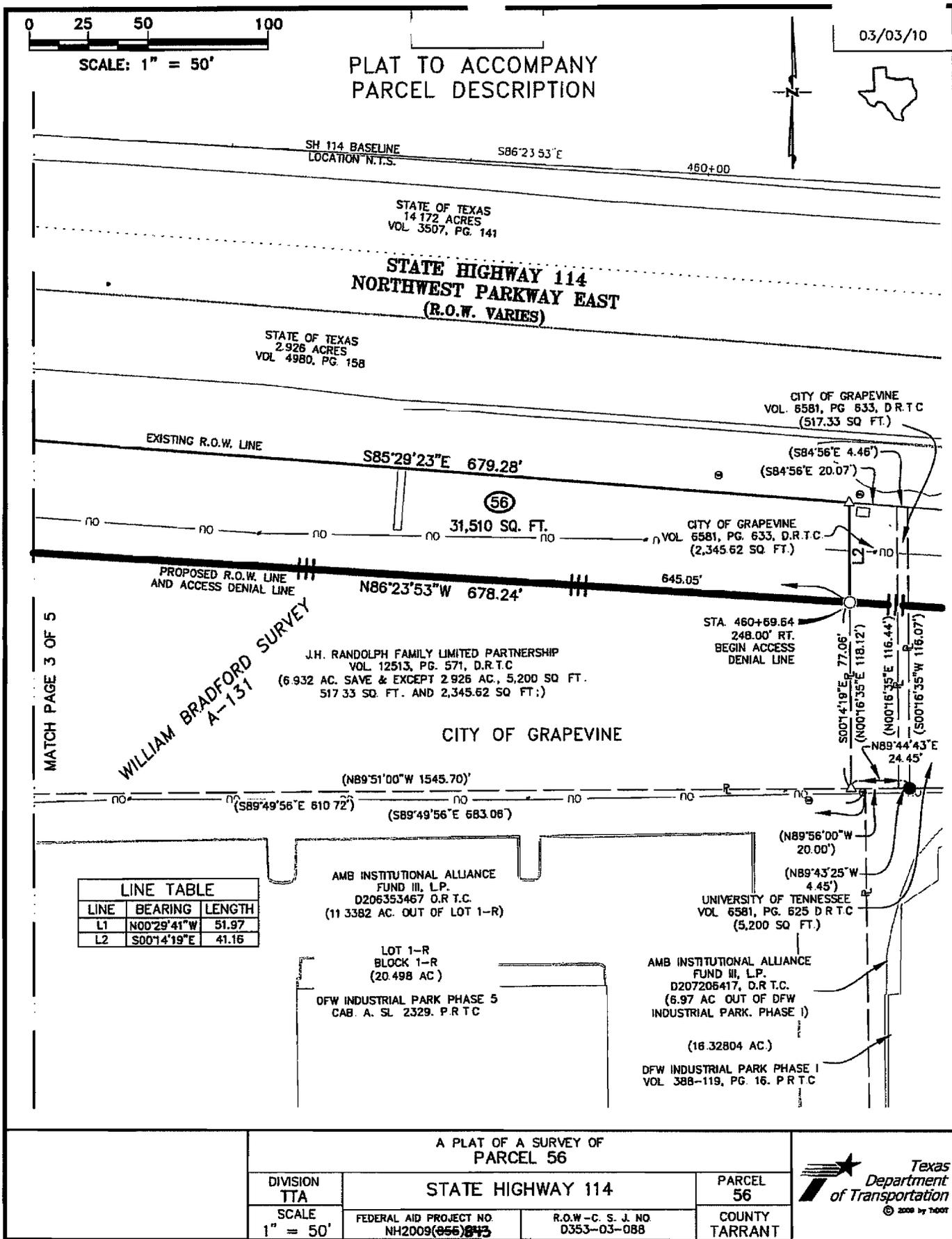
LOT 1-R
BLOCK 1-R
(20.498 AC.)

DFW INDUSTRIAL PARK PHASE 5
CAB. A. SL. 2329, P.R.T.C.

A PLAT OF A SURVEY OF
PARCEL 56

DIVISION TTA	STATE HIGHWAY 114		PARCEL 56
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(955)043	R.D.W.-C S J NO 0353-03-088	COUNTY TARRANT





A PLAT OF A SURVEY OF
PARCEL 56

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
56

SCALE
1" = 50'

FEDERAL AID PROJECT NO.
NH2009(955)843

R.O.W.-C. S. J. NO.
D353-03-088

COUNTY
TARRANT



© 2009 by TxDOT

03/03/10

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NADB3(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914021-704, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 8, 2009, 8:00 am
- 4) ITEM 10.a. (VOL. 4066, PG. 440), ITEM 10.b. (VOL. 5654, PG. 239), AND ITEM 10 c. (VOL. 65814, PG. 633) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D R T.C.), UNLESS OTHERWISE NOTED.

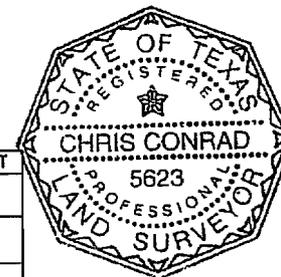
LEGEND

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

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

03/03/10

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



	SQUARE FEET
ACQUISITION	31,510
SURVEYED AREA	99,061
REMAINDER AREA	67,551

A PLAT OF A SURVEY OF
PARCEL 56

DIVISION TTA	STATE HIGHWAY 114		PARCEL 56
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(055)043	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 56(E)
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 56(E)

Description of 1,522 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of that tract described as 6.932 acres Save & Except 2.926 acres, 5,200 square feet, 517.33 square feet, and 2,345.62 square feet in a Special Warranty Deed, dated September 6, 1996, to J.H. Randolph Family Limited Partnership, of record in Volume 12513, Page 571, Deed Records, Tarrant County, Texas; said 1,522 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest corner of said Randolph tract and the interior ell corner of Lot 1-R, Block 1-R, DFW Industrial Park Phase 5, a subdivision of record in Cabinet A, Slide 2329, Plat Records, Tarrant County, Texas and of that tract described as 9.1592 acres in a deed to AMB Institutional Alliance Fund III, L.P., of record in D206407812, Official Records, Tarrant County, Texas;

THENCE, with the west line of said Randolph tract and the east line of said Lot 1-R and said AMB tract, North 00 degrees 29 minutes 41 seconds West 122.68 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II monument set, same being in the proposed south right-of-way (ROW) line of S.H. 114;

THENCE, with the proposed south ROW line of S.H. 114, crossing said Randolph tract, South 86 degrees 23 minutes 53 seconds East, passing at 33.19 feet a TxDOT Type II monument set and continuing 603.19 feet for a total distance of 636.38 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap for the POINT OF BEGINNING and the northwest corner of this tract, 248.00 feet right of S.H. 114 Baseline Station 460+27.78;

- 1) THENCE, with the north line of this tract, continuing with the proposed south ROW line of S.H. 114, crossing said Randolph tract, **South 86 degrees 23 minutes 53 seconds East 41.86 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract, same being in the east line of said Randolph tract and the west line of that tract described as Tract Two, 2,345.62 square feet in a deed to the City of Grapevine, of record in Volume 6581, Page 633, Deed Records, Tarrant County, Texas;
- 2) THENCE, with the east line of this tract and said Randolph tract and the west line of said 2,345.62 square foot City of Grapevine tract, **South 00 degrees 14 minutes 19 seconds East 32.07 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the southeast corner of this tract;

THENCE, with the south and west lines of this tract, crossing said Randolph tract, the following two (2) courses, numbered 3 and 4;

- 3) **North 86 degrees 23 minutes 53 seconds West 53.25 feet** to a 1/2 iron rod set with a TxDOT aluminum cap; and

County: Tarrant
Parcel: 56(E)
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 56(E)

- 4) North 19 degrees 42 minutes 30 seconds East 33.30 feet to the POINT OF BEGINNING and containing 1,522 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

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

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

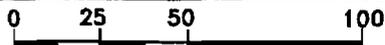
SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 56(E)
Issued 3/10/10; Revised 3/15/10

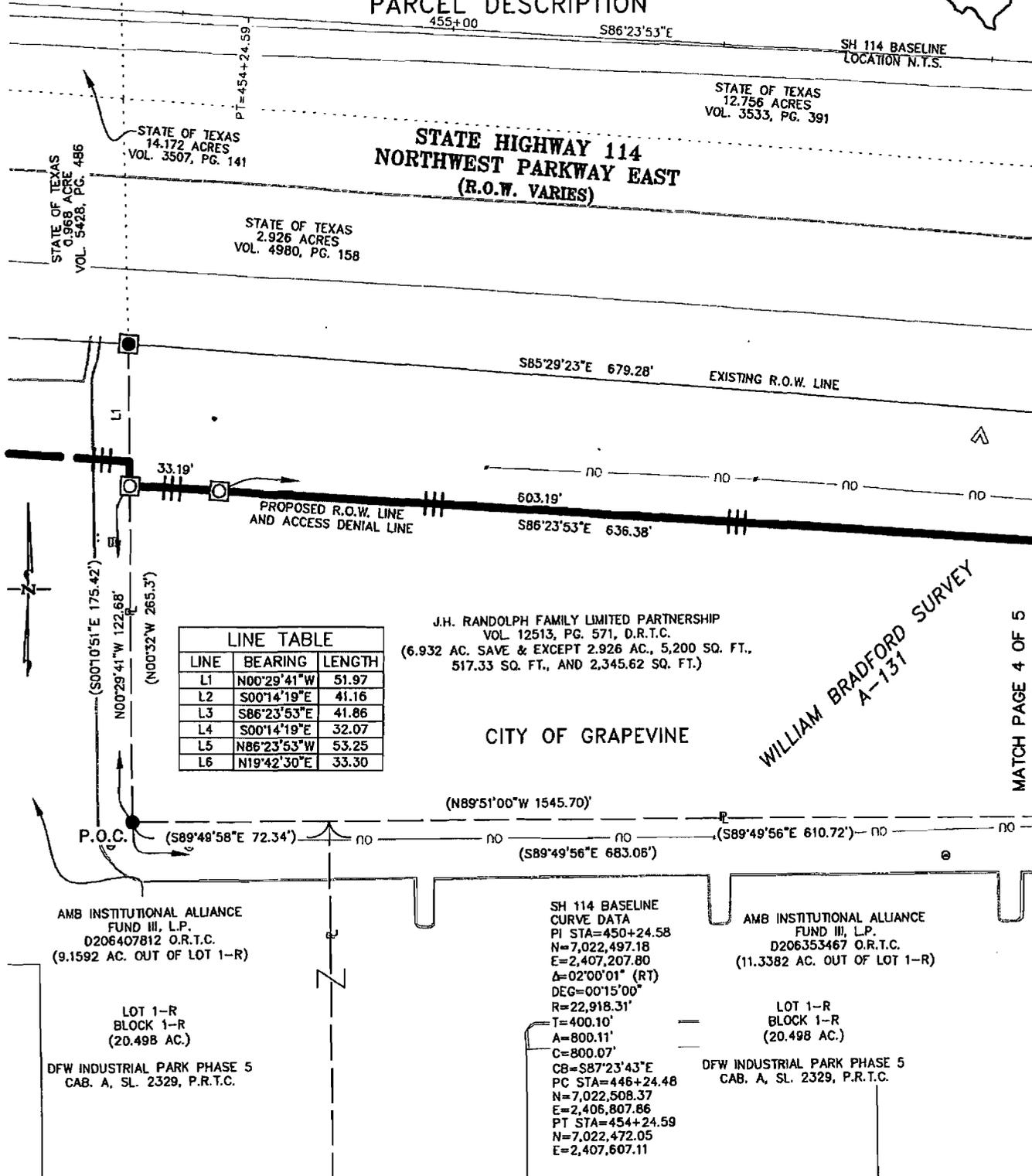


03/15/10



SCALE: 1" = 50'

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



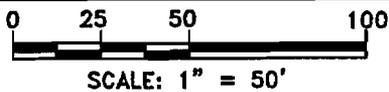
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°29'41"W	51.97
L2	S00°14'19"E	41.16
L3	S86°23'53"E	41.86
L4	S00°14'19"E	32.07
L5	N86°23'53"W	53.25
L6	N19°42'30"E	33.30

MATCH PAGE 4 OF 5

A PLAT OF A SURVEY OF
PARCEL 56(E)

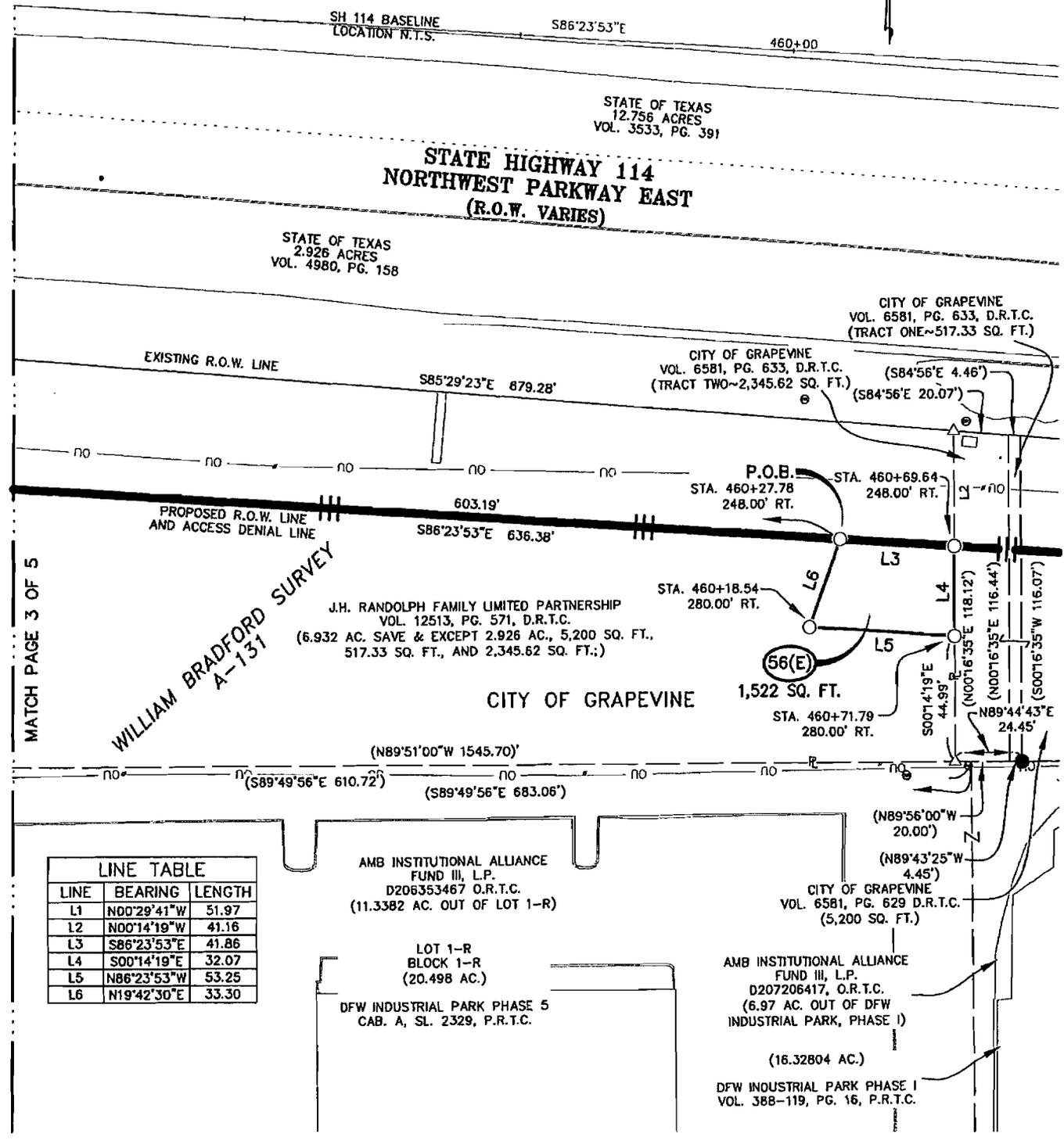
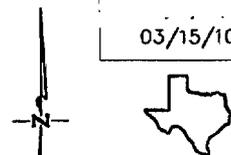
DIVISION TTA	STATE HIGHWAY 114		PARCEL 56(E)
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT





03/15/10

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



MATCH PAGE 3 OF 5

WILLIAM BRADFORD SURVEY
A-131

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°29'41"W	51.97
L2	N00°14'19"W	41.16
L3	S86°23'53"E	41.86
L4	S00°14'19"E	32.07
L5	N86°23'53"W	53.25
L6	N19°42'30"E	33.30

AMB INSTITUTIONAL ALLIANCE
FUND III, L.P.
D206353467 O.R.T.C.
(11.3382 AC. OUT OF LOT 1-R)

LOT 1-R
BLOCK 1-R
(20.498 AC.)

DFW INDUSTRIAL PARK PHASE 5
CAB. A, SL. 2329, P.R.T.C.

AMB INSTITUTIONAL ALLIANCE
FUND III, L.P.
D207206417, O.R.T.C.
(6.97 AC. OUT OF DFW
INDUSTRIAL PARK, PHASE I)

(16.32804 AC.)

DFW INDUSTRIAL PARK PHASE I
VOL. 388-119, PG. 16, P.R.T.C.

A PLAT OF A SURVEY OF
PARCEL 56(E)

DIVISION TTA	STATE HIGHWAY 114		PARCEL 56(E)
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



03/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0914021, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 8, 2009, 8:00 am.
- 4) ITEM 10.a. (VOL. 4066, PG. 440), ITEM 10.b. (VOL. 5654, PG. 239), AND ITEM 10.c. (VOL. 65814, PG. 633) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

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

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

03/15/10

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



A PLAT OF A SURVEY OF
PARCEL 56(E)

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
56(E)

SCALE
1" = 50'

FEDERAL AID PROJECT NO.
NH2009(843)

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

COUNTY
TARRANT



County: Tarrant
Parcel: 54
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)043
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 54

Description of 1,392 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 6-R-1, Block 3, of Lot 6-R-1, Block 3, Metroplace Addition, a subdivision of record in Cabinet A, Slide 6126, Plat Records, Tarrant County, Texas, said Lot 6-R-1 being described in a Special Warranty Deed, dated February 28, 2007 to Boat Club Plaza, LLC.; Kostohryz Partners, LLC.; and MP Tex, LLC., of record in D207075886, Official Records, Tarrant County, Texas; said 1,392 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a chisel mark found at the southwest corner of said Lot 6-R-1 and said Boat Club tract and the northwest corner of Lot 4, Block 3, of Lots 1-7, Block 3, Metroplace Addition, a subdivision of record in Cabinet A, Slide 2537, Plat Records, Tarrant County, Texas, said Lot 4 being described in a deed to John Paul Schenck and Julie Kay Schenck DBA Schlotzky's Deli Southlake, of record in D207226772, Official Records, Tarrant County, Texas, same being in the existing east right-of-way (ROW) line of Main Street;

THENCE, with the west line of said Lot 6-R-1 and said Boat Club tract and with the existing east ROW line of Main Street, North 00 degrees 43 minutes 44 seconds West 395.74 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and the south corner of this tract, same being in the proposed south ROW line of S.H. 114, 515.02 feet right of S.H. 114 Baseline Station 428+77.89;

- 1) THENCE, with the west line of this tract, said Lot 6-R-1, and said Boat Club tract and with the existing east ROW line of Main Street, North 00 degrees 43 minutes 44 seconds West 33.02 feet to a calculated point at the southerly northwest corner of this tract and the south corner of that tract dedicated for ROW in Cabinet A, Slide 2537, Plat Records, Tarrant County, Texas;
- 2) THENCE, with the northwest line of this tract, said Lot 6-R-1, and said Boat Club tract and with the existing southeast ROW line of Main Street and the southeast line of said ROW dedication, North 43 degrees 09 minutes 07 seconds East, passing at 28.57 feet, a 5/8 inch iron rod found with cap and continuing 0.55 feet for a total distance of 29.12 feet to a calculated point at the northerly northwest corner of this tract, said Lot 6-R-1, and said Boat Club tract, same being in the existing south ROW line of S.H. 114 and the south line of that tract described as 0.968 of one acre in a deed to the State of Texas, of record in Volume 5428, Page 486, Deed Records, Tarrant County, Texas and the east line of said ROW dedication;

County: Tarrant
Parcel: 54
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (~~655~~)**043**
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 54

- 3) THENCE, with the north line of this tract, said Lot 6-R-1 and said Boat Club tract and with the existing south ROW line of S.H. 114 and the south line of said 0.968 of one acre State of Texas tract, with a curve to the left whose intersection angle is **01 degree 35 minutes 07 seconds**, radius is **1,462.40 feet**, an arc distance of **40.46 feet**, the chord of which bears **North 85 degrees 21 minutes 40 seconds East 40.46 feet** to a TxDOT Type II concrete monument set for the east corner of this tract and the beginning of this "access denial line", same being in the proposed south ROW line of S.H. 114;
- 4) THENCE, with the southeast line of this tract and this "access denial line" and with the proposed southeast ROW line of S.H. 114, crossing said Lot 6-R-1 and said Boat Club tract, **South 46 degrees 07 minutes 06 seconds West 83.00 feet** to the end of this "access denial line" and to the POINT OF BEGINNING and containing 1,392 square feet within these metes and bounds, more or less.

AND IN ADDITION THERETO:

Access is denied to and from the Transportation Facility across a portion of the existing south ROW line of S.H. 114 from the end of call 3 of the foregoing description and the beginning of this "access denial line";

County: Tarrant
Parcel: 54
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 ~~(855)~~843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 54

THENCE, with the north line of said Lot 6-R-1 and said Boat Club tract and the existing south ROW line of S.H. 114, and the south line of said 0.968 of one acre State of Texas tract, and with this "access denial line", with a curve to the left, whose intersection angle is **05 degrees 45 minutes 44 seconds**, radius is **1,462.40 feet**, an arc distance of **147.08 feet**, the chord of which bears **North 81 degrees 41 minutes 14 seconds East 147.01 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", from which the northeast corner of said Lot 6-R-1 and said Boat Club tract bears along a curve to the left whose intersection angle is 01 degree 09 minutes 26 seconds, radius is 1,462.40 feet, an arc distance of 29.54 feet, the chord of which bears North 78 degrees 13 minutes 39 seconds East 29.54 feet and North 77 degrees 57 minutes 50 seconds East 12.68 feet;

This description accompanies a parcel map of even date herewith.

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

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

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

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

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

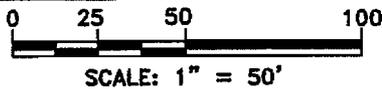
SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 54 R2
Issued 1/22/10, Revised 2/19/10, 3/3/10



03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

PT=431+25.65

S88°23'54"E

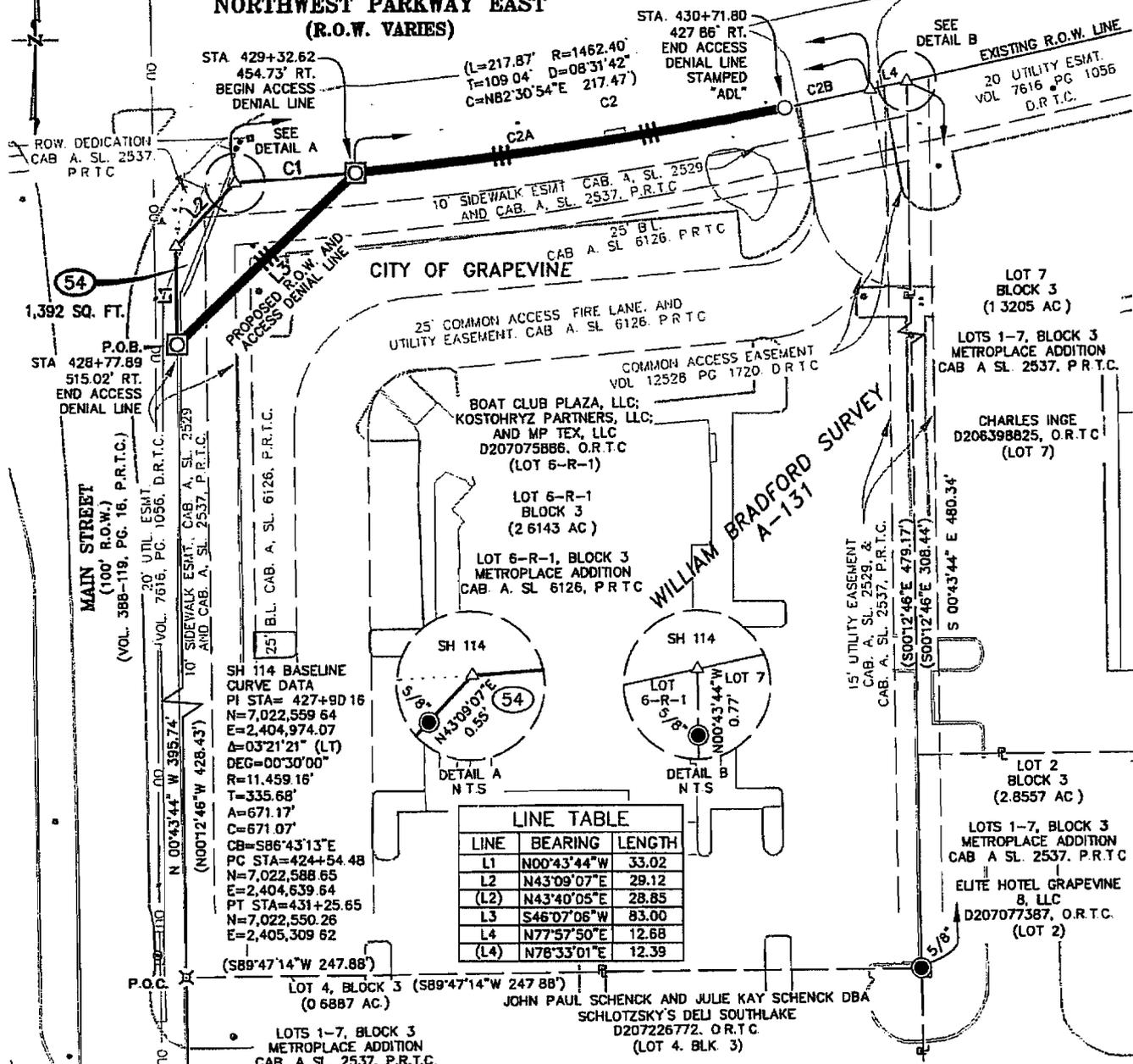


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	40.46	1462.40	01°35'07"	20.23	N85°21'40"E	40.46
C2	176.61	1462.40	06°55'11"	88.41	N81°06'31"E	176.51
C2A	147.08	1462.40	05°45'44"	73.60	N81°41'14"E	147.01
C2B	29.54	1462.40	01°09'26"	14.77	N78°13'39"E	29.54

STATE OF TEXAS
6.847 ACRES
VOL. 6892, PG. 1325

STATE OF TEXAS
0.968 ACRE
VOL. 5428, PG. 486

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°43'44"W	33.02
L2	N43°09'07"E	29.12
(L2)	N43°40'05"E	28.85
L3	S46°07'06"W	83.00
L4	N77°57'50"E	12.68
(L4)	N78°33'01"E	12.39

SH 114 BASELINE
CURVE DATA
PI STA=427+90.16
N=7,022,559.64
E=2,404,974.07
A=03°21'21" (LT)
DEG=00°30'00"
R=11,459.16'
T=335.68'
A=671.17'
C=671.07'
CB=S86°43'13"E
PC STA=424+54.48
N=7,022,588.65
E=2,404,639.64
PT STA=431+25.65
N=7,022,550.26
E=2,405,309.62
(S89°47'14"W 247.88')

A PLAT OF A SURVEY OF PARCEL 54				<p>Texas Department of Transportation © 2008 by HDOT</p>
DIVISION TTA	STATE HIGHWAY 114		PARCEL 54	
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(655) 843	R.O.W.-C S J, NO. 0353-03-088	COUNTY TARRANT	
M:\09-124_Fort_Worth_Funnel_Project\Parcels\PAR-54-REV1				

"EXHIBIT ____"

03/03/10

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO.0914019-704, EFFECTIVE DATE, AUGUST 28, 2009, 8:00 am, ISSUED SEPTEMBER 7, 2009, 8:00 am.
- 4) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 5) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

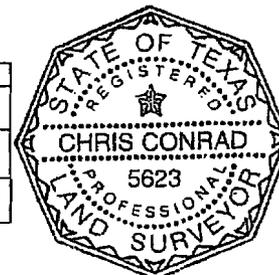
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
-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

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

03/03/10

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

	SQUARE FEET
ACQUISITION	1,392
SURVEYED AREA	113,999
REMAINDER AREA	112,607



A PLAT OF A SURVEY OF
PARCEL 54

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
54

SCALE
1" = 50'

FEDERAL AID PROJECT NO.
NH2009(855)843

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

COUNTY
TARRANT



County: Tarrant
Parcel: 22
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



COPY

DESCRIPTION FOR PARCEL 22

Description of 5,005 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1, Block A, of Lot 1 and 2, Block A, Storguard No. 1 Addition, a subdivision of record in Cabinet A, Slide 2339, Plat Records, Tarrant County, Texas; said Lot 1 being described in a Deed, dated July 14, 2005, to Ess Prisa Tx LP, of record in D205214197, Official Records, Tarrant County, Texas; said 5,005 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch rod found with cap at a south corner of Lot 1, Block 1, of Lot 1 and Lot 2, Block 1, Wal-Mart Addition-Amended, a subdivision of record in Cabinet A, Slide 8845, Plat Records, Tarrant County, Texas, said Lot 1 being described in a deed to Sam's Real Estate Business Trust, of record in Volume 17176, Page 98, Official Records, Tarrant County, Texas and the southeast corner of Lot 7-A, of Lot 7-A, Grapevine Industrial Park, of record in Volume 388-173, Page 87, Plat Records, Tarrant County, Texas, said Lot 7-A being described in a deed to CBR Associates Joint Venture, of record in Volume 10294, Page 5, Deed Records, Tarrant County, Texas, same being in the north line of Lot 2, Block 1, of said Lot 1 and Lot 2, Block 1, Wal-Mart Addition-Amended, said Lot 2, Block 1 being described in a deed to Wal-Mart Real Estate Business Trust, of record in Document No. D204034856, Official Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 1, Block 1, and said Sam's tract and the east line of said Lot 7-A and said CBR tract, continuing with the east line of Lot 5 of Lot 5, Grapevine Industrial Park, a subdivision of record in Volume 388-140, Page 84, Plat Records, Tarrant County, Texas, North 00 degrees 47 minutes 32 seconds West 501.09 feet to a calculated point at the northwest corner of said Lot 1, Block 1, and said Sam's tract and the southwest corner of said Lot 1, Block A, and said Ess tract;

THENCE, with the north line of said Lot 1, Block 1, and said Sam's tract, and the south line of said Lot 1, Block A and said Ess tract, North 89 degrees 09 minutes 49 seconds East 813.40 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING, the southwest corner of this tract, and the beginning of this "access denial line", same being in the proposed southwest right-of-way (ROW) line of S.H. 114, 199.57 feet right of S.H. 114 Baseline Station 356+37.06;

- 1) THENCE, with the southwest line of this tract, this "access denial line", and the proposed southwest ROW line of S.H. 114, crossing said Lot 1, Block A and said Ess tract, **North 33 degrees 38 minutes 30 seconds West**, passing at 104.08 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing 67.43 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", continuing with this "access denial line", 31.69 feet for a total distance of **203.20 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northwest corner of this tract, same being in the north line of said Lot 1, Block A, and said Ess tract and the south line of Lot 3, Block A of Lot 2R and Lot 3, Block A, Storguard No. 1 Addition, a subdivision of record in Cabinet A, Slide 3419, Plat Records, Tarrant County, Texas, said Lot 3 being described in a deed to Halle Properties, LLC, of record in Volume 16513, Pages 302 & 303, Official Records, Tarrant County, Texas;

County: Tarrant
Parcel: 22
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 22

- 2) THENCE, with the north line of this tract, said Lot 1, Block A, and said Ess tract and the south line of said Lot 3, Block A and said Halle tract, **North 89 degrees 11 minutes 13 seconds East 29.04 feet** to a calculated point at the northeast corner of this tract, said Lot 1, Block A, and said Ess tract and the southeast corner of said Lot 3, and said Halle tract, same being in the existing southwest ROW line of S.H. 114 and the southwest line of that tract described as 11.467 acres in a deed to the State of Texas, of record in Volume 3830, Page 116, Deed Records, Tarrant County, Texas;
- 3) THENCE, with the northeast line of this tract, said Lot 1, Block A, and said Ess tract and the existing southwest ROW line of S.H. 114 and the southwest line of said 11.467 acre State of Texas tract, **South 33 degrees 46 minutes 19 seconds East 203.48 feet** to a calculated point at the southeast corner of this tract, said Lot 1, Block A, and said Ess tract and the northeast corner of said Lot 1, Block 1 and said Sam's tract;
- 4) THENCE, with the south line of this tract, said Lot 1, Block A and said Ess tract and the north line of said Lot 1, Block 1 and said Sam's tract, **South 89 degrees 09 minutes 49 seconds West 29.58 feet** to the POINT OF BEGINNING and containing 5,005 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

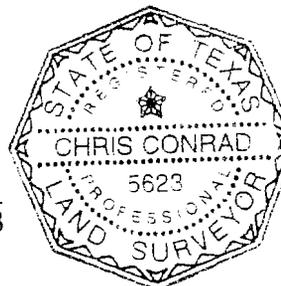
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF TRAVIS §

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

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

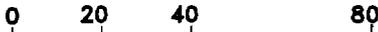
SURVEYED BY:

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



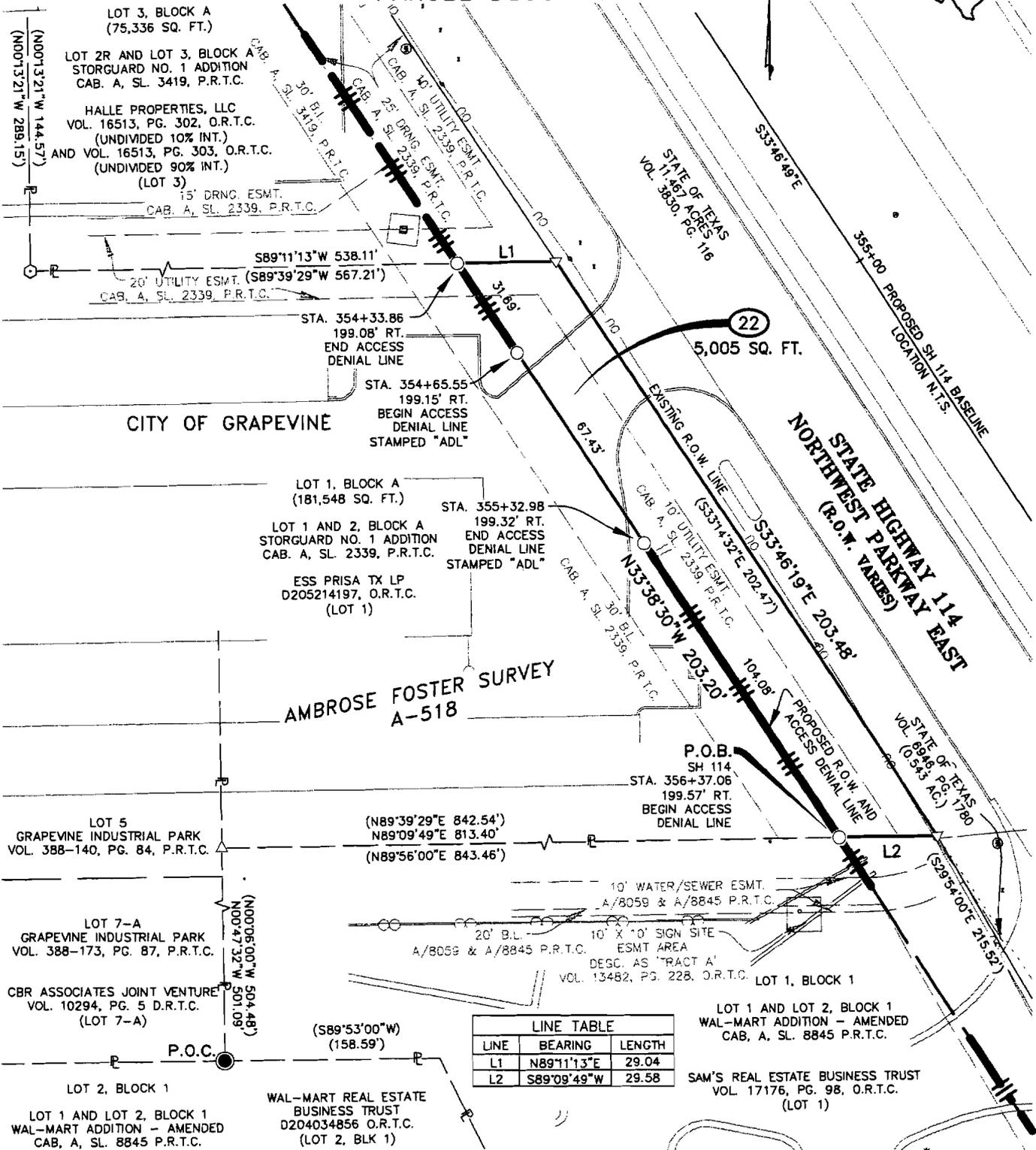
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 3-0-2010/Parcel 22
Issued 3/1/2010; Revised 3/15/10

03/15/10



SCALE: 1" = 40'

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°11'13"E	29.04
L2	S89°09'49"W	29.58

A PLAT OF A SURVEY OF
PARCEL 22

DIVISION TTA	STATE HIGHWAY 114		PARCEL 22
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



03/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

- TES:
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
 - 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
 - 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0913998, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 6, 2009, 8:00 am.
 - 4) ITEM 10.b. (VOL. 2943, PG. 237) IN SCHEDULE B OF THE TITLE COMMITMENT CAN NOT BE LOCATED WITH THE INFORMATION PROVIDED.
 - 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
 - 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

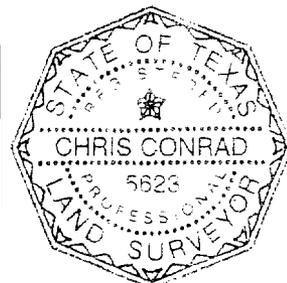
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
-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

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

03/15/10

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

	SQUARE FEET
ACQUISITION	5,005
DEEDED AREA	181,548
REMAINDER AREA	176,543



A PLAT OF A SURVEY OF
PARCEL 22

DIVISION TTA	STATE HIGHWAY 114		PARCEL 22
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C, S. J. NO. 0353-03-088	COUNTY TARRANT



**Tarrant County
CSJ 0353-03-088
Federal Project No. NH 2009(843)
DFW Connector
From: BS 114L in Grapevine (Sta. 461+39.70) in Tarrant County
To: Dallas County Line, in Tarrant County, Texas
Parcel: 57 & 57E**

AND IN ADDITION THERETO:

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon and across the following described tract of land, with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to said drainage channel, or any part thereof, said tract of land being 978 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 2, of Lot 2 D.F.W Industrial Park Phase 5, a subdivision of record in Cabinet A, Slide 4334, Plat Records, Tarrant County, Texas, said Lot 2 being that tract described in a Special Warranty Deed, dated November 18, 2005, to Clear Channel Outdoor, Inc., of record in D205351958, Official Records, Tarrant County, Texas; said 978 square feet of land being more particularly described by metes and bounds as follows:

County: Tarrant
Parcel: 57
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 57

Description of 30,761 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 2, D.F.W. Industrial Park Phase 5, a subdivision of record in Cabinet A, Slide 4334, Plat Records, Tarrant County, Texas, said Lot 2 being that tract described in a Special Warranty Deed, dated November 18, 2005, to Clear Channel Outdoor, Inc., of record in D205351958, Official Records, Tarrant County, Texas; said 30,761 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest corner of said Lot 2 and said Clear Channel tract and the southeast corner of that tract described as 5,200 square feet in a deed to the University of Tennessee, of record in Volume 6581, Page 625, Deed Records, Tarrant County, Texas, same being in the north line of DFW Industrial Park Phase 1, a subdivision of record in Volume 388-119, Page 16, Plat Records, Tarrant County, Texas, being the north line of that tract described as 6.97 acres in a deed to AMB Industrial Alliance Fund III, L.P., of record in D207206417, Official Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 2 and said Clear Channel tract and the east line of said University of Tennessee tract, North 00 degrees 19 minutes 03 seconds West 72.37 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and southwest corner of this tract, same being in the proposed south right-of-way (ROW) line of S.H. 114, 248.00 feet right of S.H. 114 Baseline Station 461+39.70;

1) THENCE, with the west line of this tract, said Lot 2 and said Clear Channel tract and the east line of said University of Tennessee tract, **North 00 degrees 19 minutes 03 seconds West 40.05 feet** to a calculated point at the northwest corner of this tract, said Lot 2, and said Clear Channel tract and the northeast corner of said University of Tennessee tract, same being in the existing south right-of-way (ROW) line of S.H. 114 and the south line of that tract described as 2.926 acres in a deed to the State of Texas, of record in Volume 4980, Page 158, Deed Records, Tarrant County, Texas;

THENCE, with the north line of this tract, said Lot 2, and said Clear Channel tract and the existing south ROW line of S.H. 114 and the south line of said 2.926 acre State of Texas tract, the following four (4) courses, numbered 2 through 5;

- 2) **South 85 degrees 29 minutes 23 seconds East 277.36 feet** to a TxDOT Type II concrete monument found;
- 3) with a curve to the left, whose intersection angle is **02 degrees 26 minutes 13 seconds**, radius is **4039.72 feet**, an arc distance of **171.81 feet**, the chord of which bears **South 86 degrees 39 minutes 15 seconds East 171.80 feet** to a calculated point from which a TxDOT Type II concrete monument found bears North 02 degrees 03 minutes 47 seconds East 0.61 feet;
- 4) **South 87 degrees 55 minutes 10 seconds East 331.23 feet** to a calculated point and the west corner of a 20 foot by 20 foot corner clip as dedicated for ROW, of record in Cabinet A, Slide 4334, Plat Records, Tarrant County, Texas; and

County: Tarrant
Parcel: 57
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 57

- 5) **South 44 degrees 19 minutes 13 seconds East 29.05 feet** to a calculated point at the easterly northeast corner of this tract, said Lot 2, and said Clear Channel tract and the south corner of said 20 foot by 20 foot corner clip, same being in the existing west ROW line of Minters Chapel Road;
- 6) THENCE, with the east line of this tract, said Lot 2, and said Clear Channel tract and the existing west ROW line of Minters Chapel Road, **South 00 degrees 44 minutes 13 seconds East 25.73 feet** to a calculated point at the southeast corner of this tract, the beginning of this "access denial line", same being in the proposed south ROW line of S.H. 114, from which point a 1/2 inch iron rod found with TxDOT aluminum cap bears South 84 degrees 31 minutes 41 seconds East 0.32 feet;
- 7) THENCE, with the south line of this tract, the proposed south ROW line of S.H. 114, and this "access denial line", **North 86 degrees 23 minutes 53 seconds West**, passing at 468.05 feet a TxDOT Type II concrete monument set and continuing 332.96 feet for a total distance of **801.01 feet** to the end of this "access denial line" and to the POINT OF BEGINNING and containing 30,761 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

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

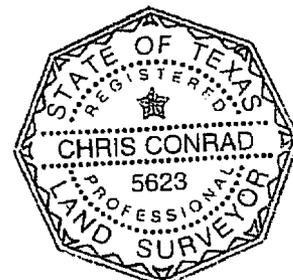
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of March, 2010 A.D.

SURVEYED BY:

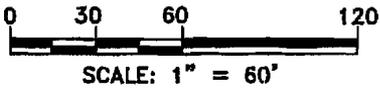
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 2-19-10/Parcel 57 R2

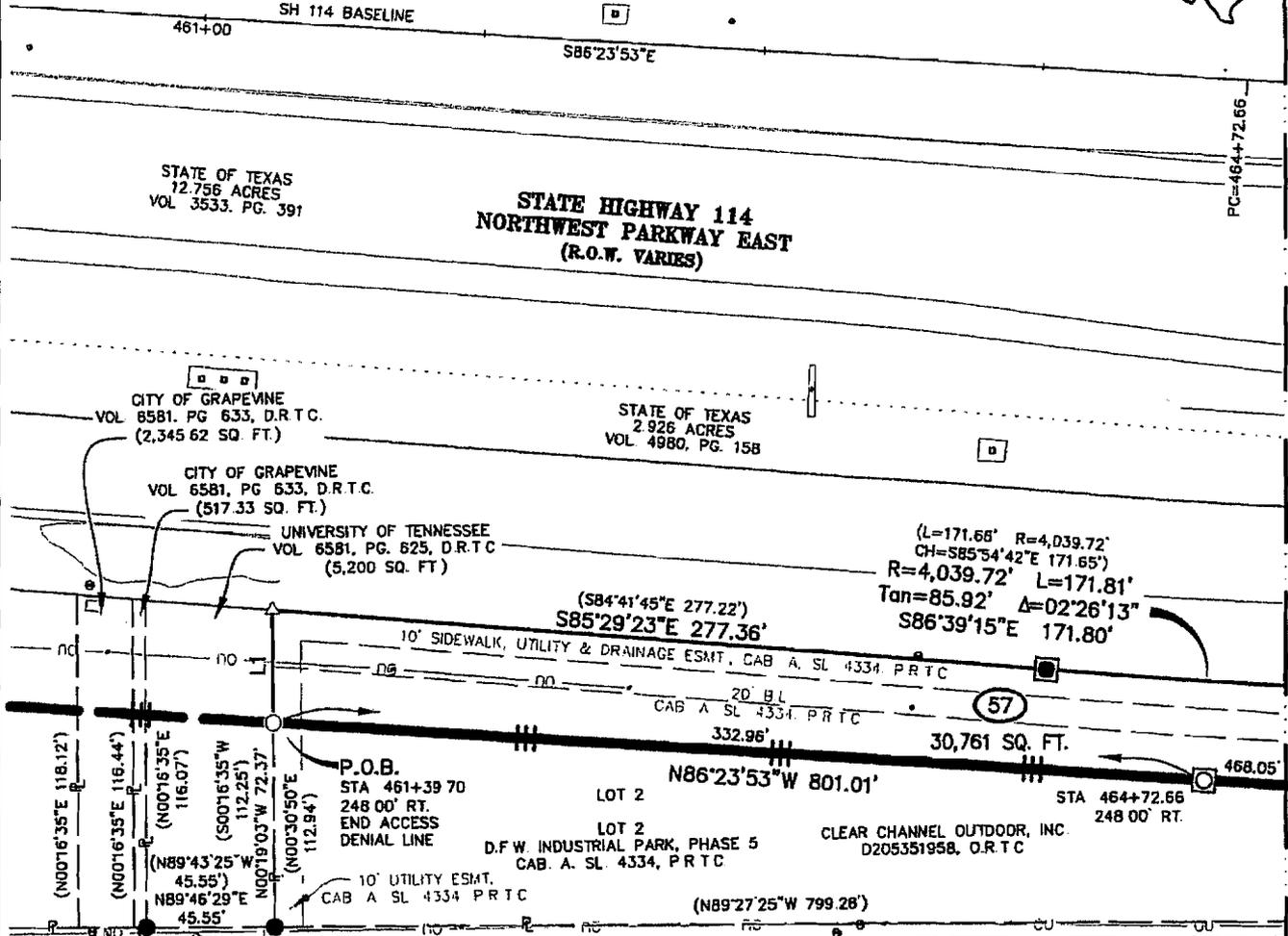
Issued 1/22/10, Revised 3/3/10



03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°19'03"W	40.05
L2	S44°19'13"E	29.05
L3	S00°44'13"E	25.73

WILLIAM BRADFORD SURVEY
A-131

MATCH PAGE 4 OF 5

AMB INSTITUTIONAL ALLIANCE
FUND III, L.P.
D206353467, O.R.T.C.
(11,338.2 AC OUT OF LOT 1-R)

LOT 1-R
BLOCK 1-R
(20,498 AC.)

DFW INDUSTRIAL PARK PHASE 5
CAB A, SL 2329, P.R.T.C.

AMB INSTITUTIONAL ALLIANCE
FUND III, L.P.
D207206417, O.R.T.C.
(6.97 AC OUT OF DFW
INDUSTRIAL PARK, PHASE I)

(16,328.04 AC)

DFW INDUSTRIAL PARK PHASE
VOL 388-119, PG 16, P.R.T.C.

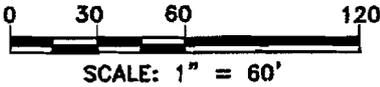
CITY OF GRAPEVINE

SH 114 BASELINE
CURVE DATA
PI STA=477+76.07
N=7,022,324.32
E=2,409,953.93
A=37°40'57" (LT)
DEG=01°30' 00"
R=3,819.72
T=1,303.41
A=2,512.17
C=2,467.13
CB=N74°45'38"E
PC STA=464+72.66
N=7,022,406.20
E=2,408,653.10
PT STA=489+84.82
N=7,023,054.69
E=2,411,033.48

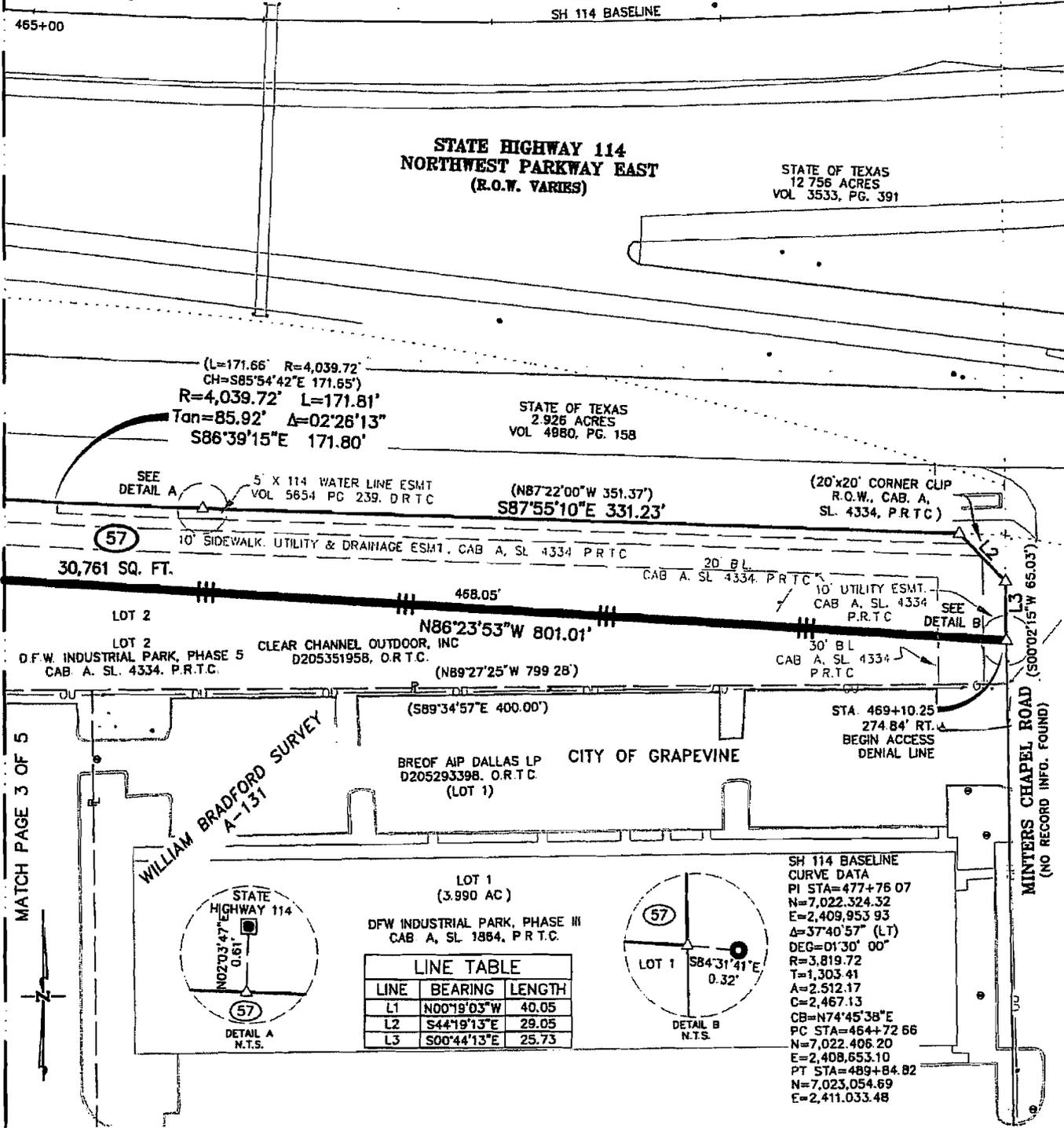
A PLAT OF A SURVEY OF PARCEL 57			
DIVISION TTA	STATE HIGHWAY 114	PARCEL 57	
SCALE 1" = 60'	FEDERAL AID PROJECT NO. NH2009(055)843	R.O.W.-C.S.J. NO. 0353-03-088	COUNTY TARRANT



03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



MATCH PAGE 3 OF 5

A PLAT OF A SURVEY OF
PARCEL 57

DIVISION TTA	STATE HIGHWAY 114	PARCEL 57
SCALE 1" = 60'	FEDERAL AID PROJECT NO. NH2009(055)843	COUNTY TARRANT
	R.O.W.-C. S. J. NO. 0353-03-088	



03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914022-704, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 7, 2009, 8:00 am
- 4) ITEM 10 b. (VOL. 4066, PG. 440), AND ITEM 10 d. (VOL. 5654, PG. 239), IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

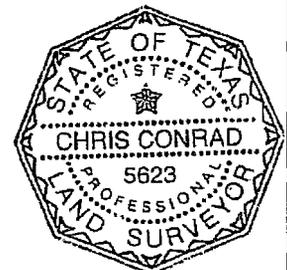
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON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

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

03/03/10

CHRIS CONRAD, REG PROF LAND SURVEYOR NO. 5623 DATE

	SQUARE FEET
ACQUISITION	30,761
SURVEYED AREA	67,239
REMAINDER AREA	36,478



A PLAT OF A SURVEY OF
PARCEL 57

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
57

SCALE
1" = 60'

FEDERAL AID PROJECT NO.
NH2009(855)843

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

COUNTY
TARRANT



County: Tarrant
Parcel: 57(E)
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 57(E)

Description of 978 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 2, of Lot 2 D.F.W. Industrial Park Phase 5, a subdivision of record in Cabinet A, Slide 4334, Plat Records, Tarrant County, Texas, said Lot 2 being that tract described in a Special Warranty Deed, dated November 18, 2005, to Clear Channel Outdoor, Inc., of record in D205351958, Official Records, Tarrant County, Texas; said 978 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest corner of said Lot 2 and said Clear Channel tract and the southeast corner of that tract described as 5,200 square feet in a deed to the City of Grapevine, of record in Volume 6581, Page 629, Deed Records, Tarrant County, Texas, same being in the north line of DFW Industrial Park Phase 1, a subdivision of record in Volume 388-119, Page 16, Plat Records, Tarrant County, Texas, and the north line of that tract described as 6.97 acres in a deed to AMB Institutional Alliance Fund III, L.P., of record in D207206417, Official Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 2 and said Clear Channel tract and the east line of said City of Grapevine tract, North 00 degrees 19 minutes 03 seconds West 40.30 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and southwest corner of this tract, 280.00 feet right of S.H. 114 Baseline Station 461+41.89;

- 1) THENCE, with the west line of this tract, said Lot 2 and said Clear Channel tract and the east line of said City of Grapevine tract, **North 00 degrees 19 minutes 03 seconds West 32.07 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northwest corner of this tract, same being in the proposed south right-of-way (ROW) line of S.H. 114;
- 2) THENCE, with the north line of this tract and the proposed south ROW line of S.H. 114 crossing said Lot 2, and said Clear Channel tract, **South 86 degrees 23 minutes 53 seconds East 36.29 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract;

THENCE, with the east and south lines of this tract, crossing said Lot 2, and said Clear Channel tract, the following two (2) courses, numbered 3 and 4;

- 3) **South 19 degrees 42 minutes 30 seconds West 33.30 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap; and

County: Tarrant
Parcel: 57(E)
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 57(E)

- 4) North 86 degrees 23 minutes 53 seconds West 24.86 feet to the POINT OF BEGINNING and containing 978 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

§

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

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

SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 57(E)
Issued 3/10/10; Revised 3/15/10



03/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0914022, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 7, 2009, 8:00 am.
- 4) ITEM 10.b. (VOL. 4066, PG. 440), AND ITEM 10.D. (VOL. 5654, PG. 239), IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

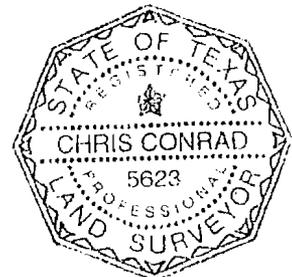
LEGEND

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

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

03/15/10

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



A PLAT OF A SURVEY OF
PARCEL 57(E)

DIVISION TTA	STATE HIGHWAY 114		PARCEL 57(E)
SCALE 1" = 20'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 14
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 14

Description of 2,315 square feet of land out of the Thomas Easter Survey, Abstract No. 474, in the City of Southlake, Tarrant County, Texas, same being a portion of Lot 4R-1R, Block A, of Lots 4R-1R & 4R-2R, Block A, Southlake Bank Place, a subdivision of record in Cabinet A, Slide 1001, Plat Records, Tarrant County, Texas; said Lot 4R-1R being described in a Special Warranty Deed, dated November 9, 2005, to KC Propco, LLC, of record in D205357231, Official Records, Tarrant County, Texas; said 2,315 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at an angle point in the east line of said Lot 4R-1R and said KC Propco tract, and the west line of Lot 5, Block A, of Southlake Bank Place, a subdivision of record in Volume 388-176, Page 9, Plat Records, Tarrant County, Texas, said Lot 5 being described in a deed to Texas National Bank of Southlake, of record in Volume 8095, Page 210, Deed Records, Tarrant County, Texas;

THENCE, with the east line of said Lot 4R-1R and said KC Propco tract and the west line of said Lot 5 and said Texas National Bank tract, North 07 degrees 27 minutes 45 seconds East 168.93 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap set for the POINT OF BEGINNING and the southeast corner of this tract, same being in the proposed south right-of-way (ROW) line of F.M. 1709, 274.83 feet right of F.M. 1709 Baseline Station 474+15.50;

THENCE, with the south line of this tract, and the proposed south ROW line of F.M. 1709, crossing said Lot 4R-1R and said KC Propco tract, the following two (2) courses, numbered 1 and 2;

- 1) with a curve to the left, whose intersection angle is **17 degrees 59 minutes 58 seconds**, radius is **359.97 feet**, passing at an arc distance of 5.68 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line", an arc distance of 107.40 feet for a total arc distance of **113.08 feet**, the chord of which bears **South 83 degrees 37 minutes 17 seconds West 112.62 feet** to a TxDOT Type II concrete monument set; and
- 2) with this "access denial line", **South 74 degrees 37 minutes 18 seconds West**, passing at 26.22 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", and continuing 24.19 feet for a total distance of **50.41 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the southwest corner of this tract, same being in the west line of said Lot 4R-1R, and said KC Propco tract and the east line of said Lot 12R, Block A, of Lot 12R, Block A, Southlake Bank Place Addition, a subdivision of record in Cabinet A, Slide 9860, Plat Records, Tarrant County, Texas, said Lot 12R being described in a deed to Robert Chu and wife, Lena Chu, of record in Volume 15906, Page 38, Official Records, Tarrant County, Texas, from which a chisel mark found at an angle point in the west line of said Lot 4R-1R and said KC Propco tract and the east line of said Lot 12R and said Chu tract bears South 00 degrees 31 minutes 25 seconds East 148.89 feet;

County: Tarrant
Parcel: 14
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 14

- 3) THENCE, with the west line of this tract, said Lot 4R-1R, and said KC Propco tract and the east line of said Lot 12R and said Chu tract, **North 00 degrees 31 minutes 25 seconds West 16.64 feet** to a calculated point at the northwest corner of this tract, said Lot 4R-1R, and said KC Propco tract and the northeast corner of said Lot 12R and said Chu tract, same being in the existing south ROW line of F.M. 1709, and the south line of that tract described as 0.077 of one acre in a deed to the State of Texas, of record in Volume 9899, Page 656, Deed Records, Tarrant County, Texas;

- 4) THENCE, with the north line of this tract, said Lot 4R-1R, and said KC Propco tract and the existing south ROW line of F.M. 1709 and the south line of said 0.077 of one acre State of Texas tract, with a curve to the right, whose intersection angle is **10 degrees 37 minutes 59 seconds**, radius is **889.93 feet**, an arc distance of **165.16 feet**, the chord of which bears **North 80 degrees 56 minutes 32 seconds East 164.92 feet** to a calculated point in the existing northeast corner of this tract, said Lot 4R-1R, and said KC Propco tract, the northwest corner of said Lot 5 and said Texas National Bank tract, the southeast corner of said 0.077 of one acre State of Texas tract, and the southwest corner of that tract described as 0.015 of one acre in a deed to the State of Texas, of record in Volume 9823, Page 1889, Deed Records, Tarrant County, Texas;

County: Tarrant
Parcel: 14
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 14

5) THENCE, with the east line of this tract, said Lot 4R-1R, and said KC Propco tract and the west line of said Lot 5 and said Texas National Bank tract, **South 07 degrees 27 minutes 45 seconds West 16.87 feet** to the POINT OF BEGINNING and containing 2,315 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

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

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

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

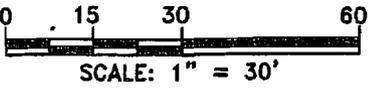
SURVEYED BY:

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



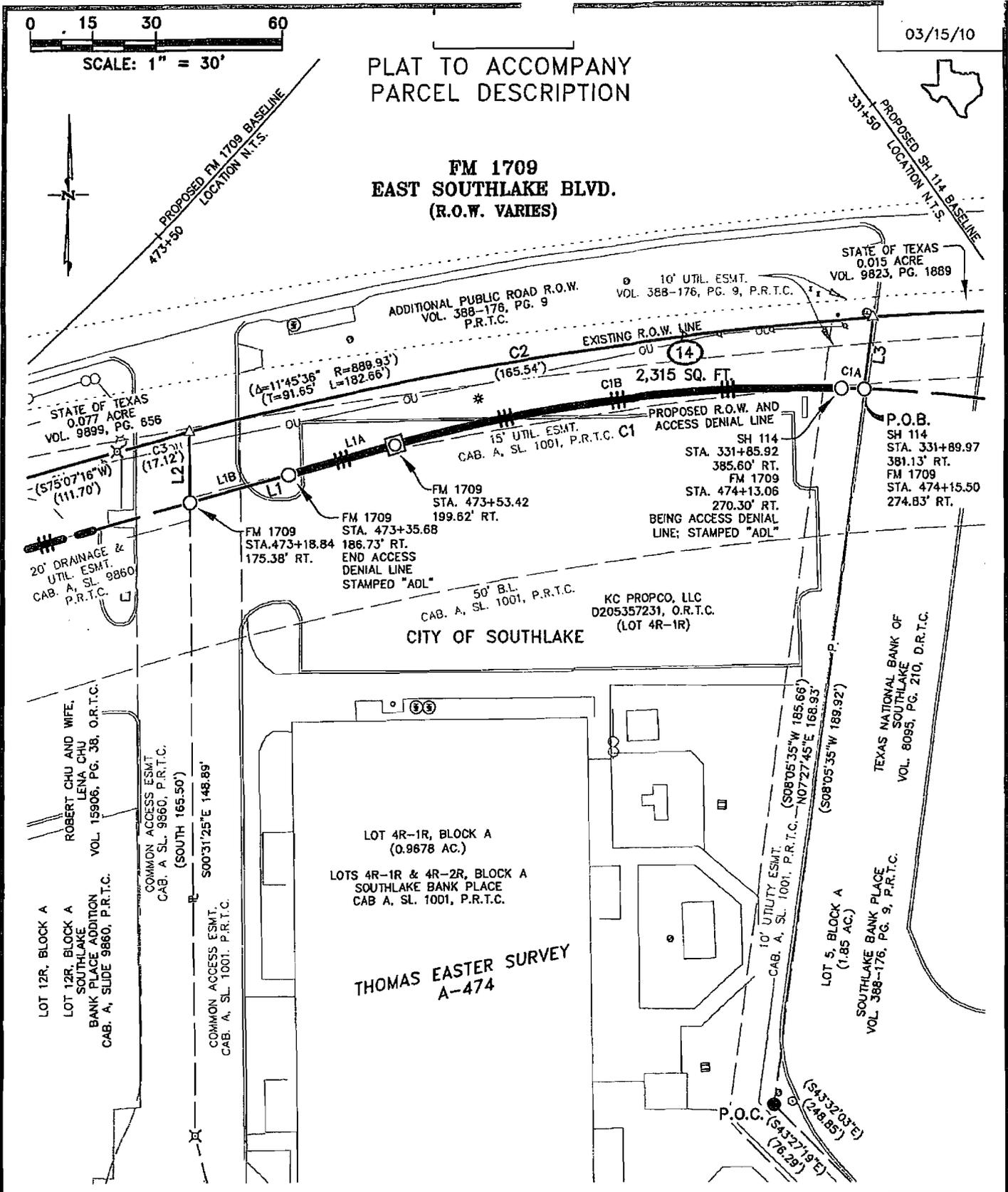
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 3-01-2010/Parcel 14 R1
Issued 3/1/2010; Revised 3/15/10

03/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

FM 1709
EAST SOUTHLAKE BLVD.
(R.O.W. VARIES)



A PLAT OF A SURVEY OF
PARCEL 14

DIVISION TTA	STATE HIGHWAY 114		PARCEL 14
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



03/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0913985, EFFECTIVE DATE, AUGUST 11, 2009, 8:00 am, ISSUED AUGUST 25, 2009, 8:00 am.
- 4) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 5) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	113.08	359.97	17°59'58"	57.01	S83°37'17"W	112.62
C1A	5.68	359.97	00°54'15"	2.84	N87°49'51"W	5.68
C1B	107.40	359.97	17°05'44"	54.10	S83°10'10"W	107.01
C2	165.16	889.93	10°37'59"	82.82	N80°56'32"E	164.92
C3	17.61	889.93	01°08'02"	8.81	S75°03'31"W	17.61

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°37'18"W	50.41
L1A	S74°37'18"W	26.22
L1B	S74°37'18"W	24.19
L2	N00°31'25"W	16.64
L3	S07°27'45"W	16.87

LEGEND

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

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

03/15/10

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

	SQUARE FEET
ACQUISITION	2,315
SURVEYED AREA	42,071
REMAINDER AREA	39,756



A PLAT OF A SURVEY OF
PARCEL 14

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
14

SCALE
1" = 30'

FEDERAL AID PROJECT NO.
NH2009(843)

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

COUNTY
TARRANT



County: Tarrant
Parcel: 99
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 ~~(855) 843~~
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 99

Description of 3,666 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 1, Block 1, Grandy's of Grapevine Addition, a subdivision of record in Volume 388-214, Page 33, Plat Records, Tarrant County, Texas, said Lot 1 being that tract described in a Special Warranty Deed, dated December 12, 1996 to U.S. Restaurant Properties Operating L.P., of record in Volume 12621, Page 395, Deed Records, Tarrant County, Texas; said 3,666 square feet of land being more particularly described by metes and bounds as follows:

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

THENCE, with the north line of said City of Grapevine Tract II and the existing south ROW line of Capital Street, with a curve to the right, whose intersection angle is 04 degrees 32 minutes 27 seconds, radius is 765.00 feet, an arc distance of 60.63 feet, the chord of which bears South 82 degrees 27 minutes 09 seconds East 60.61 feet to a calculated point;

THENCE, with the east line of said City of Grapevine Tract II and the existing south ROW line of Capital Street and continuing with the west line of said Lot 1 and said U.S. Restaurant tract, and the east line of that tract described as Tract I in said City of Grapevine deed in D208343152, South 00 degrees 35 minutes 36 seconds East 254.77 feet to a TxDOT Type II concrete monument set for the POINT OF BEGINNING and northwest corner of this tract, same being in the proposed north ROW line of S.H. 114, 372.94 feet left of S.H. 114 Baseline Station 432+48.68;

THENCE, with the north line of this tract and the proposed north ROW line of S.H. 114, crossing said Lot 1 and said U.S. Restaurant tract, the following four (4) courses, numbered 1 through 4;

- 1) **South 82 degrees 18 minutes 11 seconds East 12.68 feet** to a TxDOT Type II concrete monument set and the beginning of this "access denial line";
- 2) with this "access denial line", **South 42 degrees 25 minutes 12 seconds East 13.61 feet** to a TxDOT Type II concrete monument set;
- 3) with this "access denial line", **South 85 degrees 17 minutes 16 seconds East 100.52 feet** to a TxDOT Type II concrete monument set; and

County: Tarrant
Parcel: 99
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 99

- 4) with this “access denial line”, **South 78 degrees 26 minutes 42 seconds East 29.23 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract, same being in the east line of said Lot 1 and said U.S. Restaurant tract and the west line of Lot 3, Block A, of Lot 3, Block A, Trinity Industries Addition, a subdivision of record in Cabinet A, Slide 5794, Plat Records, Tarrant County, Texas, said Lot 3 being described in a deed to Wood Golden, LTD, of record in D208185021, Official Records, Tarrant County, Texas, also being the end of this “access denial line”;
- 5) THENCE, with the east line of this tract, said Lot 1, and said U.S. Restaurant tract and the west line of said Lot 3 and said Wood Golden tract, **South 00 degrees 39 minutes 15 seconds East 19.88 feet** to a 5/8 inch iron rod found at the southeast corner of this tract, said Lot 1, and said U.S. Restaurant tract and the southwest corner of said Lot 3 and said Wood Golden tract, same being in the existing north ROW line of S.H. 114 and the north line of that tract described as 5.477 acres in a deed to the State of Texas, of record in Volume 3582, Page 67, Deed Records, Tarrant County, Texas;
- 6) THENCE, with the south line of this tract, said Lot 1, and said U.S. Restaurant tract and the existing north ROW line of S.H. 114 and the north line of said 5.477 acre State of Texas tract, **North 85 degrees 29 minutes 23 seconds West 150.90 feet** to a calculated point at the southwest corner of this tract, said Lot 1, and said U.S. Restaurant tract and the southeast corner of said City of Grapevine Tract I;

County: Tarrant
Parcel: 99
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 99

- 7) THENCE, with the west line of this tract, said Lot 1, and said U.S. Restaurant tract and the east line of said City of Grapevine Tract I, **North 00 degrees 35 minutes 36 seconds West 33.87 feet** to the POINT OF BEGINNING and containing 3,666 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

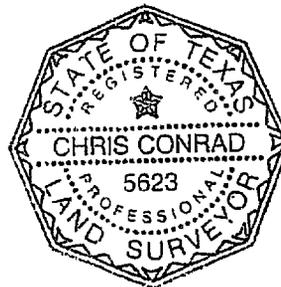
COUNTY OF TRAVIS §

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

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

SURVEYED BY:

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

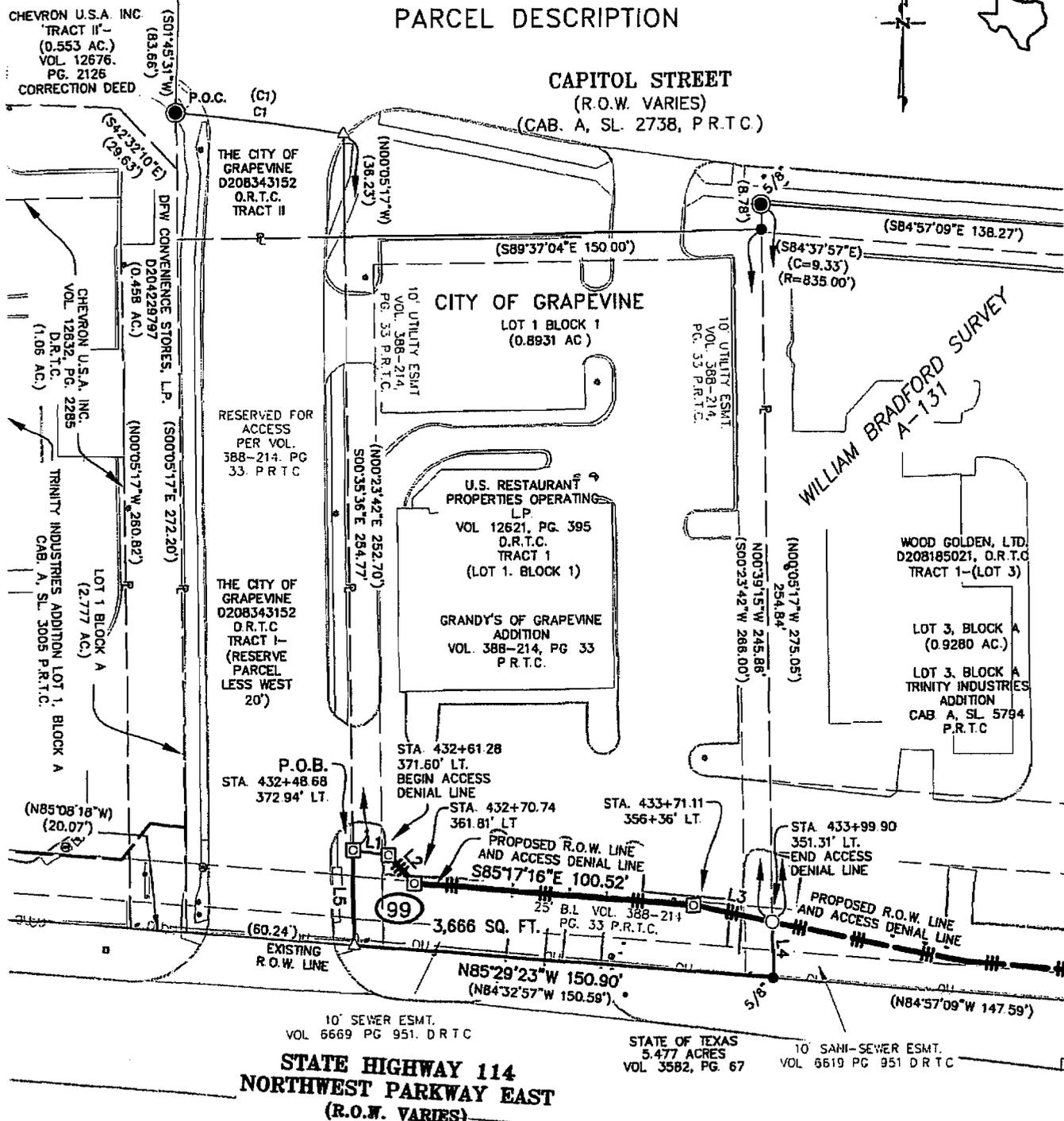
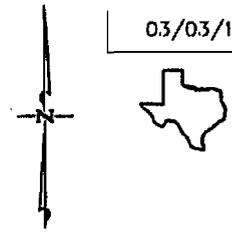


Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH 114/Parcel 99 R2
Issued 1/22/10, Revised 2/19/10, 3/3/10



03/03/10

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



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

A PLAT OF A SURVEY OF
PARCEL 99

DIVISION TTA	STATE HIGHWAY 114		PARCEL 99
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(666)843	R.O.W.-C. 5 J. NO. 0353-03-088	COUNTY TARRANT



03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1 00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914032-704, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 17, 2009, 8:00 am.
- 4) ITEM 1.) (VOL. 9146, PG. 2080 AND VOL. 9146, PG. 2085) ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ITEM 10 b. (VOL. 6669, PG. 118) IN SCHEDULE B DOES NOT AFFECT THIS TRACT.
- 6) ITEM 10 c. (VOL. 9146, PG. 2085) IN SCHEDULE B DOES NOT AFFECT THIS TRACT.
- 7) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 8) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D R T C.), UNLESS OTHERWISE NOTED.

LEGEND

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



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

03/03/10

CHRIS CONRAD, REG PROF LAND SURVEYOR NO. 5623 DATE

	SQUARE FEET
ACQUISITION	3,666
CALCULATED AREA	38,880
REMAINDER AREA	35,214

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°18'11"E	12.68
L2	S42°25'12"E	13.61
L3	S78°26'42"E	29.23
L4	S00°39'15"E	19.88
L5	N00°35'36"W	33.87

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	60.63	765.00	4°32'27"	30.33	S82°27'09"E	60.61
(C1)	(60.75)	(765.00)	(4°32'59")	(30.39)	(S81°43'50"E)	(60.75)

A PLAT OF A SURVEY OF
PARCEL 99

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
99

SCALE
1" = 50'

FEDERAL AID PROJECT NO.
NH2009(856)843

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

COUNTY
TARRANT



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

Property Description for Parcel 208

Being a 2.707 acres (117,938 square feet) parcel of land in the Thomas Choate League, Abstract No. 12 in Harris County, Texas; said 2.707 acre parcel of land is a portion of the residue of a called 431.15 acre tract of land described in a deed dated February 6, 1912, from F.W. Vaughan et al, to A.E. Kiesling et al, recorded in Volume 280, Page 525 of the Harris County Deed Records and conveyed by deed dated August 13, 1993 to Linda Anne Dixon, Trustee recorded under Harris County Clerk's File No. P526078, of the Official Public Records of Real Property, Harris County, Texas, being a portion of Lot 6 of the Subdivision of the North Half of Thomas Choate League, as recorded in the Book W, Page 629 of the Harris County Deed Records; said 2.707 acre of land being more particularly described by metes and bounds as follows:

COMMENCING, at a found 3/4 inch iron rod with aluminum cap in the apparent common line between Lot 5 and Lot 6 of said Subdivision of the North Half of Thomas Choate League, Abstract No. 12, being the southwest line of said Dixon tract and in the northwest line of an 80 foot wide Houston Lighting and Power Company easement recorded under Harris County Clerk's File Nos. K882711 and L643346 of the Official Public Records of Real Property, Harris County, Texas; thence as follows:

North 41 deg. 37 min. 52 sec. East, along the northwest line of said 80 foot wide Houston Lighting and Power Company easement, a distance of 198.63 feet, to a found 3/4-inch iron rod with aluminum cap for an angle point;

North 32 deg. 35 min. 01 sec. East, continuing along the northwest line of said 80 foot wide Houston Lighting and Power Company easement, a distance of 42.63 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the proposed southwest right-of-way line of Interstate Highway 45, said rod being on a non-tangent curve to the right and for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, Northwesterly, along the proposed southwest right-of-way line of Interstate Highway 45 and with said curve to the right having a radius of 23,105.81 feet, at an arc length of 196.97 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" marking the beginning of an Access Denial Line**, continuing along said proposed right-of-way line and said Access Denial Line, at an arc length of 509.39 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap at 189.35 feet right of Engineers station 660+00**, continuing along said proposed right-of-way line and said Access Denial Line, a total arc length of 914.62 feet, a central angle of 02 deg. 16 min. 05 sec., and a chord which bears North 39 deg. 55 min. 24 sec. West, 914.56 feet to a set 5/8 inch iron rod with TxDOT aluminum cap for the end of said curve; **

- 2.) THENCE, North 38 deg. 47 min. 22 sec. West, continuing along the proposed southwest right-of-way line of Interstate Highway 45 and said Access Denial Line, at a distance 144.67 feet passing a set 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" marking the end of said Access Denial Line**, continuing along said proposed right-of-way line passing at a distance of 1,098.84 feet a set 5/8 inch iron rod with TxDOT aluminum cap at 187.50 feet right of Engineers station 645+00**, continuing along said proposed right-of-way line for a total distance of 1,927.93 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for an angle point; **
- 3.) THENCE, North 87 deg. 19 min. 28 sec. West, continuing along the proposed southwest right-of-way line of Interstate Highway 45, a distance of 58.83 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the proposed southeast right-of-way line of FM 2351; **
- 4.) THENCE, South 38 deg. 05 min. 00 sec. West, along the proposed southeast right-of-way line of said FM 2351, a distance of 300.00 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap for an angle point; **
- 5.) THENCE, South 43 deg. 46 min. 18 sec. West, continuing along the proposed southeast right-of-way line of said FM 2351, a distance of 127.95 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the existing southeast right-of-way line of said FM 2351 (120.00 feet wide) recorded in Volume 7104, Page 193 of the Harris County Deed Records; **
- 6.) THENCE, North 38 deg. 09 min. 51 sec. East (called North 41 deg. 29 min. 05 sec. East), along the existing southeast right-of-way line of said FM 2351, a distance of 418.97 feet to a set 3/8 inch iron rod with plastic cap in the existing southwest right-of-way line of said Interstate Highway 45 (300.00 feet wide) recorded in Volume 1614 Page 652 of the Harris County Deed records, said rod being the beginning of a curve to the right;
- 7.) THENCE, Northeasterly, along the existing southwest right-of-way line of said Interstate Highway 45 and with said curve to the right having a radius of 75.00 feet, an arc length of 134.91 feet, a central angle of 103 deg. 04 min. 00 sec., and a chord which bears North 89 deg. 41 min. 51 sec. East, 117.45 feet, to a found Type I concrete monument, for the end of said curve;
- 8.) THENCE, South 38 deg. 46 min. 59 sec. East (called South 36 deg. 18 min. 00 sec. East), continuing along the existing southwest right-of-way line of said Interstate Highway 45, a distance of 300.58 feet, to a found Type I concrete monument, for an angle point;
- 9.) THENCE, South 38 deg. 48 min. 15 sec. East (called South 36 deg. 18 min. 00 sec. East), continuing along the existing southwest right-of-way line of said Interstate Highway 45, a distance of 2,663.16 feet, to a found Type I concrete monument for the beginning of a curve to the left;

Rev. June, 2009
September, 2007
Parcel 208
-

- 10.) THENCE, Southeasterly, continuing along the existing southwest right-of-way line of said Interstate Highway 45 with said curve to the left having a radius of 5,874.00 feet, an arc length of 310.62 feet, a central angle of 03 deg. 01 min. 47 sec., and a chord which bears South 40 deg. 14 min. 50 sec. East, 310.58 feet, to a found Type I concrete monument for the end of said curve;
- 11.) THENCE, South 41 deg. 47 min. 03 sec. East, continuing along the existing southwest right-of-way line of said Interstate Highway 45, a distance of 110.47 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the proposed southwest right-of-way line of Interstate Highway 45 for the most southerly corner of the herein described parcel;**
- 12.) THENCE, North 42 deg. 59 min. 09 sec. West, along the proposed southwest right-of-way line of Interstate Highway 45, a distance of 257.62 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap for the beginning of a curve to the right;**
- 13.) THENCE, Northwesterly, continuing along the proposed southwest right-of-way line of Interstate Highway 45 with said curve to the right having a radius of 23,105.81 feet, an arc length of 141.88 feet, a central angle of 00 deg. 21 min. 07 sec., and a chord which bears North 41 deg. 38 min. 59 sec. West, 141.88 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the southeasterly corner; **
- 14.) THENCE, South 41 deg. 37 min. 50 sec. West, a distance of 206.40 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the southwest line of said Lot 6 and the northeast line of said Lot 5 and a tract of land conveyed to Donald C. Whitcomb, et al, recorded under Harris County Clerk's File No. U990510 of the Official Public Records of Real Property; **
- 15.) THENCE, North 53 deg. 12 min. 37 sec. West, along the northeast line of said Donald C. Whitcomb tract, a distance of 30.11 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap on the southeast line of a 50 foot wide State of Texas drainage easement, as recorded in Volume 6310, Page 117, of Harris County Deed Records; **
- 16.) THENCE, North 41 deg. 37 min. 50 sec. East, along the southeast line of said 50 foot wide State of Texas drainage easement, a distance of 212.59 feet to a set 5/8 inch iron rod with TxDOT aluminum cap for the beginning of a curve to the right;**
- 17.) THENCE, Northwesterly, along the proposed southwest right-of-way line of Interstate Highway 45 with said curve to the right having a radius of 23,105.81 feet, an arc length of 137.77 feet, a central angle of 00 deg. 20 min. 30 sec., and a chord which bears North 41 deg. 13 min. 41 sec. West, 137.77 feet, to the POINT OF BEGINNING and containing 2.707 acres (117,938 square feet) parcel of land.

**The Monument described and set in this call may be replaced with a TXDOT Type II, Right-of-way marker upon the completion of the Highway construction project, under the supervision of a Registered Professional Land Surveyor either employed or retained by TXDOT.

Rev. June, 2009
September, 2007
Parcel 208

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of $X=3,188,249.63$ and $Y=13,773,951.34$ All bearings and coordinates are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.
2. A survey plat titled "Parcel 208" of even survey date herewith accompanies this description.
3. Access is prohibited across the "Access Denial Line" to the highway facility from the abutting remainder property.

Revised June, 2009: Increased acreage of parcel.

Ground Survey was conducted July, 2005 and May, 2009.

William J. Massey 6/29/09

William J. Massey Date
Registered Professional Land Surveyor
Texas Registration No. 4793



Parcel No. 208 Prepared By:
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

LEGEND

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



Parcel Number

- ⊙ PROPERTY CORNER (FOUND AS NOTED)
- FOUND TYPE I CONC. MON.
- ⊗ SET 3/8" IR W/PLASTIC CAP
- SET 5/8" IR W/TXDOT ALUMINUM CAP
- STAMPED "ADL" MARKING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)
- SET 5/8" IR W/ALUM. CAP (EXCEPT AS NOTED)

ABBREVIATIONS:

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

NOTES:

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

INTERSTATE HWY -45
(WIDTH VARIES)

STATE OF TEXAS

VOL. 1614, PG. 652, H.C.D.R.
CALLED 33.55 ACRES EACH (EASEMENTS)

EXISTING R.O.W.

PROPOSED R.O.W.

P.O.B.

P.O.C.

LINDA ANNE DIXON, TRUSTEE

RESIDUE OF LOT 6

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

PARCEL 208

N. T. S.



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

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

**** Note:**

The Monument described and set may be replaced with a TXDOT Type II Right-of-Way Marker upon the completion of the highway construction project, under the supervision of a Registered Professional Land Surveyor, either Employed or Retained by TXDOT.

DATE	REVISION
6/09	INCREASED ACREAGE OF PARCE

AREA TABLE (ACRES)		
EXISTING	TAKING	REMAINDER
AC./S.F.	LEFT	RIGHT
43.80	2.707	41.09
	117,938	

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

PARCEL PLAT
SHOWING
PARCEL 208

1H 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
SCALE: 1"=10'
PAGE 5 OF 10

INTERSTATE HWY - 45

(300' WIDTH) S 38° 47' 22" E ~ 6,860.19'

PROPOSED BASELINE IH-45

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



THOMAS CHOATE LEAGUE
A-12

LINE NO.	BEARING	DIST.
L5	N 87° 19' 28" W	58.83'
L6	S 38° 48' 15" E	2,663.16'

Curve	Radius	Length	Delta	Chord
C5	75.00'	134.91'	103° 04' 00"	N 89° 41' 51" E 117.45'

FM 2351
VOL. 7104 PG. 193 H.C.D.R.
(120.00' WIDE ROW)
CALLED 2.788 ACRES (FEE)

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

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

208

MATCH LINE 'A'

DATE	REVISION
6/09	INCREASED ACREAGE OF PARCEL

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

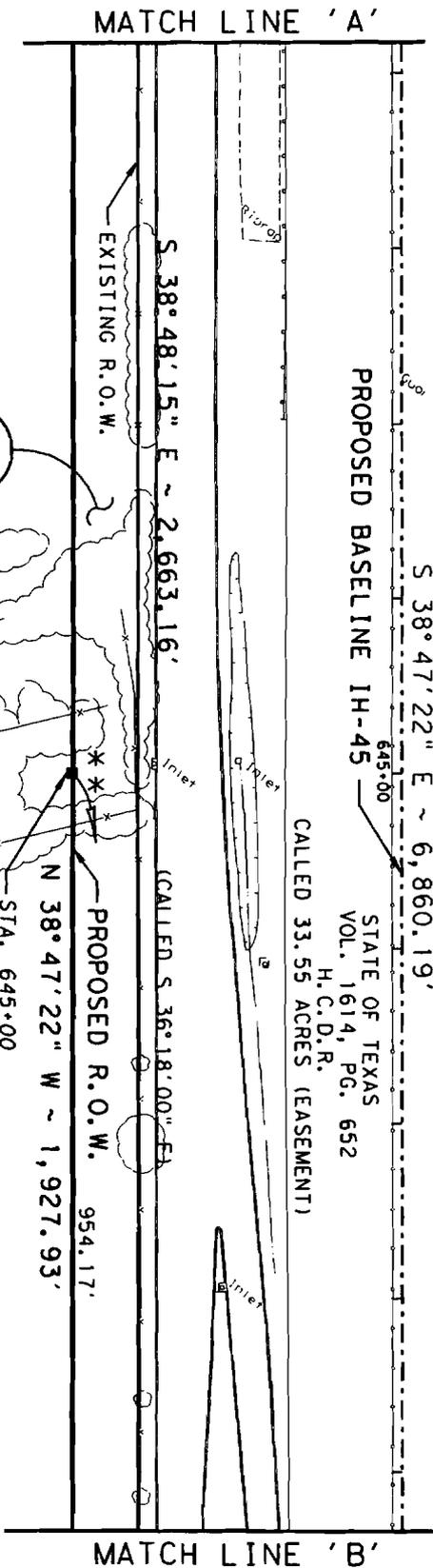
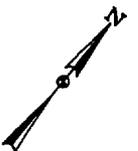
PARCEL PLAT
SHOWING
PARCEL 208

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

PAGE 6 OF 10

INTERSTATE HWY - 45

(300' WIDTH)



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

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

THOMAS CHOATE LEAGUE A-12

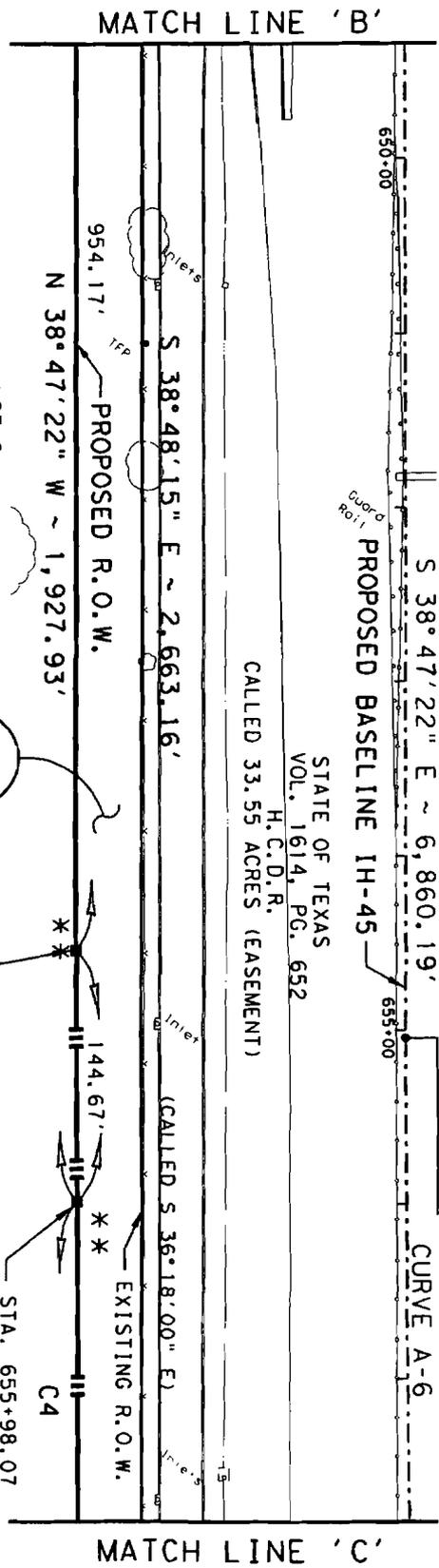
DATE	REVISION
6/09	INCREASED ACREAGE OF PARCEL

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

PARCEL PLAT
SHOWING
PARCEL 208

IH 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
PAGE 7 OF 10 SCALE: 1"=10'

INTERSTATE HWY-45 (300' WIDTH)



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

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

PROPOSED BASELINE CURVE A-6

PI STATION	= 661+11.86
X	= 3,188,130.24
Y	= 13,774,370.30
DELTA	= 3° 02' 11" (LT)
DEGREE OF CURVE	= 0° 15' 00"
CHORD/DISTANCE	= S40° 18' 27" E 1,214.42'
TANGENT	= 607.42
LENGTH	= 1,214.56
RADIUS	= 22,918.31
PC STATION	= 655+04.44
PT STATION	= 667+19.00

THOMAS CHOATE LEAGUE A-12

Curve	Radius	Length	Delta	Chord
C4	23,105.81'	914.62'	02° 16' 05"	N 39° 55' 24" W 914.56'

DATE	REVISION
6/09	INCREASED ACREAGE OF PARCE

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

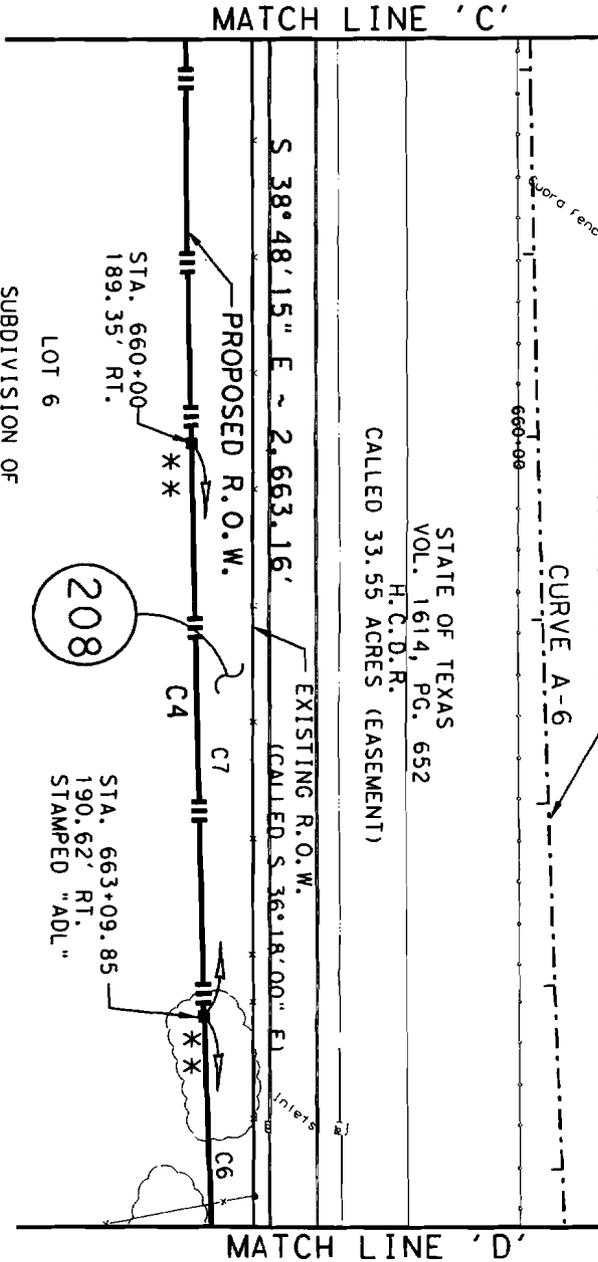
PARCEL PLAT
SHOWING
PARCEL 208

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

INTERSTATE HWY-45 (300' WIDTH)

PROPOSED BASELINE IH-45
CURVE A-6

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



PROPOSED BASELINE CURVE A-6

PI STATION	= 661+11.86
X	= 3,188, 130.24
Y	= 13,774, 370.30
DELTA	= 3° 02' 11" (LT)
DEGREE OF CURVE	= 0° 15' 00"
CHORD/DISTANCE	= S40°18'27"E 1,214.42'
TANGENT	= 607.42
LENGTH	= 1,214.56
RADIUS	= 22,918.31
PC STATION	= 655+04.44
PT STATION	= 667+19.00

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

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

THOMAS CHOATE LEAGUE A-12

Curve	Radius	Length	Delta	Chord
C4	23,105.81'	914.62'	02°16'05"	N 39°55'24" W 914.56'
C6	23,105.81'	196.97'	00°29'18"	N 40°48'47" W 196.97'
C7	23,105.81'	312.42'	00°46'29"	N 40°10'54" W 312.42'

DATE	REVISION
6/09	INCREASED ACREAGE OF PARCE

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

PARCEL PLAT
SHOWING
PARCEL 208

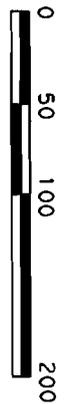
IH 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
SCALE: 1"=10

PAGE 9 OF 10

INTERSTATE HWY - 45

(300' WIDTH)

PT 667+19.00
 CURVE A-6
 S 41° 49' 33" E ~ 10,355.16'
 670+00



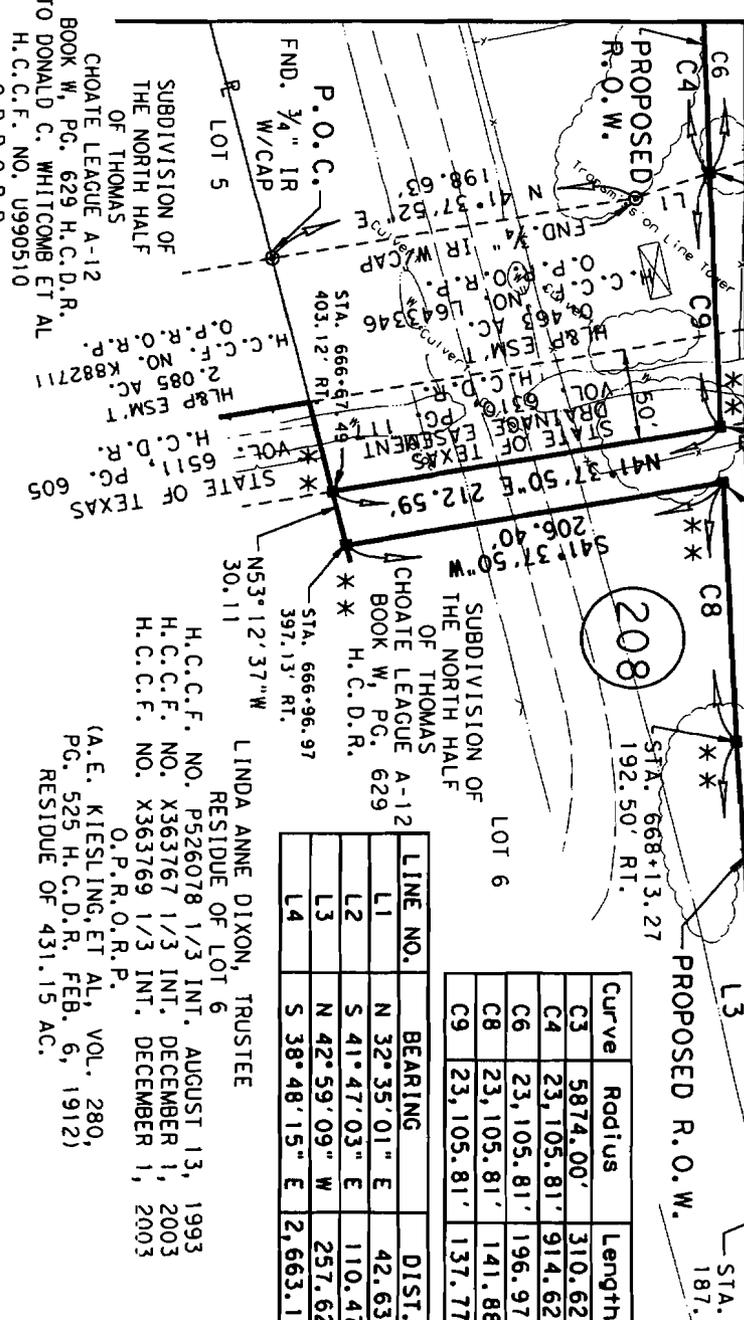
P.O.B.
 X=3,188,249.63
 Y=13,773,951.34
 STA. 665+05.18
 +91.43' RT.

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

PROPOSED BASELINE CURVE A-6

PI STATION	= 661+11.86
X	= 3,188,130.24
Y	= 13,774,370.30
DELTA	= 3° 02' 11" (LT)
DEGREE OF CURVE	= 0° 15' 00"
CHORD/DISTANCE	= S40°18'27"E 1,214.4'
TANGENT	= 607.42
LENGTH	= 1,214.56
RADIUS	= 22,918.31
PC STATION	= 655+04.44
PT STATION	= 667+19.00

MATCH LINE 'D'



Curve	Bearing	Radius	Length	Delta	Chord
C3	N 32° 35' 01" E	5874.00'	310.62'	03° 01' 47"	S 40° 14' 50" E 310.58'
C4	S 41° 47' 03" E	23,105.81'	914.62'	02° 16' 05"	N 39° 55' 24" W 914.56'
C6	N 42° 59' 09" W	23,105.81'	196.97'	00° 29' 18"	N 40° 48' 47" W 196.97'
C8	S 38° 48' 15" E	23,105.81'	141.88'	00° 21' 07"	N 41° 38' 59" W 141.88'
C9	S 38° 48' 15" E	23,105.81'	137.77'	00° 20' 30"	N 41° 13' 41" W 137.77'

LINE NO.	BEARING	DIST.
L1	N 32° 35' 01" E	42.63'
L2	S 41° 47' 03" E	110.47'
L3	N 42° 59' 09" W	257.62'
L4	S 38° 48' 15" E	2,663.16'

CHOATE LEAGUE A-12
 BOOK W, PG. 629
 H.C.C.F. NO. X363767 1/3 INT. DECEMBER 1, 2003
 H.C.C.F. NO. X363769 1/3 INT. DECEMBER 1, 2003
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 PG. 525 H.C.D.R., FEB. 6, 1912)
 RESIDUE OF 431.15 AC.

CHOATE LEAGUE A-12
 BOOK W, PG. 629 H.C.D.R.
 TO DONALD C. WHITCOMB ET AL
 H.C.C.F. NO. U990510
 O.P.R.O.R.P.

THOMAS CHOATE LEAGUE A-12

DATE	REVISION
6/09	INCREASED ACREAGE OF PARCE

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

PARCEL PLAT
 SHOWING
 PARCEL 208

IH 45
 HARRIS COUNTY
 ROW C.S.J. NO. 0500-03-546
 SEPTEMBER, 2007
 SCALE: 1" = 110

September, 2007
Parcel 209

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

Property Description for Parcel 209

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

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

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

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

September, 2007
Parcel 209

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

September, 2007
Parcel 209

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

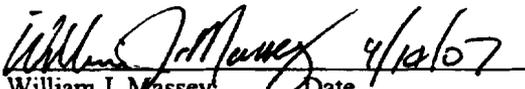
**The Monument described and set in this call may be replaced with a TXDOT Type II, Right-of-way marker upon the completion of the Highway construction project, under the supervision of a Registered Professional Land Surveyor either employed or retained by TXDOT.

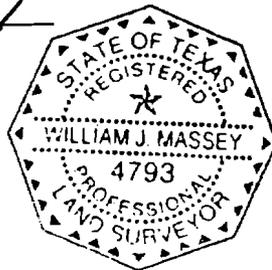
Notes:

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

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

Ground Survey was conducted July, 2005


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



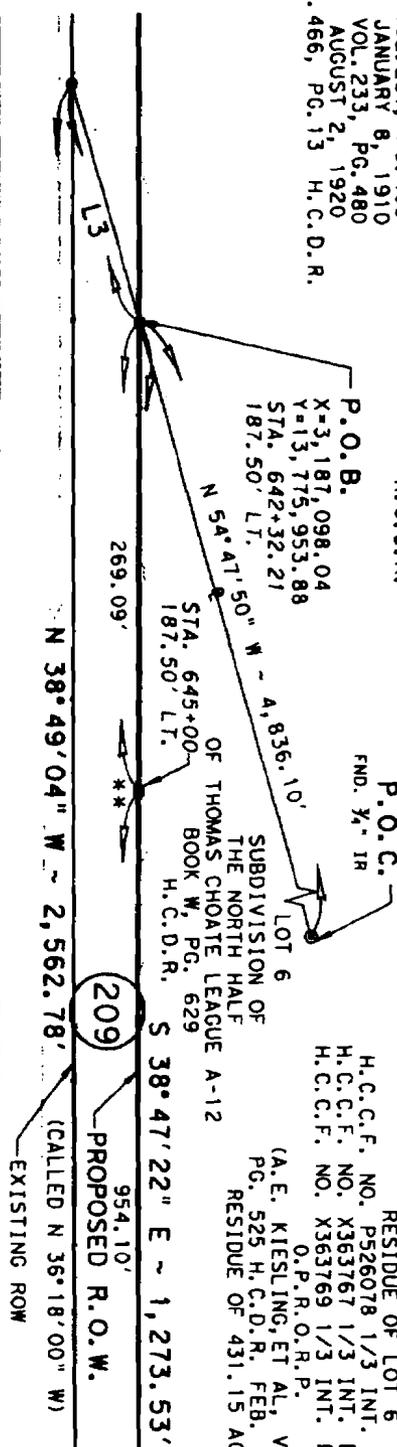
Parcel No. 209 Prepared By:
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

THOMAS CHOATE LEAGUE A-12

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

LOT 7
SUBDIVISION OF THE NORTH HALF
OF THOMAS CHOATE LEAGUE A-12
BOOK W, PG. 629
H.C.D.R.

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



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

INTERSTATE HWY-45
(300' WIDTH)

S 38° 47' 22" E ~ 6,860.19'

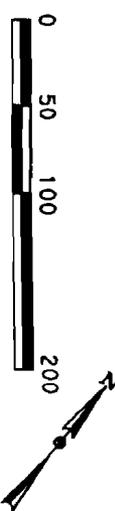
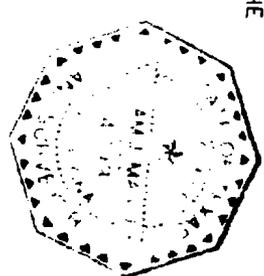
PROPOSED BASELINE IH-45

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
CALCULATED	7.171 312,348	86.13	

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

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

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



DATE	REVISION

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

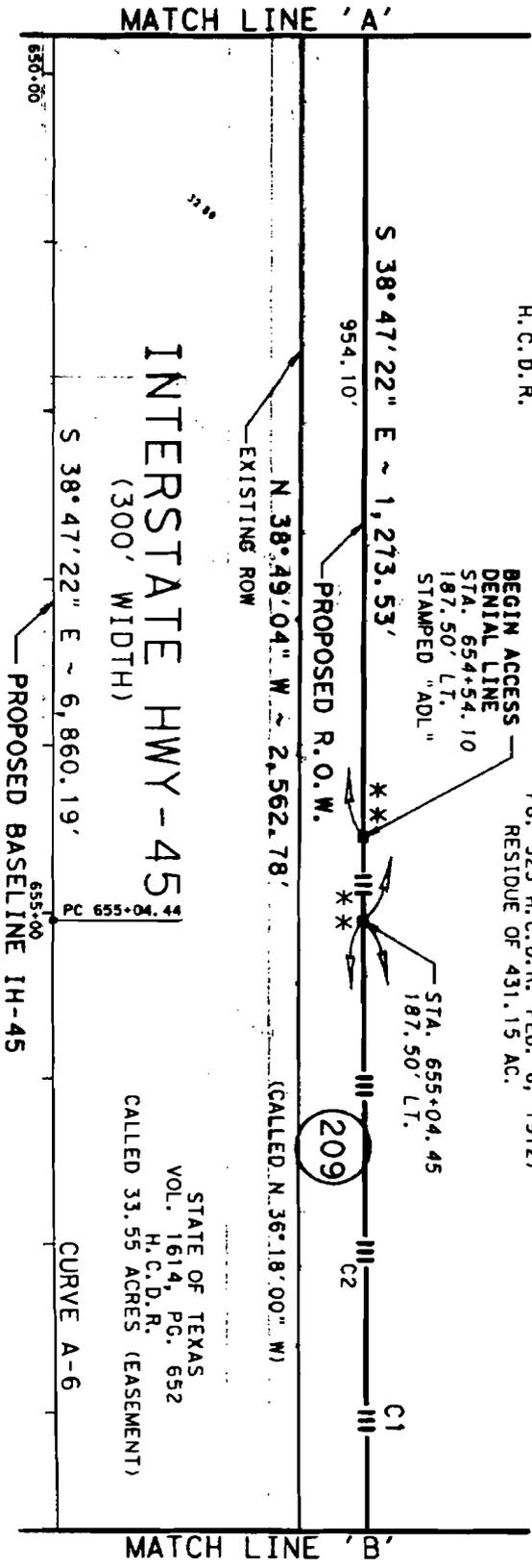
PARCEL PLAT
SHOWING
PARCEL 209

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

PAGE 4 OF 10

THOMAS CHOATE LEAGUE A-12

LOT 6
SUBDIVISION OF THE NORTH HALF OF THOMAS CHOATE LEAGUE A-12
H.C.C.F. NO. P526078 1/3 INT. AUGUST 13, 1993
RESIDUE OF LOT 6
H.C.C.F. NO. X363767 1/3 INT. DECEMBER 1, 2003
H.C.C.F. NO. X363769 1/3 INT. DECEMBER 1, 2003
LINDA ANNE DIXON, TRUSTEE
O.P.R.O.R.P.
(A.E. KIESLING, ET AL, VOL. 280, PG. 525 H.C.D.R. FEB. 6, 1912)
RESIDUE OF 431.15 AC.



Curve	Radius	Length	Delta	Chord
C1	22,730.81'	1,204.63'	03°02'11"	S 40°18'27" E 1,204.49'
C2	22,730.81'	422.36'	01°03'53"	S 39°19'18" E 422.36'

PROPOSED BASELINE CURVE A-6
 P1 STATION = 661+11.86
 X = 3,189,130.24
 Y = 13,774,370.30
 DELTA = 3°02'11" (LT)
 DEGREE OF CURVE = 0°15'00"
 CHORD/DISTANCE = S40°18'27"E 1,214.42'
 TANGENT = 607.42
 LENGTH = 1,214.56
 RADIUS = 22,918.31
 PC STATION = 655+04.44
 PT STATION = 667+19.00

STATE OF TEXAS
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 2525 NORTH LOOP WEST SUITE 300
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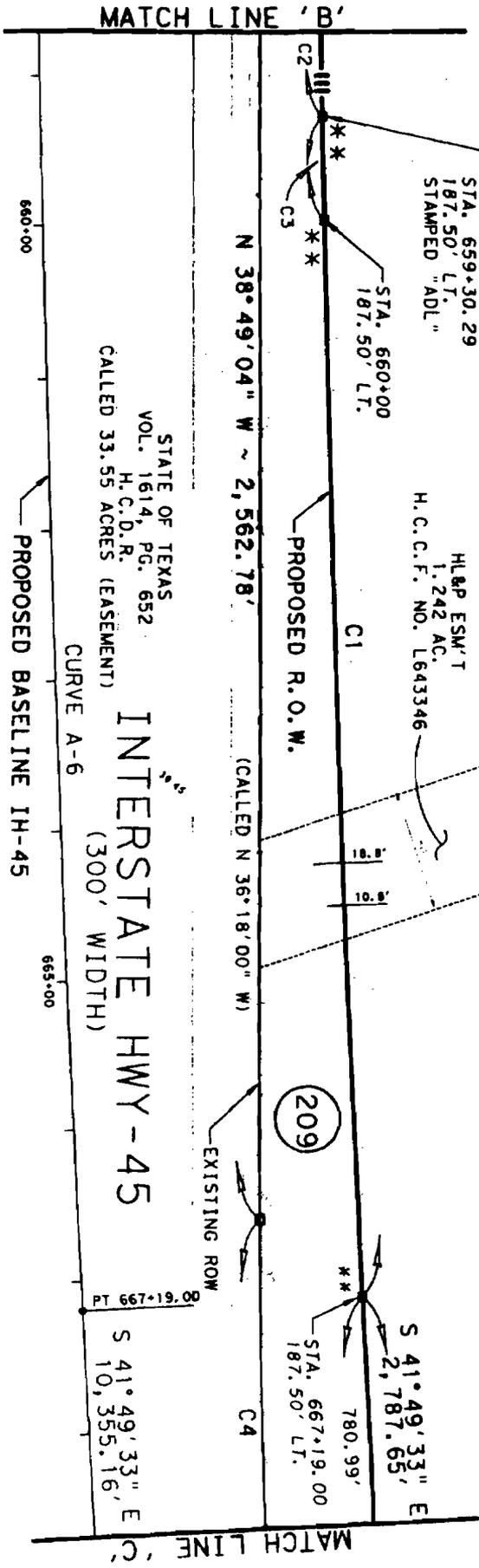
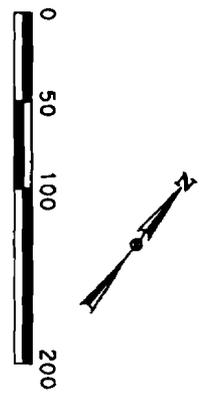
PARCEL PLAT
 SHOWING
 PARCEL 209

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

THOMAS CHOATE LEAGUE A-12

LOT 6
SUBDIVISION OF
THE NORTH HALF
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BOOK W, PG. 629
H.C.D.R.

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RESIDUE OF 431.15 AC.



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C2	22,730.81'	422.36'	01° 03' 53"	S 39° 19' 18" E 422.36'
C3	22,730.81'	69.14'	00° 10' 27"	S 39° 56' 28" E 69.14'
C4	5,574.00'	293.91'	03° 01' 16"	N 40° 18' 29" W 293.87'

PROPOSED BASELINE CURVE A-6

PI STATION = 661+11.86

X = 3,188,130.24

Y = 13,774,370.30

DELTA = 3° 02' 11" (LT)

DEGREE OF CURVE = 0° 15' 00"

CHORD/DISTANCE = 540° 18' 27" E 1,214.42'

TANGENT = 607.42

LENGTH = 1,214.56

RADIUS = 22,730.81

PC STATION = 655+04.44

PT STATION = 667+19.00

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LANDTECH CONSULTANTS, INC.
2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
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PARCEL PLAT
SHOWING
PARCEL 209

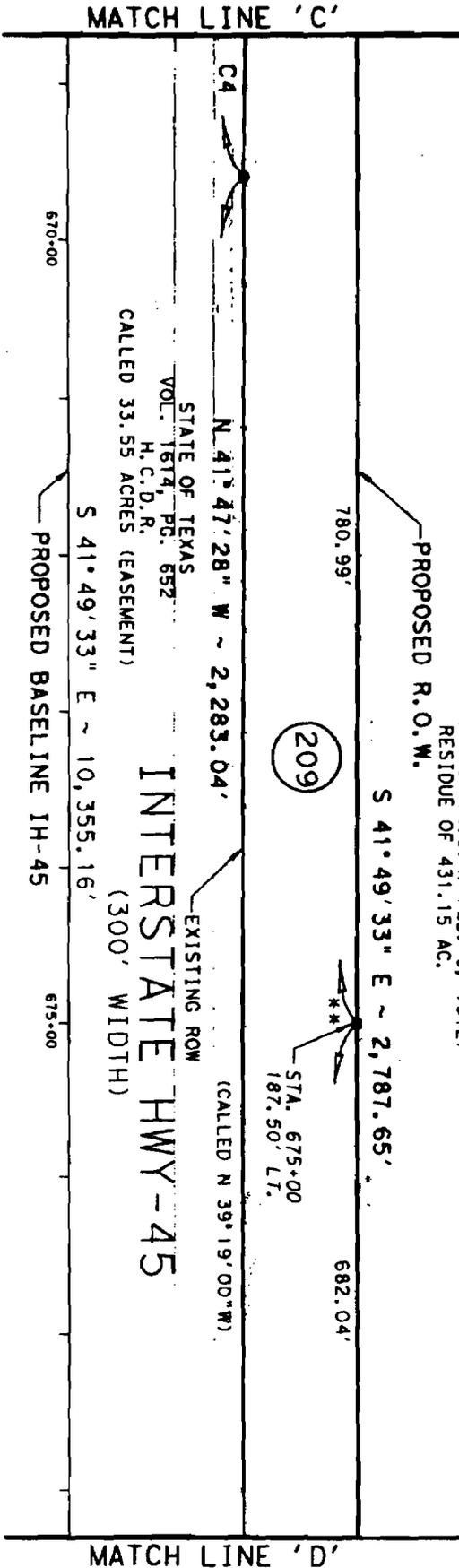
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SCALE: 1"=100'

PAGE 6 OF 10

THOMAS CHOATE LEAGUE A-12

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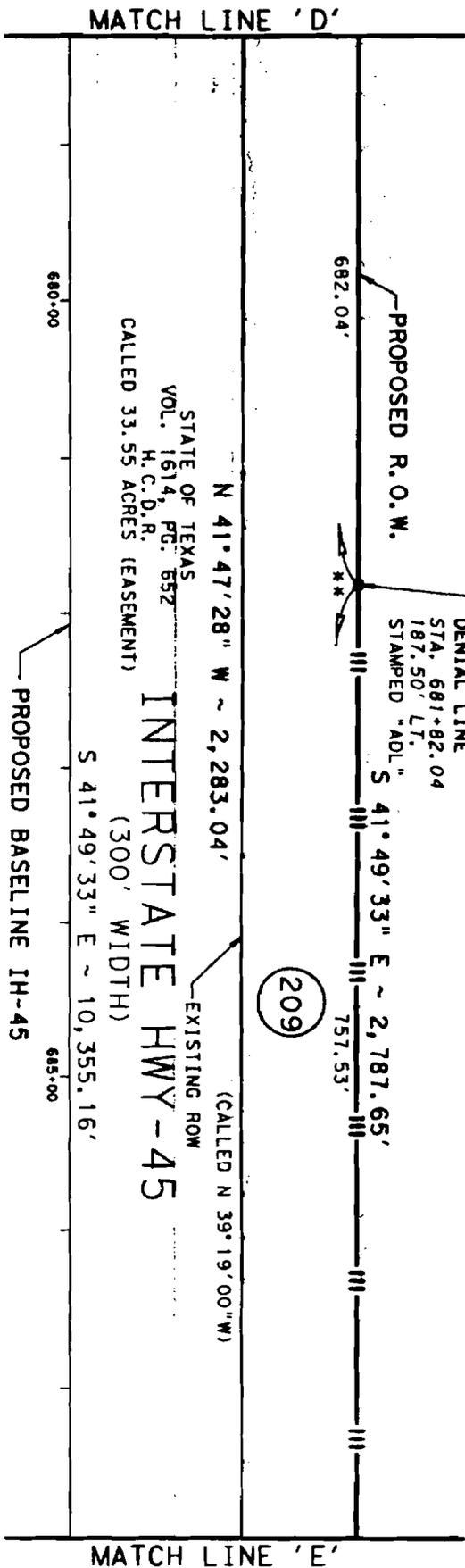
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THOMAS CHOATE LEAGUE A-12

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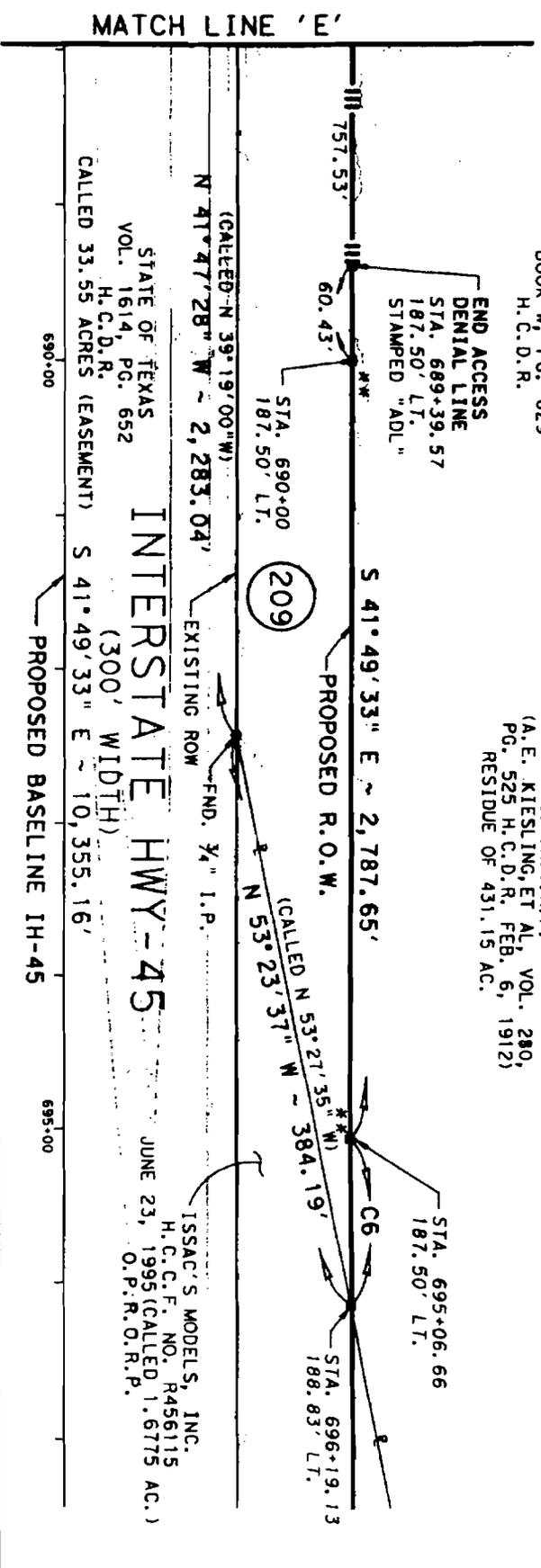
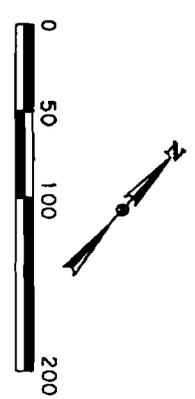
PARCEL PLAT
SHOWING
PARCEL 209

1H 45
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PAGE 8 OF 10

THOMAS CHOATE LEAGUE A-12

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 O.P.R.O.R.P.
 (A.E. KIESLING, ET AL, VOL. 280,
 PG. 525 H.C.D.R. FEB. 6, 1912)
 RESIDUE OF 431.15 AC.
 LINDA ANNE DIXON, TRUSTEE
 RESIDUE OF LOT 6



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

DATE	REVISION

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

PARCEL PLAT
 SHOWING
 PARCEL 209

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

LEGEND

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



Parcel Number

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

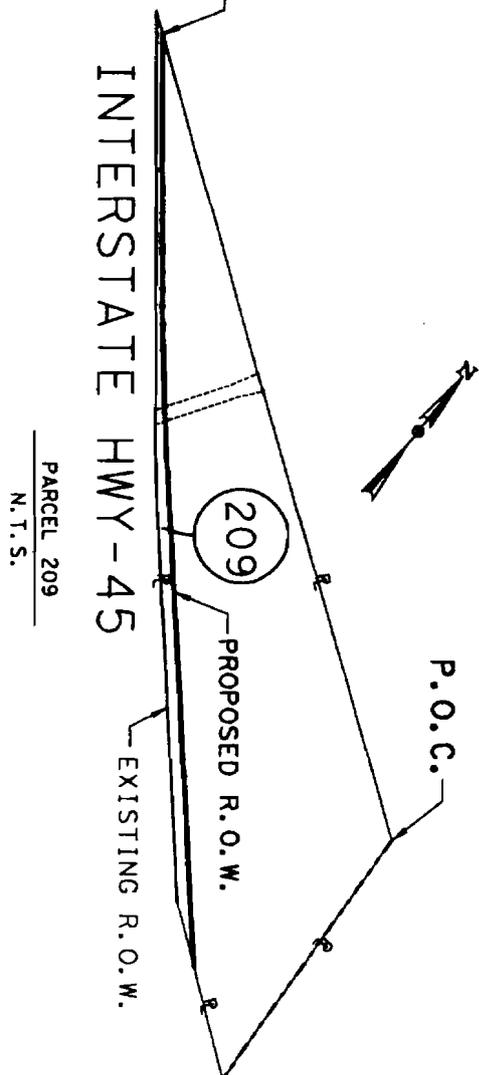
- SET 3/8" IR. W/PLASTIC CAP
- SET 3/8" IR W/TXDOT ALUMINUM CAP STAMPED "ADL" MARKING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)
- SET 3/8" IR W/ALUM. CAP (EXCEPT AS NOTED)

ABBREVIATIONS:

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

NOTES:

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



PARCEL 209
N.T.S.

**** Note:**

The Monument described and set may be replaced with a TXDOT Type II Right-of-Way Marker upon the completion of the highway construction project, under the supervision of a Registered Professional Land Surveyor, either Employed or Retained by TXDOT.

DATE	REVISION

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

PARCEL PLAT
SHOWING
PARCEL 209

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

County: Tarrant
Parcel: 26
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 26

Description of 7,285 square feet of land out of the Thomas Easter Survey, Abstract No. 474, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 6, Block 1, of DFW Business Park, Lot 6, Block 1, a subdivision of record in Cabinet A, Slide 9165, Plat Records, Tarrant County, Texas; said Lot 6 being described in a Special Warranty Deed with Vendor's Lien, dated January 27, 2004, to Wave Wash III, LP, of record in D204037928, Official Records, Tarrant County, Texas; said 7,285 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap at the east corner of Lot 4, Block 1, of Lot 4, Block 1, DFW Business Park, a subdivision of record in Cabinet A, Slide 1997, Plat Records, Tarrant County, Texas, said Lot 4 being described in a deed to Southern Cornerstone, Inc. of record in Volume 12162, Page 70, Deed Records, Tarrant County, Texas, and the south corner of Lot 3, Block 1, of Lot 3, Block 1, DFW Business Park, a subdivision of record in Cabinet A, Slide 2241, Plat Records, Tarrant County, Texas, said Lot 3 being described in a deed to Mustang Elite, Ltd., of record in Volume 11758, Page 763, Deed Records, Tarrant County, Texas, same being in the northwest line of that tract described as 70.222 acres save and except 18.436 acres in a deed to the City of Fort Worth, of record in Volume 5585, Page 460, Deed Records, Tarrant County, Texas;

THENCE, with the southeast line of said Lot 4 and said Southern Cornerstone tract and the northwest line of said City of Fort Worth tract, South 57 degrees 54 minutes 27 seconds West 219.93 feet to a calculated point at the south corner of said Lot 4 and said Southern Cornerstone tract and the east corner of said Lot 6 and said Wave Wash tract;

THENCE, with the northeast line of said Lot 6 and said Wave Wash tract and the southwest line of said Lot 4 and said Southern Cornerstone tract, North 31 degrees 17 minutes 39 seconds West 231.01 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the east corner of this tract, same being in the proposed southeast right-of-way (ROW) line of S.H. 26, 81.89 feet right of S.H. 26 Baseline Station 391+33.77 from which a 1/2 inch iron rod found with a TxDOT aluminum cap bears South 62 degrees 58 minutes 18 seconds West 0.79 feet;

THENCE, with the southeast line of this tract and the proposed southeast ROW line of S.H. 26, crossing said Lot 6 and said Wave Wash tract, the following two (2) courses, numbered 1 and 2;

- 1) with a curve to the right, whose intersection angle is **00 degrees 58 minutes 42 seconds**, radius is **1950.86 feet**, an arc distance of **33.31 feet**, the chord of which bears **South 65 degrees 43 minutes 13 seconds West 33.31 feet** to a TxDOT Type II concrete monument set; and
- 2) with a curve to the left, whose intersection angle is **06 degrees 51 minutes 36 seconds**, radius is **1868.86 feet**, an arc distance of **223.75 feet**, the chord of which bears **South 62 degrees 46 minutes 46 seconds West 223.62 feet** to a TxDOT Type II concrete monument set at the south corner of this tract, same being in the southwest line of said Lot 6 and said Wave Wash tract and the northeast line of Lot 7, Block 1, of Lot 7, Block 1, DFW Business Park, a subdivision of record in Cabinet A, Slide 4790, Plat Records, Tarrant County, Texas, said Lot 7 being described in a deed to Blooming Colors Nursery & Landscaping, Inc. of record in Volume 13606, Page 280, Official Records, Tarrant County, Texas;

County: Tarrant
Parcel: 26
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 26

- 3) THENCE, with the southwest line of this tract, said Lot 6 and said Wave Wash tract, and the northeast line of said Lot 7 and said Blooming Colors tract, **North 31 degrees 42 minutes 03 seconds West 20.43 feet** to a chisel mark found at the west corner of this tract, said Lot 6, and said Wave Wash tract, and the north corner of said Lot 7 and said Blooming Colors tract, same being in the existing southeast ROW line of S.H. 26, and the southeast line of that 10 foot wide tract, dedicated for ROW in Cabinet A, Slide 4790, Plat Records, Tarrant County, Texas;
- 4) THENCE, with the northwest line of this tract, said Lot 6, and said Wave Wash tract and the existing southeast ROW line of S.H. 26 and the southeast line of said 10 foot wide tract dedicated for ROW, **North 58 degrees 23 minutes 01 seconds East 256.27 feet** to a calculated point at the north corner of this tract, said Lot 6, and said Wave Wash tract, same being in the southwest line of said Lot 4 and said Southern Cornerstone tract, from which a 1/2 inch iron rod found at the west corner of said Lot 4, bears North 31 degrees 17 minutes 39 seconds West 9.69 feet;
- 5) THENCE, with the northeast line of this tract, of said Lot 6, and said Wave Wash tract and the southwest line of said Lot 4 and said Southern Cornerstone tract, **South 31 degrees 17 minutes 39 seconds East 41.83 feet** to the POINT OF BEGINNING and containing 7,285 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

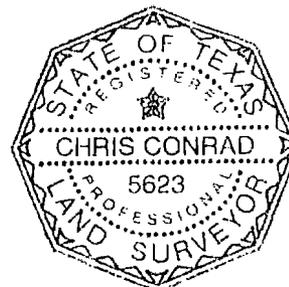
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 3-1-2010/Parcel 26 R1
Issued 3/1/2010; Revised 3/15/10





SCALE: 1" = 50'

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

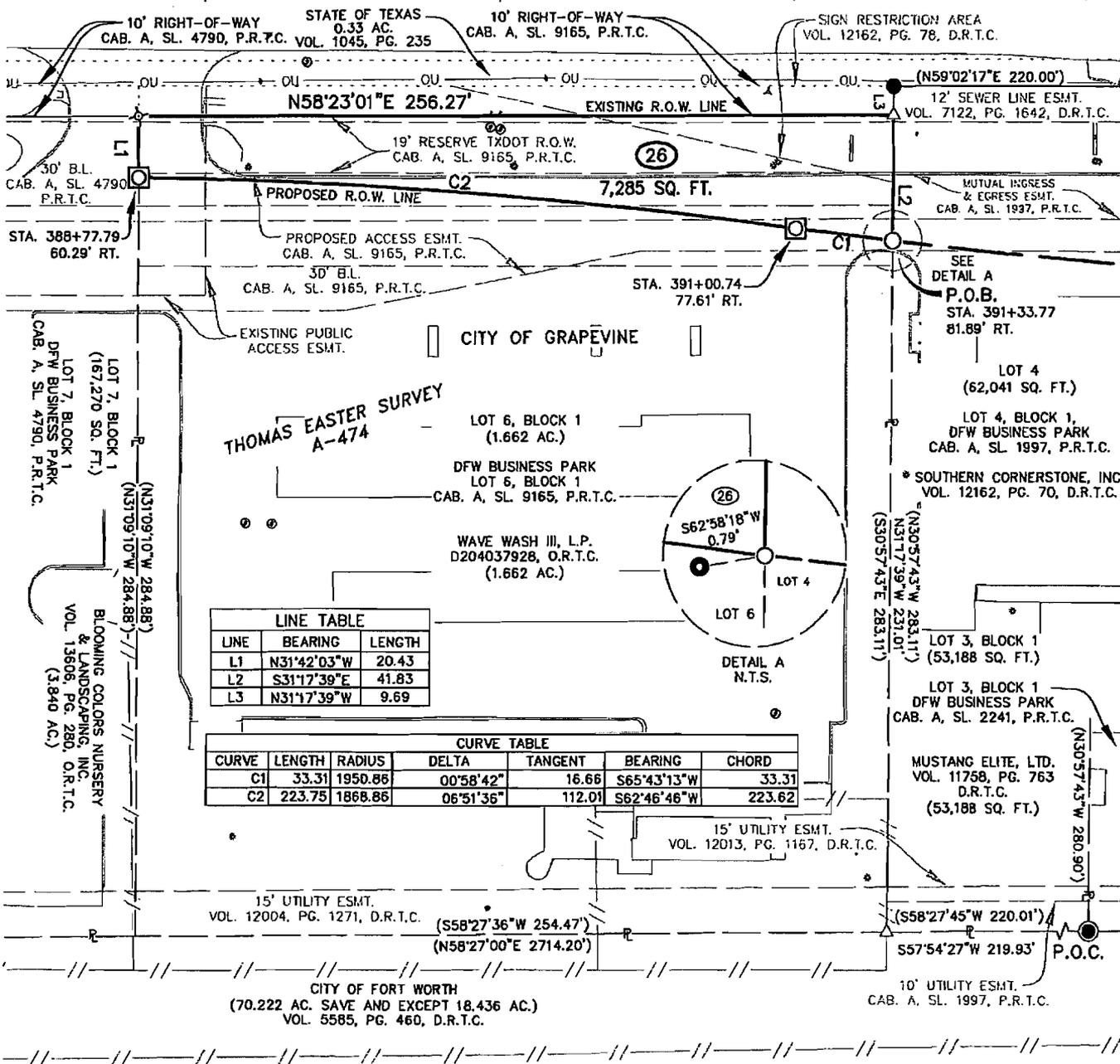
03/15/10



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

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

PROPOSED SH 26 BASELINE 390+00 N58°20'13"E



A PLAT OF A SURVEY OF
PARCEL 26

DIVISION
TTA

STATE HIGHWAY 26

PARCEL
26

SCALE
1" = 50'

FEDERAL AID PROJECT NO.
NH2009(843)

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

COUNTY
TARRANT



03/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0914231, EFFECTIVE DATE, AUGUST 17, 2009, 8:00 am, ISSUED SEPTEMBER 1, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 14416, PG. 185) OF SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ITEM 10.d. (VOL. 5585, PG. 455) IN SCHEDULE B OF THE TITLE COMMITMENT IS AN AVIGATION EASEMENT THAT AFFECTS THIS TRACT.
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

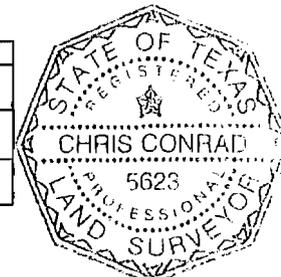
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- ◉ 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
-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

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

03/15/10

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

	SQUARE FEET
ACQUISITION	7,285
SURVEYED AREA	69,922
REMAINDER AREA	62,637



A PLAT OF A SURVEY OF PARCEL 26				 Texas Department of Transportation © 2009 by TxDOT
DIVISION TTA	STATE HIGHWAY 26		PARCEL 26	
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT	

County: Tarrant
Parcel: 32B
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)043
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 32B

Description of 16,090 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 7R, Block 1, of Amended Plat Lots 2R, 3R, 4R, 5R, & 7R, Block 1, Regency Center, a subdivision of record in Cabinet A, Slide 7527, Plat Records, Tarrant County, Texas, said Lot 7R being described in a Special Warranty Deed, dated April 18, 2005, to Inland Western Grapevine Limited Partnership, of record in D205109946, Official Records, Tarrant County, Texas; said 16,090 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a chisel mark found at an angle point in the northwest line of Lot 5R of said Amended Plat of Regency Center and the southeast line of said Lot 7R;

THENCE, with the southeast line of said Lot 7R and the northwest line of said Lot 5R, the following three (3) courses;

- South 41 degrees 44 minutes 12 seconds East 30.27 feet to a calculated point;
- North 48 degrees 15 minutes 14 seconds East 195.63 feet to a calculated point; and
- North 01 degree 41 minutes 29 seconds East 16.40 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and southeast corner of this tract, same being in the proposed south right-of-way (ROW) line of S.H. 26, 71.44 feet right of S.H. 26 Baseline Station 409+25.39;

THENCE, with the south line of this tract and with the proposed south ROW line of S.H. 26, crossing said Lot 7R and said Inland Western tract, the following four (4) courses, numbered 1 through 4;

- 1) with a curve to the left, whose intersection angle is **07 degrees 26 minutes 08 seconds**, radius is **942.00 feet**, an arc distance of **122.25 feet**, the chord of which bears **South 83 degrees 43 minutes 13 seconds West 122.16 feet** to a TxDOT Type II concrete monument set;
- 2) **South 80 degrees 00 minutes 10 seconds West 171.64 feet** to a TxDOT Type II concrete monument set;
- 3) with a curve to the left, whose intersection angle is **02 degrees 22 minutes 29 seconds**, radius is **4,442.00 feet**, an arc distance of **184.10 feet**, the chord of which bears **South 69 degrees 33 minutes 44 seconds West 184.09 feet** to a TxDOT Type II concrete monument set; and

County: Tarrant
Parcel: 32B
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 32B

- 4) **South 16 degrees 05 minutes 48 seconds West 21.02 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the southwest corner of this tract, same being in the southwest line of said Lot 7R and a northeast line of said Lot 5R;
- 5) THENCE, with the southwest line of this tract and said Lot 7R and a northeast line of said Lot 5R, **North 42 degrees 15 minutes 45 seconds West**, passing at 71.47 feet a chisel mark found, and continuing 1.09 feet for a total distance of **72.56 feet** to a calculated point at the west corner of this tract and said Lot 7R and the southerly northeast corner of said Lot 5R, same being in the existing south ROW line of S.H. 26 and the south line of that tract described as 1.956 acres in a deed to the State of Texas, of record in Volume 3528, Page 503, Deed Records, Tarrant County, Texas;

THENCE, with the north line of this tract, said Lot 7R, and said Inland Western tract, and the existing south ROW line of S.H. 26 and the south line of said 1.956 acre State of Texas tract, the following two (2) courses, numbered 6 and 7;

- 6) with a curve to the right, whose intersection angle is **08 degrees 18 minutes 54 seconds**, radius is **1,828.86 feet**, an arc distance of **265.41 feet**, the chord of which bears **North 75 degrees 52 minutes 42 seconds East 265.18 feet** to a 1/2 inch iron rod found with cap; and
- 7) **North 82 degrees 33 minutes 35 seconds East 263.37 feet** to a 1/2 inch iron rod found with cap at the northeast corner of this tract and said Lot 7R and the northwest corner of said Lot 5R from which a 1/2 inch iron rod found at an angle point in the north line of said Lot 5R bears **North 82 degrees 33 minutes 35 seconds East 5.81 feet**;

County: Tarrant
Parcel: 32B
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 32B

8) THENCE, with the east line of this tract and said Lot 7R and the west line of said Lot 5R, **South 01 degree 41 minutes 29 seconds West 24.87 feet** to the POINT OF BEGINNING and containing 16,090 square feet, within these metes and bounds, more or less;

This description accompanies a parcel map of even date herewith.

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

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

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

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

SURVEYED BY:

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



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 32B R2
Issued 2/1/10; Revised 2/19/10, 3/3/10

03/03/10



SCALE: 1" = 40'



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°44'12"E	30.27
L2	N01°41'29"E	16.40
L3	S16°05'48"W	21.02
L4	N42°15'45"W	72.56
L5	S01°41'29"W	24.87
L6	N82°33'35"E	5.81
(L6)	N82°32'30"E	5.79



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

STATE OF TEXAS
80' STRIP
VOL. 1056, PG. 264

STATE OF TEXAS
VOL. 1045, PG. 233
(0.317 AC)

STATE OF TEXAS
VOL. 352B, PG. 503
(1.956 AC)

SH 26 BASELINE

R=1,828.86' L=265.41' (R=1,828.86' L=291.94')
Tan=132.94' Δ=08°18'54" (Tan=146.28' Δ=09°08'45")
N75°52'42"E 265.18' (N75°15'54"E 291.63')

32B
16,090 SQ. FT.

EXISTING R.O.W. LINE

PROPOSED R.O.W. LINE

SEE
DETAIL A

15' UE
CAB A SL 7527 P.R.T.C.

25' BL
CAB A SL 7527 P.R.T.C.

SH 26
STA. 406+28.53
59.33' RT

(N73°18'22"E
(167.67')

(L=26.42')

R=4,442.00' L=184.10'
Tan=92.06' Δ=02°22'29"
S69°33'44"W 184.09'

CITY OF GRAPEVINE

LOT 7R

AMENDED PLAT LOTS 2R, 3R, 4R,
5R & 7R, BLOCK 1, REGENCY CENTER
CAB A. SL 7527, P.R.T.C.

AMBROSE FOSTER SURVEY
A-518

MATCH PAGE 6 OF 7

SH 26
STA. 404+28.94
94.38' RT.

INLAND WESTERN GRAPEVINE
LIMITED PARTNERSHIP
D205109946, O.R.T.C.
(LOTS 2R, 3R, 4R, 5R, AND 7R)

SH 26 BASELINE
CURVE DATA
P.I. STA= 402+50.04
N=7,025,161.39
E=2,398,751.64
Δ=21°39'57" (RT)
DEG=02°00'00"
R=2,854.79'
T=548.19'
A=1,083.29'
C=1,075.85'
CB=N69°10'12"E
P.C. STA=397+01.84
N=7,024,873.63
E=2,398,285.04
P.T. STA=407+85.14
N=7,025,256.56
E=2,399,291.51

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

AMENDED PLAT LOTS 2R,
3R, 4R, 5R & 7R, REGENCY CENTER
CAB A. SL 7527, P.R.T.C.

25' ACCESS, DRAINAGE
& UTILITY ESMT.
CAB A. SL 7527, P.R.T.C.
(S42°16'01"E 270.39')
(S42°15'45"E 198.34')

INLAND WESTERN GRAPEVINE
LIMITED PARTNERSHIP
D205109946, O.R.T.C.
(LOTS 2R, 3R, 4R, 5R, AND 7R)
(N41°44'50"W 636.23')
(S41°11'00"E 1,368.60')

SH 26
N42°15'45"W
1,108'

DETAIL A
N.T.S.

(N48°11'58"E 226.70')
(N48°15'14"E 226.06')

25' ACCESS, DRAINAGE
& UTILITY ESMT.
CAB A. SL 7527,
P.R.T.C.

A PLAT OF A SURVEY OF
PARCEL 32B

DIVISION
TTA
SCALE
1" = 40'

STATE HIGHWAY 114

PARCEL
32B
COUNTY
TARRANT

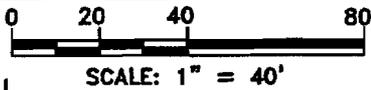
FEDERAL AID PROJECT NO.
NH2009(065)843

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

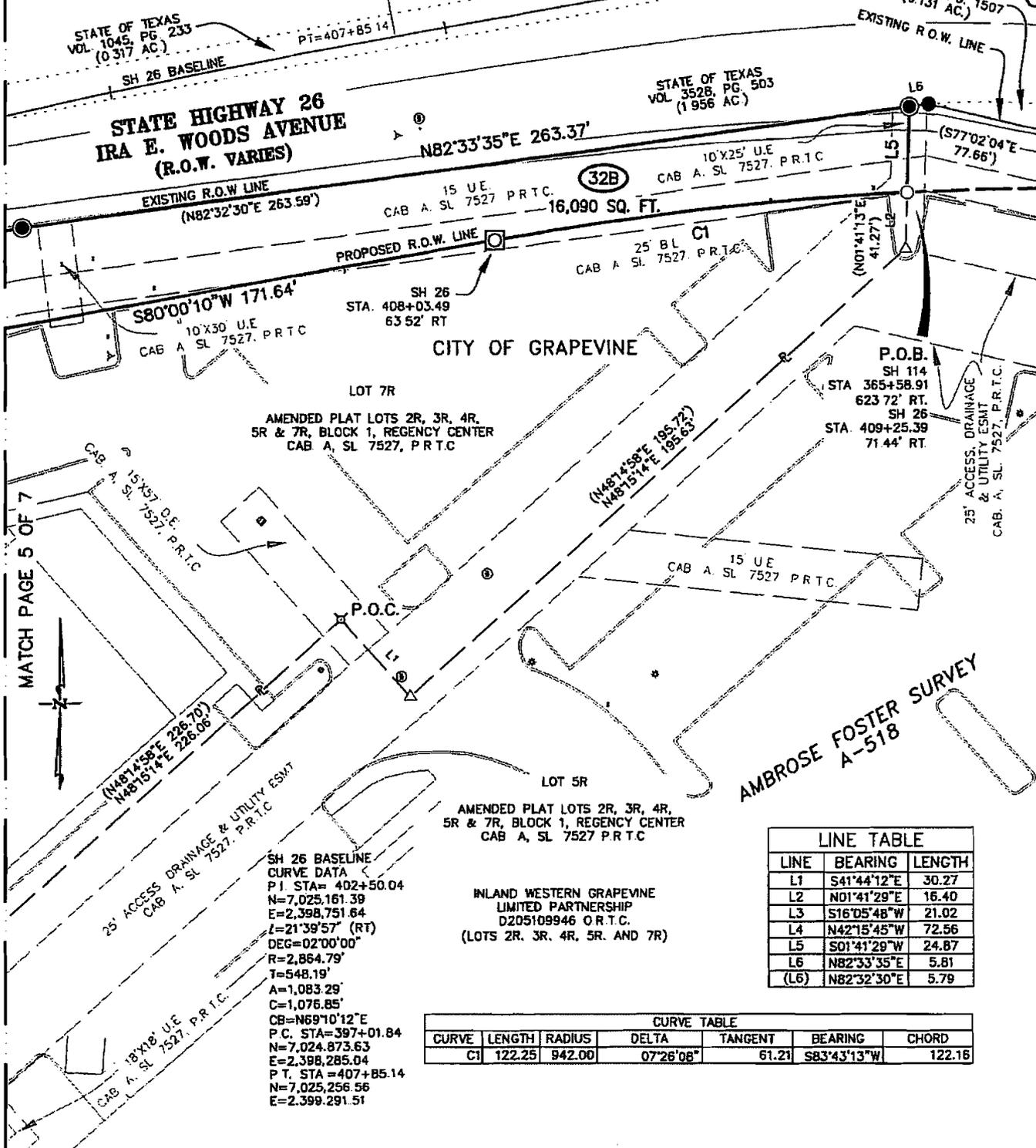


© 2009 by TDDOT

03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°44'12"E	30.27
L2	N01°41'29"E	16.40
L3	S16°05'48"W	21.02
L4	N42°15'45"W	72.56
L5	S01°41'29"W	24.87
L6	N82°33'35"E	5.81
(L6)	N82°32'30"E	5.79

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	122.25	942.00	07°26'08"	61.21	S83°43'13"W	122.16

A PLAT OF A SURVEY OF
PARCEL 32B

DIVISION TTA	STATE HIGHWAY 114		PARCEL 32B
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(066)043	R.O.W.-C. 5 J. NO. 0353-03-088	COUNTY TARRANT



03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914003-704, EFFECTIVE DATE, AUGUST 17, 2009, 8:00 am, ISSUED SEPTEMBER 1, 2009, 8:00 am.
- 4) ITEM 10.b. (VOL. 3528, PG. 503) ITEM 10.c. (VOL. 6618, PG. 313) AND ITEM 10.d. (VOL. 6741, PG. 1507) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 5) ITEM 10.e. (VOL. 14582, PG. 96) IN SCHEDULE B OF THE TITLE COMMITMENT IS AN ENCROACHMENT AGREEMENT THAT MAY MAY AFFECT THIS TRACT.
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D R T C.), UNLESS OTHERWISE NOTED.

LEGEND

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



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

03/03/10

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

	SQUARE FEET
ACQUISITION	16,090
SURVEYED AREA	546,922
REMAINDER AREA	530,832

A PLAT OF A SURVEY OF
PARCEL 32B

DIVISION TTA	STATE HIGHWAY 114		PARCEL 32B
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(856)843	R.O.W.-C S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 32A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 32A

Description of 5,811 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 5R, Block 1, of Amended Plat Lots 2R, 3R, 4R, 5R, & 7R, Block 1, Regency Center, a subdivision of record in Cabinet A, Slide 7527, Plat Records, Tarrant County, Texas, said Lot 5R being described in a Special Warranty Deed, dated April 18, 2005, to Inland Western Grapevine Limited Partnership, of record in D205109946, Official Records, Tarrant County, Texas; said 5,811 square feet of land being more particularly described in three (3) parts by metes and bounds as follows:

PART 1 – 2.166 square feet

COMMENCING at a chisel mark found at the south corner of Lot 5R and the west corner of Lot 4R of said Regency Center, same being in the northeast line of that tract described as 32.615 acres in a deed to the City of Fort Worth, of record in Volume 5038, Page 234, Deed Records, Tarrant County, Texas;

THENCE, with the southwest line of said Lot 5R and said Inland Western tract and the northeast line of said City of Fort Worth tract, North 41 degrees 43 minutes 54 seconds West 538.14 feet to a 1/2 inch iron rod set with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and south corner of this tract, same being in the proposed southeast right-of-way (ROW) line of S.H. 26, 119.57 feet right of S.H. 26 Baseline Station 404+11.69;

- 1) THENCE, with the southwest line of this tract, said Lot 5R, and said Inland Western tract and the northeast line of said City of Fort Worth tract, **North 41 degrees 43 minutes 54 seconds West**, passing at 98.06 feet a 1/2 inch iron rod found and continuing 1.14 feet for a total distance of **99.20 feet** to a calculated point at the west corner of this tract, said Lot 5R, and said Inland Western tract and the north corner of said City of Fort Worth tract, same being in the existing southeast ROW line of S.H. 26 and the southeast line of that tract described as 1.956 acres in a deed to the State of Texas, of record in Volume 3528, Page 503, Deed Records, Tarrant County, Texas;
- 2) THENCE, with the northwest line of this tract, said Lot 5R, and said Inland Western tract and with the existing southeast ROW line of S.H. 26 and the southeast line of said 1.956 acre State of Texas tract, with a curve to the right, whose intersection angle is **00 degrees 50 minutes 47 seconds**, radius is **1,828.86 feet**, an arc distance of **27.02 feet**, the chord of which bears **North 71 degrees 17 minutes 51 seconds East 27.02 feet** to a calculated point at the north corner of this tract and a westerly north corner of said Lot 5R and the west corner of Lot 7R of said Amended Plat of Regency Center;
- 3) THENCE, with the northeast line of this tract and a northeast line of said Lot 5R and said Inland Western tract and the southwest line of said Lot 7R, **South 42 degrees 15 minutes 45 seconds East**, passing at 1.09 feet, a chisel mark found and continuing 71.47 feet, for a total distance of **72.56 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the east corner of this tract, same being in the proposed southeast ROW line of S.H. 26;

County: Tarrant
Parcel: 32A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 32A

- 4) THENCE, with the southeast line of this tract and the proposed southeast ROW line of S.H. 26, crossing said Lot 5R and said Inland Western tract, **South 16 degrees 05 minutes 48 seconds West 30.18 feet** to the POINT OF BEGINNING and containing 2,166 square feet, within these metes and bounds, more of less;

PART 2 – 1,514 square feet

COMMENCING at a chisel mark found at an angle point in a northwest line of said Lot 5R and the southeast line of said Lot 7R;

THENCE, with a northwest line of said Lot 5R and the southeast line of said Lot 7R, the following three (3) courses;

- South 41 degrees 44 minutes 12 seconds East 30.27 feet;
 - North 48 degrees 15 minutes 14 seconds East 195.63 feet; and
 - North 01 degree 41 minutes 29 seconds East 16.40 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap for the POINT OF BEGINNING and southwest corner of this tract, same being in the proposed south ROW line of S.H. 26, 71.44 feet right of S.H. 26 Baseline Station 409+25.39;
- 5) THENCE, with the west line of this tract, a west line of said Lot 5R, and the east line of said Lot 7R, **North 01 degree 41 minutes 29 seconds East 24.87 feet** to a 1/2 inch iron rod found with cap at the northwest corner of this tract, and a northwest corner of said Lot 5R and the northeast corner of said Lot 7R, same being in the north line of said Inland Western tract and in the existing south ROW line of S.H. 26 and the south line of said 1.956 acres acre State of Texas tract;

THENCE, with the north line of this tract, said Lot 5R, and said Inland Western tract and with the existing south ROW line of S.H. 26 and the south line of said 1.956 acres acre State of Texas tract and continuing with the south line of that tract described as 0.131 of one acre in a deed to the State of Texas, of record in Volume 6741, Page 1507, Deed Records, Tarrant County, Texas, the following three (3) courses, numbered 6 through 8;

- 6) **North 82 degrees 33 minutes 35 seconds East 5.81 feet** to a 1/2 inch iron rod found;
- 7) **South 76 degrees 54 minutes 28 seconds East 77.51 feet** to a calculated point from which a 1/2 inch iron rod found bears North 34 degrees 49 minutes 18 seconds East 0.37 feet; and

County: Tarrant
Parcel: 32A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 32A

- 8) with a curve to the right whose intersection angle is **07 degrees 23 minutes 20 seconds**, radius is **267.71 feet**, an arc distance of **34.52 feet**, the chord of which bears **South 73 degrees 14 minutes 56 seconds East 34.50 feet** to a TxDOT Type II concrete monument set for the east corner of this tract, same being in the proposed south ROW line of S.H. 26;
- 9) THENCE, with the south line of this tract and with the proposed south ROW line of S.H. 26, crossing said Lot 5R and said Inland Western tract, with a curve to the left, whose intersection angle is **07 degrees 00 minutes 08 seconds**, radius is **942.00 feet**, an arc distance of **115.12 feet**, the chord of which bears **North 89 degrees 03 minutes 40 seconds West 115.05 feet** to the POINT OF BEGINNING and containing 1,514 square feet, within these metes and bounds, more or less;

PART 3 – 2.131 square feet

COMMENCING at a chisel mark found at the south corner of Lot 5R and the west corner of said Lot 4R, same being in the northeast line said City of Fort Worth tract;

THENCE, with the southeast line of said Lot 5R and the northwest line of said Lot 4R, the following two (2) courses;

- North 48 degrees 15 minutes 26 seconds East 514.73 feet to a calculated point; and
- North 69 degrees 14 minutes 18 seconds East 0.67 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap for the POINT OF BEGINNING and southwest corner of this tract and the beginning of this “access denial line”, same being in the proposed west ROW line of S.H. 114, 521.74 feet right of S.H. 114 Baseline Station 368+85.37;

THENCE, with the west line of this tract and with the proposed west ROW line of S.H. 114 and with this “access denial line”, crossing said Lot 5R and said Inland Western tract, the following two (2) courses, numbered 10 and 11;

- 10) with a curve to the right, whose intersection angle is **09 degrees 34 minutes 22 seconds**, radius is **452.00 feet**, an arc distance of **75.52 feet**, the chord of which bears **North 14 degrees 47 minutes 01 second West 75.43 feet** to a TxDOT Type II concrete monument set; and
- 11) **North 09 degrees 59 minutes 49 seconds West 47.47 feet** to a TxDOT Type II concrete monument set for the north corner of this tract and the end of this “access denial line”, same being in the east line of said Lot 5R and said Inland Western tract, and in the existing west ROW line of S.H. 114 and the west line of said 0.131 of one acre State of Texas tract;

County: Tarrant
Parcel: 32A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 32A

THENCE, with the northeast line of this tract, said Lot 5R, and said Inland Western tract and with the existing west ROW line of S.H. 114 and the west line of said 0.131 of one acre State of Texas tract, the following two (2) courses, numbered 12 and 13;

- 12) with a curve to the right, whose intersection angle is **17 degrees 57 minutes 25 seconds**, radius is **267.71 feet**, an arc distance of **83.90 feet**, the chord of which bears **South 26 degrees 57 minutes 37 seconds East 83.56 feet** to a TxDOT Type I concrete monument found; and
 - 13) with a curve to the left, whose intersection angle is **03 degrees 24 minutes 05 seconds**, radius is **649.96 feet**, an arc distance of **38.59 feet**, the chord of which bears **South 19 degrees 43 minutes 50 seconds East 38.58 feet** to a calculated point at the southeast corner of this tract and said Lot 5R and the northeast corner of said Lot 4R;
- 14) THENCE, with the south line of this tract and said Lot 5R and said Inland Western tract and the north line of said Lot 4R, **South 69 degrees 14 minutes 18 seconds West**, passing at 1.89 feet, a 1/2" iron rod found with cap and continuing 23.16 feet, for a total distance of **25.05 feet** to the POINT OF BEGINNING and containing 1,514 square feet, within these metes and bounds, more or less;

AND IN ADDITION THERETO:

Access is denied to and from the Transportation Facility across a portion of the existing southwest ROW line of S.H. 114 from the end of call 11 of the foregoing description and the beginning of this "access denial line";

County: Tarrant
Parcel: 32A
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 32A

THENCE, with the northeast line of said Lot 5R and said Inland Western tract and with the existing southwest ROW line of S.H. 114 and the southwest line of said 0.131 of one acre State of Texas tract, and with this "access denial line", with a curve to the left, whose intersection angle is **33 degrees 36 minutes 55 seconds**, radius is **267.71 feet**, an arc distance of **157.06 feet**, the chord of which bears **North 52 degrees 44 minutes 49 seconds West 154.82 feet** to a TxDOT Type II concrete monument set for the end of this "access denial line", said point being at the end of call 8 of the foregoing description.

This description accompanies a parcel map of even date herewith.

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

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

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

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

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

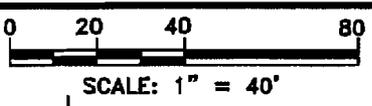
SURVEYED BY:

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



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 32A R2
Issued 2/1/10; Revised 2/19/10, 3/3/10

03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



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

STATE OF TEXAS
80' STRIP
VOL. 1056, PG. 264

STATE OF TEXAS
VOL. 1045, PG. 233
(0.317 AC.)

STATE OF TEXAS
VOL. 3528, PG. 503
(1.956 AC.)

SEE
DETAIL A

SEE
DETAIL B

SH 26 BASELINE

$R=1,828.86'$ $L=265.41'$
 $Tan=132.94'$ $\Delta=08'18''54''$
 $N75'52'42''E$ 265.18'

$(R=1,828.86'$ $L=291.94'$
 $Tan=146.28'$ $\Delta=09'08''45''$
 $(N75'15'54''E$ 291.63')

EXISTING R.O.W. LINE

15' U.E. P.R.T.C.
CAB A. SL. 7527

25' B.L. P.R.T.C.
CAB A. SL. 7527

PROPOSED R.O.W. LINE

$(N73'18'22''E$
 $167.67')$

32A
PART 1:
2,166 SQ. FT.

CITY OF GRAPEVINE

**AMBROSE FOSTER SURVEY
A-518**

SH 26
STA. 404+28.94
94.38' RT.

LOT 5R

AMENDED PLAT LOTS 2R, 3R, 4R,
5R & 7R, BLOCK 1, REGENCY CENTER
CAB. A. SL. 7527, P.R.T.C.

INLAND WESTERN GRAPEVINE
LIMITED PARTNERSHIP
D205109946, O.R.T.C.
(LOTS 2R, 3R, 4R, 5R, AND 7R)

LOT 7R

AMENDED PLAT LOTS 2R, 3R, 4R,
5R & 7R, BLOCK 1, REGENCY CENTER
CAB. A. SL. 7527, P.R.T.C.

CITY OF FORT WORTH
VOL. 5038, PG. 234, D.R.T.C.
(32,615 AC.)

PROPOSED R.O.W. LINE

SH 26 BASELINE
CURVE DATA
P.I. STA= 402+50.04
N=7,025,161.39
E=2,398,751.64
A=21'39'57" (RT)
DEG=02'00'00"
R=2,864.79'
T=548.19'
A=1,083.29'
C=1,076.85'
CB=N69'10'12"E
P.C. STA=397+01.84
N=7,024,673.63
E=2,398,285.04
P.T. STA=407+85.14
N=7,025,256.56
E=2,399,291.51

LOT 4R

AMENDED PLAT LOTS 2R, 3R, 4R,
5R & 7R, BLOCK 1, REGENCY CENTER
CAB. A. SL. 7527, P.R.T.C.

INLAND WESTERN GRAPEVINE
LIMITED PARTNERSHIP
D205109946, O.R.T.C.
(LOTS 2R, 3R, 4R, 5R, AND 7R)

P.O.C.
PARTS 1 & 3

$(N48'14'28''E$ 226.70)
 $N48'15'14''E$ 226.08'

25' ACCESS, DRAINAGE
& UTILITY ESMT
CAB. A. SL. 7527, P.R.T.C.

18' X 18' U.E.
CAB. A. SL. 7527, P.R.T.C.

MATCH PAGE 6 OF 8

A PLAT OF A SURVEY OF
PARCEL 32A

DIVISION
TTA
SCALE
1" = 40'

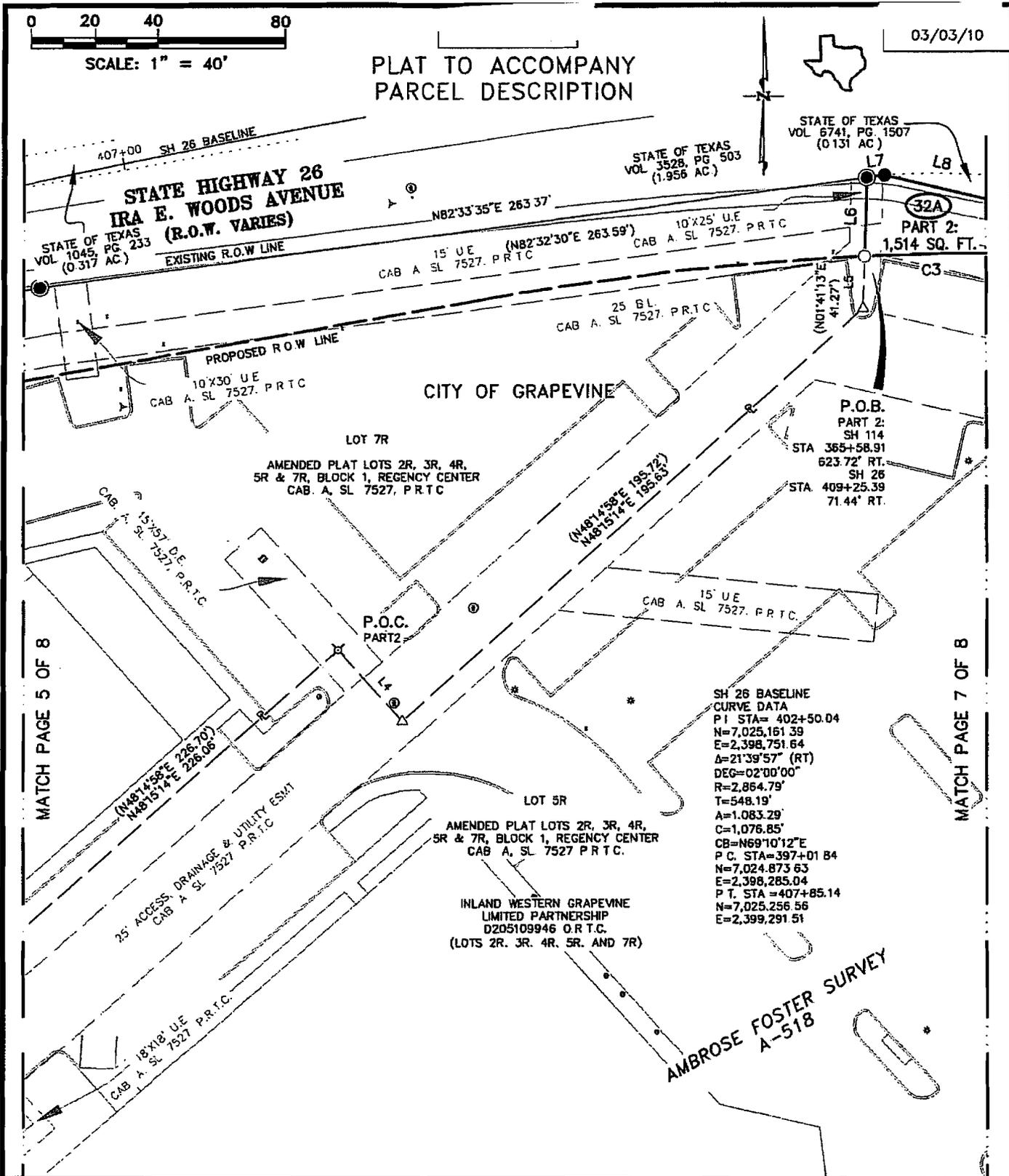
STATE HIGHWAY 114

PARCEL
32A
COUNTY
TARRANT

FEDERAL AID PROJECT NO.
NH2009(866)843

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





A PLAT OF A SURVEY OF PARCEL 32A			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 32A
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(865)048	R.O.W.-C S J. NO. 0353-03-088	COUNTY TARRANT



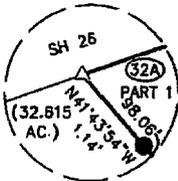
03/03/10



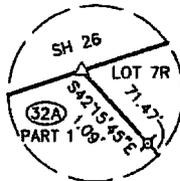
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

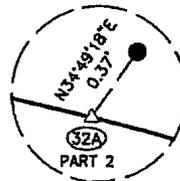
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1 00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914003-704, EFFECTIVE DATE, AUGUST 17, 2009, 8:00 am, ISSUED SEPTEMBER 1, 2009, 8:00 am.
- 4) ITEM 10.b. (VOL. 3528, PG. 503) ITEM 10.c. (VOL. 6618, PG. 313) AND ITEM 10.d. (VOL. 6741, PG. 1507) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 5) ITEM 10.e. (VOL. 14582, PG. 96) IN SCHEDULE B OF THE TITLE COMMITMENT IS AN ENCROACHMENT AGREEMENT THAT MAY AFFECT THIS TRACT.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D R T C.), UNLESS OTHERWISE NOTED.



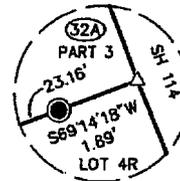
DETAIL A
N.T.S.



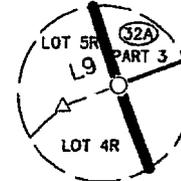
DETAIL B
N.T.S.



DETAIL C
N.T.S.



DETAIL D
N.T.S.



DETAIL E
N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°43'54"W	99.20
L2	S42°15'45"E	72.56
L3	S16°05'48"W	30.18
L4	S41°44'12"E	30.27
L5	N01°41'29"E	16.40
L6	N01°41'29"E	24.87
L7	N82°33'35"E	5.81
L8	S78°54'28"E	77.51
L9	N69°14'18"E	0.67
L10	N09°59'49"W	47.47
L11	S69°14'18"W	25.05

LEGEND

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	27.02	1828.86	00°50'47"	13.51	N71°17'51"E	27.02
C2	34.52	267.71	07°23'20"	17.29	S73°14'56"E	34.50
C3	115.12	942.00	07°00'08"	57.63	N89°03'40"W	115.05
C4	75.52	452.00	09°34'22"	37.85	N14°47'01"W	75.43
C5	83.90	267.71	17°57'25"	42.30	S26°57'37"E	83.56
C6	38.59	649.96	03°24'05"	19.30	S19°43'50"E	38.58
C7	157.06	267.71	33°36'55"	80.87	N52°44'49"W	154.82

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

03/03/10

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



	SQUARE FEET
ACQUISITION	
PART 1	2,166
PART 2	1,514
PART 3	2,131
TOTAL	5,811
DEED AREA	546,922
REMAINDER AREA	541,111

A PLAT OF A SURVEY OF
PARCEL 32A

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
32A

SCALE
1" = 40'

FEDERAL AID PROJECT NO.
NH2009(065)043

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

COUNTY
TARRANT



County: Tarrant
Parcel: 32C
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 32C

Description of 5,563 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 4R, Block 1, of Amended Plat Lots 2R, 3R, 4R, 5R, & 7R, Block 1, Regency Center, a subdivision of record in Cabinet A, Slide 7527, Plat Records, Tarrant County, Texas, said Lot 4R being described in a Special Warranty Deed, dated April 18, 2005 to Inland Western Grapevine Limited Partnership, of record in D205109946, Official Records, Tarrant County, Texas; said 5,563 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a chisel mark found at the west corner of said Lot 4R and the south corner of Lot 5R of said Amended Plat of Regency Center, same being in the northeast line of that tract described as 32.615 acres in a deed to the City of Fort Worth, of record in Volume 5038, Page 234, Deed Records, Tarrant County, Texas;

THENCE, with the northwest line of said Lot 4R and the south line of said Lot 5R, the following two (2) courses;

- North 48 degrees 15 minutes 26 seconds East 514.73 feet to a calculated point; and
- North 69 degrees 14 minutes 18 seconds East 0.67 feet a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the northwest corner of this tract, same being in the proposed southwest right-of-way (ROW) line of S.H. 114, 521.74 feet right of S.H. 114 Baseline Station 368+85.37;

1) THENCE, with the north line of this tract and said Lot 4R and the south line of said Lot 5R, **North 69 degrees 14 minutes 18 seconds East**, passing at 23.16 feet, a 1/2 inch iron rod found with cap, continuing 1.89 feet for a total distance of **25.05 feet** to a calculated point at the northeast corner of this tract and said Lot 4R and the southeast corner of said Lot 5R, same being in the existing southwest ROW line of S.H. 114 and the west line of that tract described as 0.131 of acre in a deed to the State of Texas, of record in Volume 6741, Page 1507, Deed Records, Tarrant County, Texas;

THENCE, with the east line of this tract, said Lot 4R, and said Inland Western tract and with the existing west ROW line of S.H. 114 and the west line of said 0.131 of one acre State of Texas tract and continuing with the west line of that tract described as 4.084 acres in a deed to the State of Texas, of record in Volume 6618, Page 313, Deed Records, Tarrant County, Texas, the following two (2) courses, numbered 2 and 3;

- 2) with a curve to the left, whose intersection angle is **23 degrees 33 minutes 28 seconds**, radius is **649.96 feet**, an arc distance of **267.24 feet**, the chord of which bears **South 33 degrees 12 minutes 37 seconds East 265.36 feet** to a calculated point from which a TxDOT Type II concrete monument found bears North 56 degrees 12 minutes 53 seconds East 0.53 feet; and

County: Tarrant
Parcel: 32C
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 32C

- 3) **South 45 degrees 01 minute 28 seconds East 29.32 feet** to a TxDOT Type II concrete monument set at the south corner of this tract, same being in the proposed west ROW line of S.H. 114 and the beginning of this "access denial line" from which the calculated east corner of said Lot 4R bears South 45 degrees 01 minute 28 seconds East 1.64 feet;
- 4) THENCE, with the west line of this tract, this "access denial line", and with the proposed west ROW line of S.H. 114, crossing said Lot 4R and said Inland Western tract, with a curve to the right, whose intersection angle is **38 degrees 53 minutes 51 seconds**, radius is **452.00 feet**, passing at an arc distance of 80.76 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing an arc distance of 55.56 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" an arc distance of 170.55 feet for a total arc distance of **306.86 feet**, the chord of which bears **North 39 degrees 01 minute 09 seconds West 301.00 feet** to the end of this "access denial line" and to the POINT OF BEGINNING and containing 5,563 square feet, within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

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

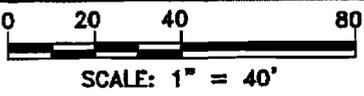
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

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

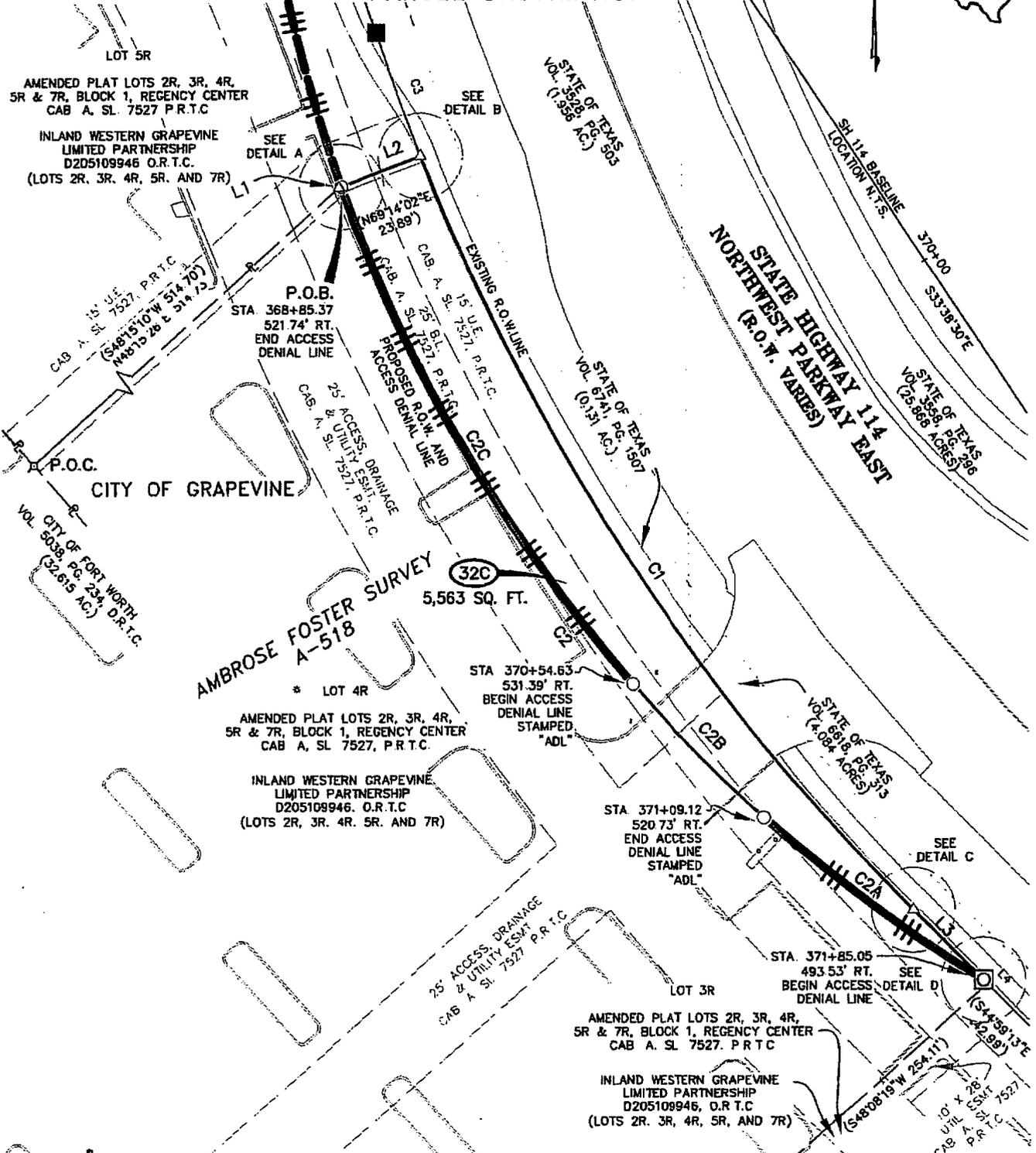


Chris Conrad, Reg. Professional Land Surveyor No. 5623
 2010/SH114/Parcel 32C R2 Issued 2/1/10; Revised 2/19/10, 3/3/10



03/03/10

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



A PLAT OF A SURVEY OF PARCEL 32C			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 32C
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(066)043	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



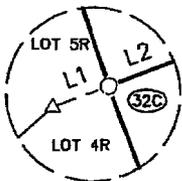
03/03/10



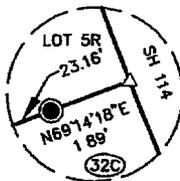
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

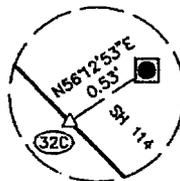
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914003-704, EFFECTIVE DATE, AUGUST 17, 2009, 8:00 am, ISSUED SEPTEMBER 1, 2009, 8:00 am.
- 4) ITEM 10.b. (VOL. 352B, PG. 503) ITEM 10.c. (VOL. 661B, PG. 313) AND ITEM 10.d. (VOL. 6741, PG. 1507) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 5) ITEM 10.e. (VOL. 14582, PG. 96) IN SCHEDULE B OF THE TITLE COMMITMENT IS AN ENCROACHMENT AGREEMENT THAT MAY AFFECT THIS TRACT.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.



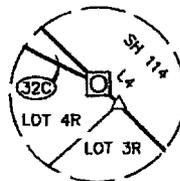
DETAIL A
N.T.S.



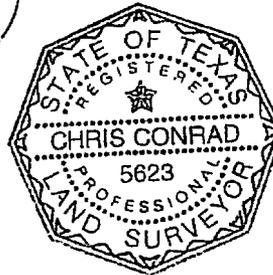
DETAIL B
N.T.S.



DETAIL C
N.T.S.



DETAIL D
N.T.S.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°14'18"E	0.67
L2	N69°14'18"E	25.05
L3	S45°01'28"E	29.32
(L3)	S44°59'13"E	31.00
L4	S45°01'28"E	1.64

LEGEND

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	267.24	649.96	23°33'28"	135.53	S33°12'37"E	265.36
C2	306.86	452.00	38°53'51"	159.61	N39°01'09"W	301.00
C2A	80.76	452.00	10°14'13"	40.49	N53°20'59"W	80.65
C2B	55.56	452.00	07°02'33"	27.81	N44°42'36"W	55.52
C2C	170.55	452.00	21°37'05"	86.30	N30°22'45"W	169.54
C3	38.59	649.96	03°24'07"	19.30	N19°43'50"W	38.58

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

03/03/10

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

	SQUARE FEET
ACQUISITION	5,563
SURVEYED AREA	546,922
REMAINDER AREA	541,359

A PLAT OF A SURVEY OF
PARCEL 32C

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
32C

SCALE
1" = 40'

FEDERAL AID PROJECT NO.
NH2009(855)043

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

COUNTY
TARRANT



County: Tarrant
Parcel: 94
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 94

Description of 3,551 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 1R, Block A, of Tigue Grapevine Addition, Lot 1R, Block A, a subdivision of record in Cabinet A, Slide 3279, Plat Records, Tarrant County, Texas, said Lot 1R being that tract described in a Special Warranty Deed, dated October 16, 2008, to AIGTLP-Texas Limited Partnership, of record in D208399932, Official Records, Tarrant County, Texas; said 3,551 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap at the northwest corner of said Lot 1R and said AIGTLP-Texas tract and an interior ell corner of Lot 1R1, Block 1, Amended Plat of Automation Ford, a subdivision of record in Cabinet A, Slide 7998, Plat Records, Tarrant County, Texas, said Lot 1R1 being described in a deed to NSHE TX Gatesville, LLC, of record in D209169958, Official Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 1R and said AIGTLP-Texas tract and an east line of said Lot 1R1 and said NSHE TX tract, South 00 degrees 55 minutes 32 seconds East 580.10 feet to a 5/8 inch iron rod found with cap at a southeast corner of said Lot 1R1 and said NSHE TX tract and the northeast corner of that tract dedicated for right-of-way (ROW) in Cabinet A, Slide 3171, Plat Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 1R and said AIGTLP-Texas tract and the east line of said dedicated ROW, South 00 degrees 55 minutes 32 seconds East 17.24 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and northwest corner of this tract and the beginning of this "access denial line", same being in the proposed north ROW line of S.H. 114, 237.81 feet left of S.H. 114 Baseline Station 458+78.34;

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

- 1) with this "access denial line", with a curve to the left, whose intersection angle is **00 degrees 37 minutes 47 seconds**, radius is **5707.58 feet**, passing at an arc distance of 20.70 feet, a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line" and continuing an arc distance of 42.04 feet, for a total arc distance of **62.74 feet**, the chord of which bears **South 86 degrees 04 minutes 59 seconds East 62.74 feet** to a TxDOT Type II concrete monument set and the beginning of this "access denial line"; and

County: Tarrant
Parcel: 94
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 94

- 2) with this "access denial line", **South 86 degrees 23 minutes 53 seconds East**, passing at 280.70 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line" and continuing 35.24 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" 163.40 feet for a total distance of **479.35 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract, same being in the east line of said Lot 1R and said AIGTLP-Texas tract and the west line of Lot 1, Block A, Park Place Lexus Addition, Lot 1, Block 1, a subdivision of record in Cabinet A, Slide 10202, Plat Records, Tarrant County, Texas, said Lot 1 being described in a deed to Park Place LX Land, No. 1, Ltd., of record in Volume 13664, Page 422, Official Records, Tarrant County, Texas, from which a 1/2 inch iron rod found with a cap in the east line of said Lot 1R and said AIGTLP-Texas tract and the west line of said Lot 1 and said Park Place tract bears North 49 degrees 39 minutes 11 seconds East 73.79 feet;
- 3) THENCE, with the east line of this tract, said Lot 1R, and said AIGTLP-Texas tract and the west line of said Lot 1 and said Park Place tract, **South 49 degrees 39 minutes 11 seconds West 15.52 feet** to a calculated point at the southeast corner of said Lot 1R and said AIGTLP-Texas tract and the southwest corner of said Lot 1 and Park Place tract, same being in the existing north ROW line of S.H. 114 and the north line of that tract described as 12.756 acres in a deed to the State of Texas, of record in Volume 3533, Page 391, Deed Records, Tarrant County, Texas;
- 4) THENCE, with the south line of this tract, said Lot 1R, and said AIGTLP-Texas tract and the existing north ROW line of S.H. 114 and the north line of said 12.756 acre State of Texas tract, **North 85 degrees 29 minutes 23 seconds West 530.76 feet** to a 5/8 inch iron found with cap at the southwest corner of this tract, said Lot 1R, and said AIGTLP-Texas tract and the southeast corner of said ROW dedication tract;

County: Tarrant
Parcel: 94
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 94

- 5) THENCE, with the west line of this tract, said Lot 1R, and said AIGTLP-Texas tract and the east line of said ROW dedication tract, North 00 degrees 55 minutes 32 seconds West 2.71 feet to the POINT OF BEGINNING and containing 3,551 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

§

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

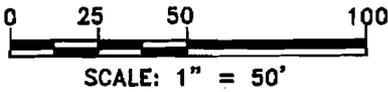
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 15th day of March, 2010 A.D.

SURVEYED BY:

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

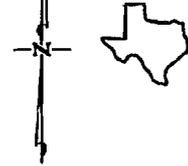
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 3-1-10/Parcel 94R2
Issued 3/1/2010; Revised 3/15/10





PLAT TO ACCOMPANY
PARCEL DESCRIPTION

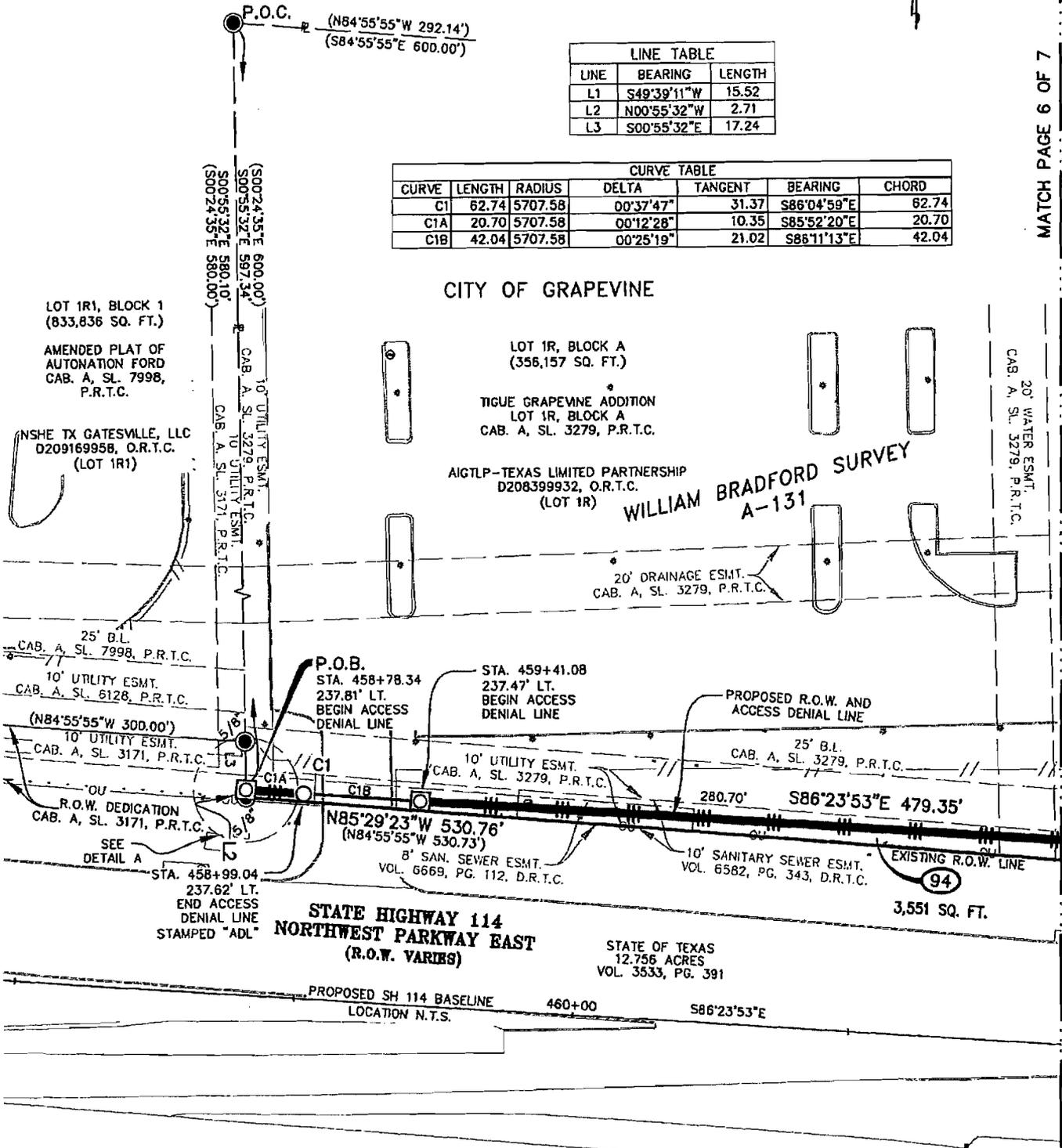
03/15/10



LINE TABLE		
LINE	BEARING	LENGTH
L1	S49°39'11"W	15.52
L2	N00°55'32"W	2.71
L3	S00°55'32"E	17.24

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	62.74	5707.58	00°37'47"	31.37	S86°04'59"E	62.74
C1A	20.70	5707.58	00°12'28"	10.35	S85°52'20"E	20.70
C1B	42.04	5707.58	00°25'19"	21.02	S86°11'13"E	42.04

MATCH PAGE 6 OF 7



A PLAT OF A SURVEY OF PARCEL 94			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 94
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



0 25 50 100

SCALE: 1" = 50'

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

03/15/10



MATCH PAGE 5 OF 7

LINE TABLE		
LINE	BEARING	LENGTH
L1	S49°39'11"W	15.52
L2	N00°55'32"W	2.71
L3	S00°55'32"E	17.24

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	62.74	5707.58	00°37'47"	31.37	S86°04'59"E	62.74
C1A	20.70	5707.58	00°12'28"	10.35	S85°52'20"E	20.70
C1B	42.04	5707.58	00°25'19"	21.02	S86°11'13"E	42.04

SH 114 BASELINE
CURVE DATA
PI STA= 477+76.07
N=7,022,324.32
E=2,409,953.93
Δ=37°40'57" (LT)
DEG=01°30'00"
R=3,819.72'
T=1,303.41'
C=2,467.13'
CB=N74°45'38"E
PC STA=464+72.66
N=7,022,406.20
E=2,408,653.10
PT STA=489+84.82
N=7,023,054.69
E=2,411,033.48

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

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

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

CITY OF GRAPEVINE

20' DRAINAGE ESMT.
CAB. A, SL. 3279, P.R.T.C.

WILLIAM BRADFORD SURVEY
A-131

20' DRAINAGE ESMT.
VOL. 16524, PG. 113, O.R.T.C.

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

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

STA. 462+57.02
237.47' LT.
BEGIN ACCESS
DENIAL LINE PROPOSED R.O.W. AND
STAMPED "ADL" ACCESS DENIAL LINE

STA. 484+20.42
237.47' LT.
END ACCESS
DENIAL LINE

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

25' B.L.
CAB. A, SL. 10202, P.R.T.C.

STA. 462+21.78
237.47' LT.
END ACCESS
DENIAL LINE
STAMPED "ADL"

N85°29'23"W 530.76'
(N84°55'55"W 530.73')

EXISTING R.O.W. LINE
10' UTILITY ESMT.
CAB. A, SL. 3279, P.R.T.C.

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

10' UTILITY ESMT.
CAB. A, SL. 4836, P.R.T.C.
10' PEDESTRIAN ACCESS ESMT.
CAB. A, SL. 9162, P.R.T.C.

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

PROPOSED SH 114 BASELINE
LOCATION N.T.S.

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



465+00

A PLAT OF A SURVEY OF
PARCEL 94

DIVISION TTA	STATE HIGHWAY 114		PARCEL 94
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.—C. S. J. NO. 0353-03-088	COUNTY TARRANT



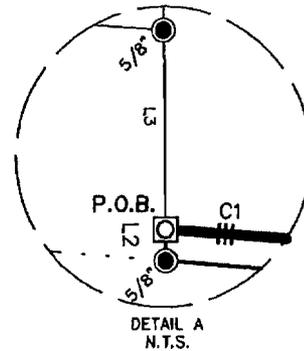
03/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0914029, EFFECTIVE DATE, AUGUST 25, 2009, 8:00 am, ISSUED SEPTEMBER 9, 2009, 8:00 am.
- 4) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 5) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.



LEGEND

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

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

03/15/10

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

	SQUARE FEET
ACQUISITION	3,551
SURVEYED AREA	356,165
REMAINDER AREA	352,614



A PLAT OF A SURVEY OF
PARCEL 94

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
94

SCALE
1" = 50'

FEDERAL AID PROJECT NO.
NH2009(843)

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

COUNTY
TARRANT



County: Tarrant
Parcel: 98
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSI: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 98

Description of 1,924 square feet of land out of the William Bradford Survey, Abstract No. 131, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 3, Block A, of Lot 3, Block A Trinity Industries Addition, a subdivision of record in Cabinet A, Slide 5794, Plat Records, Tarrant County, Texas, said Lot 3 being that tract described in a Special Warranty Deed with Vender's Lien, dated May 7, 2008, to Wood Golden, Ltd., of record in D208185021, Official Records, Tarrant County, Texas; said 1,924 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found with cap at the northwest corner of said Lot 3 and said Wood Golden tract, same being in the existing south right-of-way (ROW) line of Capital Street;

THENCE, with the west line of said Lot 3 and said Wood Golden tract, with the existing south ROW line of Capital Street and continuing with the east line of Lot 1, Block 1, Grandy's of Grapevine Addition, a subdivision of record in Volume 388-214, Page 33, Plat Records, Tarrant County, Texas, said Lot 1 being described in that deed to U.S. Restaurant Properties Operating L.P., of record in Volume 12621, Page 395, Deed Records, Tarrant County, Texas, South 00 degrees 39 minutes 15 seconds East 254.84 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the northwest corner of this tract and the beginning of this "access denial line", same being in the proposed north ROW line of S.H. 114, 351.31 feet left of S.H. 114 Baseline Station 433+99.90;

THENCE, with the north line of this tract and the proposed north ROW line of S.H. 114, crossing said Lot 3 and said Wood Golden tract, the following two (2) courses, numbered 1 and 2;

- 1) with this "access denial line", **South 78 degrees 26 minutes 42 seconds East 71.49 feet** to a TxDOT Type II concrete monument set; and
- 2) with this "access denial line", **South 85 degrees 17 minutes 16 seconds East**, passing at 45.43 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line" and continuing 32.00 feet for a total distance of **77.43 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract, same being in the east line of said Lot 3 and said Wood Golden tract and the west line of Lot 4, Block A, of Lot 4, Block A, Trinity Industries Addition, a subdivision of record in Cabinet A, Slide 3635, Plat Records, Tarrant County, Texas, said Lot 4 being described in a deed to HP Hwy 114, LTD., of record in Volume 14160, Page 88, Official Records, Tarrant County, Texas;
- 3) THENCE, with the east line of this tract, said Lot 3, and said Wood Golden tract and the west line of said Lot 4 and said HP Hwy 114 tract, **South 00 degrees 39 minutes 04 seconds East 10.80 feet** to a calculated point at the southeast corner of this tract, said Lot 3, and said Wood Golden tract and the southwest corner of said Lot 4 and said HP Hwy 114 tract, same being in the existing north ROW line of S.H. 114 and in the north line of that tract described as 5.477 acres in a deed to the State of Texas, of record in Volume 3582, Page 67, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 00 degrees 39 minutes 04 seconds East 0.54 feet;

County: Tarrant
Parcel: 98
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 98

- 4) THENCE, with the south line of this tract, said Lot 3, and said Wood Golden tract and the existing north ROW line of S.H. 114 and the north line of said 5.477 acre State of Texas tract, **North 85 degrees 29 minutes 23 seconds West 147.56 feet** to a 5/8 inch iron rod found at the southwest corner of this tract, said Lot 3, and said Wood Golden tract and the southeast corner of said Lot 1 and said U.S. Restaurant tract;
- 5) THENCE, with the west line of this tract, said Lot 3, and said Wood Golden tract and the east line of said Lot 1 and said U.S. Restaurant tract, **North 00 degrees 39 minutes 15 seconds West 19.88 feet** to POINT OF BEGINNING and containing 1,924 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

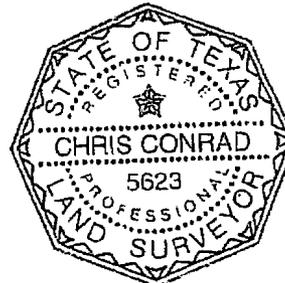
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 98 R2
Issued 1/22/10, Revised 3/3/10



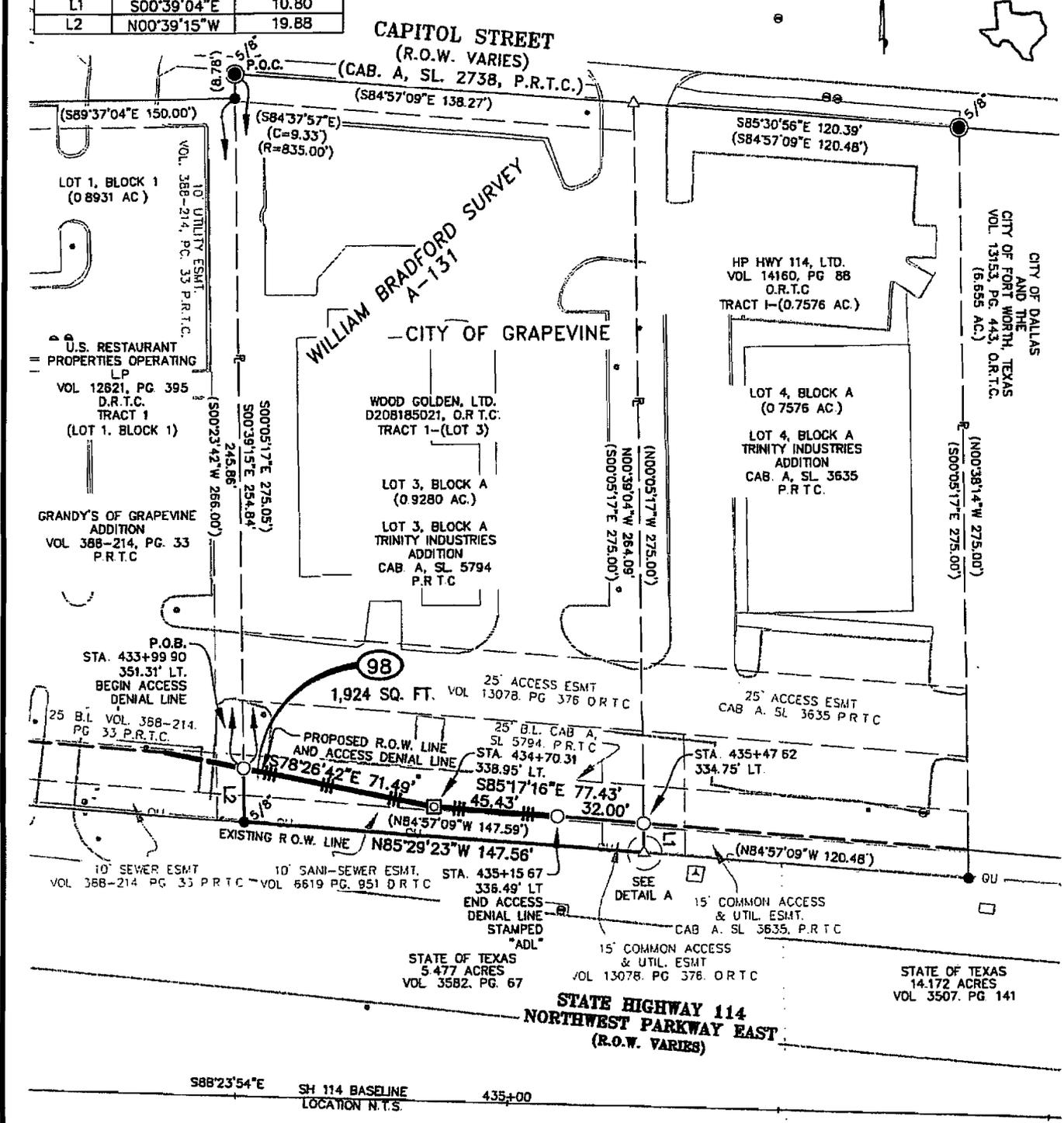
03/03/10



SCALE: 1" = 50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°39'04"E	10.80
L2	N00°39'15"W	19.88

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



A PLAT OF A SURVEY OF PARCEL 98			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 98
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(000)843	R.O.W.-C S. J. NO. 0353-03-088	COUNTY TARRANT



03/03/10



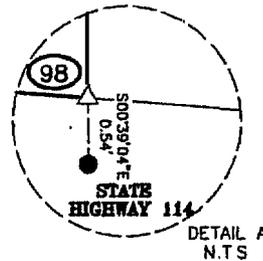
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, L.L.C. AND LAWYERS TITLE INSURANCE CORPORATION, GF NO 0914031-704, EFFECTIVE DATE, AUGUST 25, 2009, 8:00 am, ISSUED SEPTEMBER 14, 2009, 8:00 am.
- 4) ITEM 10.c. (VOL. 6669, PG 118) IN SCHEDULE B DOES NOT AFFECT THIS TRACT.
- 5) ITEM 10.d. (VOL. 9146, PG. 2085) IN SCHEDULE B OF THE TITLE COMMITMENT IS A RECIPROCAL EASEMENT AGREEMENT GRANTING INGRESS & EGRESS ACROSS THIS TRACT.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED

LEGEND

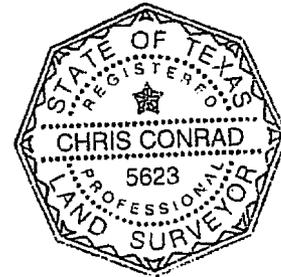
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- ⦿ 1/2" IRON ROD FOUND WITH CAP (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ SQUARE-HEAD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



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

03/03/10

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



	SQUARE FEET
ACQUISITION	1,924
CALCULATED AREA	40,395
REMAINDER AREA	38,471

A PLAT OF A SURVEY OF
PARCEL 98

DIVISION TTA	STATE HIGHWAY 114		PARCEL 98
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(055)043	R.O.W.-C S J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 111
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 111

Description of 1,932 square feet of land out of the Ambrose Foster Survey, Abstract No. 518 and the Thomas Easter Survey, Abstract No. 474, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1, Block 1, Park and Wall Addition No. 2, a subdivision of record in Cabinet A, Slide 247, Plat Records, Tarrant County, Texas, said Lot 1 being described in a Warranty Deed, dated August 14, 2008, to RDF 224 Park&Wall Grapevine TX, LLC, of record in D208321012, Official Records, Tarrant County, Texas; said 1,932 square feet of land being more particularly described in two (2) parts by metes and bounds as follows:

PART 1 – 258 square feet

COMMENCING at a 5/8 inch iron rod found at the northeast corner of said Lot 1 and said RDF tract and the southeast corner of Lot 2, of said Park and Wall Addition No. 2, said Lot 2 being described in a deed to Wallgrape Partners, Ltd., of record in Volume 11834, Page 2184, Deed Records, Tarrant County, Texas, same being in the existing west right-of-way (ROW) line of Park Boulevard;

THENCE, with the north line of said Lot 1 and said RDF tract and the south of said Lot 2 and said Wallgrape tract, South 89 degrees 24 minutes 51 seconds West 202.26 feet to a calculated point at the northwest corner of said Lot 1 and said RDF tract and the southwest corner of said Lot 2 and said Wallgrape tract, same being in the east line of Lot 3-R, Block L, Oak Knolls Lakeview Addition Amended, a subdivision of record in Cabinet A, Slide 3520, Plat Records, Tarrant County, Texas, said Lot 3-R being described in a deed to Lake Worth National Bank, of record in Volume 13680, Page 428, Official Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 1 and said RDF tract and the east line of said Lot 3-R and said Lake Worth National Bank tract, South 00 degrees 15 minutes 12 seconds West 116.38 feet to a 1/2 inch iron rod found with cap at the POINT OF BEGINNING and the north corner of this tract and the beginning of this “access denial line”, same being in the proposed northeast ROW line of S.H. 114, 224.83 feet left of S. H. 114 Baseline Station 334+14.21;

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

- 1) with this “access denial line”, with a curve to the right, whose intersection angle is **02 degrees 14 minutes 24 seconds**, radius is **1931.86 feet**, passing at an arc distance of 14.06 feet a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap stamped “ADL” for the end of this “access denial line”, and continuing an arc distance of 61.46 feet for a total arc distance of **75.52 feet**, the chord of which bears **South 35 degrees 42 minutes 36 seconds East 75.52 feet** to a TxDOT Type II concrete monument set; and

County: Tarrant
Parcel: 111
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 111

- 2) **South 34 degrees 17 minutes 25 seconds East**, passing at 36.23 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" 17.83 feet for a total distance of **54.06 feet** to a TxDOT Type II concrete monument set for the east corner of this tract, same being in the southwest line of said Lot 1 and said RDF tract and the existing northeast ROW line of S.H. 114 and the northeast line of that tract described as 0.214 of one acre in a deed to the State of Texas, of record in Volume 6717, Page 2333, Deed Records, Tarrant County, Texas;

THENCE, with the southwest line of this tract, said Lot 1, and said RDF tract and the existing northeast ROW line of S.H. 114 and the northeast line of said 0.214 of one acre State of Texas tract, the following three (3) courses, numbered 3 through 5

- 3) **North 51 degrees 53 minutes 35 seconds West 8.98 feet** to a TxDOT Type II concrete found;
- 4) **North 33 degrees 46 minutes 35 seconds West 60.49 feet** to a calculated point; and
- 5) with a curve to the left, whose intersection angle is **03 degrees 25 minutes 41**, radius is **974.93 feet**, an arc distance of **58.33 feet**, the chord of which bears **North 35 degrees 29 minutes 08 seconds West 58.32 feet** to a calculated point at the southwest corner of this tract, said Lot 1, and said RDF tract and the south corner of said Lot 3-R and said Lake Worth National Bank tract, the northwest corner of said 0.214 of one acre State of Texas tract and the northeast corner of that tract described as 10,088 square feet in a deed to the State of Texas, of record in Volume 6706, Page 454, Deed Records, Tarrant County, Texas;
- 6) THENCE, with the west line of this tract, said Lot 1, and said RDF tract and the east line of said Lot 3-R and said Lake Worth National Bank tract, **North 00 degrees 15 minutes 12 seconds East 2.68 feet** to the POINT OF BEGINNING and containing 258 square feet within these metes and bounds, more or less.

PART 2 – 1,674 square feet

COMMENCING at a 5/8 inch iron rod found at the northeast corner of said Lot 1 and said RDF tract and the southeast corner of said Lot 2 and said Wallgrape tract, same being in the existing west right-of-way (ROW) line of Park Boulevard;

County: Tarrant
Parcel: 111
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 111

THENCE, with the east line of said Lot 1 and said RDF tract and the existing west ROW line of Park Boulevard, with a curve to the right, whose intersection angle is 22 degrees 36 minutes 28 seconds, radius is 400.50 feet, an arc distance of 158.03 feet, the chord of which bears South 04 degrees 21 minutes 15 seconds West 157.01 feet to a 5/8 inch iron rod found with cap at the POINT OF BEGINNING and the northeast corner of this tract, same being in the existing west ROW line of Park Boulevard, 362.27 feet left of S.H. 114 Baseline Station 335+52.00;

THENCE, with the east line of this tract, said Lot 1, and said RDF tract and the existing west ROW line of Park Boulevard, the following two (2) courses, numbered 7 and 8;

- 7) **South 15 degrees 45 minutes 22 seconds West 124.94 feet** to a chisel mark found; and
- 8) **South 71 degrees 36 minutes 56 seconds West**, passing at 11.14 feet a 1/2 inch iron rod found and continuing 0.42 feet for a total distance of **11.56 feet** to a calculated point at the south corner of this tract, said Lot 1, and said RDF tract, same being in the existing northeast ROW line of S.H. 114 and the north line of said 0.214 of one acre State of Texas tract;
- 9) THENCE, with the southwest line of this tract, said Lot 1, and said RDF tract and the existing northeast ROW line of S.H. 114 and the northeast line of said 0.214 of one acre State of Texas tract, **North 51 degrees 53 minutes 35 seconds West 12.81 feet** to a TxDOT Type II concrete monument set for the southwest corner of this tract, same being in the proposed west ROW line of Park Boulevard;

THENCE, with the west line of this tract and the proposed west ROW line of Park Boulevard, crossing said Lot 1 and said RDF tract, the following three (3) courses, numbered 10 through 12;

- 10) **North 40 degrees 15 minutes 48 seconds East 23.41 feet** to a TxDOT Type II concrete monument set;
- 11) **North 15 degrees 15 minutes 48 seconds East 104.89 feet** to a TxDOT Type II concrete monument set;
- 12) **South 75 degrees 52 minutes 53 seconds East 12.62 feet** to the POINT OF BEGINNING and containing 1,674 square feet within these metes and bounds, more or less.

County: Tarrant
Parcel: 111
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 111

AND IN ADDITION THERETO:

Access is denied to and from the Transportation Facility across a portion of the existing northeast ROW line of S.H. 114 from the end of call 2 of the foregoing description and the beginning of this "access denial line";

THENCE, with the southwest line of said Lot 1 and said RDF tract and the existing northeast ROW line of S.H. 114 and the northeast line of said 0.214 of one acre State of Texas tract and with this "access denial line", **South 51 degrees 53 minutes 35 seconds East 77.94 feet** to a TxDOT Type II concrete monument set for the end of this "access denial line", said Type II concrete monument being the same as the end of call 9 of this foregoing description.

This description accompanies a parcel map of even date herewith.

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

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

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

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

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

SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 111 R1 Issued 2/8/10, Revised 3/3/10



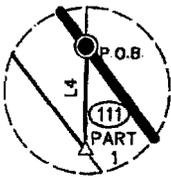
03/03/10



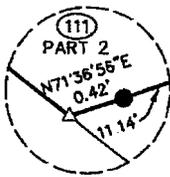
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914048-704, EFFECTIVE DATE, AUGUST 17, 2009, 8:00 am, ISSUED AUGUST 31, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 9903, PG. 2044) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.



DETAIL A
N.T.S.



DETAIL B
N.T.S.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	75.52	1931.86	02°14'24"	37.77	S35°42'36"E	75.52
C1A	14.06	1931.86	00°25'02"	7.03	S36°37'17"E	14.06
C1B	61.46	1931.86	01°49'22"	30.73	S35°30'05"E	61.46
C2	58.33	974.93	03°25'41"	29.17	N35°29'08"W	58.32
(C2)	59.95	974.93	03°31'23"	29.98		
C3	158.03	400.50	22°36'28"	80.06	S04°21'15"W	157.01
(C3)	158.12	400.50	22°37'16"	80.10		

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°17'25"E	54.06
L1A	S34°17'25"E	36.23
L1B	S34°17'25"E	17.83
L2	N51°53'35"W	8.98
L3	N33°46'35"W	60.49
(L3)	N31°24'37"W	60.79
L4	N00°15'12"E	2.68
L5	S71°36'56"W	11.56
(L5)	S72°31'07"W	11.13
L6	N51°53'35"W	12.81
L7	N40°15'48"E	23.41
L8	S75°52'53"E	12.62

	SQUARE FEET
ACQUISITION	
PART 1	258
PART 2	1,674
TOTAL	1,932
SURVEYED AREA	42,910
REMAINDER AREA	40,978

LEGEND

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



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

03/03/10

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

A PLAT OF A SURVEY OF
PARCEL 111

DIVISION TTA	STATE HIGHWAY 114		PARCEL 111
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(655)843	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



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

Aug. 24, 2009

Legal Land Description for Parcel 10

BEING a 2,895 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 Ivor McKeown and Kathryn McKeown and Thomas Belaustegui as recorded in Volume 867, Page 190 of the Deed Records of Rockwall County, Texas, said tract also being Lot 2, Block A, McKeown-Belaustegui Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 233 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an interior ell corner of said Lot 2, Block A and being the southeast corner of a tract conveyed to Den-Mar Enterprises, Inc. as recorded in Volume 2756, Page 359 of said Deed Records said tract also being Lot 1, Block A of the Amended Plat of Lot 1, Block A, McKeown-Belaustegui Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 359 of said Plat Records, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,120.41, East 2,604,561.54;

THENCE, North 06°24'59" West, along the common line of said McKeown and Belaustegui tract and said Lot 1, Block A, a distance of 622.52 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new southern right of way line of Interstate Highway 30 and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,739.04, East 2,604,491.97;**

1. THENCE, North 06°24'59" West, continuing along said common line, a distance of 10.18 feet to the northwest corner of said McKeown and Belaustegui tract and the northeast corner of said Lot 1, Block A, and being on the existing southern right of way line of Interstate Highway 30, from which a 1/2" iron rod found bears South 03°11'18" West, a distance of 2.28 feet;
2. THENCE, North 72°46'00" East, along said existing southern right of way line, a distance of 289.51 feet to the northeast corner of said McKeown and Belaustegui tract and the northwest corner of a tract conveyed to T. Devlon Corp. as recorded in Volume 1233, Page 27 of said Deed Records, from which a 1/2" iron rod found bears South 08°34'09" West, a distance of 3.31 feet;
3. THENCE, South 06°22'51" East, along the common line of said McKeown and Belaustegui tract and said T. Devlon Corp. tract, a distance of 10.18 feet to Magnail set on the new southern right of way line of Interstate Highway 30;

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

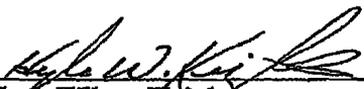
Aug. 24, 2009

Legal Land Description for Parcel 10

4. THENCE, South 72°46'00" West, along said new southern right of way line, a distance of 289.50 feet to the POINT OF BEGINNING and containing 2,895 square feet (0.0664 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 10
Account No. N/A
CSJ 0009-12-076
Rockwall County

SPECIAL CLAUSE EXHIBIT

ACCESS CONTROL CLAUSE

Access will be permitted to the south remainder abutting the highway facility along Call 4 of the foregoing property description.

County: ROCKWALL
Highway: IH 30
ROW CSJ: 0009-12-076

Aug. 24, 2009

Legal Land Description for Parcel 9

BEING a 1,813 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 Den-Mar Enterprises, Inc. as recorded in Volume 2756, Page 200 of the Deed Records of Rockwall County, Texas, said tract also being Lot 1, Block A, Amended Plat of Lot 1, Block A, McKeown-Belaustegui Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 359 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Den-Mar Enterprises, Inc. tract and being an interior ell corner of Lot 2, Block A of the McKeown-Belaustegui Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 233 of said Plat Records, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,120.41, East 2,604,561.54;

THENCE, North 06°24'59" West, along the common line of said Den-Mar Enterprises, Inc. tract and said Lot 2, Block A, a distance of 627.61 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new southern right of way line of Interstate Highway 30 and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,744.10, East 2,604,491.41;**

1. THENCE, South 72°46'00" West, along said new southern right of way line, a distance of 362.94 feet to a 5/8" iron rod with TxDOT aluminum cap on the common line of said Den-Mar Enterprises, Inc. tract and a tract conveyed to Cecilia M. Lafon, Trustee of the Lafon Survivor's Trust and the Lafon Family Trust as recorded in Volume 3820, Page 1 and Volume 3819, Page 326 of said Deed Records;**
2. THENCE, North 00°11'13" East, along said common line, a distance of 5.24 feet to the northwest corner of said Den-Mar Enterprises, Inc. tract and the northeast corner of said Lafon tract and being on the existing southern right of way line of Interstate Highway 30, from which a 1/2" iron rod with RSC cap found bears South 00°11'13" West, a distance of 2.43 feet;
3. THENCE, North 72°46'00" East, along said existing southern right of way line, a distance of 362.32 feet to the northeast corner of said Den-Mar Enterprises, Inc. tract and the northwest corner of said Lot 2, Block A, from which a 1/2" iron rod found bears South 03°11'18" West, a distance of 2.28 feet;

County: ROCKWALL
Highway: IH 30
ROW CSJ: 0009-12-076

Aug. 24, 2009

Legal Land Description for Parcel 9

4. THENCE, South 06°24'59" East, along the common line of said Den-mar Enterprises, Inc. tract and said Lot 2, Block A, a distance of 5.09 feet to the POINT OF BEGINNING and containing 1,813 square feet (0.0416 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 9
Account No. N/A
CSJ 0009-12-076
Rockwall County

SPECIAL CLAUSE EXHIBIT

ACCESS CONTROL CLAUSE

Access will be permitted to the south remainder abutting the highway facility along Call 1 of the foregoing property description.

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

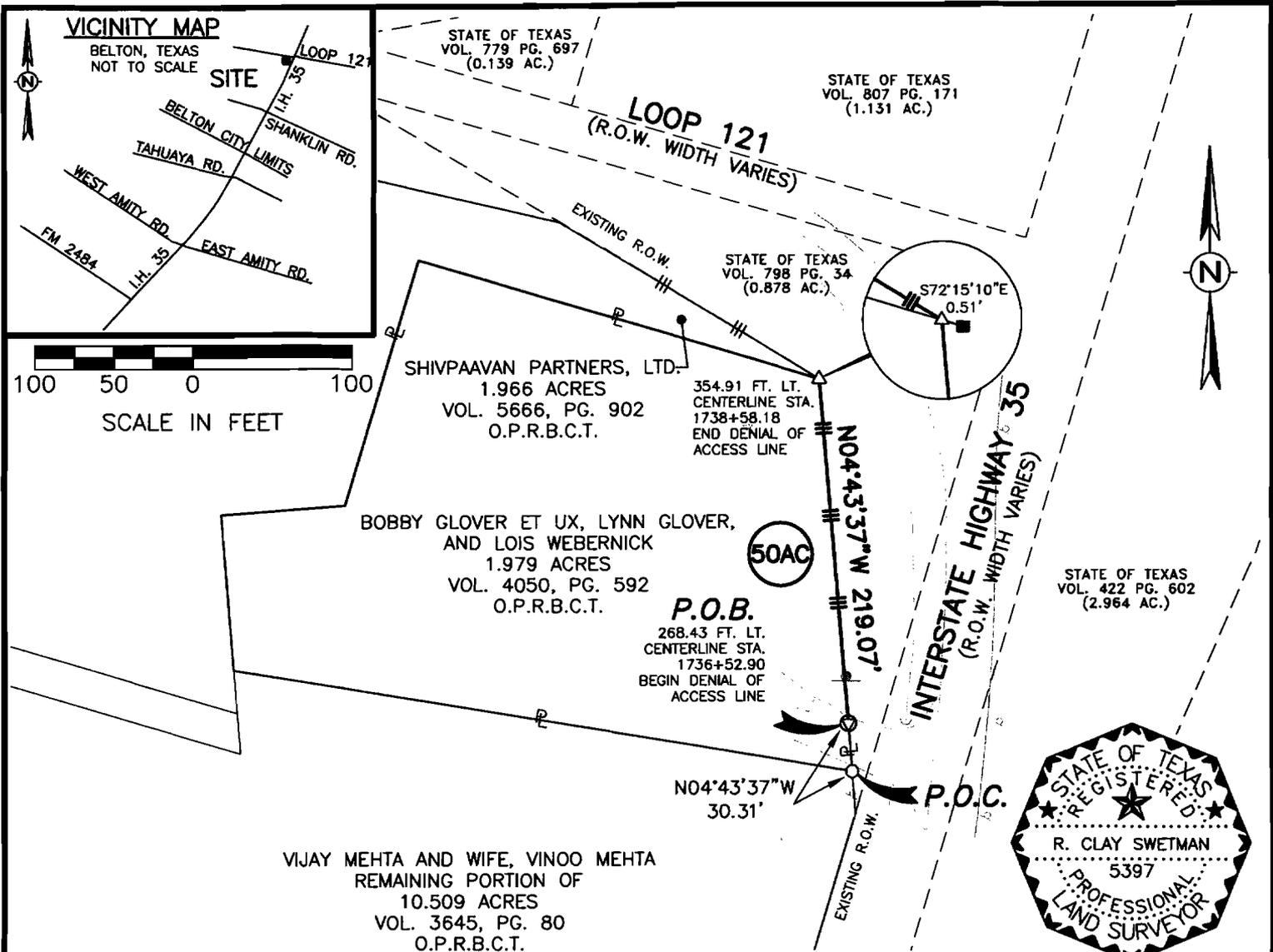
May 29, 2009

PROPERTY DESCRIPTION FOR PARCEL 50AC

BEING a description of a "Denial of Access Line" (See Note 1) situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being a part of a 1.979 acre tract of land described in a document to Bobby Glover et ux, Lynn Glover, and Lois Webernich, recorded in Volume 4050, Page 592, of the Official Public Records of Bell County, Texas, the aforementioned "Denial of Access Line" (See Note 1) being more particularly described by metes and bounds as follows:

COMMENCING at a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX", lying in a cutback line between the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 0.878 of an acre tract of land and recorded in Volume 798, Page 34, of the Deed Records of Bell County, Texas, and the existing South right-of-way line of Loop 121 (right-of-way width varies), for the Southeast corner of the aforementioned 1.979 acre tract and the Northeast corner of a remaining portion of a 10.509 acre tract of land described in a document to Vijay Mehta and wife, Vinoo Mehta, recorded in Volume 3645, Page 80, of the Official Public Records of Bell County, Texas;

THENCE NORTH 04°43'37" West, along the East line of the aforementioned 1.979 acre tract and the aforementioned cutback line between the existing West right-of-way line of the aforementioned Interstate Highway 35 and the existing South right-of-way line of Loop 121, a distance of 30.31 feet to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "Control of Access Point", lying 268.43 feet left of and radial to Interstate Highway 35 proposed centerline station 1736+52.90, for the **POINT OF BEGINNING** and the beginning of the herein described "Denial of Access Line" (See Note 1);



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) | R.O.W. | RIGHT-OF-WAY |
| ○ | SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" | P | PROPERTY LINE |
| ⊙ | SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT" | ⊔ | PROPOSED CENTERLINE |
| ■ | FOUND TxDOT TYPE I MONUMENT | D.R.B.C.T. | DEED RECORDS BELL COUNTY, TEXAS |
| ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN) | 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) |

M.F. CONNELL SURVEY, A-6

(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-50AC.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.

R. Clay Swetman
8/19/2009
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. 50AC
RCSJ: 0015-06-082
BELL COUNTY, TEXAS

ROW ACQUISITION-ACCESS DENIAL LINE	
WACO DISTRICT	DATE: MAY 29, 2009
	PAGE 3 OF 3

County: Tarrant
Parcel: 17
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 17

Description of 5,215 square feet of land out of the Thomas Easter Survey, Abstract No. 474, and out of the Ambrose Foster Survey, Abstract No. 518, in the City of Southlake, Tarrant County, Texas, same being a portion of Lot 6R, Block A, of Lots 6R, 7, 8, 9, & 10, Block A, Southlake Bank Place, a subdivision of record in Cabinet A, Slide 4546, Plat Records, Tarrant County, Texas; said Lot 6R being described in a Special Warranty Deed, dated February 25, 2005, to Thuy-Trang T. Do and Huy Q. Cao, of record in D205069399, Official Records, Tarrant County, Texas; said 5,215 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap at the southwest corner of said Lot 6R and said Do and Cao tract and the east corner of Lot 10, Block A, of Lots 6R, 7, 8, 9, & 10, Southlake Bank Place, said Lot 10 being described in a deed to Southlake Campus, Inc., of record in Volume 15495, Page 239, Official Records, Tarrant County, Texas, same being in the existing north right-of-way (ROW) line of Industrial Boulevard;

THENCE, with the south line of said Lot 6R and said Do and Cao tract and the existing north ROW line of Industrial Boulevard, North 89 degrees 05 minutes 55 seconds East 306.68 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and the southwest corner of this tract, same being in the proposed north ROW line of Industrial Boulevard, 330.19 feet right of S.H. 114 Baseline Station 343+44.07;

THENCE, with the north line of this tract and the proposed north ROW line of Industrial Boulevard, crossing said Lot 6R and said Do and Cao tract, the following four (4) courses, numbered 1 through 4;

- 1) **North 17 degrees 47 minutes 06 seconds West 17.79 feet** to a TxDOT Type II concrete monument set for the beginning of this "access denial line";
- 2) with this "access denial line", **North 78 degrees 19 minutes 22 seconds East 23.89 feet** to a TxDOT Type II concrete monument set;
- 3) with this "access denial line", **North 53 degrees 04 minutes 08 seconds East 65.92 feet** to a 1/2 inch iron rod found with a TxDOT aluminum cap; and
- 4) with this "access denial line", with a curve to the left, whose intersection angle is **31 degrees 52 minutes 53 seconds**, radius is **28.00 feet**, an arc distance of **15.58 feet**, the chord of which bears **North 37 degrees 07 minutes 25 seconds East 15.38 feet** to a TxDOT Type II concrete monument set for the end of this "access denial line", and the north corner of this tract, same being in the northeast line of said Lot 6R and said Do and Cao tract and the existing southwest ROW line of S.H. 114 and the southwest line of that tract described as 1.122 acres in a deed to the State of Texas, of record in Volume 6715, Page 1433, Deed Records, Tarrant County, Texas;

County: Tarrant
Parcel: 17
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 17

- 5) THENCE, with the northeast line of this tract, said Lot 6R, and said Do and Cao tract and the existing southwest ROW line of S.H. 114 and the southwest line of said 1.122 acres State of Texas tract, with a curve to the left, whose intersection angle is **01 degree 49 minutes 10 seconds**, radius is **2884.79 feet**, an arc distance of **91.61 feet**, the chord of which bears **South 38 degrees 42 minutes 21 seconds East 91.61 feet** to a calculated point at the east corner of this tract, said Lot 6R, and said Do and Cao tract and the southwest corner of said 1.122 acres State of Texas tract, same being in the existing north ROW line of Industrial Boulevard;
- 6) THENCE, with the south line of this tract, said Lot 6R, and said Do and Cao tract, **South 89 degrees 05 minutes 55 seconds West**, passing at 0.95 feet a 1/2 inch iron rod found with cap and continuing 136.29 feet for a total distance of **137.24 feet** to the POINT OF BEGINNING and containing 5,215 square feet within these metes and bounds, more or less.

AND IN ADDITION THERETO:

Access is denied to and from the Transportation Facility across a portion of the existing southwest ROW line of S.H. 114 from the end of call 4 of the foregoing description and the beginning of this "access denial line";

THENCE, with the northeast line of said Lot 6R and said Do and Cao tract and the existing southwest ROW line of S.H. 114, and the southwest line of said 1.122 acre State of Texas tract, the following two (2) courses, numbered 7 and 8;

- 7) with this "access denial line", with a curve to the right, whose intersection angle is **04 degrees 00 minutes 57 seconds**, radius is **2,884.79 feet**, passing at an arc distance of 155.86 feet a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", and continuing an arc distance of 46.34 feet, for a total arc distance of **202.20 feet**, the chord of which bears **North 35 degrees 47 minutes 17 seconds West 202.16 feet** to a calculated point, from which a mag nail found bears **South 56 degrees 12 minutes 53 seconds West 0.86 feet**; and

County: Tarrant
Parcel: 17
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

March 15, 2010



DESCRIPTION FOR PARCEL 17

- 8) **North 33 degrees 47 minutes 07 seconds West**, passing at 9.89 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line" and continuing with this "access denial line" 21.61 feet for a total distance of **31.50 feet** to a 1/2 inch iron rod set for the end of this "access denial line" at the north corner of said Lot 6R and said Do and Cao tract and the east corner of Lot 7R, Block A, of Lot 7R, Block A, Southlake Bank Place, a subdivision of record in Cabinet A, Slide 7066, Plat Records, Tarrant County, Texas, said Lot 7R being described in a deed to GMRI Texas L.P., of record in Volume 15136, Page 336, Official Records, Tarrant County, Texas;

This description accompanies a parcel map of even date herewith.

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

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

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

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

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

SURVEYED BY:

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



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Delivered 3-0-2010/Parcel 17 R1
Issued 3/1/2010; Revised 3/15/10

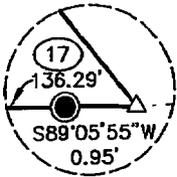
03/15/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0913992, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 4, 2009, 8:00 am.
- 4) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 5) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.



DETAIL A
N.T.S.



DETAIL B
N.T.S.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	15.58	28.00	31°52'53"	8.00	N37°07'25"E	15.38
C2	91.61	2884.79	1°49'10"	45.81	S38°42'21"E	91.61
C3	202.20	2884.79	4°00'57"	101.14	N35°47'17"W	202.16
C3A	155.86	2884.79	3°05'44"	77.95	N36°14'54"W	155.84
C3B	46.34	2884.79	0°55'13"	23.17	N34°14'25"W	46.34

LEGEND

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

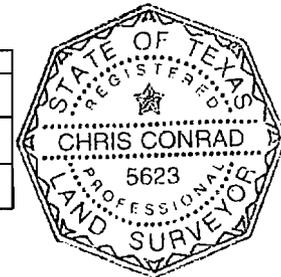
LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°47'06"W	17.79
L2	N78°19'22"E	23.89
L3	N53°04'08"E	65.92
L4	N33°47'07"W	31.50
L4A	N33°47'07"W	9.89
L4B	N33°47'07"W	21.61
(L4)	N33°08'24"W	31.59

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

03/15/10

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

	SQUARE FEET
ACQUISITION	5,215
SURVEYED AREA	72,869
REMAINDER AREA	67,654



A PLAT OF A SURVEY OF
PARCEL 17

DIVISION TTA	STATE HIGHWAY 114		PARCEL 17
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant
Parcel: 113
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855) 843
R.O.W. CSI: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 113

Description of 736 square feet of land out of the Thomas Easter Survey, Abstract No. 458, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 2R, Block L, of Oak Knolls Lakeview Addition, a subdivision of record in Cabinet A, Slide 4146, Plat Records, Tarrant County, Texas; said Lot 2R being described in a Special Warranty Deed, dated June 26, 2003, to Brier Properties, LLC., of record in Volume 16870, Page 263, Official Records, Tarrant County, Texas; said 736 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument found at the northeast corner of said Lot 2R and said Brier tract and the northwest corner of Lot 1, Block 1, Lutheran Church Addition, a subdivision of record in Volume 388-156, Page 42, Plat Records, Tarrant County, Texas, said Lot 1 being described in a deed to Wallgrape Partners, Ltd., of record in Volume 11834, Page 2184, Deed Records, Tarrant County, Texas, same being in the existing south right-of-way (ROW) line of Northwest Highway and at the northerly southeast corner of that tract described as 22,160 square feet in a deed to the State of Texas, of record in Volume 3581, Page 320, Deed Records, Tarrant County, Texas;

THENCE, with the north line of said Lot 2R and said Brier tract and the existing south ROW line of Northwest Highway and the south line of said 22,160 square foot State of Texas tract, South 81 degrees 35 minutes 24 seconds West 149.32 feet to a TxDOT Type II concrete monument set for the POINT OF BEGINNING and the east corner of this tract, same being in the proposed south ROW line of Northwest Highway, 64.18 feet right of Northwest Highway Baseline Station 483+86.15;

- 1) THENCE, with the southeast line of this tract and the proposed southeast ROW line of Northwest Highway, crossing said Lot 2R and said Brier tract, **South 64 degrees 55 minutes 57 seconds West**, passing at 8.30 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line" and continuing with this "access denial line" 76.17 feet for a total distance of **84.47 feet** to a TxDOT Type II concrete monument set for the west corner of this tract, and the end of this "access denial line", same being in the west line of said Lot 2R and said Brier tract and the existing east ROW line of S.H. 114 and an east line of said 22,160 square foot State of Texas tract;
- 2) THENCE, with the west line of this tract, said Lot 2R, and said Brier tract and the existing east ROW line of S.H. 114 and an east line of said 22,160 square foot State of Texas tract, **North 31 degrees 20 minutes 25 seconds East 31.49 feet** to a calculated point at the northwest corner of this tract, said Lot 2R, and said Brier tract, same being in the existing south ROW line of Northwest Highway and an interior ell corner of said 22,160 square foot State of Texas tract from which a TxDOT Type I concrete monument found bears South 81 degrees 35 minutes 24 seconds West 0.65 feet;

County: Tarrant
Parcel: 113
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 113

- 3) THENCE, with the north line of this tract, said Lot 2R, and said Brier tract and the existing south ROW line of Northwest Highway and a south line of said 22,160 square foot State of Texas tract, **North 81 degrees 35 minutes 24 seconds East 60.79 feet** to the POINT OF BEGINNING and containing 736 square feet within these metes and bounds, more or less.

AND IN ADDITION THERETO:

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

THENCE, with the west line of said Lot 2R and said Brier tract and the existing east ROW line of S.H. 114 and an east line of said 22,160 square foot State of Texas tract, with this "access denial line", the following two (2) courses, numbered 4 and 5;

- 4) **South 31 degrees 20 minutes 25 seconds West 86.83 feet**, to a calculated point from which a 1/2 inch iron rod found with cap bears **North 12 degrees 57 minutes 00 seconds West 0.47 feet**; and

County: Tarrant
Parcel: 113
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (855)843
R.O.W. CSJ: 0353-03-088

March 3, 2010



DESCRIPTION FOR PARCEL 113

- 5) with a curve to the left, whose intersection angle is **26 degrees 31 minutes 15 seconds**, radius is **208.00 feet**, an arc distance of **96.28 feet**, the chord of which bears **South 18 degrees 04 minutes 47 seconds West 95.42 feet** to a chiseled mark set for the end of this "access denial line" from which a calculated point at the southwest corner of said Lot 2R and said Brier tract bears with a curve to the left, whose intersection angle is 15 degrees 39 minutes 54 seconds, radius is 208.00 feet, an arc distance of 56.87 feet, the chord of which bears South 03 degrees 00 minutes 47 seconds West 56.69 feet, from said calculated point a 1/2 inch iron rod found with cap bears South 89 degrees 32 minutes 48 seconds West 0.31 feet;

This description accompanies a parcel map of even date herewith.

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

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

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

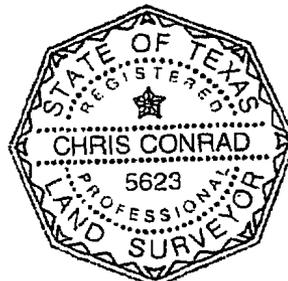
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

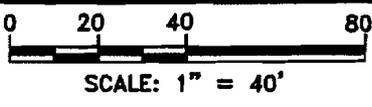
SURVEYED BY:

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

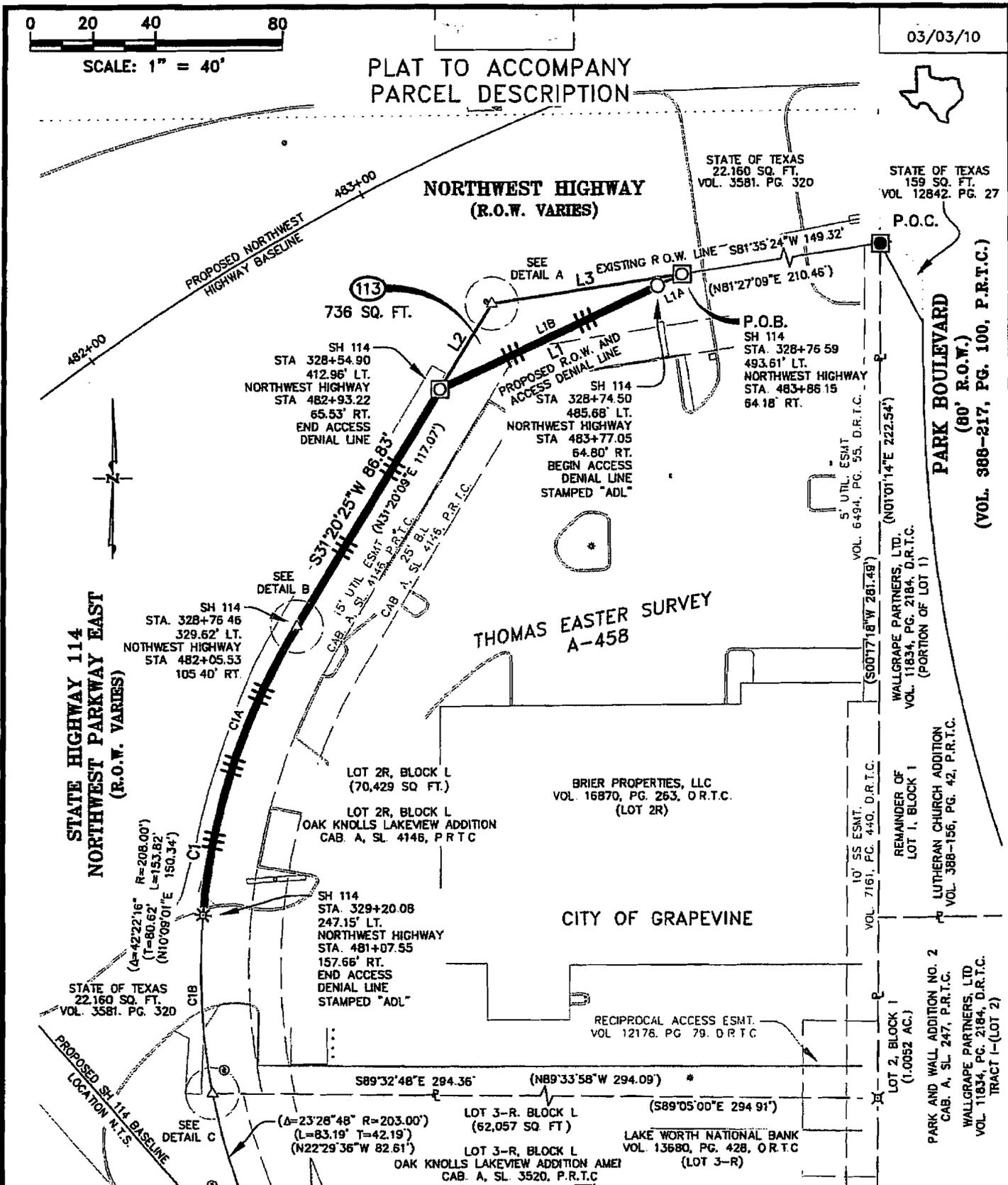
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 113 R1 Issued 2/8/10, Revised 3/3/10



03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



A PLAT OF A SURVEY OF
PARCEL 113

DIVISION TTA	STATE HIGHWAY 114		PARCEL 113
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(859) 843	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



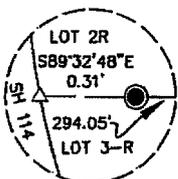
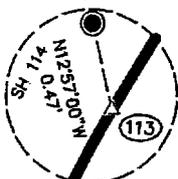
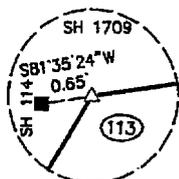
03/03/10



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO 0914050-704, EFFECTIVE DATE, AUGUST 16, 2009, 8:00 am, ISSUED august 31, 2009, 8:00 am
- 4) ITEM 1 (VOL. 12992, PG. 487) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ITEM 10.b. (VOL. 12992, PG. 487) IN SCHEDULE B OF THE TITLE COMMITMENT IS A DECLARATION OF EASEMENTS AND RESTRICTIONS AND AFFECTS THIS TRACT.
- 6) ITEM 10.c. (VOL. 8878, PG. 2197) AND ITEM 10.d. (VOL. 12178, PG. 79) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT
- 7) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 8) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	153.15	208.00	42°11'09"	80.23	S10°14'50"W	149.71
C1A	96.28	208.00	26°31'15"	49.02	S18°04'47"W	95.42
C1B	56.87	208.00	15°39'54"	28.61	S03°00'47"W	56.69

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°55'57"W	84.47
L1A	S64°55'57"W	8.30
L1B	S64°55'57"W	76.17
L2	N31°20'25"E	31.49
L3	N81°35'24"E	60.79

LEGEND

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

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

03/03/10

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

	SQUARE FEET
ACQUISITION	736
SURVEYED AREA	69,734
REMAINDER AREA	68,998



A PLAT OF A SURVEY OF
PARCEL 113

DIVISION TTA	STATE HIGHWAY 114		PARCEL 113
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(855) 843	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



September, 2009
Revised November 16, 2009

County: McLennan
Highway: Interstate Highway 35
ROW CSJ: 0014-08-082
Limits: Hilltop Road to FM 1858

Property Description
Parcel 17

Being 0.969 of an acre of land situated in the J.R. RUTHERFORD SURVEY, Abstract No. 34, McLennan County, Texas. Being part of that certain residue of a called 29.447 acre tract of land conveyed to James F. McDonald and wife, Paula McDonald by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2001037044 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.969 of an acre being more particularly described by metes and bounds as follows:

Commencing at found 5/8-inch iron rod in the northerly line of said residue of 29.447 acre tract, being the southeasterly corner of that certain residue of a called 28.869 acre tract of land conveyed to Les Smith by deed and recorded under Volume 1736, Page 893 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, South 58°07'07" West, 1,142.21 feet along the southerly line of said residue of 28.869 acre tract, being the northerly line of said residue of 29.447 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 00°13'45" West, 892.31 feet** along the proposed easterly right of way line of Interstate Highway 35, passing at 376.16 feet a set 5/8-inch iron rod with TxDOT aluminum cap and passing at 708.75 feet a set 5/8-inch iron rod with TxDOT aluminum cap and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap in the southerly line of said residue of 29.447 acre tract, being the northerly line of that certain called 6.000 acre tract of land conveyed to James Winans by deed and recorded under M.C.C.F. No. 2004013003 of said Official Public Records;
- 2) **THENCE, South 58°35'21" West, 18.88 feet** along the northerly line of said 6.000 acre tract, being the southerly line of said residue of 29.447 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 6.000 acre tract, same being the southwesterly corner of said residue of 29.447 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 615, Page 248 both of said Deed Records;
- 3) **THENCE, North 03°57'46" West, 855.18 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue of 29.447 acre tract to the northwesterly corner of said residue of 29.447 acre tract, being the southwesterly corner of said residue of 28.869 acre tract, from which a found 3/8-inch iron rod bears North 58°22' East, 0.28 feet;

- 4) **THENCE, North 58°07'07" East, 92.77 feet** along the southerly line of said residue of 28.869 acre tract, being the northerly line of said residue of 29.447 acre tract to the **POINT OF BEGINNING** and containing 0.969 of an acre of land, more or less.

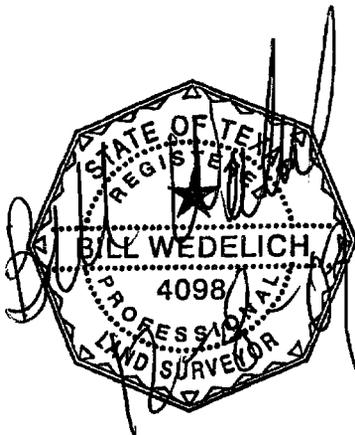
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

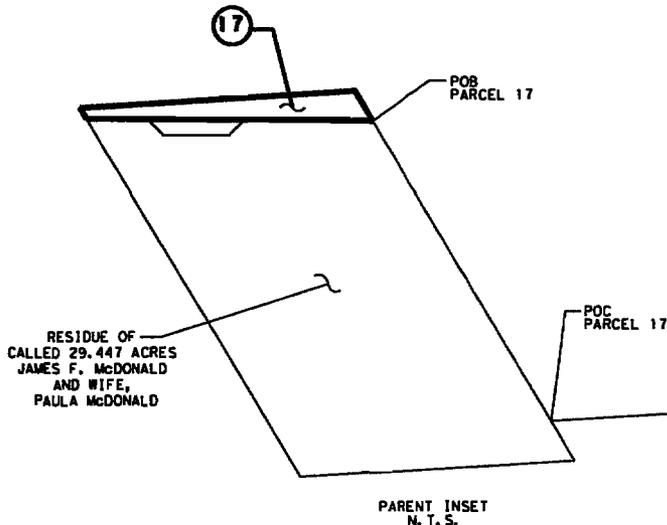
See attached 8 ½” x 11” plat that accompanies.

PREPARED BY:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380



LEGEND

- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- ||— DENIAL OF ACCESS LINE
- DEED LINE WITHIN 1/4 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER
- TELE. PEDESTAL
- POWER POLE
- FIBER OPTIC SIGN
- GUY
- TELE. MH
- FIRE HYDRANT
- FIBER OPTIC LINE
- WATER VALVE
- SAN.MH
- SIGN
- Property Line
- Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- ⊙ PARCEL NUMBER

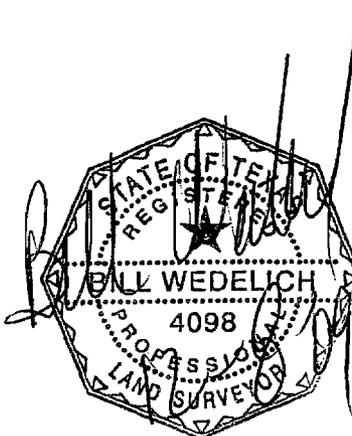


NOTES:

1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915AZI, 1359914, AND 9914AZI.

2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

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



PARCEL 17
0.969 Ac.
42,225 sq. ft.

PAGE 3 OF 5

JAMES F. McDONALD
& PAULA McDONALD
IH-35
C.S.J. 0014-08-082
McLENNAN COUNTY prepared by: JULY, 2009

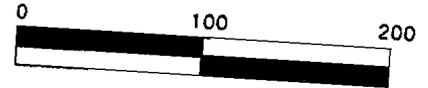


REVISED: NOVEMBER 16, 2009

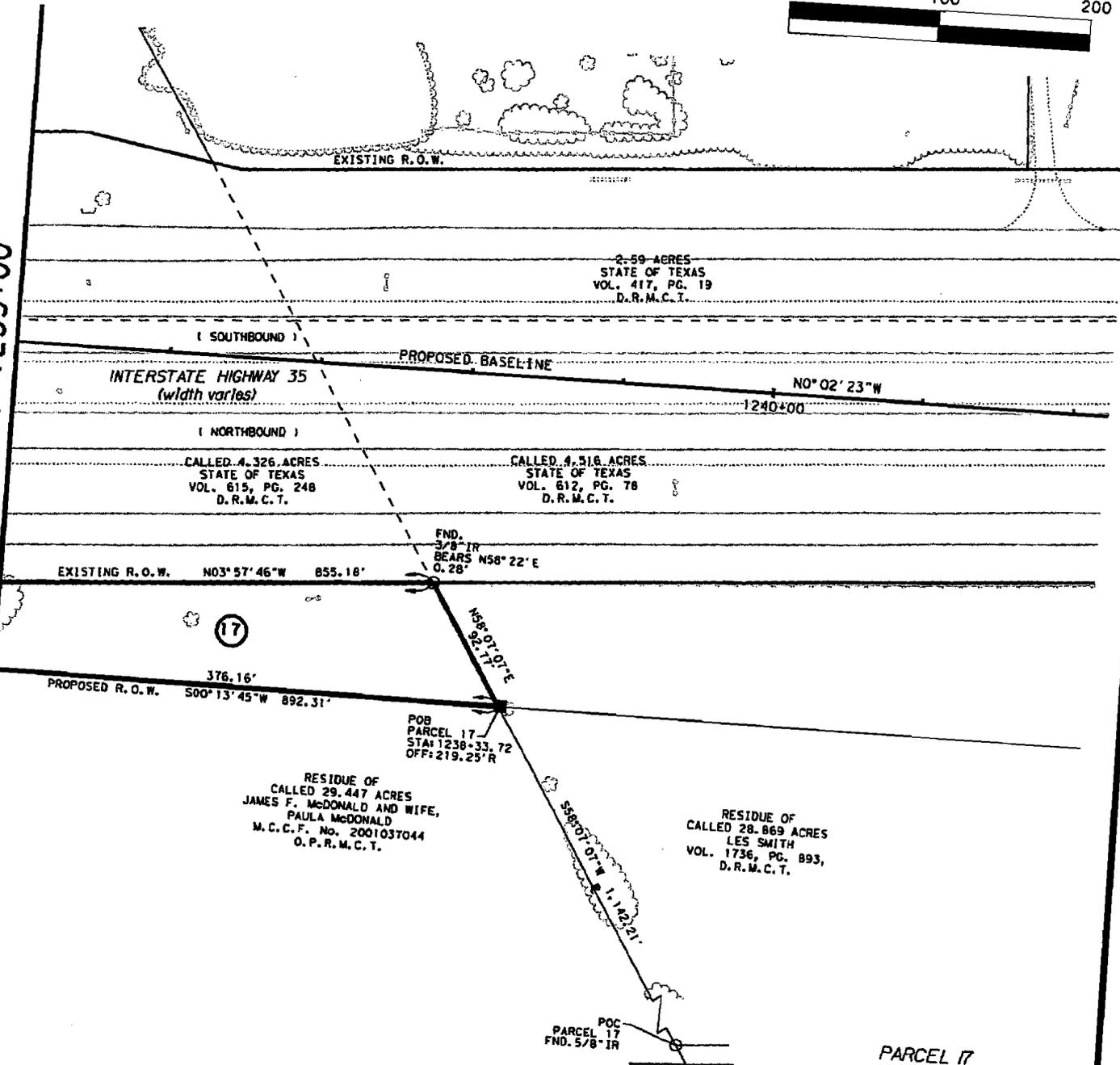
DGN: IH35-163-3 Parcel-17A.dgn
GS JOB No. 07-017-163

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

J.R. RUTHERFORD SURVEY A-34



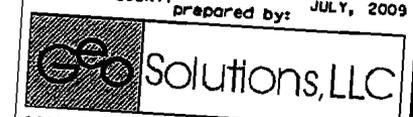
MATCHLINE STA. 1235+00



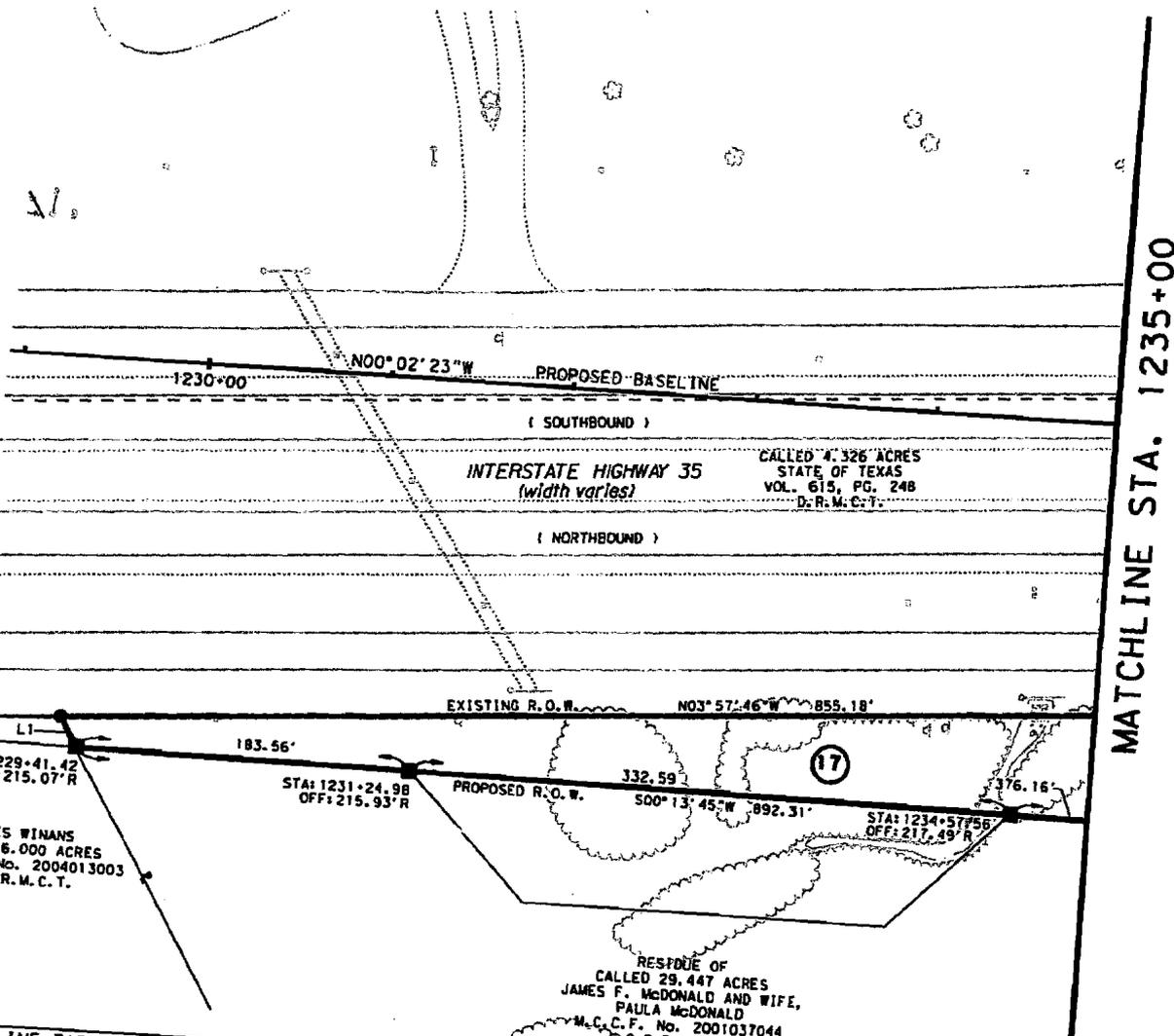
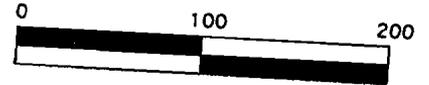
PARCEL 17
0.969 Ac.
42,225 sq. ft.

PAGE 5 OF 5

JAMES F. McDONALD
& PAULA McDONALD
IH-35
C.S.J. 0014-08-082
MCLENNAN COUNTY prepared by: JULY, 2009



J.R. RUTHERFORD SURVEY A-34



JAMES WINANS
CALLED 6.000 ACRES
M.C.C.F. No. 2004013003
O.P.R.M.C.T.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S58°35'21"W	18.88'

PARCEL 17
0.969 Ac.
42,225 sq. ft.

PAGE 4 OF 5

JAMES F. McDONALD
& PAULA McDONALD
IH-35
C.S.J. 0014-08-082
McLENNAN COUNTY
prepared by: JULY, 2009



Office: 281-681-9765 Fax: 281-681-9779

McLennan County
CSJ 0015-01-219
I.H. 35, Phase 3
Limits: From Hilltop Road to FM 1858 in West
Parcel 17, 17E

AND IN ADDITION THERETO:

A DRAINAGE EASEMENT for the purpose of opening, constructing, and maintaining a permanent drainage channel in, along, upon and across the following described tract of land, with the right and privilege at all times of having access, egress and regress in, along, upon and across such tract of land for the purpose of making additions to, improvements on and repairs to said drainage channel, or any part thereof, said tract of land being 0.405 of an acre of land situated in the J. R. Rutherford Survey, Abstract No. 34, McLennan County, Texas, being part of that certain residue of a called 29.447 acre tract of land conveyed to James F. McDonald and wife, Paula McDonald by deed and recorded under McLennan county Clerk's file (M.C.C.F.) No. 2001037044 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), as shown on the accompanying plat, is further described by metes and bounds as follows:

September, 2009
Revised November 16, 2009

County: McLennan
Highway: Interstate Highway 35
ROW CSJ: 0014-08-082
Limits: Hilltop Road to FM 1858

Property Description
Parcel 17E

Being 0.405 of an acre of land situated in the J.R. RUTHERFORD SURVEY, Abstract No. 34, McLennan County, Texas. Being part of that certain residue of a called 29.447 acre tract of land conveyed to James F. McDonald and wife, Paula McDonald by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2001037044 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.405 of an acre being more particularly described by metes and bounds as follows:

Commencing at found 5/8-inch iron rod in the northerly line of said residue of 29.447 acre tract, being the southeasterly corner of that certain residue of a called 28.869 acre tract of land conveyed to Les Smith by deed and recorded under Volume 1736, Page 893 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, South 58°07'07" West, 1,142.21 feet along the southerly line of said residue of 28.869 acre tract, being the northerly line of said residue of 29.447 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies);

Thence, South 00°13'45" West, 376.16 feet along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap at the northwesterly corner of a proposed easement and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 45°02'23" East, 92.65 feet** along the northerly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap at the northeasterly corner of a proposed easement;
- 2) **THENCE, South 00°02'23" East, 200.00 feet** along the easterly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap at the southeasterly corner of a proposed easement;
- 3) **THENCE, South 44°57'37" West, 94.85 feet** along the southerly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35, being the southwesterly corner of a proposed easement;

- 4) **THENCE, North 00°13'45" East, 332.59 feet** along the proposed easterly right of way line of Interstate Highway 35, being the westerly line of a proposed easement to the **POINT OF BEGINNING** and containing 0.405 of an acre of land, more or less.

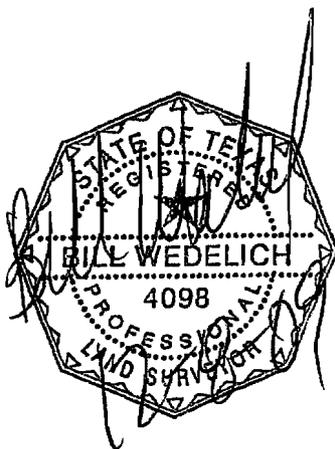
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

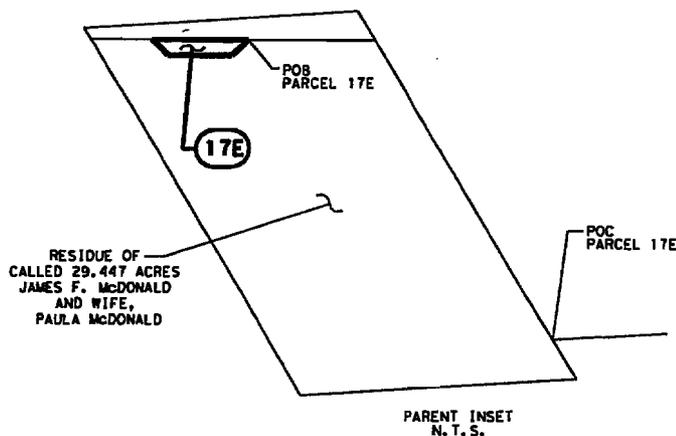
See attached 8 ½” x 11” plat that accompanies.

PREPARED BY:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380



LEGEND

- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- ||— DENIAL OF ACCESS LINE
- DEED LINE WITHIN 1H 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER ■ TELE. PEDESTAL
- POWER POLE □ FIBER OPTIC SIGN
- GUY □ TELE. MH
- FIRE HYDRANT □ FIBER OPTIC LINE
- WATER VALVE ● SAN. MH
- SIGN
- Property Line
- Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- PARCEL NUMBER



- NOTES:
1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1983). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1983) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915AZ1, 1359914, AND 9914AZ1.
 2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 3. ACCESS IS ALLOWED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

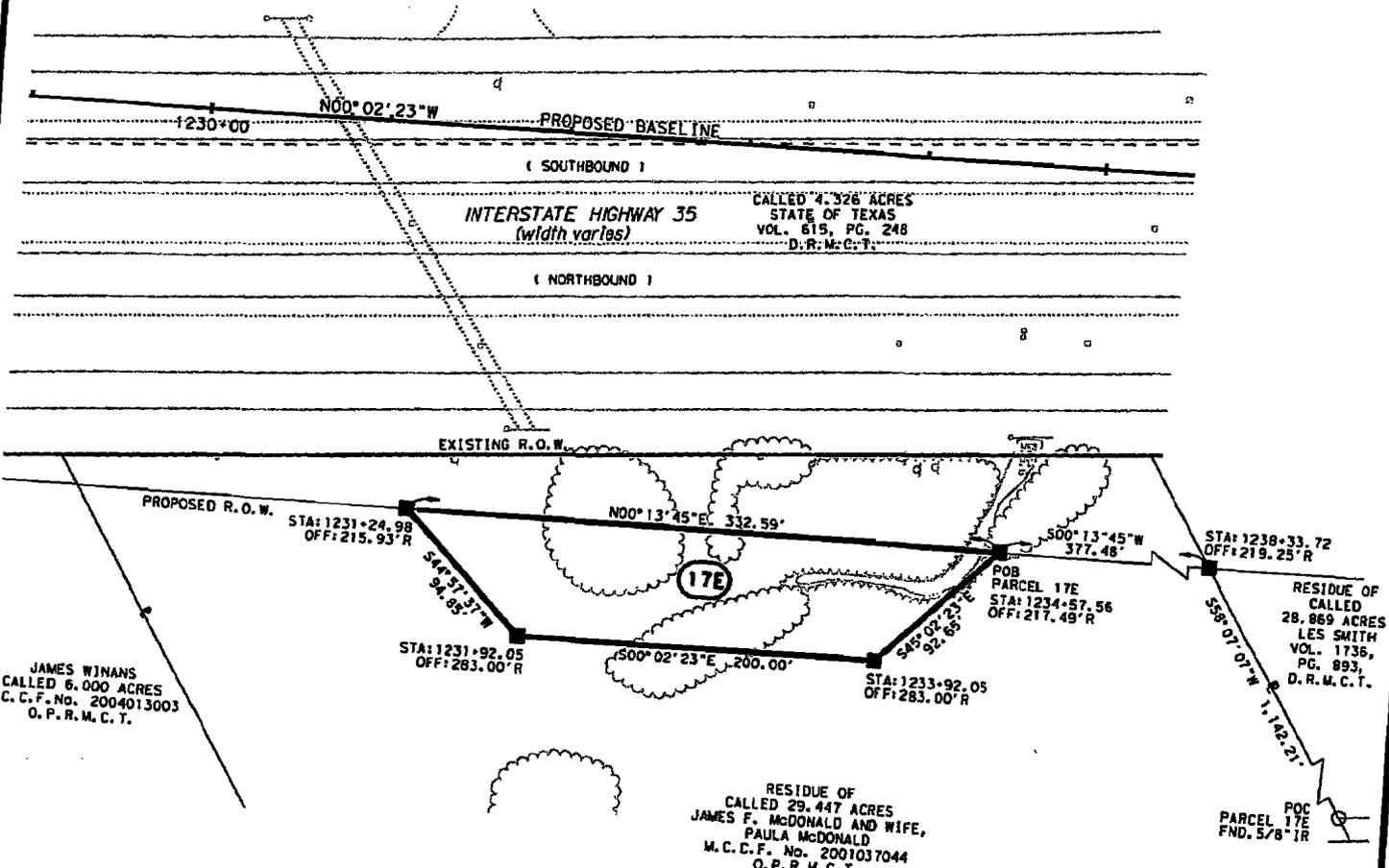
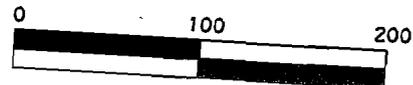
PARCEL 17E
0.405 Ac.
17,651 sq. ft.

PAGE 3 OF 4

JAMES F. McDONALD
& PAULA McDONALD
1H-35
C.S.J. 0014-08-082
McLENNAN COUNTY prepared by: JULY, 2009

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

J.R. RUTHERFORD SURVEY A-34



JAMES WINANS
CALLED 6.000 ACRES
M. C. C. F. No. 2004013003
O. P. R. M. C. T.

RESIDUE OF
CALLED 29.447 ACRES
JAMES F. McDONALD AND WIFE,
PAULA McDONALD
M. C. C. F. No. 2001037044
O. P. R. M. C. T.

RESIDUE OF
CALLED
28.869 ACRES
LES SMITH
VOL. 1736,
PG. 893,
D. R. M. C. T.

POC
PARCEL 17E
FND. 5/8" IR

PARCEL 17E
0.405 Ac.
17,651 sq. ft.

PAGE 4 OF 4

JAMES F. McDONALD
& PAULA McDONALD
IH-35
C. S. J. 0014-08-082
MCLENNAN COUNTY prepared by: JULY, 2009



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

Parcel 15A, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: ATP/CR L.L.C.

Property Description for Parcel 15A

Being 5,730 square feet or 0.1315 acres of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas, being out of Block 1, Lot 1 of Americas Ten, a subdivision recorded in Volume 60, Page 83 of the Plat Records of El Paso County (P.R.E.C.) and being a portion of a called 1.1623 acre tract of land as described in deed to ATP/CR L.L.C., as recorded in Document Number 20090067580 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 5,730 square feet or 0.1315 acres of land being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap found at the common southeasterly corner of said ATP/CR L.L.C. tract and a called 1.162 acre tract as described in deed to Peaces Partners Car Wash, L.L.C. as recorded in Document Number 20030123928 of said O.P.R.R.P.E.C.;

THENCE North 48 degrees 47 minutes 12 seconds West, along a line common to said ATP/CR L.L.C. and said Peace Partners Car Wash, L.L.C. tracts, a distance of 199.50 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set on the proposed southeasterly right-of-way line of IH 10 (width varies) and beginning of the proposed Access Denial Line, at 1,392.57 feet left of IH 10 Proposed Baseline Station 546+05.59, for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE South 41 degrees 12 minutes 48 seconds West, along said proposed southeasterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 224.69 feet to a 5/8-inch iron rod with cap, set on the common boundary line of said ATP/CR L.L.C. tract and a 1.1623 acre tract of land described in deed to BK/ATP L.L.C. as recorded in Document Number 20090067581, O.P.R.R.P.E.C., at 1,169.98 feet left of IH 10 Proposed Baseline Station 546+36.33;
- 2.) THENCE North 48 degrees 46 minutes 47 seconds West, along the common boundary of said ATP/CR L.L.C. and BK/ATP L.L.C. tracts, a distance of 25.50 feet to a 1/2" iron rod with plastic cap stamped "TX 5152" found on the existing southeasterly right-of-way line of right-of-way line of Loop 375 (width varies), designated as Parcel 1 Part 1, as described in deed to the State of Texas recorded in Volume 285, Page 0959, at the northerly common corner of same ATP/CR L.L.C. and BK/ATP L.L.C. tracts;
- 3.) THENCE North 41 degrees 12 minutes 48 seconds East, along said existing southeasterly right-of-way line of Loop 375, a distance of 224.69 feet to a 5/8-inch iron rod with plastic cap stamped "TX 5152" found at the common northeasterly corner of said ATP/CR L.L.C. tract and said Peace Partners Car Wash, L.L.C. tract;

Parcel 15A, Page 2 of 4

- 4.) THENCE South 48 degrees 47 minutes 12 seconds East, along the common line of said ATP/CR L.L.C. and Peace Partners Car Wash, L.L.C. tracts, a distance of 25.50 feet to the POINT OF BEGINNING and containing 5,730 square feet or 0.1315 acres of land;

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

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

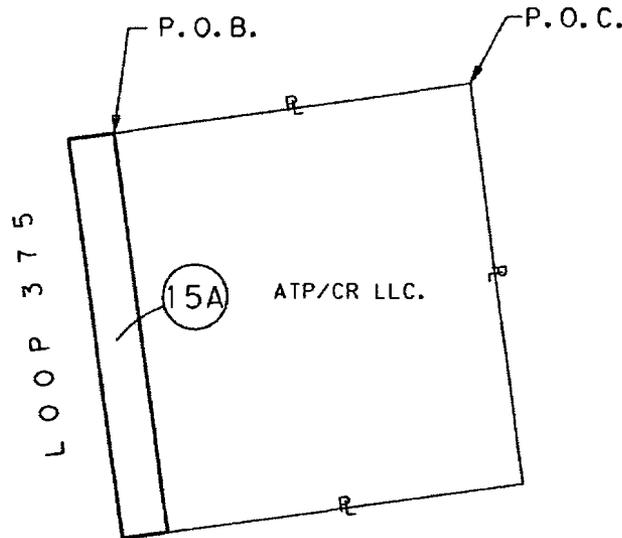
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 30 day of December, 2009

A handwritten signature in black ink, appearing to read "Scott M. Fertak", written over a horizontal line.

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



LEGEND	
EXIST. ROW LINE	----
PROP. ROW LINE	-----
PROPERTY LINE	—P—
COUNTY LINE	----
PROPOSED ACCESS DENIAL LINE	—III—
EXISTING ACCESS DENIAL LINE	—III—
SURVEY LINE	—+—+—
FENCE	—x—x—
CITY LIMITS	----
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	○
PROPERTY CORNER FOUND AS NOTED.	○
SET 3/8" I.R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	⊗

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
1.1623	0.1315		1.0308

NOTES:

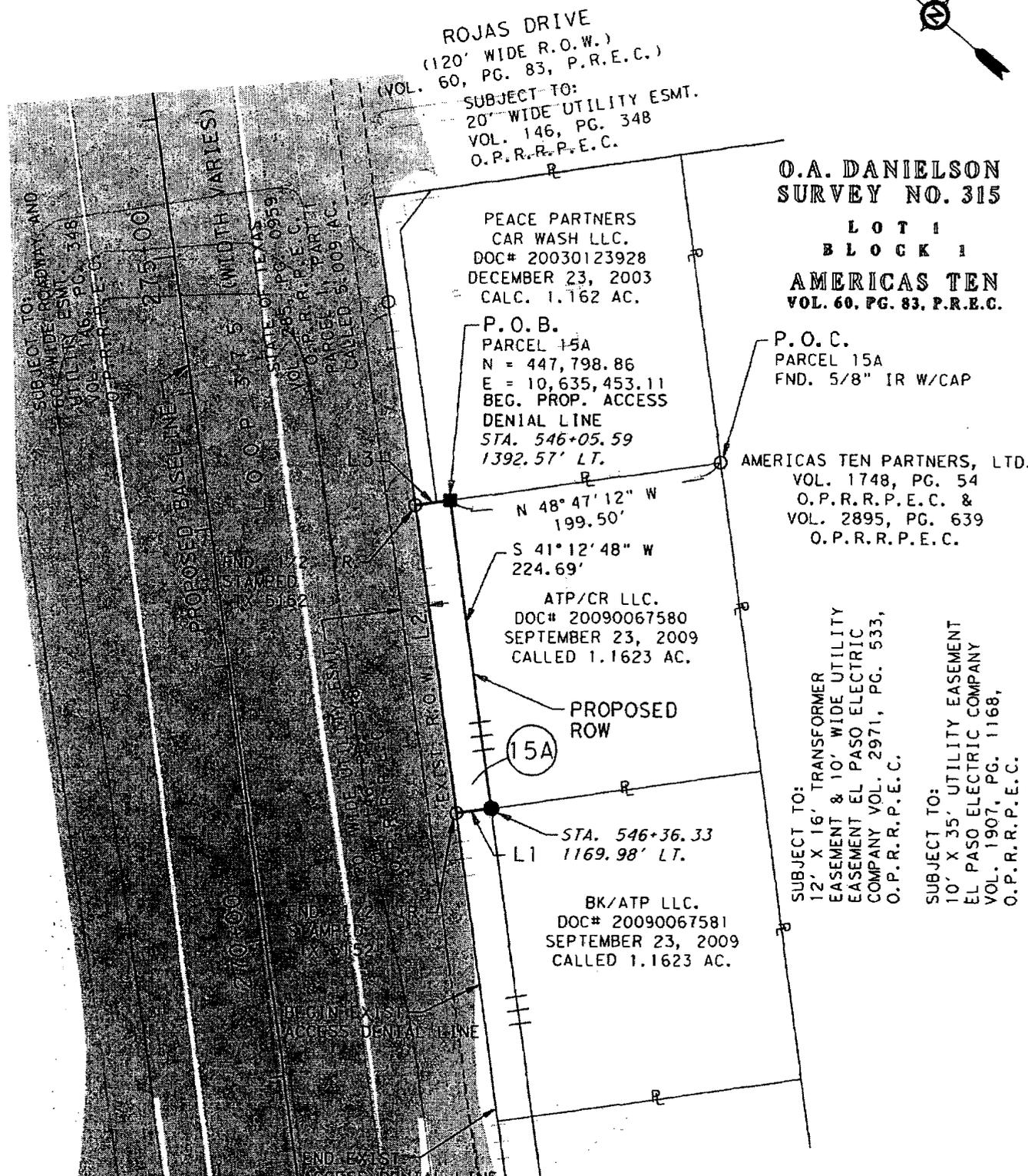
1. Deed research for this project was performed in November, 2005 and updated in May, 2008 & Nov. 2009.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 Adj), based upon NGS stations X1118 (CE0141) and TX040A (AB6216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
3. Field work for this project was performed Nov. 2009.
4. This Right-of-way map was completed in Dec. 2009.
5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: DECEMBER 2009


SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257



PARCEL 15A
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ATP/CR LLC.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: 1" = 100'



O.A. DANIELSON
SURVEY NO. 315
LOT 1
BLOCK 1
AMERICAS TEN
VOL. 60, PG. 83, P.R.E.C.

PEACE PARTNERS
CAR WASH LLC.
DOC# 20030123928
DECEMBER 23, 2003
CALC. 1.162 AC.

P.O.B.
PARCEL 15A
N = 447,798.86
E = 10,635,453.11
BEG. PROP. ACCESS
DENIAL LINE
STA. 546+05.59
1392.57' LT.

P.O.C.
PARCEL 15A
FND. 5/8" IR W/CAP

AMERICAS TEN PARTNERS, LTD.
VOL. 1748, PG. 54
O.P.R.R.P.E.C. &
VOL. 2895, PG. 639
O.P.R.R.P.E.C.

ATP/CR LLC.
DOC# 20090067580
SEPTEMBER 23, 2009
CALLED 1.1623 AC.

PROPOSED
ROW

15A

STA. 546+36.33
L1 1169.98' LT.

BK/ATP LLC.
DOC# 20090067581
SEPTEMBER 23, 2009
CALLED 1.1623 AC.

SUBJECT TO:
12' X 16' TRANSFORMER
EASEMENT & 10' WIDE UTILITY
EASEMENT EL PASO ELECTRIC
COMPANY VOL. 2971, PG. 533,
O.P.R.R.P.E.C.

SUBJECT TO:
10' X 35' UTILITY EASEMENT
EL PASO ELECTRIC COMPANY
VOL. 1907, PG. 1168,
O.P.R.R.P.E.C.

PARCEL 15A
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ATP/CR LLC.

LINE TABLE		
NO.	BEARING	DIST.
L1	N 48° 46' 47" W	25.50'
L2	N 41° 12' 48" E	224.69'
L3	S 48° 47' 12" E	25.50'

TH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 15B, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: BK/ATP L.L.C.

Property Description for Parcel 15B

Being 5,738 square feet or 0.1317 acres of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas, being out of Block 1, Lot 1 of Americas Ten, a subdivision recorded in Volume 60, Page 83 of the Plat Records of El Paso County (P.R.E.C.) and being a portion of a called 1.1623 acre tract of land as described in deed to BK/ATP L.L.C. as recorded in Document Number 20090067581 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 5,738 square feet or 0.1317 acres of land being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "TX5152" found for the southeast common corner of said BK/ATP L.L.C. tract and a called 1.5237 acre tract as described in deed to ATP/CR L.L.C. as recorded in Document Number 20090067580 of said O.P.R.R.P.E.C.;

THENCE North 48 degrees 46 minutes 55 seconds West, along a line common to said BK/ATP L.L.C. and ATP/CR L.L.C. tracts, a distance of 199.50 feet to a 5/8-inch iron rod with cap set on the proposed southeasterly right-of-way line of IH 10 (width varies) and on the proposed Access Denial Line, at 947.10 feet left of IH 10 Proposed Baseline Station 546+67.10 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE North 48 degrees 46 minutes 55 seconds West, along the common boundary of said BK/ATP L.L.C. and ATP/CR L.L.C. tracts, a distance of 25.50 feet to a 1/2" iron rod with plastic cap stamped "TX 5152" found on the existing southeasterly right-of-way line of Loop 375 (width varies), designated as Parcel 1 Part 1, as described in deed to the State of Texas recorded in Volume 285, Page 0959, at the northerly common corner of same BK/ATP L.L.C. and ATP/CR L.L.C. tracts;
- 2.) THENCE North 41 degrees 12 minutes 48 seconds East, along said existing southeasterly right-of-way line of Loop 375, a distance of 225.00 feet to a 1/2" iron rod with plastic cap stamped "TX 5152" found at the common northerly corner of said BK/ATP L.L.C. tract and a called 1.1623 acre tract as described in deed to ATP/CR L.L.C. as recorded in Document Number 20090067580 of said O.P.R.R.P.E.C.;
- 3.) THENCE South 48 degrees 46 minutes 47 seconds East, along the common line of said BK/ATP L.L.C. and ATP/CR L.L.C. tracts a distance of 25.50 feet to a 5/8-inch iron rod with plastic cap set on the proposed southeasterly right-of-way line of Loop 375 (width varies) and on the proposed Access Denial Line, at 1,169.98 feet left of IH 10 Proposed Baseline Station 546+36.33;
- 4.) THENCE South 41 degrees 12 minutes 48 seconds West, along said proposed southeasterly right-of-way line of Loop 375, a distance of 225.00 feet to the POINT OF BEGINNING and containing 5,738 square feet or 0.1317 acres of land;

Parcel 15B, Page 2 of 4

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

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

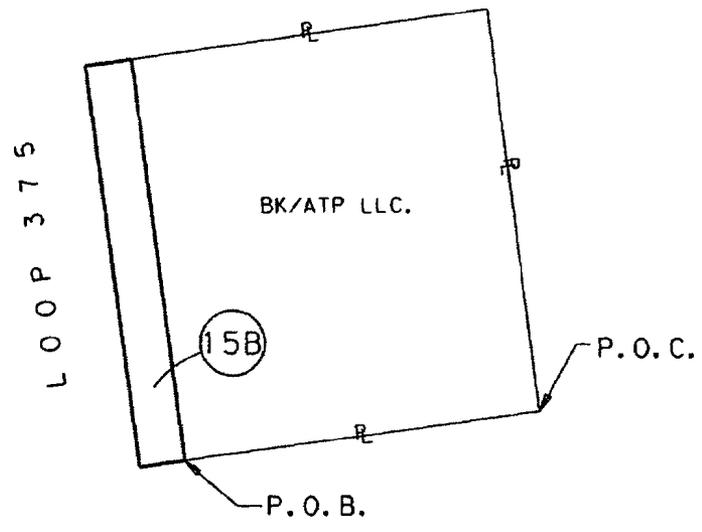
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 30 day of December, 2009

A handwritten signature in black ink, appearing to read "Scott M. Fertak", written over a horizontal line.

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



LEGEND	
EXIST. ROW LINE	—————
PROP. ROW LINE	- - - - -
PROPERTY LINE	————— R
COUNTY LINE	—————
PROPOSED ACCESS DENIAL LINE	— III —
EXISTING ACCESS DENIAL LINE	- - - III - - -
SURVEY LINE	—————
FENCE	- x - x -
CITY LIMITS	—————
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	■
PROPERTY CORNER FOUND AS NOTED.	○
SET 5/8" I.R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	Ⓧ

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
1.1623	0.1317		1.0306

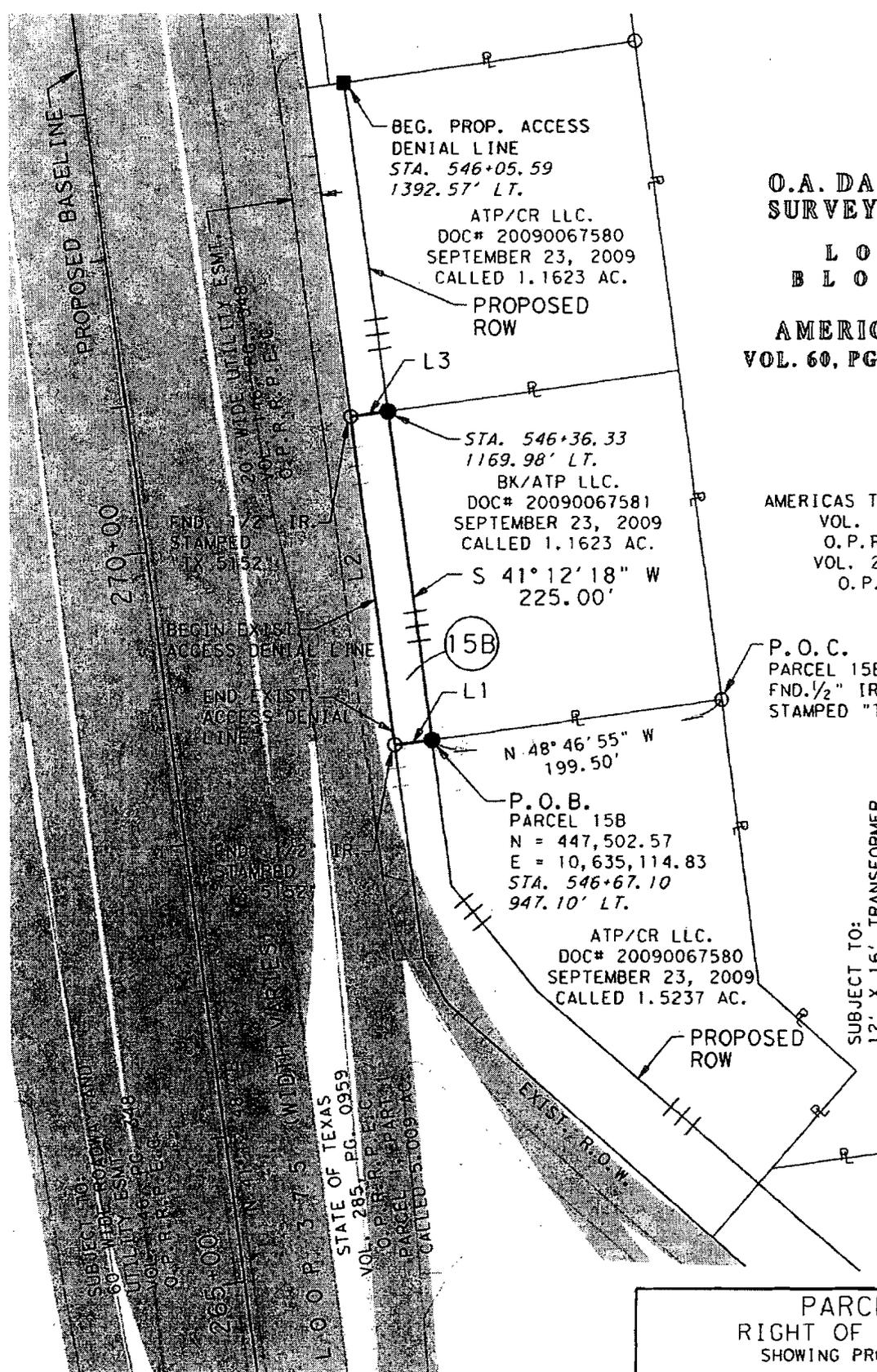
- NOTES:**
1. Deed research for this project was performed in November, 2005 and updated in May, 2008 & Nov. 2009.
 2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 Adj). based upon NGS stations X1118 (CE0141) and TX040A (A86216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
 3. Field work for this project was performed Nov. 2009.
 4. This Right-of-way map was completed in Dec. 2009.
 5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: DECEMBER 2009



[Signature]
SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257

PARCEL 15B
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
BK/ATP LLC.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: 1" = 100'



O.A. DANIELSON
SURVEY NO. 315

LOT 1
BLOCK 1

AMERICAS TEN
VOL. 60, PG. 83, P.R.E.C.

AMERICAS TEN PARTNERS, LTD.
VOL. 1748, PG. 54
O.P.R.R.P.E.C. &
VOL. 2895, PG. 639
O.P.R.R.P.E.C.

P.O.C.
PARCEL 15B
FND. 1/2" IR W/CAP
STAMPED "TX5152"

SUBJECT TO:
12' X 16' TRANSFORMER
EASEMENT & 10' WIDE UTILITY
EASEMENT EL PASO ELECTRIC
COMPANY VOL. 2971, PG. 533,
O.P.R.R.P.E.C.

SUBJECT TO:
10' X 35' UTILITY EASEMENT
EL PASO ELECTRIC COMPANY
VOL. 1907, PG. 1168,
O.P.R.R.P.E.C.

P.O.B.
PARCEL 15B
N = 447,502.57
E = 10,635,114.83
STA. 546+67.10
947.10' LT.

ATP/CR LLC.
DOC# 20090067580
SEPTEMBER 23, 2009
CALLED 1.5237 AC.

STATE OF TEXAS
VOL. 285, PG. 0959
O.P.R.R.P.E.C.
TO PARCEL 15B
PARCEL 15B PART OF
CALLED 1.5009 AC.

SUBJECT TO:
60' WIDE ROADWAY AND
UTILITY ESMT. VOL. 248
O.P.R.R.P.E.C.

STATE OF TEXAS
VOL. 375 (WIDTH VARIES)
L.O.O.P. 375
O.P.R.R.P.E.C.

LINE TABLE		
NO.	BEARING	DIST.
L1	N 48° 46' 55" W	25.50'
L2	N 41° 12' 48" E	225.00'
L3	S 48° 46' 47" E	25.50'

PARCEL 15B
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
BK/APT LLC.

IH 10 EL PASO COUNTY
CSJ 2121-04-078

LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 15C, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: ATP/CR L.L.C.

Property Description for Parcel 15C

Being 16,714 square feet or 0.3837 acres of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas, being out of Block 1, Lot 1 of Americas Ten, a subdivision recorded in Volume 60, Page 83 of the Plat Records of El Paso County (P.R.E.C.) and being a portion of ca called 1.5237 acre tract of land as described in deed to ATP/CR L.L.C. as recorded in Document Number 20090067580 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 16,714 square feet or 0.3837 acres of land being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap "TX5152" found for the southeast common corner of said ATP/CR L.L.C. tract and a 1.1623 acre tract as described in deed to BK/ATP L.L.C. as recorded in Document Number 20090067581 of said O.P.R.R.P.E.C.;

THENCE North 48 degrees 46 minutes 55 seconds West, along a line common to said ATP/CR L.L.C. and BK/ATP L.L.C. tracts, a distance of 199.44 feet to a 5/8-inch iron rod with cap set on the proposed southeasterly right-of-way line of IH 10 (width varies) on the proposed Access Denial Line, at 947.10 feet left of IH 10 Proposed Baseline Station 546+67.10 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE South 41 degrees 12 minutes 48 seconds West, along said proposed southeasterly right-of-way line of IH 10, a distance of 99.18 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for an angle point on said proposed southeasterly right-of-way and said Access Denial Line, at 848.85 feet left of IH 10 Proposed Baseline Station 546+80.66;
- 2.) THENCE South 09 degrees 54 minutes 02 seconds West, continuing along said proposed southeasterly right-of-way line of Loop 375 and said Access Denial Line, a distance of 92.61 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for an angle point, at 777.06 feet left of IH 10 Proposed Baseline Station 547+39.16;
- 3.) THENCE South 00 degrees 33 minutes 06 seconds East, continuing along said proposed southeasterly right-of-way line of Loop 375 and said Access Denial Line, a distance of 200.92 feet to a 5/8-inch iron rod with cap set on a line common to said ATP/CR L.L.C. tract and a called 3.018 acre tract as described in deed to BK/ATP L.L.C. as recorded in Document Number 20090067581 of said O.P.R.R.P.E.C., at 646.91 feet left of IH 10 Proposed Baseline Station 548+92.23;
- 4.) THENCE North 89 degrees 44 minutes 39 seconds West, along the line common to said ATP/CR L.L.C. tract and said 3.018 acre BK/ATP L.L.C. tract, a distance of 48.68 feet to a 1/2" iron rod with plastic cap stamped "TX 5152" found on the existing southeasterly right-of-way line of Loop 375 (width varies), designated as Parcel 1, as described in deed to the State of Texas recorded in Volume 51, Page 1010, at the westerly common corner of same BK/ATP L.L.C. and ATP/CR L.L.C. tracts;

Parcel 15C, Page 2 of 4

- 5.) THENCE North 00 degrees 08 minutes 58 seconds East, along said existing southeasterly right-of-way line of Loop 375, a distance of 241.39 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) found at an angle point of said southeasterly right-of-way line;
- 6.) THENCE North 20 degrees 40 minutes 28 seconds East, continuing along said existing southeasterly right-of-way line of Loop 375, a distance of 34.57 feet to a 1/2" iron rod with plastic cap stamped "TX 5152" found for an angle point of said existing southeasterly right-of-way of Loop 375 and a tract of land, designated as Parcel 1 Part 1, as described in deed to State of Texas recorded in Volume 285, Page 0959, O.P.R.R.P.E.C., on said existing southeasterly right-of-way;
- 7.) THENCE North 41 degrees 12 minutes 48 seconds East, continuing along said existing southeasterly right-of-way line of Loop 375, a distance of 145.70 feet to a 1/2" iron rod with plastic cap stamped "TX 5152" found at the northwest common corner of said BK/ATP L.L.C. and ATP/CR L.L.C. tracts;
- 8.) THENCE South 48 degrees 46 minutes 55 seconds East, along the common line of said ATP/CR L.L.C. and BK/ATP L.L.C. tracts a distance of 25.50 feet to the POINT OF BEGINNING and containing 16,714 square feet or 0.3837 acres of land;

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

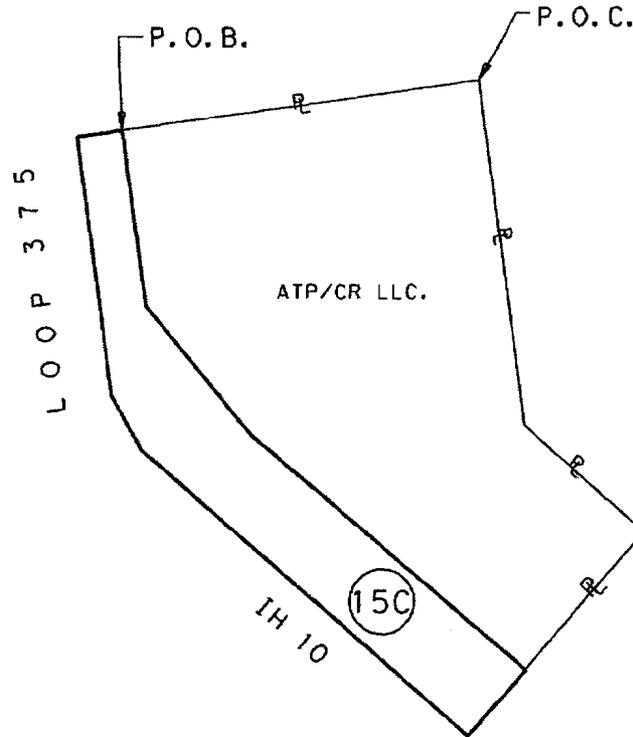
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 30 day of December, 2009


Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



LEGEND

EXIST. ROW LINE	—————
PROP. ROW LINE	- - - - -
PROPERTY LINE	————— P
COUNTY LINE	—————
PROPOSED ACCESS DENIAL LINE	————— III
EXISTING ACCESS DENIAL LINE	————— III
SURVEY LINE	—————
FENCE	————— x
CITY LIMITS	—————
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	■
PROPERTY CORNER FOUND AS NOTED.	○
SET 3/8" I.R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	⊗

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
1.5237	0.3837		1.1400

NOTES:

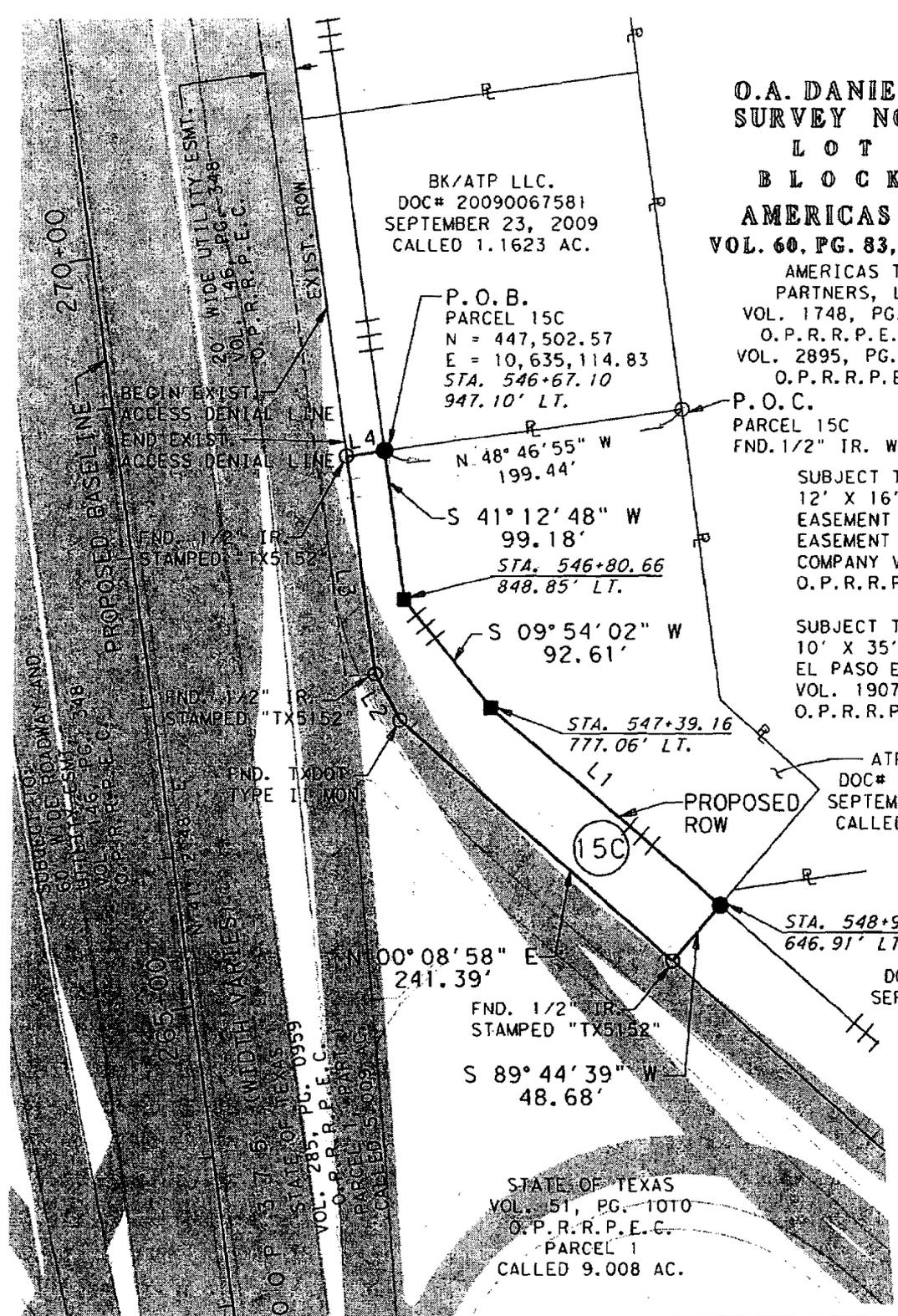
1. Deed research for this project was performed in November, 2005 and updated in May, 2008 & Nov. 2009.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 (Adj). based upon NGS stations X1118 (CE0141) and TX040A (AB6216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
3. Field work for this project was performed Nov. 2009.
4. This Right-of-way map was completed in Dec. 2009.
5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: DECEMBER 2009



[Signature]
SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257

PARCEL 150
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ATP/CR LLC.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: 1" = 100'



O.A. DANIELSON
SURVEY NO. 315
LOT 1
BLOCK 1
AMERICAS TEN
VOL. 60, PG. 83, P.R.E.C.

BK/ATP LLC.
DOC# 20090067581
SEPTEMBER 23, 2009
CALLED 1.1623 AC.

P.O.B.
PARCEL 15C
N = 447,502.57
E = 10,635,114.83
STA. 546+67.10
947.10' LT.

AMERICAS TEN
PARTNERS, LTD.
VOL. 1748, PG. 54,
O.P.R.R.P.E.C. &
VOL. 2895, PG. 639,
O.P.R.R.P.E.C.
P.O.C.
PARCEL 15C
FND. 1/2" IR. W/CAP STAMPED "TX5152"

SUBJECT TO:
12' X 16' TRANSFORMER
EASEMENT & 10' WIDE UTILITY
EASEMENT EL PASO ELECTRIC
COMPANY VOL. 2971, PG. 533,
O.P.R.R.P.E.C.

SUBJECT TO:
10' X 35' UTILITY EASEMENT
EL PASO ELECTRIC COMPANY
VOL. 1907, PG. 1168,
O.P.R.R.P.E.C.

ATP/CR LLC.
DOC# 20090067580
SEPTEMBER 23, 2009
CALLED 1.5237 AC.

BK/ATP
DOC. 20090067581
SEPTEMBER 23, 2009
CALLED 3.018

STATE OF TEXAS
VOL. 51, PG. 1070
O.P.R.R.P.E.C.
PARCEL 1
CALLED 9.008 AC.

LINE TABLE		
NO.	BEARING	DIST.
L1	S 00° 33' 06" E	200.92'
L2	N 20° 40' 28" E	34.57'
L3	N 41° 12' 48" E	145.70'
L4	S 48° 46' 55" E	25.50'

PARCEL 15C
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ATP/CR LLC.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 15D, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: BK/ATP L.L.C.

Property Description for Parcel 15D

Being 33,432 square feet or 0.7675 acres of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas, being out of Block 1, Lot 1 of Americas Ten, a subdivision recorded in Volume 60, Page 83 of the Plat Records of El Paso County (P.R.E.C.) and being a portion of a called 3.018 acre tract of land as described in deed to BK/ATP L.L.C. as recorded in Document Number 20090067581 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 33,432 square feet or 0.7675 acres of land being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "TX KECO 5151" found on the southeasterly boundary line of said BK/ATP L.L.C. tract, at the most northerly corner of a called 1.260 acre tract of land as described in deed to ATP/CR L.L.C. as recorded in Document Number 20090067580 of said O.P.R.R.P.E.C.;

THENCE South 49 degrees 02 minutes 51 seconds West, along the common boundary line of said BK/ATP L.L.C. tract and said ATP/CR L.L.C. tract, a distance of 153.60 feet to a 5/8-inch iron rod with cap set on the proposed southeasterly right-of-way line of IH 10 (width varies) and the proposed Access Denial Line, at 296.76 feet left of IH 10 Proposed Baseline Station 553+39.77 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE South 49 degrees 02 minutes 51 seconds West, continuing along the common boundary line of said BK/ATP L.L.C. and ATP/CR L.L.C. tracts, a distance of 88.28 feet to a 1/2" iron rod with plastic cap stamped "TX 5152" found on the existing southeasterly right-of-way line of Loop 375, designated as Parcel 1, as described in deed to State of Texas recorded in Volume 51, Page 1010, O.P.R.R.P.E.C., at the southwest common corner of same BK/ATP L.L.C. and ATP/CR L.L.C. tracts;
- 2.) THENCE North 21 degrees 22 minutes 33 seconds West, along said existing southeasterly right-of-way line of Loop 375, a distance of 33.42 feet to a 1/2" iron rod with plastic cap stamped "TX 5152" found at an angle point of said southeasterly right-of-way line of Loop 375;
- 3.) THENCE North 00 degrees 08 minutes 58 seconds East, continuing along said existing southeasterly right-of-way line of Loop 375, a distance of 594.48 feet to a 1/2" iron rod with plastic cap stamped "TX 5152" found at the westerly common corner of said BK/ATP L.L.C. tract and a called 1.5237 acre ATP/CR L.L.C. tract as recorded in Document Number 20090067580 of said O.P.R.R.P.E.C.;

Parcel 15D, Page 2 of 4

- 4.) THENCE South 89 degrees 44 minutes 39 seconds East, along a line common to said BK/ATP L.L.C. tract and said 1.5237 acre ATP/CR L.L.C. tract, a distance of 48.68 feet to a 5/8-inch iron rod with cap set on the proposed southeasterly right-of-way line of IH 10 (width varies) and the proposed Access Denial Line, at 646.91 feet left of IH 10 Proposed Baseline Station 548+92.23;
- 5.) THENCE South 00 degrees 33 minutes 06 seconds East, along said proposed southeasterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 447.92 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for an angle point, at 356.75 feet left of IH 10 Proposed Baseline Station 552+33.47;
- 6.) THENCE South 11 degrees 29 minutes 18 seconds East, continuing along said proposed southeasterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 122.07 feet to the POINT OF BEGINNING and containing 33,432 square feet or 0.7675 acres of land.

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

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

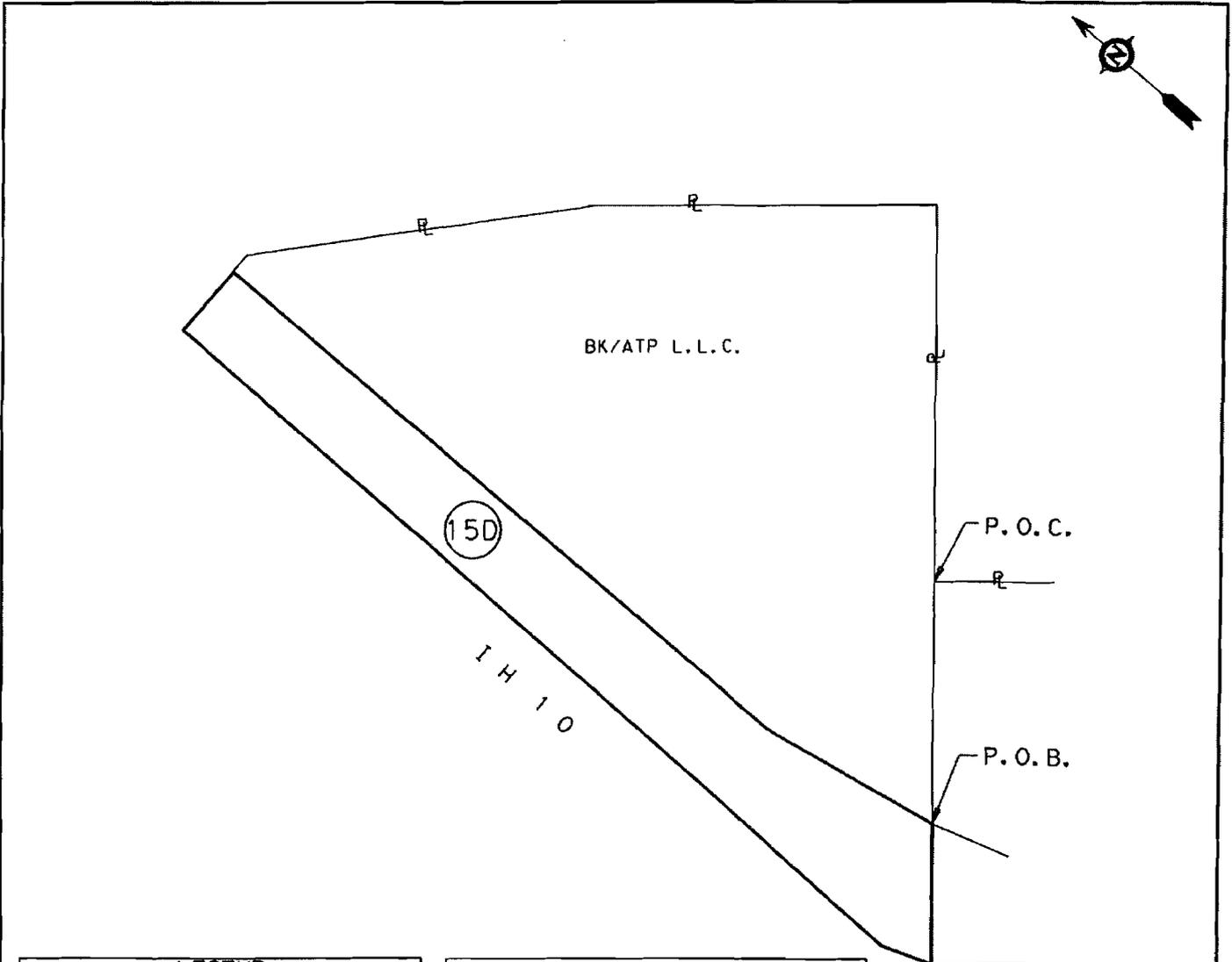
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 30 day of December, 2009

A handwritten signature in black ink, appearing to read "Scott M. Fertak", written over a horizontal line.

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



LEGEND	
EXIST. ROW LINE	-----
PROP. ROW LINE	-----
PROPERTY LINE	-----
COUNTY LINE	-----
PROPOSED ACCESS DENIAL LINE	-----
EXISTING ACCESS DENIAL LINE	-----
SURVEY LINE	-----
FENCE	-----
CITY LIMITS	-----
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	■
PROPERTY CORNER FOUND AS NOTED.	○
SET 5/8" I.R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	①

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
3.0180	0.7675		2.2505

NOTES:

1. Deed research for this project was performed in November, 2005 and updated in May, 2008 & Nov. 2009.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 (Adj). based upon NGS stations X1118 (CE0141) and TX040A (AB6216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
3. Field work for this project was performed Nov. 2009.
4. This Right-of-way map was completed in Dec. 2009.
5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: DECEMBER 2009


SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257



PARCEL 15D
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
BK/ATP, L.L.C.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: 1" = 100'



O.A. DANIELSON
SURVEY NO. 315
LOT 1
BLOCK 1
AMERICAS TEN
VOL. 60, PG. 83, P.R.E.C.
AMERICAS TEN
PARTNERS, LTD.
VOL. 1748, PG. 54,
O.P.R.R.P.E.C. &
VOL. 2895, PG. 639,
O.P.R.R.P.E.C.

SUBJECT TO:
12' X 16' TRANSFORMER
EASEMENT & 10' WIDE UTILITY
EASEMENT EL PASO ELECTRIC
COMPANY VOL. 2971, PG. 533,
O.P.R.R.P.E.C.

SUBJECT TO:
10' X 35' UTILITY EASEMENT
EL PASO ELECTRIC COMPANY
VOL. 1907, PG. 1168,
O.P.R.R.P.E.C.

ATP/CR LLC.
DOC# 20090067580
SEPTEMBER 23, 2009
CALLED 1.5237 AC.

STA. 548+92.23
646.91' LT.

BK/ATP L.L.C.
DOC. 20090067581
SEPTEMBER 23, 2009
CALLED 3.018

GOOD TIME STORES, INC.
VOL. 3559, PG. 1996
O.P.R.R.P.E.C.
CALLED 0.9963 AC.
SUBJECT TO:
TRANSFORMER ESMT. &
10' WIDE UTILITY ESMT.
EL PASO ELECTRIC CO.
VOL. 993, PG. 1043,
O.P.R.R.P.E.C.

FND. 1/2" IR.
STAMPED "TX5152"

P.O.C.
PARCEL 15D
FND. 5/8" IR. W/CAP
"TX KECO 5151"

ATP/CR LLC.
DOC# 20090067580
SEPTEMBER 23, 2009
CALLED 1.260 AC.

P.O.B.
PARCEL 15D
N = 447,451.86
E = 10,634,180.55
STA. 553+39.77
296.76' LT.

FND. 1/2" IR.
STAMPED "TX5152"

FND. 1/2" IR.
STAMPED "TX5152"

I H 1 0 (WIDTH VARIES)
STATE OF TEXAS
VOL. 51, PG. 1010
O.P.R.R.P.E.C.
PARCEL 1
CALLED 9.008 AC.

PROPOSED BASELINE

550.00

S 40° 55' 33" E

LINE TABLE		
NO.	BEARING	DIST.
L1	S 49° 02' 51" W	88.28'
L2	N 21° 22' 33" W	33.42'
L3	S 89° 44' 39" E	48.68'
L4	S 11° 29' 18" E	122.07'

PARCEL 15D
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
BK/ATP L.L.C.

IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 15F, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: ATP/CR LLC

Property Description for Parcel 15F

Being 14,201 square feet or 0.3260 acres of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas, being out of Block 1, Lot 1 of Americas Ten, a subdivision recorded in Volume 60, Page 83 of the Plat Records of El Paso County (P.R.E.C.) and being a portion of a called 1.260 acre tract of land as described in deed to ATP/CR LLC as recorded in Document Number 20090067580 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.) said 14,201 square feet or 0.3260 acres of land being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "TX KECO 5151" found on the southeasterly boundary line of a called 3.018 acre tract as described in deed to BK/ATP LLC as recorded in Document Number 20090067581 of said O.P.R.R.P.E.C., at the most northerly corner of said ATP/CR LLC tract;

THENCE South 49 degrees 02 minutes 51 seconds West, along the common boundary line of said BK/ATP LLC tract and said ATP/CR LLC tract, a distance of 153.60 feet to a 5/8-inch iron rod with cap set on the proposed southeasterly right-of-way line of IH 10 (width varies) and the proposed Access Denial Line, at 296.76 feet left of IH 10 Proposed Baseline Station 553+39.77 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE South 11 degrees 29 minutes 18 seconds East, along said proposed southeasterly right-of-way line of Loop 375 and same proposed Access Denial Line, a distance of 95.14 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set on the proposed northeasterly right-of-way line of Interstate Highway 10 (IH 10) (width varies) and for angle point, at 250.00 feet left of IH 10 Proposed Baseline Station 554+22.63;
- 2.) THENCE South 40 degrees 55 minutes 33 seconds East, continuing along said proposed northeasterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 90.15 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) for an angle point, at 250.00 feet left of IH 10 Proposed Baseline Station 555+12.78;
- 3.) THENCE North 88 degrees 15 minutes 29 seconds East, continuing along the proposed northeasterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 74.57 feet to a P-K nail with washer set for corner on the existing northwesterly right-of-way line of R.V. Drive (70 feet wide) recorded in Volume 1427, Page 690 O.P.R.R.P.E.C.; and end of the proposed Access Denial Line, at 307.80 feet left of IH 10 Proposed Baseline Station 555+59.89;

Parcel 15F, Page 2 of 4

- 4.) THENCE South 49 degrees 04 minutes 27 seconds West, along said existing northwesterly right-of-way line of R.V. Drive, a distance of 107.80 feet to a 5/8-inch iron rod found on the existing northeasterly right-of-way line of IH 10 (width varies) designated as Parcel No. 3 as described in deed to State of Texas, recorded in Volume 51, Page 1010, O.P.R.R.P.E.C;
- 5.) THENCE North 40 degrees 55 minutes 33 seconds West, along said existing northeasterly right-of-way line of IH 10, a distance of 196.20 feet to a point for an angle point on the existing southeasterly right-of-way of Loop 375 (width varies), designated Parcel No. 1 as described in deed to State of Texas recorded in Volume 51, Page 1010, O.P.R.R.P.E.C;
- 6.) THENCE North 21 degrees 22 minutes 33 seconds West, along said existing southeasterly right-of-way line of Loop 375, a distance of 25.34 feet to a 1/2" iron rod with plastic cap stamped "TX 5152" found on said existing southeasterly right-of-way line of Loop 375, at the westerly common corner of said ATP/CR LLC tract and said 3.018 acre BK/ATP LLC tract;
- 7.) THENCE North 49 degrees 02 minutes 51 seconds East, along the common boundary line of said ATP/CR LLC and BK/ATP LLC tracts, a distance of 88.28 feet to the POINT OF BEGINNING and containing 14,201 square feet or 0.3260 acres of land.

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

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

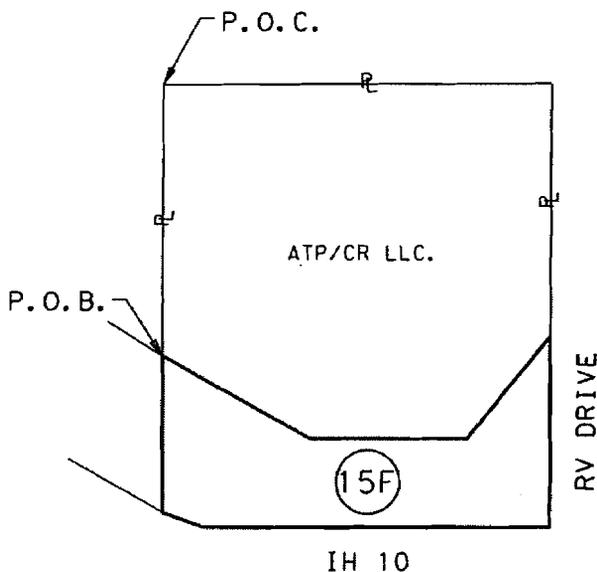
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 30 day of December, 2009

A handwritten signature in black ink, appearing to read "Scott M. Fertak", written over a horizontal line.

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



LEGEND

EXIST. ROW LINE	----
PROP. ROW LINE	-----
PROPERTY LINE	—P—
COUNTY LINE	----
PROPOSED ACCESS DENIAL LINE	—III—
EXISTING ACCESS DENIAL LINE	—III—
SURVEY LINE	—X—X—
FENCE	—X—X—
CITY LIMITS	-----
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE [I] MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	○
PROPERTY CORNER FOUND AS NOTED.	○
SET 5/8" I.R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	⊗

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
1.2600	0.3260		0.9340

NOTES:

1. Deed research for this project was performed in November, 2005 and updated in May, 2008 & Nov. 2009.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 Adj). based upon NGS stations X1118 (CE0141) and TX040A (A86216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
3. Field work for this project was performed Nov. 2009.
4. This Right-of-way map was completed in Dec. 2009.
5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: DECEMBER 2009



[Signature]
SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257

PARCEL 15F
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ATP/CR LLC.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: 1" = 100'

O.A. DANIELSON
SURVEY NO. 315
LOT 1
BLOCK 1
AMERICAS TEN
VOL. 60, PG. 83, P.R.E.C.

AMERICAS TEN
PARTNERS, LTD.
VOL. 1748, PG. 54,
O.P.R.R.P.E.C. &
VOL. 2895, PG. 639,
O.P.R.R.P.E.C.

SUBJECT TO:
12' X 16' TRANSFORMER
EASEMENT & 10' WIDE UTILITY
EASEMENT EL PASO ELECTRIC
COMPANY VOL. 2971, PG. 533,
O.P.R.R.P.E.C.

SUBJECT TO:
10' X 35' UTILITY EASEMENT
EL PASO ELECTRIC COMPANY
VOL. 1907, PG. 1168,
O.P.R.R.P.E.C.

BK/ATP LLC.
DOC# 20090067581
SEPTEMBER 23, 2009
CALLED 3.018 AC.

P.O.B.
PARCEL 15F
N = 447,451.86
E = 10,634,180.56
STA. 553+39.77
296.76' LT.

I H 1 0 (WIDTH VARIES)
STATE OF TEXAS
VOL. 51, PG. 1010
O.P.R.R.P.E.C.
PARCEL 1
CALLED 9.008 AC.

CITY OF EL PASO
VOL. 1427, PG. 690,
O.P.R.R.P.E.C.
CALLED 1.664 AC.

GOOD TIME STORES, INC.
VOL. 3559, PG. 1996
O.P.R.R.P.E.C.
CALLED 0.9963 AC.
SUBJECT TO:
TRANSFORMER ESMT. &
10' WIDE UTILITY ESMT.
EL PASO ELECTRIC CO.
VOL. 993, PG. 1043,
O.P.R.R.P.E.C.

P.O.C.
PARCEL 15F
FND. 5/8" IR. W/CAP
"TX KECO 5151"

ATP/CR LLC.
DOC# 20090067580
SEPTEMBER 23, 2009
CALLED 1.260 AC.

END PROP. ACCESS
DENIAL LINE
SET PK NAIL W/WASHER
STA. 555+59.89
307.80' LT.

STA. 555+12.78
250.00' LT.

STA. 554+22.63
250.00' LT.

FND. 1/2" IR.
STAMPED "TX5152"

FND. 5/8" IR

END EXISTING
ACCESS DENIAL LINE

S 40° 55' 33" E
PROPOSED BASELINE

RV DRIVE
70 FEET WIDE



LINE TABLE		
NO.	BEARING	DIST.
L1	S 11° 29' 18" E	95.14'
L2	S 40° 55' 33" E	90.15'
L3	N 88° 15' 29" E	74.57'
L4	S 49° 04' 27" W	107.80'
L5	N 21° 22' 33" W	25.34'
L6	N 49° 02' 51" E	88.28'

PARCEL 15F
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
RIGHT OF WAY PLAT

I H 1 0 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

September, 2007
Parcel 206

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

Property Description for Parcel 206

Being a 0.5529 acre (24,086 square feet) parcel of land in the Thomas Choate League, Abstract No. 12 in Harris County, Texas; said 0.5529 acre parcel of land is a portion of the residue of a called 431.15 acre tract of land described in a deed dated February 6, 1912, from F.W. Vaughan et al, to A.E. Kiesling et al, recorded in Volume 280, Page 525 of the Harris County Deed Records and conveyed by deed dated August 13, 1993 to Linda Anne Dixon, Trustee recorded under Harris County Clerk's File No. P526078 of the Official Public Records of Real Property, Harris County, Texas being a portion of Lot 6, Subdivision of the North Half of Thomas Choate League, Abstract No. 12, as recorded in the Book W, Page 629 of the Harris County Deed Records; said 0.5529 acre parcel of land being more particularly described by metes and bounds as follows:

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

South 54 deg. 47 min. 50 sec. East (called South 55 deg. 00 min. 00 sec. East), along the northeast line of said Dixon tract, the northeast line of said Lot 6, the southwest line of said Hermann Hospital Estate tract and the southwest line of said Lot 7, a distance of 2,663.04 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the proposed southwest right-of-way line of Interstate Highway 45 for the northwest corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, South 54 deg. 47 min. 50 sec. East, continuing along the northeast line of said Dixon tract, the northeast line of said Lot 6, the southwest line of said Hermann Hospital Estate tract and the southwest line of said Lot 7, a distance of 142.51 feet, to a set 3/8 inch iron rod with plastic cap in the existing southwest right-of-way line of Interstate Highway 45 (300.00 feet wide) recorded in Volume 1604, Page 532 and Volume 1614, Page 652 of the Harris County Deed Records, for the northeast corner of the herein described parcel;
- 2.) THENCE, South 38 deg. 48 min. 40 sec. East (called South 36 deg. 18 min. 00 sec. East), along the existing southwest right-of-way line of Interstate Highway 45, at a distance of 358.22 feet passing a found Type I concrete monument, continuing a total distance of 365.76 feet, to a set 3/8 inch iron rod with plastic cap in the existing southwest right-of-way line of Interstate Highway 45, for the beginning of a curve to the right whose center bears South 51 deg. 12 min. 34 sec. West;

September, 2007
Parcel 206

- 3.) THENCE, Southeasterly, continuing along the existing southwest right-of-way line of Interstate Highway 45 with said curve to the right, having a radius of 75.00 feet, an arc length of 100.71 feet, a central angle of 76 deg. 56 min. 00 sec., and a chord which bears South 00 deg. 19 min. 26 sec. East, 93.31 feet, to a set 3/8 inch iron rod with plastic cap in the existing northwest right-of-way line of FM 2351 (120.00 feet wide) recorded in Volume 7104, Page 193 of the Harris County Deed Records, for the point of tangency;
- 4.) THENCE, South 38 deg. 08 min. 34 sec. West, along the existing northwest right-of-way line of said FM 2351, at a distance 14.66 feet passing a found Type I concrete monument, continuing for a total distance of 18.56 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap in the proposed southwest right-of-way line of Interstate Highway 45 for the southwest corner of the herein described parcel; **
- 5.) THENCE, North 03 deg. 35 min. 20 sec. West, along the proposed southwest right-of-way line of Interstate Highway 45, a distance of 47.36 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap for an angle point; **
- 6.) THENCE, North 38 deg. 47 min. 22 sec. West, continuing along the proposed southwest right-of-way line of Interstate Highway 45, a distance of 400.50 feet, to a set 5/8 inch iron rod with TxDOT aluminum cap for an angle point; **
- 7.) THENCE, North 34 deg. 58 min. 31 sec. West, continuing along the proposed southwest right-of-way line of Interstate Highway 45, at a distance of 55.64 feet, passing a set 5/8 inch iron rod with TxDOT aluminum cap at 195.80 feet right of Engineers station 630+00**, continuing for a total distance of 141.12 feet to the POINT OF BEGINNING and containing a 0.5529 acre (24,086 square feet) parcel of land; **

**The Monument described and set in this call may be replaced with a TXDOT Type II, Right-of-way marker upon the completion of the Highway construction project, under the supervision of a Registered Professional Land Surveyor either employed or retained by TXDOT.

Notes:

1. The POINT OF BEGINNING of this description has coordinate values of X=3,185,979.16 and Y=13,776,743.24 All bearings are based on the Texas State Plane Coordinate System, NAD 83(1993 Adj.), South Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation combined adjustment factor of 1.00013.
2. A survey plat titled "Parcel 206" of even survey date herewith accompanies this description.

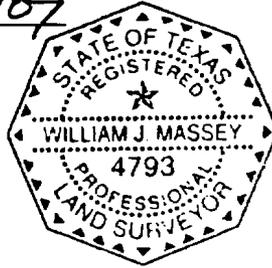
September, 2007
Parcel 206

3. Access is permitted to the highway facility from the westerly remainder.

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

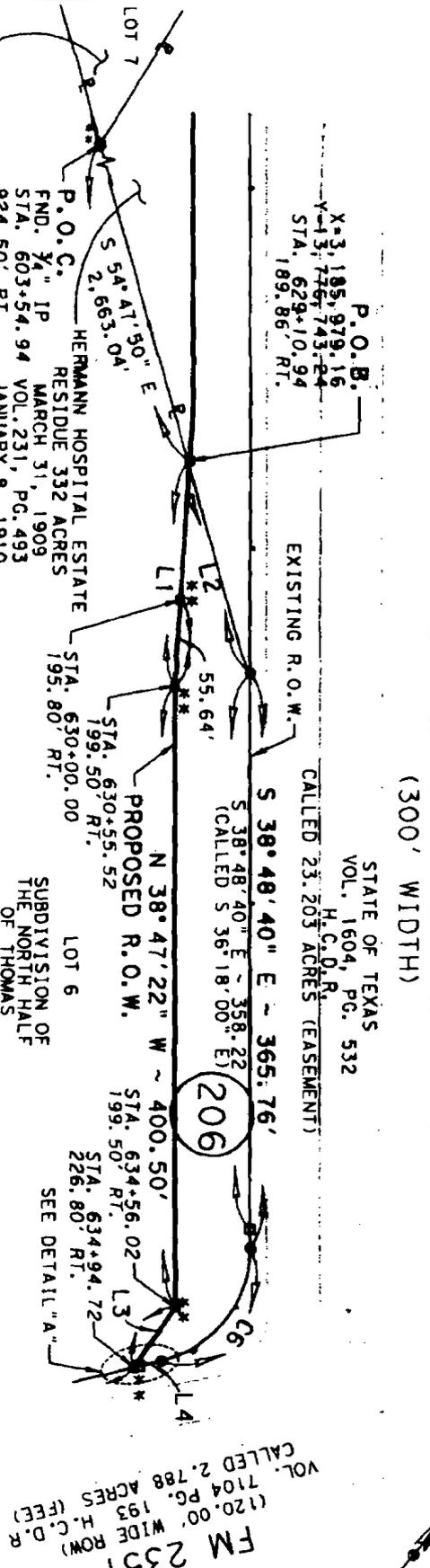
Ground Survey was conducted July, 2005

William J. Massey 9/4/07
William J. Massey Date
Registered Professional Land Surveyor
Texas Registration No. 4793



Parcel No. 206 Prepared By:
Landtech Consultants, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068

THOMAS CHOATE LEAGUE A-12
INTERSTATE HWY-45
(300' WIDTH)

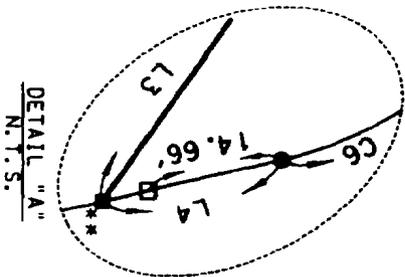
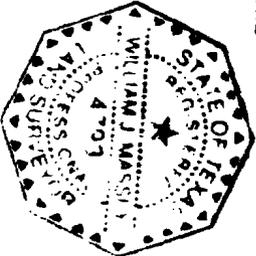


LINE NO.	BEARING	DIST.
L1	N 34° 58' 31" W	141.12'
L2	S 54° 47' 50" E	142.51'
L3	N 03° 35' 20" W	47.36'
L4	S 38° 08' 34" W	18.56'

Curve	Radius	Length	Delta	Chord
C6	75.00'	100.71'	76° 56' 00"	93.31'

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

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



H.C.C.F. NO. P526078 1/3 INT. AUGUST 13, 1993
H.C.C.F. NO. X363787 1/3 INT. DECEMBER 1, 2003
H.C.C.F. NO. X363769 1/3 INT. DECEMBER 1, 2003
(A.E. KIESLING ET AL. VOL. 280, PG. 525 H.C.D.R. FEB. 6, 1912)
RESIDUE OF 431.15 AC.

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

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
	AC./S.F.	LEFT	RIGHT
CALCULATED	0.5529		181.91
	182.46		

DATE	REVISION

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

PARCEL PLAT
SHOWING
PARCEL 206

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

LEGEND

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

- ⊙ PROPERTY CORNER (FOUND AS NOTED)
- ☐ FOUND TYPE 1 CONC. MON.
- ⊙ SET 3/8" IR W/PLASTIC CAP
- SET 3/8" IR W/TXDOT ALUMINUM CAP STAMPED "ADL" MARKING END OF "ACCESS DENIAL LINE" (EXCEPT AS NOTED)
- SET 3/8" IR W/ALUM. CAP (EXCEPT AS NOTED)

ABBREVIATIONS:

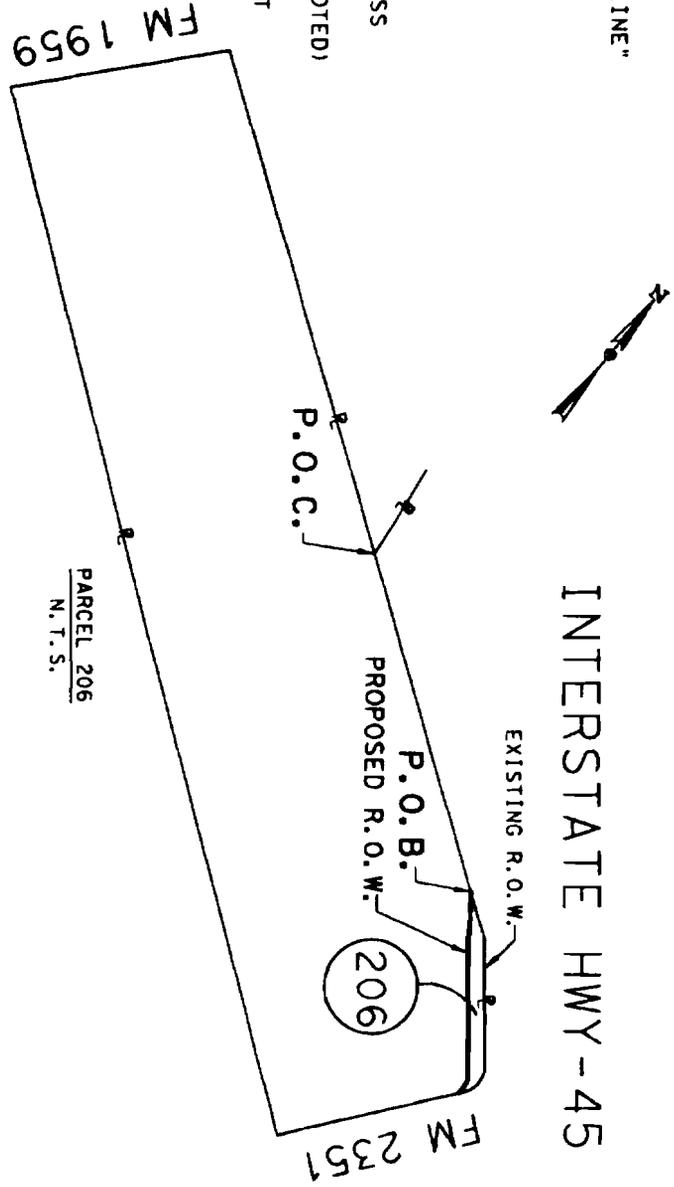
- H.C.D.C. - HARRIS COUNTY DISTRICT COURT
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- H.C.C.F. - HARRIS COUNTY CLERK'S FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- F.C.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

NOTES:

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

** Note:

The Monument described and set may be replaced with a TXDOT Type II Right-of-Way Marker upon the completion of the highway construction project, under the supervision of a Registered Professional Land Surveyor, either Employed or Retained by TXDOT.



DATE	REVISION

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

PARCEL PLAT
SHOWING
PARCEL 206

1H 45
HARRIS COUNTY
ROW C.S.J. NO. 0500-03-546
SEPTEMBER, 2007
PAGE 5 OF 5
SCALE: 1"=100'

Parcel 5A, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: B-W Joint Venture

Property Description for Parcel 5A

Being 476 square feet or 0.0109 acres of land out of the O. A. Danielson Survey, Number 314, City of El Paso, El Paso County, Texas, being out of Americas Business Park, a subdivision recorded in Volume 67, Page 13 and 13A of the Plat Records of El Paso County (P.R.E.C.) and as described in deed to B-W Joint Venture recorded in Volume 1632, Page 1641 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 476 square feet or 0.0109 acres of land being more particularly described as follows

COMMENCING at the common corner of a 1.722 acre tract described in deed to B&W JV1, LLC recorded in Document Number 20090067636 of said O.P.R.R.P.E.C., a called 9.000 acre tract as described in deed to Mullen Family Limited Partnership as recorded in Volume 3679, Page 828 of said O.P.R.R.P.E.C. and those lands as described in deed to Rumanas, L.P. as recorded in Document Number 20070005427, of said O.P.R.R.P.E.C., being on the easterly line of said Americas Business Park and said O. A. Danielson Survey, Number 314, City of El Paso, El Paso County, Texas, from which a found 1/2-inch iron rod bears North 02 degrees 31 minutes 23 seconds East, a distance of 125.00 feet;

THENCE South 02 degrees 31 minutes 23 seconds West, along the common line of said B&W JV1, LLC tract and said Rumanas, L.P. tract, a distance of 104.48 feet to a point on the proposed northwesterly right-of-way line of Interstate Highway 10 (width varies),

THENCE North 89 degrees 04 minutes 35 seconds West, along said proposed northwesterly right-of-way line a distance of 167.65 feet to a point, for an angle point of said proposed northwesterly right-of-way;

THENCE North 77 degrees 03 minutes 48 seconds West, continuing along said proposed northwesterly right-of-way line, at a distance of 83.82 feet pass a point on the common boundary of said 1.722 acre B&W JV1, LLC tract and a 1.399 acre tract described in deed to B&W JV2, LLC recorded in Document Number 20090067637 of said O.P.R.R.P.E.C., at a distance of 309.21 feet to a point on the common boundary of said 1.399 acre B&W JV2, LLC tract and a 1.390 acre B&W JV1, LLC tract, described in deed to B&W JV1, LLC as recorded in Document Number 20090067638 of said O.P.R.R.P.E.C., continuing for a total distance of 317.84 feet to a point, for an angle point of said proposed northwesterly right-of-way;

THENCE North 52 degrees 39 minutes 31 seconds West, continuing along said proposed northwesterly right-of-way line, a distance of 254.75 feet to a 5/8-inch iron rod with plastic cap set on the common boundary of said 1.390 acre B&W JV1, LLC tract and said B-W Joint Venture tract for the POINT OF BEGINNING of the herein described parcel, at 214.07 feet left of IH 10 Proposed Baseline Station 534+95.90;

Parcel 5A, Page 2 of 4

- 1.) THENCE South 49 degrees 15 minutes 16 seconds West, along the common line of said B&W JV1, LLC and said B-W Joint Venture tracts, a distance of 14.07 feet to a point on the existing northeasterly right-of-way line of IH 10 (width varies), a called 37.206 acre parcel designated Parcel 7, as described in deed to State of Texas recorded in Volume 944, Page 1538 and Volume 944, Page 1543, O.P.R.R.P.E.C.;
- 2.) THENCE North 40 degrees 55 minutes 33 seconds West, along said existing northwesterly right-of-way line of IH 10, a distance of 67.71 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set at the point of intersection with said proposed northwesterly right-of-way line of IH 10 and being the beginning of said proposed Access Denial Line, at 200.00 feet left of IH 10 Proposed Baseline Station 534+28.15;
- 3.) THENCE South 52 degrees 39 minutes 31 seconds East, along said proposed northwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 69.20 feet to the POINT OF BEGINNING and containing 476 square feet or 0.0109 acres of land.

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

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

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.

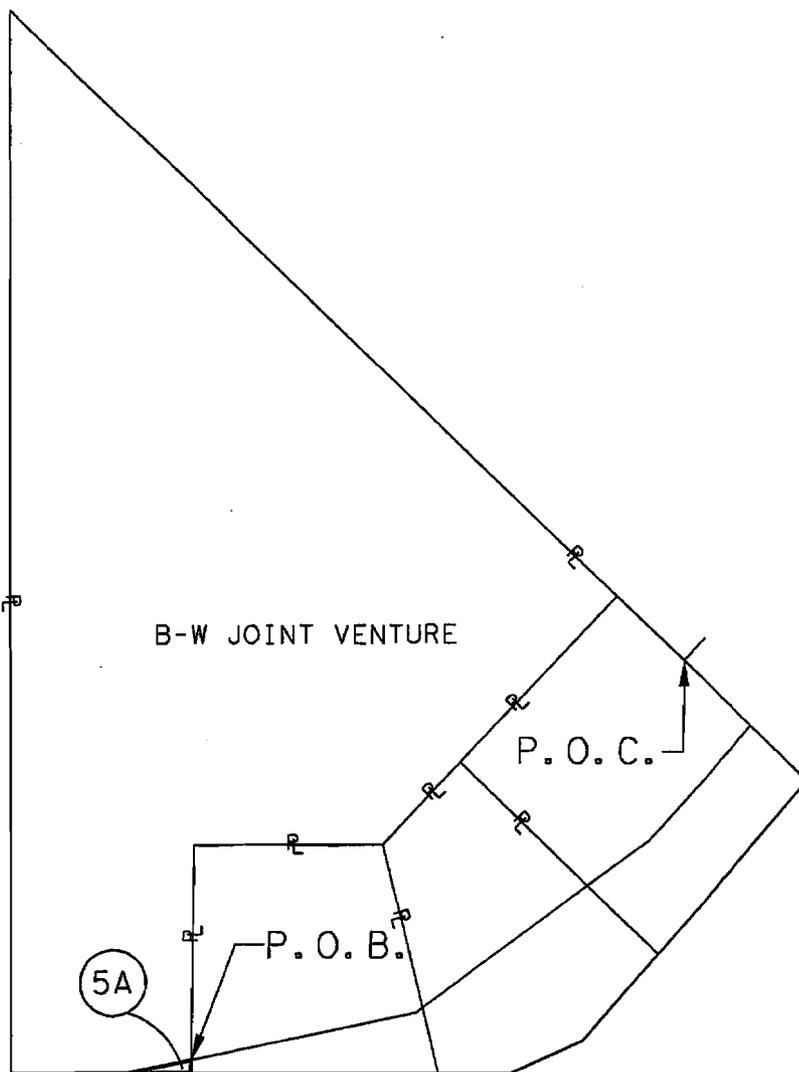


Date: 18 day of December, 2009


Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



N. T. S.



LEGEND

EXIST. ROW LINE	----
PROP. ROW LINE	-----
PROPERTY LINE	—P—
COUNTY LINE	—C—
PROPOSED ACCESS DENIAL LINE	—III—
EXISTING ACCESS DENIAL LINE	—III—
SURVEY LINE	—X—X—
FENCE	—X—X—
CITY LIMITS	—X—X—
P. R. E. C. - PLAT RECORDS EL PASO COUNTY	
D. R. E. C. - DEED RECORDS EL PASO COUNTY	
O. P. R. P. E. C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	■
PROPERTY CORNER FOUND AS NOTED.	○
SET 5/8" I. R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	⊗

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
9.463	0.011		9.452

NOTES:

1. Deed research for this project was performed in November, 2005 and updated in May, 2008.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 Adj). based upon NGS stations X1118 (CE0141) and TX040A (AB6216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
3. Field work for this project was performed Nov. 2003 through July, 2004.
4. This Right-of-way map was completed in August, 2008.
5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: DECEMBER 2009


SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257



PARCEL 5A
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
B-W JOINT VENTURE
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: 1" = 100'



O.A. DANIELSON SURVEY NO. 314

AMERICAS BUSINESS PARK
VOL. 67, PG. 13 & 13A, P.R.E.C.

B-W JOINT VENTURE
VOL. 1632, PG. 1641, O.P.R.R.P.E.C.
RESIDUE OF 117.136 AC.

SUBJECT TO:
VARYING WIDTH ESMT. EL PASO
ELECTRIC COMPANY & MT. STATES
TELEPHONE and TELEGRAPH COMPANY
VOL. 73, PG. 339, O.P.R.R.P.E.C.

MULLEN FAMILY
LIMITED PARTNERSHIP
VOL. 3679, PG. 828,
O.P.R.R.P.E.C.
CALLED 9.000 AC.

FND. 1/2" IR

RUMANAS, L.P.
DOC # 20070005427
O.P.R.R.P.E.C.

N 02° 31' 23" E
125.0'
P.O.C.
PARCEL 5A

B&W JV1, LLC
DOC # 20090067636
SEPTEMBER 23, 2009
CALL 1.722 AC.

N 89° 04' 35" W
167.65'

B&W JV2, LLC
DOC # 20090067637
SEPTEMBER 23, 2009
CALL 1.399 AC.

B&W JV1, LLC
DOC # 20090067638
SEPTEMBER 23, 2009
CALL 1.390 AC.

P.O.B.
PARCEL 5A
SET 5/8" IR W/CAP
N = 446,181.50
E = 10,635,519.54

N 52° 39' 31" W
254.75'

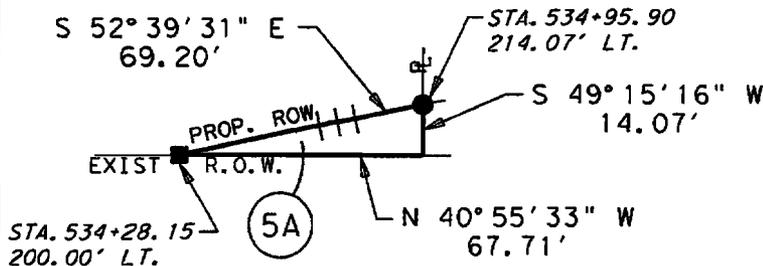
N 77° 03' 48" W 317.84'
309.21'
PROPOSED ROW

10' WIDE UPRIGHT ESMT.
VOL. 67, PG. 13 & 13A
P.R.E.C.

FND. 1/2" IR
BEARS N 84° 42' W, 0.3'
FND. TXDOT
TYPE II MON.
BEARS
S 49° 04' W, 0.7'

END EXIST. ACCESS DENIAL LINE
BEGN EXIST. ACCESS DENIAL LINE
SEE DETAIL A
BEGN PROP. ACCESS DENIAL LINE

10' WIDE CASEMENT
EL PASO WATER UTILITIES
PUBLIC SERVICE BOARD
VOL. 329, PG. 1182,
O.P.R.P.E.C.
CALLED 3.397 AC.
PARCEL 7
540+00



PARCEL 5A
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
B-W JOINT VENTURE

IH 10 EL PASO COUNTY
CSJ 2121-04-078

LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 5B, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: B&W JV1, LLC

Property Description for Parcel 5B

Being 11,089 square feet or 0.2546 acres of land out of the O. A. Danielson Survey, Number 314, City of El Paso, El Paso County, Texas, being out of a 1.390 acre tract described in deed to B&W JV1, LLC recorded in Document Number 20090067638 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.) located within the Americas Business Park, a subdivision recorded in Volume 67, Page 13 and 13A of the Plat Records of El Paso County (P.R.E.C.) said 11,089 square feet or 0.2546 acres of land being more particularly described as follows:

COMMENCING at the common corner of a 1.722 acre tract described in deed to B&W JV1, LLC recorded in Document Number 20090067636 of said O.P.R.R.P.E.C., a called 9.000 acre tract as described in deed to Mullen Family Limited Partnership as recorded in Volume 3679, Page 828 of said O.P.R.R.P.E.C. and those lands as described in deed to Rumanas, L.P. as recorded in Document Number 20070005427, of said O.P.R.R.P.E.C., being on the easterly line of said Americas Business Park and said O. A. Danielson Survey, Number 314, City of El Paso, El Paso County, Texas, from which a found 1/2-inch iron rod bears North 02 degrees 31 minutes 23 seconds East, a distance of 125.00 feet;

THENCE South 02 degrees 31 minutes 23 seconds West, along the common line of said B&W JV1, LLC tract and said Rumanas, L.P. tract, a distance of 104.48 feet to a point on the proposed northwesterly right-of-way line of Interstate Highway 10 (width varies);

THENCE North 89 degrees 04 minutes 35 seconds West, along said proposed northwesterly right-of-way line a distance of 167.65 feet to a point, for an angle point and said proposed northwesterly right-of-way line;

THENCE North 77 degrees 03 minutes 48 seconds West, continuing along said proposed northwesterly right-of-way line, at a distance of 83.82 feet pass a point, on the common boundary of said 1.722 acre B&W JV1, LLC tract and a 1.399 acre tract described in deed to B&W JV2, LLC recorded in Document Number 20090067637 of said O.P.R.R.P.E.C., continuing for a total distance of 309.21 feet to a 5/8-inch iron rod with plastic cap set on the common boundary of said 1.399 acre B&W JV2, LLC tract and said 1.390 acre BW JV1 LLC tract, at 270.96 feet left of IH 10 Proposed Baseline Station 537+52.30, for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE South 34 degrees 45 minutes 59 seconds West, along the common boundary line of said 1.390 acre B&W JV1, LLC and 1.399 acre B&W JV2 LLC tracts, a distance of 73.23 feet to the south common corner of same B&W JV1, LLC and B&W JV2, LLC tracts on the existing northwesterly right-of-way line of IH 10 (width varies), a called 37.206 acre parcel designated Parcel 7, as described in deed to State of Texas recorded in Volume 944, Page 1538 and Volume 944, Page 1543, O.P.R.R.P.E.C.;

Parcel 5B, Page 2 of 4

- 2.) THENCE North 40 degrees 55 minutes 33 seconds West, along said existing northwesterly right-of-way line of IH 10, a distance of 274.54 feet to a point for the south common corner of said B&W JV1, LLC tract and a tract of land being the residue of 117.136 acres described in deed to B-W Joint Venture recorded in Volume 1632, Page 1641 of said O.P.R.R.P.E.C.;
- 3.) THENCE North 49 degrees 15 minutes 16 seconds East, along the common line of said B&W JV1, LLC and said B-W Joint Venture tracts, a distance of 14.07 feet to feet to a 5/8-inch iron rod with plastic cap set on said proposed northwesterly right-of-way line of and proposed Access Denial Line, at 214.07 feet left of IH 10 Proposed Baseline Station 534+95.90;
- 4.) THENCE South 52 degrees 39 minutes 31 seconds East, along said proposed northwesterly right-of-way line of IH 10 and proposed Access Denial Line, a distance of 254.75 feet to a TxDOT Type II monument (4-inch brass disk set in concrete), at 265.87 feet left of IH 10 Proposed Baseline Station 537+45.33;
- 5.) THENCE South 77 degrees 03 minutes 48 seconds East, continuing along said proposed northwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 8.63 feet to the POINT OF BEGINNING and containing 11,089 square feet or 0.2546 acres of land.

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

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

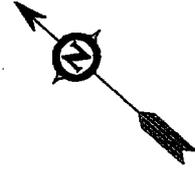
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



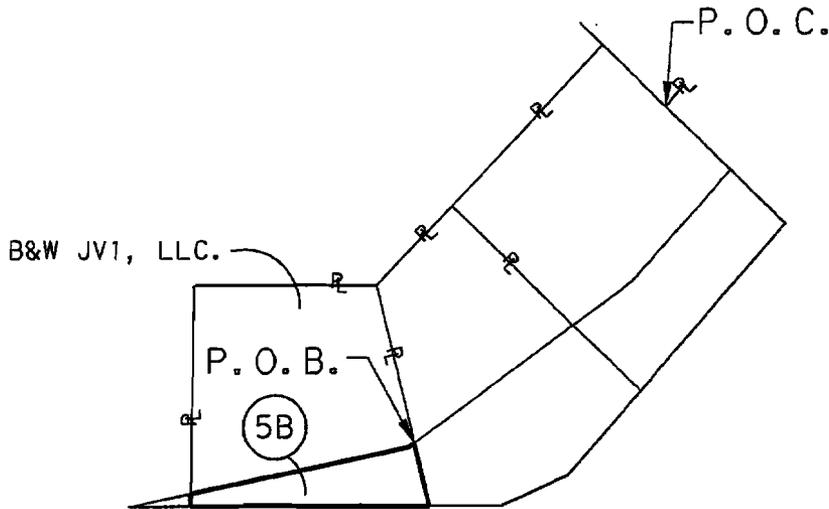
Date: 18 day of December, 2009

A handwritten signature in black ink, appearing to read "Scott M. Fertak".

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



N. T. S.



LEGEND

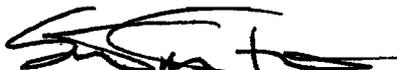
EXIST. ROW LINE	-----
PROP. ROW LINE	-----
PROPERTY LINE	-----
COUNTY LINE	-----
PROPOSED ACCESS DENIAL LINE	-----
EXISTING ACCESS DENIAL LINE	-----
SURVEY LINE	-----
FENCE	-----
CITY LIMITS	-----
P. R. E. C. - PLAT RECORDS EL PASO COUNTY	
D. R. E. C. - DEED RECORDS EL PASO COUNTY	
O. P. R. P. E. C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	■
PROPERTY CORNER FOUND AS NOTED.	○
SET 3/8" I. R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	②

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
1.390	0.255		1.135

NOTES:

1. Deed research for this project was performed in November, 2005 and updated in May, 2008.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 (Adj). based upon NGS stations X1118 (CE0141) and TX040A (A86216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
3. Field work for this project was performed Nov. 2003 through July, 2004.
4. This Right-of-way map was completed in August, 2008.
5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: DECEMBER 2009


SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257



**PARCEL 5B
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
B&W JV1, LLC.**

IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: 1" = 100'

LINE TABLE		
NO.	BEARING	DIST.
L1	S 77° 03' 48" E	8.63'
L2	S 34° 45' 59" W	73.23'
L3	N 49° 15' 16" E	14.07'

MULLEN FAMILY
LIMITED PARTNERSHIP
VOL. 3679, PG. 828,
O.P.R.R.P.E.C.
CALLED 9.000 AC.

10' WIDE UTILITY ESMT.
VOL. 67, PG. 13 & 13A,
P.R.E.C.

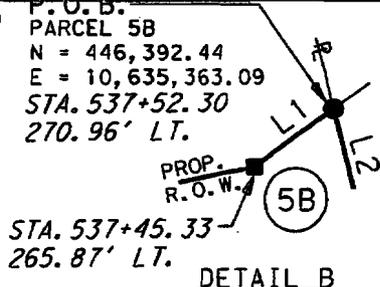
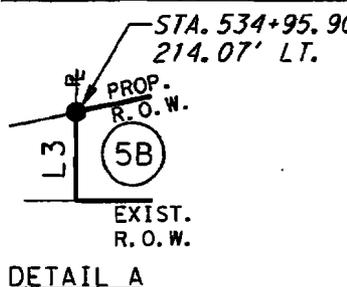
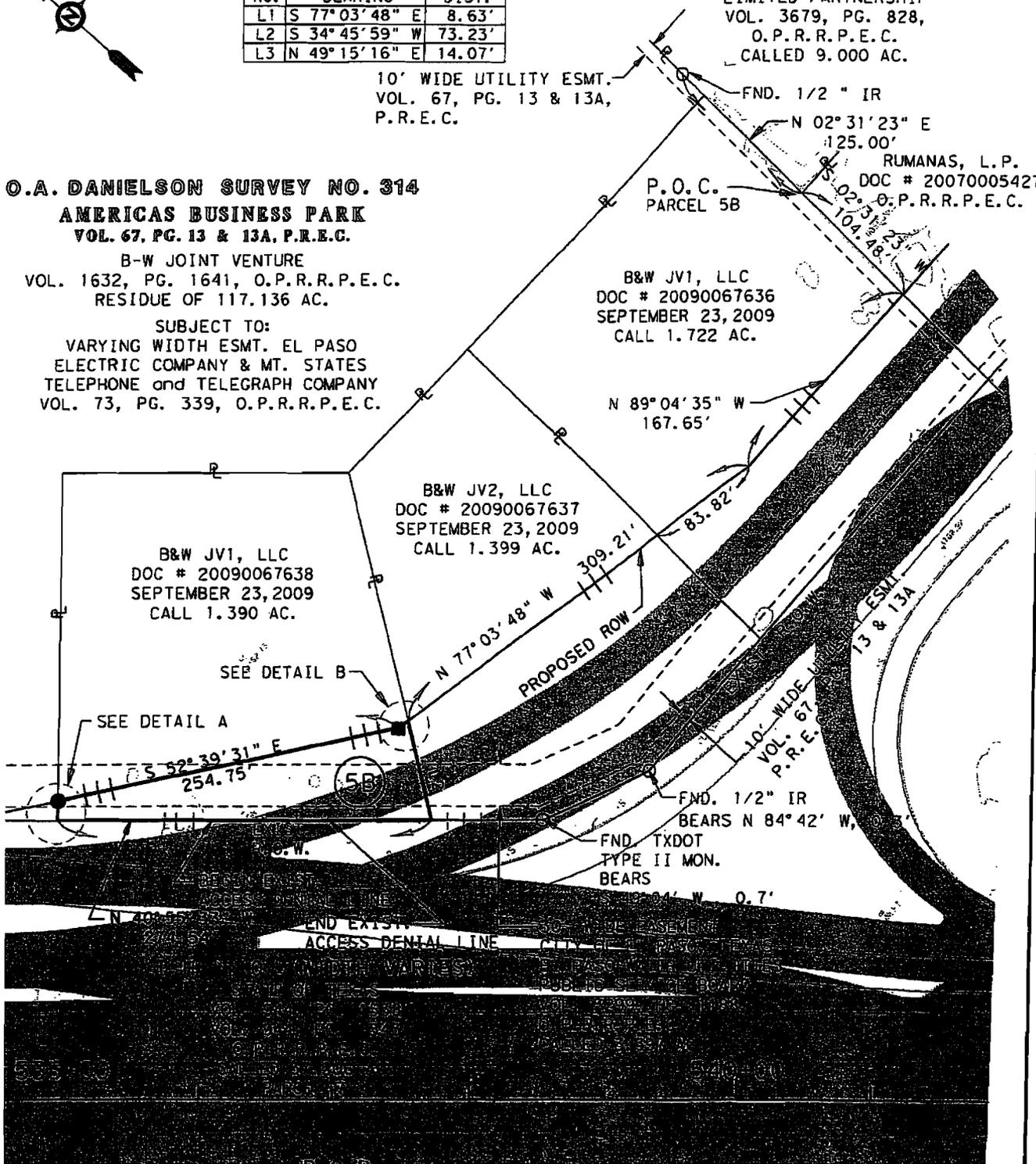
O.A. DANIELSON SURVEY NO. 314
AMERICAS BUSINESS PARK
VOL. 67, PG. 13 & 13A, P.R.E.C.
B-W JOINT VENTURE
VOL. 1632, PG. 1641, O.P.R.R.P.E.C.
RESIDUE OF 117.136 AC.

SUBJECT TO:
VARYING WIDTH ESMT. EL PASO
ELECTRIC COMPANY & MT. STATES
TELEPHONE and TELEGRAPH COMPANY
VOL. 73, PG. 339, O.P.R.R.P.E.C.

B&W JV1, LLC
DOC # 20090067636
SEPTEMBER 23, 2009
CALL 1.722 AC.

B&W JV2, LLC
DOC # 20090067637
SEPTEMBER 23, 2009
CALL 1.399 AC.

B&W JV1, LLC
DOC # 20090067638
SEPTEMBER 23, 2009
CALL 1.390 AC.



PARCEL 5B
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
B&W JV1, LLC
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 5C, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: B&W JV2, LLC

Property Description for Parcel 5C

Being 29,373 square feet or 0.6743 acres of land out of the O. A. Danielson Survey, Number 314, City of El Paso, El Paso County, Texas, being out of a 1.399 acre tract described in deed to B&W JV2, LLC recorded in Document Number 20090067637 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.) located within the Americas Business Park, a subdivision recorded in Volume 67, Page 13 and 13A of the Plat Records of El Paso County (P.R.E.C.) said 29,373 square feet or 0.6743 acres of land being more particularly described as follows:

COMMENCING at the common corner of a 1.722 acre tract described in deed to B&W JV1, LLC recorded in Document Number 20090067636 of said O.P.R.R.P.E.C., a called 9.000 acre tract as described in deed to Mullen Family Limited Partnership as recorded in Volume 3679, Page 828 of said O.P.R.R.P.E.C. and those lands as described in deed to Rumanas, L.P. as recorded in Document Number 20070005427, of said O.P.R.R.P.E.C., being on the easterly line of said Americas Business Park and said O. A. Danielson Survey, Number 314, City of El Paso, El Paso County, Texas, from which a found 1/2-inch iron rod bears North 02 degrees 31 minutes 23 seconds East, a distance of 125.00 feet;

THENCE South 02 degrees 31 minutes 23 seconds West, along the common line of said B&W JV1, LLC tract and said Rumanas, L.P. tract, a distance of 104.48 feet to a point on the proposed northwesterly right-of-way line of Interstate Highway 10 (width varies),

THENCE North 89 degrees 04 minutes 35 seconds West, along said proposed northwesterly right-of-way line of IH 10, a distance of 167.65 feet to a point, for an angle point of said proposed northwesterly right-of-way line;

THENCE North 77 degrees 03 minutes 48 seconds West, continuing along said proposed northwesterly right-of-way line, a distance of 83.82 feet to a 5/8-inch iron rod with plastic cap set on the common boundary of said B&W JV2, LLC and B&W JV1, LLC tracts, at 403.88 feet left of IH 10 Proposed Baseline Station 539+34.32, for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE South 02 degrees 31 minutes 23 seconds West, along the common boundary line of said B&W JV1, LLC and B&W JV2, LLC tracts, a distance of 108.59 feet to south common corner of same B&W JV1, LLC and B&W JV2, LLC tracts on the existing northeasterly right-of-way line of Loop 375 (width varies) designated as Parcel 2B and 7, as described in deed to State of Texas recorded in Volume 944, Page 1538 and Volume 944, Page 1543, O.P.R.R.P.E.C.;
- 2.) THENCE North 89 degrees 48 minutes 10 seconds West, along said existing northeasterly right-of-way line of Loop 375, a distance of 124.94 feet to an angle point, from which a found 1/2-inch iron rod bears North 84 degrees 42 minutes West, 0.3 feet;

Parcel 5C, Page 2 of 4

- 3.) THENCE North 65 degrees 00 minutes 09 seconds West, continuing along said existing northeasterly right-of-way line of Loop 375, a distance of 86.01 feet to an angle point and the beginning of the existing northwesterly right-of-way line of IH 10 (width varies), a called 37.206 acre parcel designated Parcel 7, as described in deed to State of Texas recorded in Volume 944, Page 1538 and Volume 944, Page 1543, O.P.R.R.P.E.C. from which a found TxDOT Type II monument bears South 49 degrees 04 minutes, 0.7 feet;
- 4.) THENCE North 40 degrees 55 minutes 33 seconds West, along said existing northwesterly right-of-way line of IH 10, a distance of 82.06 feet to the south common corner of said B&W JV2, LLC tract and a 1.390 acre tract described in deed to B&W JV1, LLC recorded in Document Number 20090067638 of the O.P.R.R.P.E.C.;
- 5.) THENCE North 34 degrees 45 minutes 59 seconds East, along said common boundary line of said B&W JV2, LLC and B&W JV1, LLC tracts, a distance of 73.23 feet to a 5/8-inch iron rod with plastic cap set on the proposed northwesterly right-of-way line of IH 10 and proposed Access Denial Line, at 270.96 feet left of IH 10 Proposed Baseline Station 537+52.30;
- 6.) THENCE South 77 degrees 03 minutes 48 seconds East, along said proposed northwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 225.39 feet to the POINT OF BEGINNING and containing 29,373 square feet or 0.6743 acres of land.

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

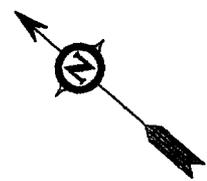
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.

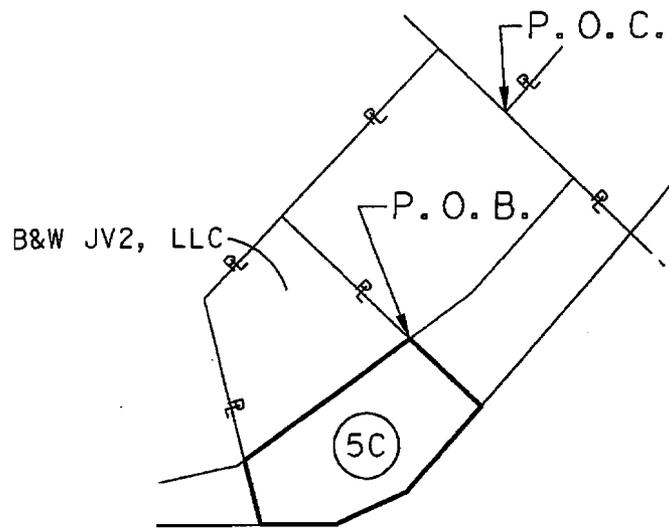


Date: 18 day of December, 2009


Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



N. T. S.



LEGEND

EXIST. ROW LINE	—————
PROP. ROW LINE	- - - - -
PROPERTY LINE	——— P ———
COUNTY LINE	—————
PROPOSED ACCESS DENIAL LINE	——— III ———
EXISTING ACCESS DENIAL LINE	——— IIII ———
SURVEY LINE	——— x ———
FENCE	——— x ———
CITY LIMITS	—————
P. R. E. C. - PLAT RECORDS EL PASO COUNTY	
D. R. E. C. - DEED RECORDS EL PASO COUNTY	
O. P. R. R. P. E. C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	■
PROPERTY CORNER FOUND AS NOTED.	○
SET 3/4" I. R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	⊙

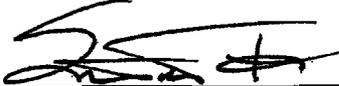
AREA TABLE (ACRES)

EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
1.399	0.674		0.725

NOTES:

1. Deed research for this project was performed in November, 2005 and updated in May, 2008.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 (Adj)). based upon NGS stations X1118 (CE0141) and TX040A (AB6216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
3. Field work for this project was performed Nov. 2003 through July, 2004.
4. This Right-of-way map was completed in August, 2008.
5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: DECEMBER 2009


SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257



PARCEL 5C
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
B&W JV2, LLC

IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: 1" = 100'



O.A. DANIELSON
SURVEY NO. 314

MULLEN FAMILY
LIMITED PARTNERSHIP
VOL. 3679, PG. 828,
O.P.R.R.P.E.C.
CALLED 9.000 AC.

AMERICAS BUSINESS PARK
VOL. 67, PG. 13 & 13A, P.R.E.C.
B-W JOINT VENTURE
RESIDUE OF 117.136 AC.
SUBJECT TO:
VOL. 1632, PG. 1641, O.P.R.R.P.E.C.
VARYING WIDTH ESMT. EL PASO
ELECTRIC COMPANY & MT. STATES
TELEPHONE and TELEGRAPH COMPANY
VOL. 73, PG. 339, O.P.R.R.P.E.C.

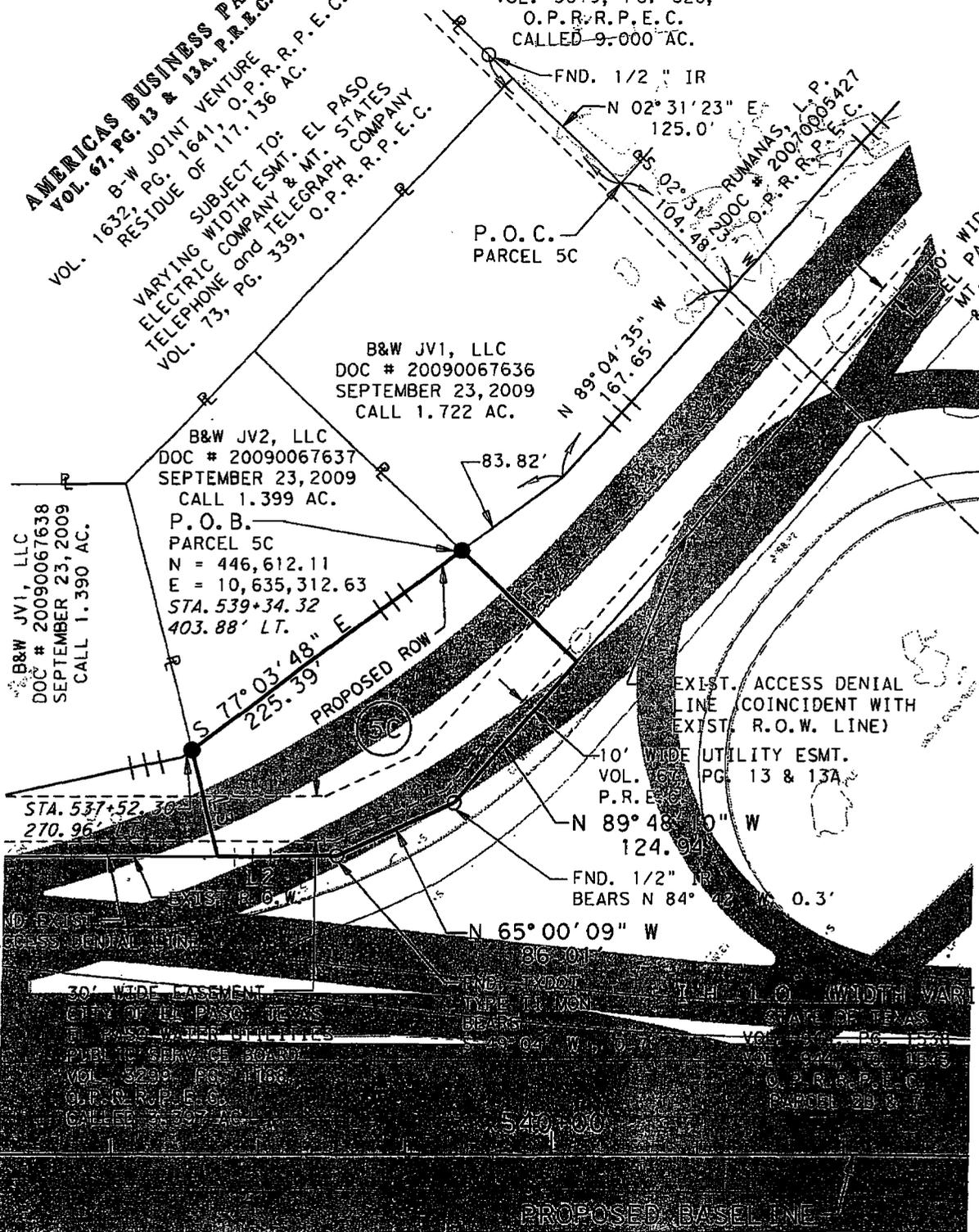
P.O.C.
PARCEL 5C

B&W JV1, LLC
DOC # 20090067636
SEPTEMBER 23, 2009
CALL 1.722 AC.

B&W JV2, LLC
DOC # 20090067637
SEPTEMBER 23, 2009
CALL 1.399 AC.
P.O.B.
PARCEL 5C
N = 446,612.11
E = 10,635,312.63
STA. 539+34.32
403.88' LT.

B&W JV1, LLC
DOC # 20090067638
SEPTEMBER 23, 2009
CALL 1.390 AC.

EL PASO WIDE ESMT.
MT. STATES ELECTRIC CO. &
TELEGRAPH COMPANY
VOL. 73, PG. 339
O.P.R.R.P.E.C.



LINE TABLE		
NO.	BEARING	DIST.
L1	S 02° 31' 23" W	108.59'
L2	N 40° 55' 33" W	82.06'
L3	N 34° 45' 59" E	73.23'

PARCEL 5C
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
B&W JV2, LLC
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 5D, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: B&W JV1, LLC

Property Description for Parcel 5D

Being 23,108 square feet or 0.5305 acres of land out of the O. A. Danielson Survey, Number 314, City of El Paso, El Paso County, Texas, being out of a 1.722 acre tract described in deed to B&W JV1, LLC recorded in Document Number 20090067636 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.) located within the Americas Business Park, a subdivision recorded in Volume 67, Page 13 and 13A of the Plat Records of El Paso County (P.R.E.C.) said 23,108 square feet or 0.5305 acres of land being more particularly described as follows:

COMMENCING at the common corner of said B&W JV1, LLC tract, a called 9.000 acre tract as described in deed to Mullen Family Limited Partnership as recorded in Volume 3679, Page 828 of said O.P.R.R.P.E.C. and those lands as described in deed to Rumanas, L.P. as recorded in Document Number 20070005427, of said O.P.R.R.P.E.C., being on the easterly line of said Americas Business Park and said O. A. Danielson Survey, Number 314, City of El Paso, El Paso County, Texas, from which a found 1/2-inch iron rod bears North 02 degrees 31 minutes 23 seconds East, a distance of 125.00 feet;

THENCE South 02 degrees 31 minutes 23 seconds West, along the common line of said B&W JV1, LLC tract and said Rumanas, L.P. tract, a distance of 104.48 feet to a 5/8-inch iron rod with plastic cap set on the proposed northwesterly right-of-way line of Interstate Highway 10 (width varies), at 578.20 feet left of IH 10 Proposed Baseline Station 541+13.87 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE South 02 degrees 31 minutes 23 seconds West, continuing along the line common to said B&W JV1, LLC tract and said Rumanas, L.P. tract, a distance of 87.96 feet to a 5/8-inch iron rod in concrete found on the existing northeasterly right-of-way line of Loop 375 (width varies) designated as Parcel 2B, as described in deed to State of Texas recorded in Volume 944, Page 1538 and Volume 944, Page 1543, O.P.R.R.P.E.C.;
- 2.) THENCE North 89 degrees 48 minutes 10 seconds West, along said existing northwesterly right-of-way line of Loop 375, a distance of 250.23 feet to the south common corner of said B&W JV1, LLC tract and a 1.399 acre tract described in deed to B&W JV2, LLC recorded in Document Number 20090067637 of said O.P.R.R.P.E.C.;
- 3.) THENCE North 02 degrees 31 minutes 23 seconds East, along the common boundary line of said B&W JV1, LLC and B&W JV2, LLC tracts, a distance of 108.59 feet to a 5/8-inch iron rod with plastic cap set on the proposed right-of-way line of IH 10, and proposed Access Denial Line, at 403.88 feet left of IH 10 Proposed Baseline Station 539+34.32;

Parcel 5D, Page 2 of 4

- 4.) THENCE South 77 degrees 03 minutes 48 seconds East, continuing along said proposed northwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 83.82 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for an angle point and the end of said proposed access denial line, at 453.31 feet left of IH 10 Proposed Baseline Station 540+02.02;
- 5.) THENCE South 89 degrees 04 minutes 35 seconds East, continuing along said proposed northwesterly right-of-way line of IH 10, passing at 83.32 feet a 5/8-inch iron rod with plastic cap set for the end of said proposed Access Denial Line, in all a distance of 167.65 feet to the POINT OF BEGINNING and containing 23,108 square feet or 0.5305 acres of land.

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

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

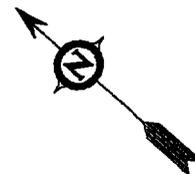
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



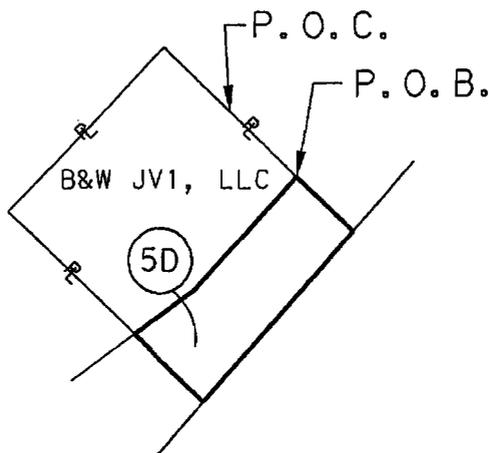
Date: 15 day of January 2010

A handwritten signature in black ink, appearing to read "Scott M. Fertak".

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



N. T. S.



LEGEND

EXIST. ROW LINE	-----
PROP. ROW LINE	-----
PROPERTY LINE	-----
COUNTY LINE	-----
PROPOSED ACCESS DENIAL LINE	----- III
EXISTING ACCESS DENIAL LINE	----- III
SURVEY LINE	-----
FENCE	----- x
CITY LIMITS	-----
P. R. E. C. - PLAT RECORDS EL PASO COUNTY	
D. R. E. C. - DEED RECORDS EL PASO COUNTY	
O. P. R. P. E. C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	■
PROPERTY CORNER FOUND AS NOTED.	○
SET 3/8" I.R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	⊗

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
1.722	0.530		1.192

NOTES:

1. Deed research for this project was performed in November, 2005 and updated in May, 2008 & Nov. 2009.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 (Adj). based upon NGS stations X1118 (CE0141) and TX040A (AB6216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
3. Field work for this project was performed Nov. 2009.
4. This Right-of-way map was completed in Dec. 2009.
5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: DECEMBER 2009



[Signature]
SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257

PARCEL 5D
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
B&W JV1, LLC

IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: 1" = 100'



O.A. DANIELSON
SURVEY NO. 314

MULLEN FAMILY
LIMITED PARTNERSHIP
VOL. 3679, PG. 828,
O.P.R.R.P.E.C.
CALLED 9.000 AC.

AMERICAS BUSINESS PARK
VOL. 67, PG. 13 & 13A, P.R.E.C.
B-W JOINT VENTURE
VOL. 1632, PG. 1641, O.P.R.R.P.E.C.
RESIDUE OF 117.136 AC.

SUBJECT TO:
VARYING WIDTH ESMT. EL PASO
ELECTRIC COMPANY & MT. STATES
TELEPHONE and TELEGRAPH COMPANY
VOL. 73, PG. 339, O.P.R.R.P.E.C.

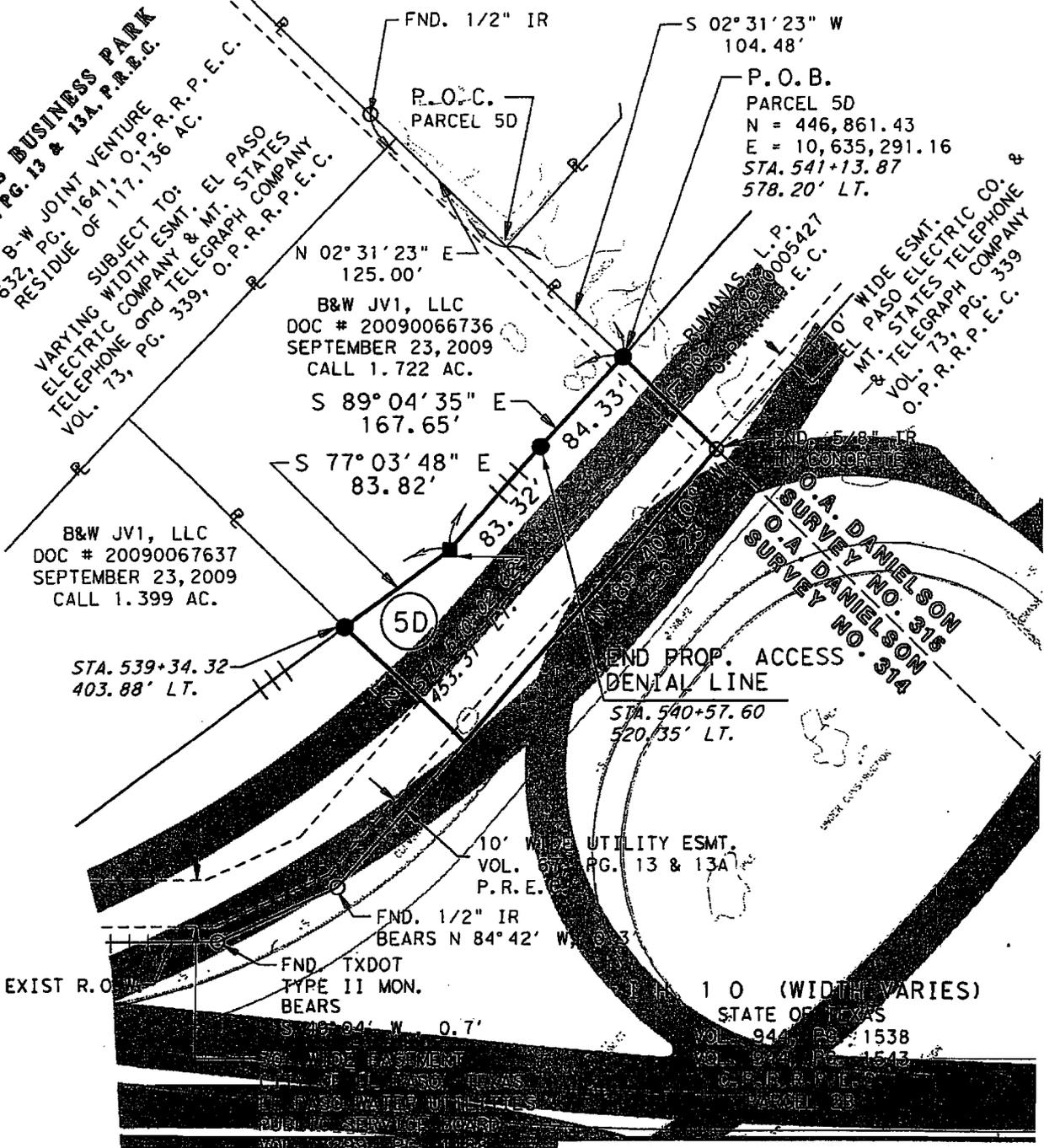
B&W JV1, LLC
DOC # 20090067637
SEPTEMBER 23, 2009
CALL 1.399 AC.

STA. 539+34.32
403.88' LT.

B&W JV1, LLC
DOC # 20090066736
SEPTEMBER 23, 2009
CALL 1.722 AC.

P.O.B.
PARCEL 5D
N = 446,861.43
E = 10,635,291.16
STA. 541+13.87
578.20' LT.

EL PASO ELECTRIC CO. &
TELEGRAPH COMPANY
VOL. 73, PG. 339
O.P.R.R.P.E.C.



EXIST R.O.

FND. TXDOT
TYPE II MON.
BEARS

S 89° 04' W 0.7'

56' WIDE EASEMENT
EL PASO, TEXAS
EL PASO WATER UTILITIES
PUBLIC SERVICE BOARD
VOL. 225, PG. 1183
O.P.R.R.P.E.C.
CALLED 3.397 AC.

END PROP. ACCESS
DENIAL LINE
STA. 540+57.60
520.35' LT.

10' (WIDTH VARIES)
STATE OF TEXAS
VOL. 94, PG. 1538
VOL. 94, PG. 1543
O.P.R.R.P.E.C.

LINE TABLE		
NO.	BEARING	DIST.
L1	S 02° 31' 23" W	87.96'
L2	N 02° 31' 23" E	108.59'

PARCEL 5D
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
B&W JV1, LLC

IH 10 EL PASO COUNTY
CSJ 2121-04-078

LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 20A, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: Ten East Partners, L.P.

Property Description for Parcel 20A

Being 33,371 square feet or 0.7661 acres of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas and Ysleta Grant, Block 56, City of El Paso, El Paso County, Texas, being out of Block 1, Lot 2, as shown on the map or plat of A & M Addition, a subdivision recorded in Volume 45, Page 10 of the Plat Records of El Paso County (P.R.E.C.) and being out of a called 1.046 acre tract as described in deed to Ten East Partners, L.P., as recorded in Document Number 20090076948 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 33,371 square feet or 0.7661 acres of land being more particularly described as follows:

COMMENCING at a El Paso city monument found in the centerline of A & M Circle (90 feet wide as shown on the map or plat of said A & M Addition);

THENCE North 48 degrees 44 minutes 52 seconds East, along the centerline of said A & M Circle, a distance of 378.51 feet to a point;

THENCE North 40 degrees 55 minutes 33 seconds West, departing said centerline, at a distance of 45.00 feet pass the existing northwesterly right-of-way line of said A & M Circle, continuing along the northerly line of the residue of a tract of land as described in deed to Cinco Properties, L.P. as recorded in Document Number 20070005428, O.P.R.R.P.E.C., for a total distance of 515.14 feet to the common southerly corner of said Ten East Partners, L.P. tract and a 1.102 acre tract as described in deed to Zaradieter Partners, L.P. recorded in Document Number 20090076947, O.P.R.R.P.E.C.;

THENCE North 04 degrees 31 minutes 56 seconds East, with the line common to said Ten East Partners, L.P. and Zaradieter Partners L.P. tracts, a distance of 69.76 feet, to a 5/8-inch iron rod with plastic cap set on the proposed southwesterly right-of-way line of Interstate Highway 10 (IH 10) and on the proposed Access Denial Line, at 338.33 feet right of IH 10 Proposed Baseline Station 553+67.02 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE North 76 degrees 47 minutes 32 seconds West, continuing along said proposed southwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 24.01 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for an angle point, at 352.40 feet right of IH 10 Proposed Baseline Station 553+47.56;
- 2.) THENCE North 89 degrees 53 minutes 35 seconds West, continuing along said proposed southwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 142.43 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for an angle point, at 459.84 feet right of IH 10 Proposed Baseline Station 552+54.05;
- 3.) THENCE South 01 degrees 29 minutes 43 seconds West, continuing along said proposed southwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 74.51 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for an angle point, at 510.11 feet right of IH 10 Proposed Baseline Station 553+09.05;

Parcel 20A, Page 2 of 4

- 4.) THENCE North 89 degrees 42 minutes 48 seconds West, continuing along said proposed southwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 70.30 feet to a 5/8-inch iron rod with plastic cap set on the line common to the westerly line of said Block 1, Lot 2 and Block 1, Lot 1 of said A & M Addition, and an easterly line of a called 7.862 acre tract as described in deed to Ivey Partners Ltd., recorded in Volume 2413, Page 24, O.P.R.R.P.E.C., at 562.99 feet right of IH 10 Proposed Baseline Station 552+62.74;
- 5.) THENCE North 18 degrees 41 minutes 30 seconds East, departing said proposed southwesterly right-of-way line of IH 10 and along the line common to said Lots 1 and 2, Block 1, A & M Addition, a distance of 235.10 feet to a point on the existing southeasterly right-of-way line of IH 10 (width varies), being a called 1.135 acre parcel designated Parcel 3, as described in deed to State of Texas recorded in Volume 51, Page 1010, O.P.R.R.P.E.C.;
- 6.) THENCE North 89 degrees 45 minutes 38 seconds East, along said existing southeasterly right-of-way line of IH 10, a distance of 175.00 feet to a point at the common northerly corner of said Ten East Partners and Zaradieter Partners tracts;
- 7.) THENCE South 04 degrees 31 minutes 56 seconds West, along the common line of said Ten East Partners and Zaradieter and tracts, a distance of 155.54 feet to the POINT OF BEGINNING and containing 33,371 square feet or 0.7661 acres of land.

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

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

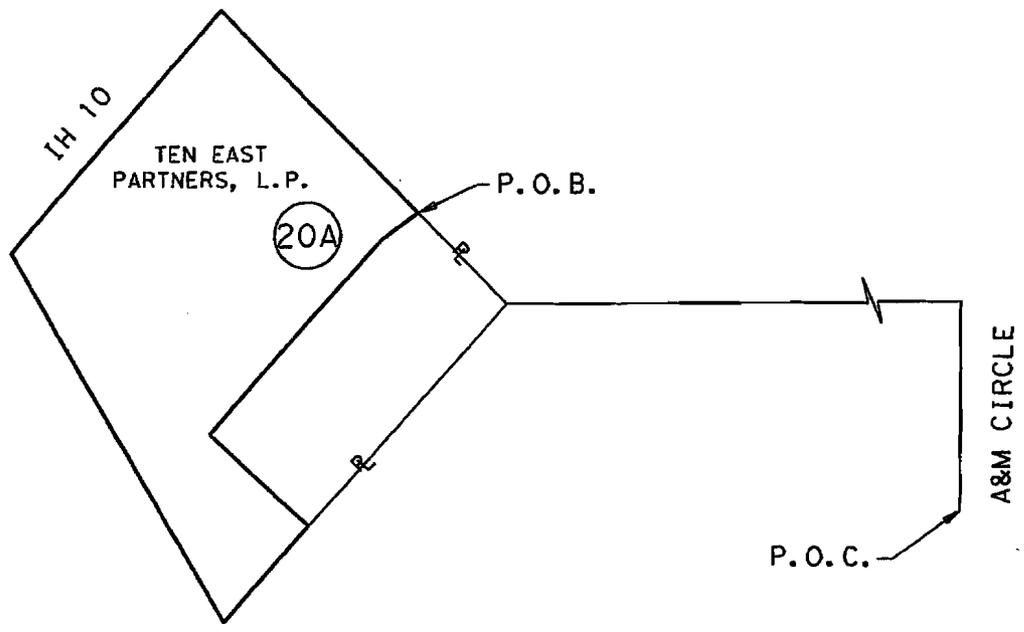
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 21 day of January, 2010

A handwritten signature in black ink, appearing to read "Scott M. Fertak".

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



LEGEND

EXIST. ROW LINE	—————
PROP. ROW LINE	-----
PROPERTY LINE	————— P
COUNTY LINE	—————
PROPOSED ACCESS DENIAL LINE	————— III
EXISTING ACCESS DENIAL LINE	————— III
SURVEY LINE	—————
FENCE	————— x x
CITY LIMITS	—————
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	■
PROPERTY CORNER FOUND AS NOTED.	○
SET 3/8" I.R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	⊗

AREA TABLE (ACRES)			
EXISTING CALC.	TAKING	REMAINDER	
		LEFT	RIGHT
1.0464	0.7661		0.2803

NOTES:

1. Deed research for this project was performed in November, 2005 and updated in May, 2008 & Nov. 2009.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 (Adj)). based upon NGS stations X1118 (CE0141) and TX040A (AB6216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
3. Field work for this project was performed Nov. 2009.
4. This Right-of-way map was completed in Dec. 2009.
5. Survey line locations are approximate.

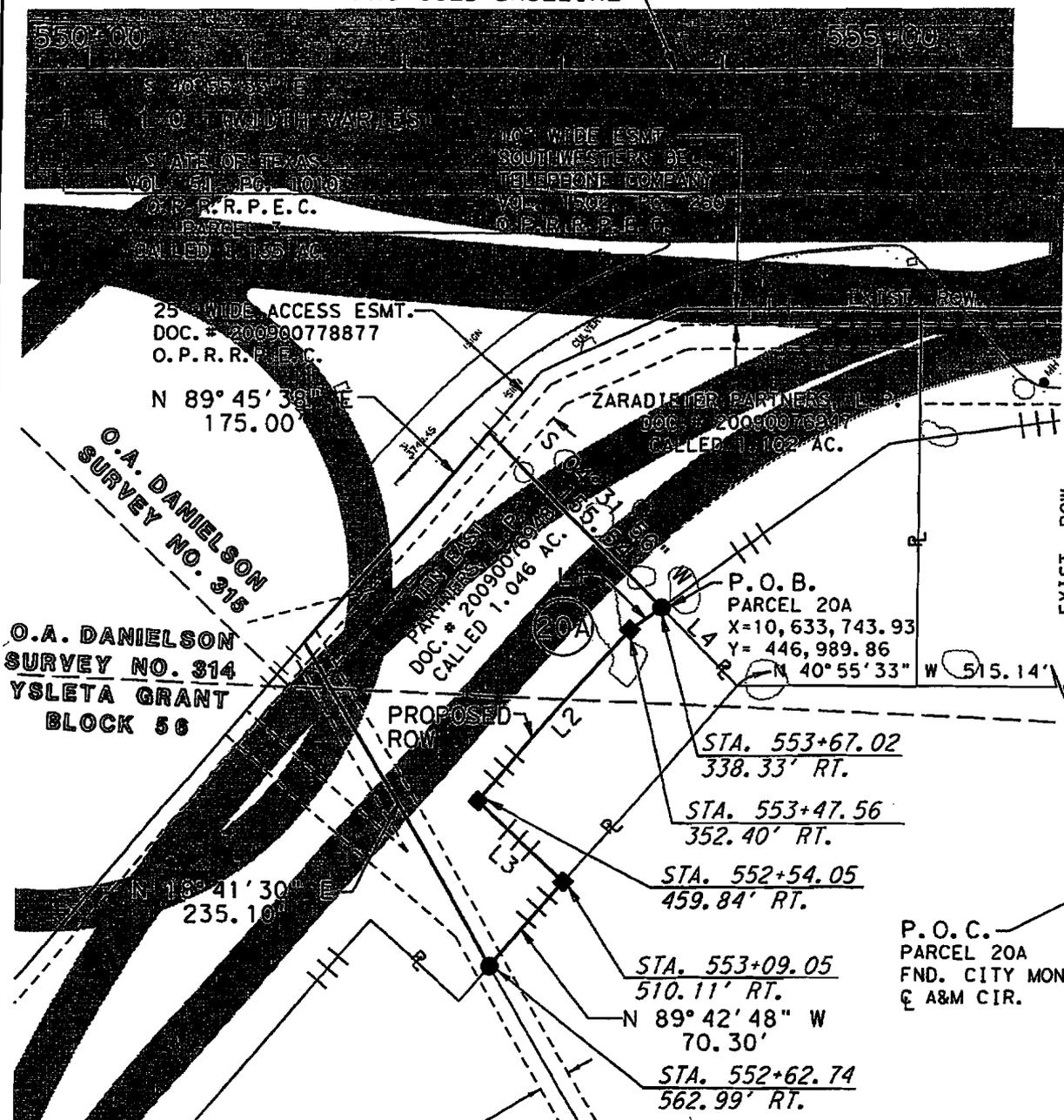
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: JANUARY 2010



[Signature] 21 JAN 2010
SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257

PARCEL 20A
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
TEN EAST PARTNERS, L.P.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: N. T. S.

PROPOSED BASELINE



IVEY PARTNERS, LTD.
VOL. 2413, PG. 24,
O.P.R.R.P.E.C.
CALLED 7.862 AC.

B L O C K 1
LOT 1

CINCO PROPERTIES, L.P.
DOC #20070005428
O.P.R.R.P.E.C.

A & M ADDITION
VOL. 45, PG. 10, P.R.E.C.
B L O C K 1
LOT 2

LINE TABLE		
NO.	BEARING	DIST.
L1	N 76° 47' 32" W	24.01'
L2	N 89° 53' 35" W	142.43'
L3	S 01° 29' 43" W	74.51'
L4	N 04° 31' 56" E	69.76'

PARCEL 20A
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
TEN EAST PARTNERS, L.P.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 20B, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: Zaradieter Partners, L.P.

Property Description for Parcel 20B

Being 32,079 square feet or 0.7364 acres of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas, being out of Block 1, Lot 2, as shown on the map or plat of A&M Addition, a subdivision recorded in Volume 45, Page 10 of the Plat Records of El Paso County (P.R.E.C.) and being out of a called 1.102 acre tract as described in deed to Zaradieter Partners, L.P., as recorded in Document Number 20090076947 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 32,079 square feet or 0.7364 acres of land being more particularly described as follows:

COMMENCING at a El Paso city monument found in the centerline of A & M Circle (90 feet wide as shown on the map or plat of said A & M Addition);

THENCE North 48 degrees 44 minutes 52 seconds East, along the centerline of said A & M Circle, a distance of 378.51 feet to a point for corner;

THENCE North 40 degrees 55 minutes 33 seconds West, departing said centerline, at a distance of 45.00 feet pass the existing northwesterly right-of-way line of said A & M Circle, continuing along the northerly line of the residue of a tract of land as described in deed to Cinco Properties, L.P. as recorded in Document Number 20070005428, O.P.R.R.P.E.C., for a total distance of 515.14 feet to the common southerly corner of said Zaradieter Partners, L.P. tract and a 1.046 acre tract as described in deed to Ten East Partners, L.P. recorded in Document Number 20090076948, O.P.R.R.P.E.C.;

THENCE North 04 degrees 31 minutes 56 seconds East, with the line common to said Zaradieter and Ten East Partners tracts, a distance of 69.76 feet, to a 5/8-inch iron rod with plastic cap set on the proposed southwesterly right-of-way line of Interstate Highway 10 (IH 10) and on the proposed Access Denial Line, at 338.33 feet right of IH 10 Proposed Baseline Station 553+67.02 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE North 04 degrees 31 minutes 56 seconds East, continuing with the common line of said Zaradieter and Ten East Partners tracts, a distance of 155.54 feet, to a point at the most northerly common corner of said tracts and on the existing southeasterly right-of-way line of IH 10 (width varies), being a called 1.135 acre parcel designated as Parcel 3 and a called 16.252 acre parcel designated as Parcel 3, as described in deed to State of Texas recorded in Volume 51, Page 1010, O.P.R.R.P.E.C.;
- 2.) THENCE North 89 degrees 45 minutes 38 seconds East, along said existing southeasterly right-of-way line of IH 10, a distance of 50.72 feet to a point, for an angle point;
- 3.) THENCE South 65 degrees 43 minutes 50 seconds East, along said existing southeasterly right-of-way line of said IH 10, a distance of 92.99 feet to a point for a point of intersection with the existing southwesterly of said IH 10 for an angle point;

Parcel 20B, Page 2 of 4

- 4.) THENCE South 40 degrees 55 minutes 33 seconds East, along said existing southwesterly right-of-way line of IH 10, a distance of 153.91 feet to a point at the northeasterly common corner of said Zaradieter tract and a 0.974 acre tract as described in deed to Ten East Partners, L.P., as recorded in Document Number 20090076945 of the O.P.R.R.P.E.C.;
- 5.) THENCE South 49 degrees 04 minutes 27 seconds West, along the common line of said Zaradieter and Ten East Partners tracts, a distance of 82.23 feet, to a 5/8-inch iron rod with plastic cap set on the proposed southwesterly right-of-way line of Interstate Highway 10 (IH 10) being on the proposed Access Denial Line, at 232.23 feet right of IH 10 Proposed Baseline Station 555+29.31;
- 6.) THENCE North 48 degrees 49 minutes 28 seconds West, along said proposed southwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 19.41 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for an angle point, at 234.90 feet right of IH 10 Proposed Baseline Station 555+10.08;
- 7.) THENCE North 76 degrees 47 minutes 32 seconds West, continuing along said proposed southwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 176.54 feet to the POINT OF BEGINNING and containing 32,079 square feet or 0.7364 acres of land.

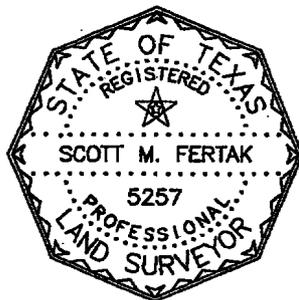
This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

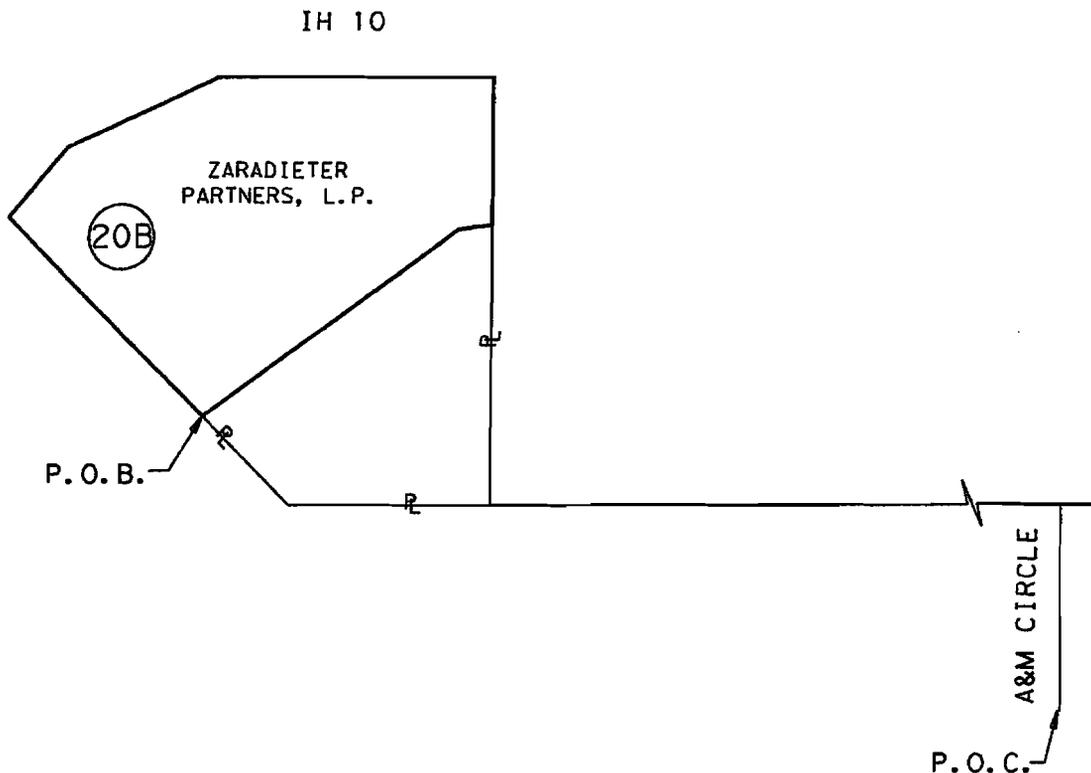
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 21 day of January, 2010


Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



LEGEND

EXIST. ROW LINE	-----
PROP. ROW LINE	-----
PROPERTY LINE	—P—
COUNTY LINE	-----
PROPOSED ACCESS DENIAL LINE	—III—
EXISTING ACCESS DENIAL LINE	—III—
SURVEY LINE	—x—x—
FENCE	—x—x—
CITY LIMITS	-----
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	○
PROPERTY CORNER FOUND AS NOTED.	●
SET 5/8" I.R. W/PLASTIC CAP UNLESS NOTED.	⊗
PARCEL NUMBER	⊛

AREA TABLE (ACRES)

EXISTING CALC.	TAKING	REMAINDER	
		LEFT	RIGHT
1.1098	0.7364		0.3734

NOTES:

1. Deed research for this project was performed in November, 2005 and updated in May, 2008 & Nov. 2009.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 Adj). based upon NGS stations X1118 (CE0141) and TX040A (A86216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
3. Field work for this project was performed Nov. 2009.
4. This Right-of-way map was completed in Dec. 2009.
5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: JANUARY 2010

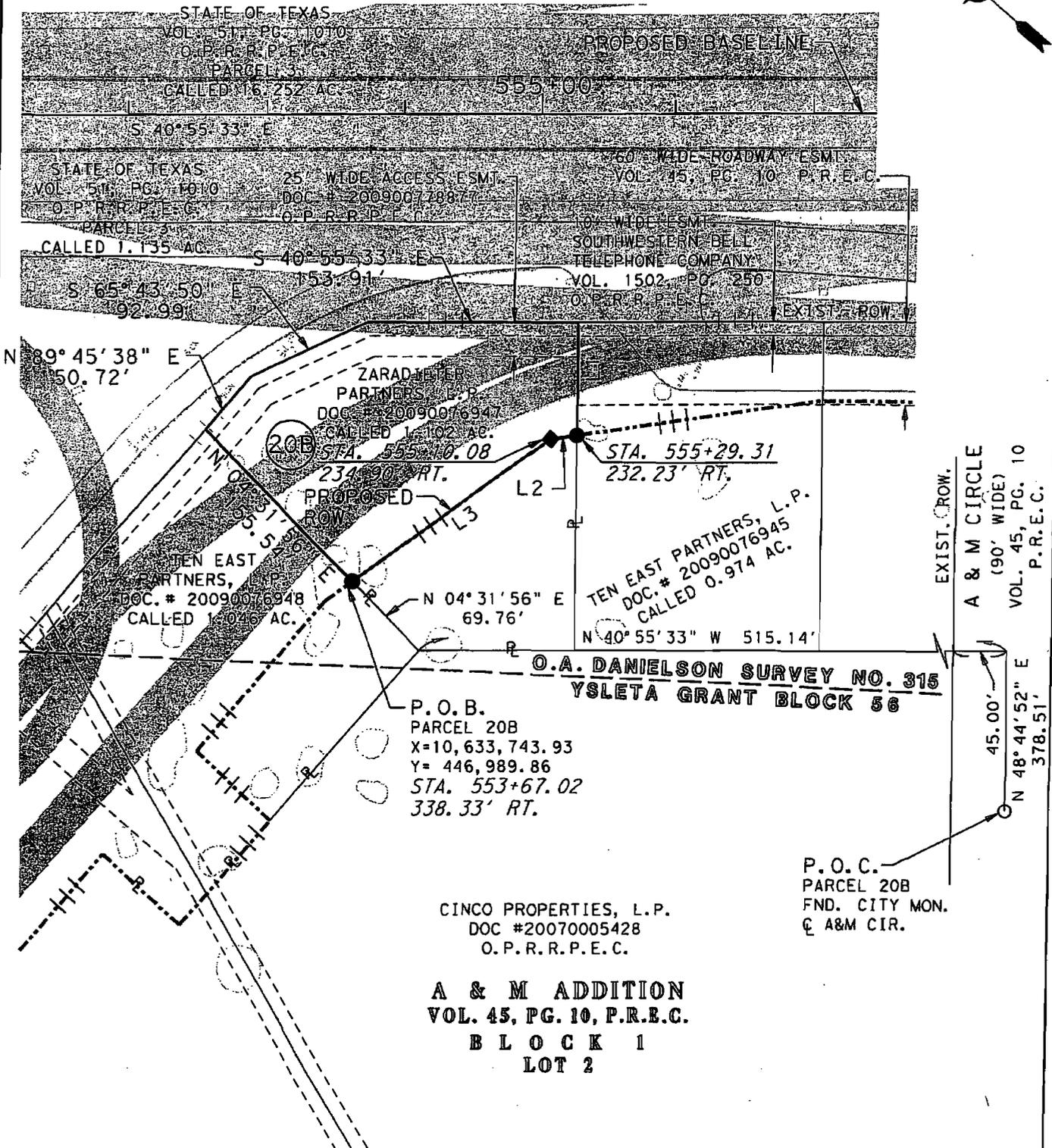


Scott M. Fertak
SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257

**PARCEL 20B
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ZARADIETER PARTNERS, L.P.**

IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: N.T.S.

I H 1 0 (WIDTH VARIES)



P. O. B.
PARCEL 20B
X=10,633,743.93
Y= 446,989.86
STA. 553+67.02
338.33' RT.

CINCO PROPERTIES, L.P.
DOC #20070005428
O.P.R.R.P.E.C.

A & M ADDITION
VOL. 45, PG. 10, P.R.E.C.
B L O C K 1
LOT 2

P. O. C.
PARCEL 20B
FND. CITY MON.
C A&M CIR.

EXIST. ROW.
A & M CIRCLE
(90' WIDE)
VOL. 45, PG. 10
P.R.E.C.
45.00'
N 48° 44' 52" E
378.51'

LINE TABLE		
NO.	BEARING	DIST.
L1	S 49° 04' 27" W	82.23'
L2	N 48° 49' 28" W	19.41'
L3	N 76° 47' 32" W	176.54'

PARCEL 20B
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ZARADIETER PARTNERS, L.P.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 20C, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: Ten East Partners, L.P.

Property Description for Parcel 20C

Being 12,586 square feet or 0.2890 acres of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas, being out of Block 1, Lot 2, as shown on the map or plat of A & M Addition, a subdivision recorded in Volume 45, Page 10 of the Plat Records of El Paso County (P.R.E.C.) and being out of a called 0.974 acre tract as described in deed to Ten East Partners, L.P., as recorded in Document Number 20090076945 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 12,586 square feet or 0.2890 acres of land being more particularly described as follows:

COMMENCING at a El Paso city monument found in the centerline of A & M Circle (90 feet wide as shown on the map or plat of said A & M Addition);

THENCE North 48 degrees 44 minutes 52 seconds East, along the centerline of said A & M Circle, a distance of 378.51 feet to a point for corner;

THENCE North 40 degrees 55 minutes 33 seconds West, departing said centerline, at a distance of 45.00 feet pass the existing northwesterly right-of-way line of said A & M Circle, continuing along the northerly line of the residue of a tract of land as described in deed to Cinco Properties, L.P. as recorded in Document Number 20070005428, O.P.R.R.P.E.C., for a total distance of 221.24 feet to the common southwest corner of said Ten East Partners, L.P tract and a 0.942 acre tract as described in deed to Zaradieter Partners, L.P. recorded in Document Number 20090076946, O.P.R.R.P.E.C.;

THENCE North 49 degrees 04 minutes 27 seconds East, with the line common to said Ten East Partners and Zaradieter tracts, a distance of 180.32 feet, to a 5/8-inch iron rod with plastic cap set on the proposed southwesterly right-of-way line of Interstate Highway 10 (IH 10) and on the proposed Access Denial Line, at 207.73 feet right of IH 10 Proposed Baseline Station 557+09.85 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE North 40 degrees 55 minutes 35 seconds West, along said proposed southwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 3.93 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for an angle point, at 207.73 feet right of IH 10 Proposed Baseline Station 557+06.01;
- 2.) THENCE North 48 degrees 49 minutes 28 seconds West, continuing along said proposed southwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 178.30 feet to a 5/8-inch iron rod with plastic cap set on a line common to said Ten East Partners, L.P tract and a 1.102 acre tract as described in deed to Zaradieter Partners, L.P. recorded in Document Number 20090076947, O.P.R.R.P.E.C., at 232.23 feet right of IH 10 Proposed Baseline Station 555+29.31;

Parcel 20C, Page 2 of 4

- 3.) THENCE North 49 degrees 04 minutes 27 seconds East, continuing with the common line of said Ten East Partners and Zaradieter tracts, a distance of 82.23 feet, to a point at the northeast common corner of said tracts and on the existing southeasterly right-of-way line of IH 10 (width varies), a called 16.252 acre parcel designated as Parcel 3, as described in deed to State of Texas recorded in Volume 51, Page 1010, O.P.R.R.P.E.C.;
- 4.) THENCE South 40 degrees 55 minutes 33 seconds East, along the existing southwesterly right-of-way line of IH 10, a distance of 180.54 feet to a point at the southeasterly common corner of said Ten East Partners tract and said 0.942 acre Zaradieter Partners tract;
- 5.) THENCE South 49 degrees 04 minutes 27 seconds West, with the common line of said Ten East Partners and Zaradieter tracts, a distance of 57.73 feet to the POINT OF BEGINNING and containing 12,586 square feet or 0.2890 acres of land.

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

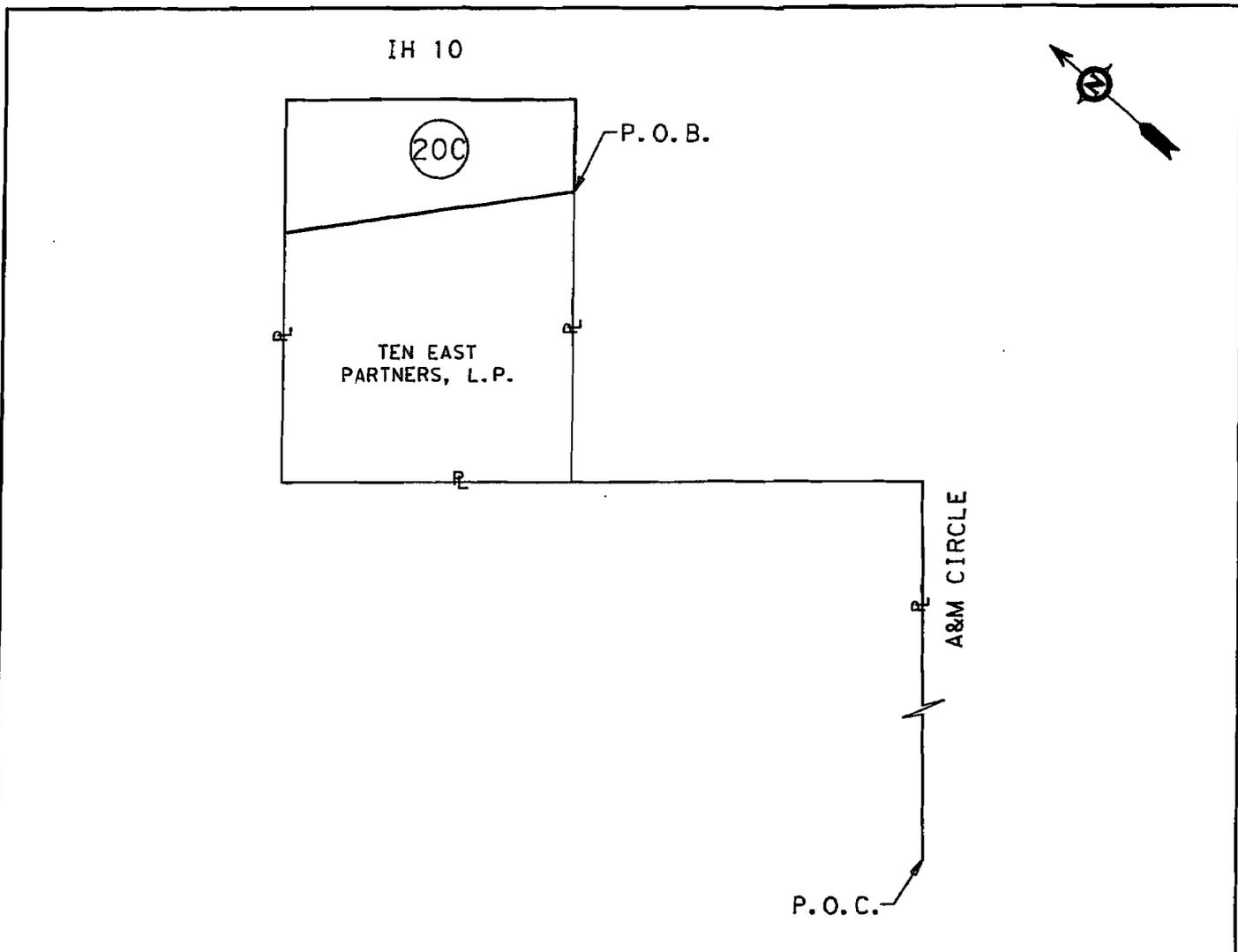
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 21 day of January, 2010


Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



LEGEND

EXIST. ROW LINE	----
PROP. ROW LINE	-----
PROPERTY LINE	—P—
COUNTY LINE	----
PROPOSED ACCESS DENIAL LINE	—III—
EXISTING ACCESS DENIAL LINE	—III—
SURVEY LINE	—x—x—
FENCE	—x—x—
CITY LIMITS	----
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. (4" BRASS DISK IN CONC.) UNLESS NOTED.	■
PROPERTY CORNER FOUND AS NOTED.	○
SET 3/8" I.R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	③

AREA TABLE (ACRES)

EXISTING CALC.	TAKING	REMAINDER	
		LEFT	RIGHT
0.9866	0.2890		0.6976

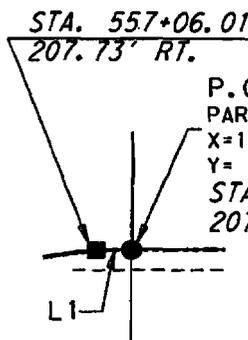
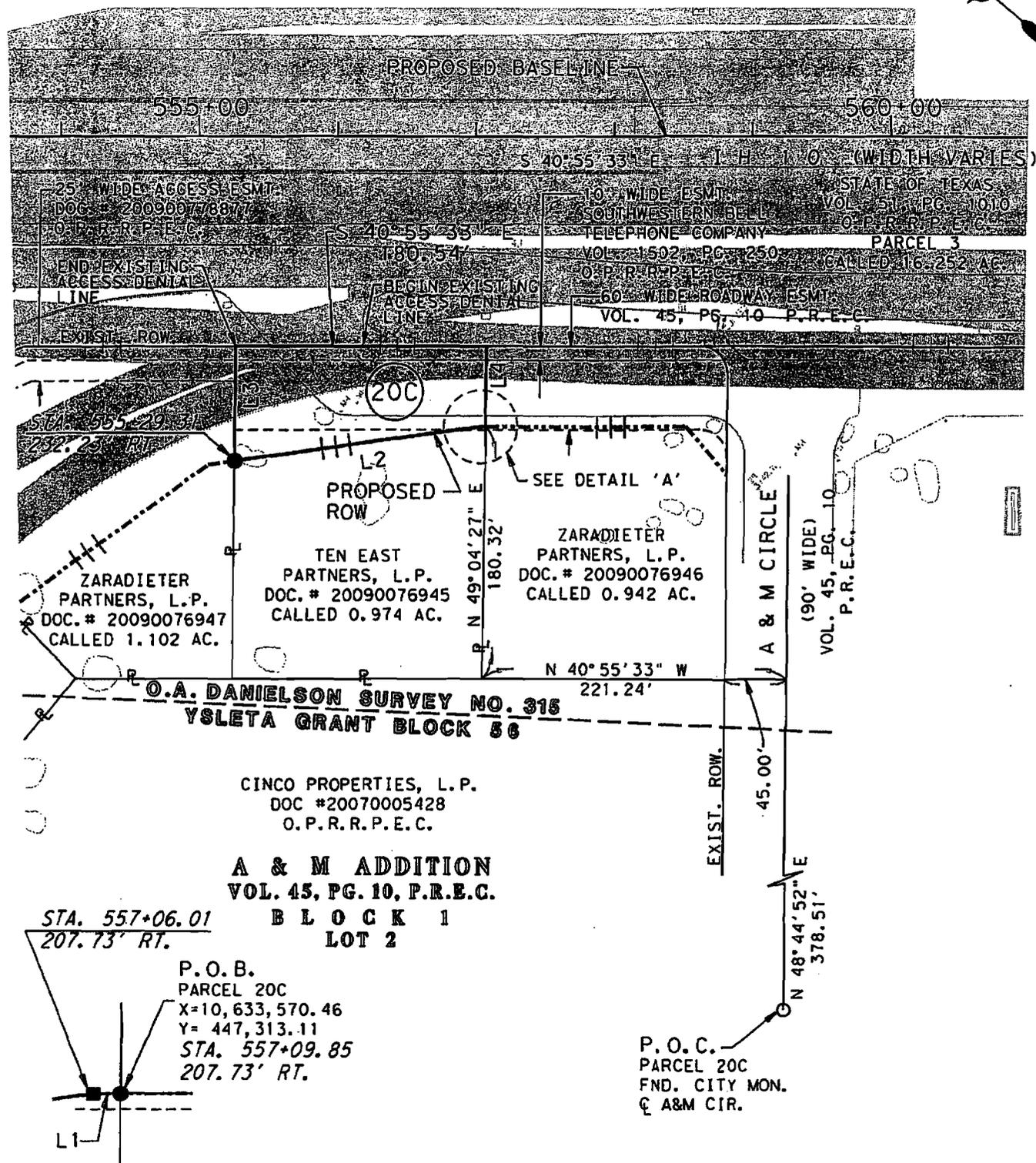
- NOTES:**
1. Deed research for this project was performed in November, 2005 and updated in May, 2008 & Nov. 2009.
 2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 (Adj)). based upon NGS stations X1118 (CE0141) and TX040A (AB6216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
 3. Field work for this project was performed Nov. 2009.
 4. This Right-of-way map was completed in Dec. 2009.
 5. Survey line locations are approximate.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: JANUARY 2010



Scott M. Fertak
21 JAN 2010
SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257

PARCEL 20C
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
TEN EAST PARTNERS, L.P.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4. SCALE: N.T.S.



DETAIL 'A'

LINE TABLE		
NO.	BEARING	DIST.
L1	N 40° 55' 35" W	3.93'
L2	N 48° 49' 28" W	178.30'
L3	N 49° 04' 27" E	82.23'
L4	S 49° 04' 27" W	57.73'

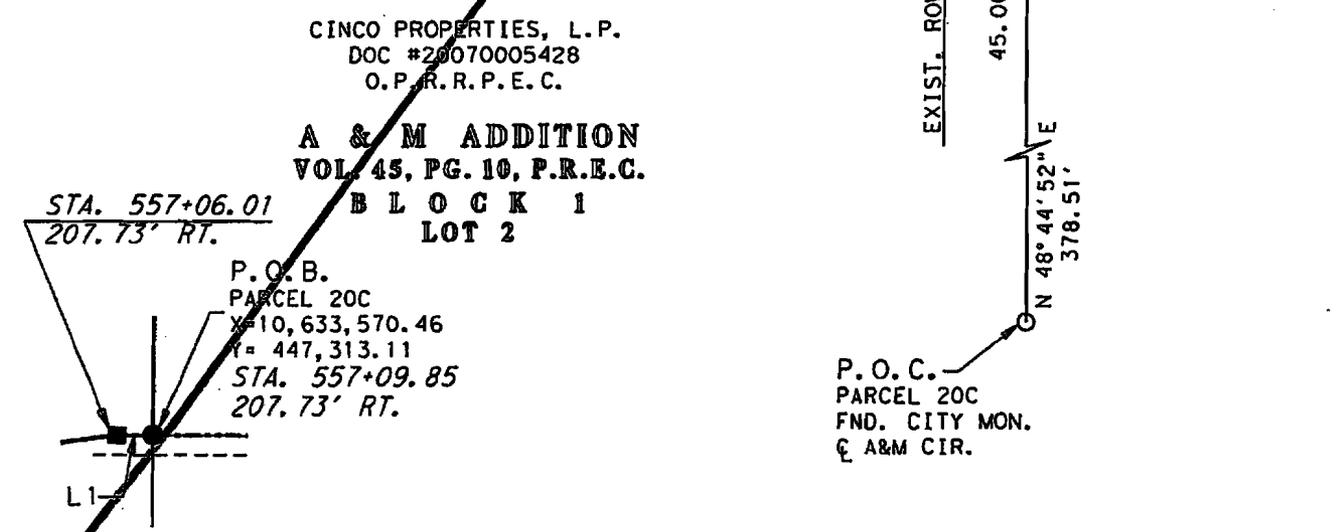
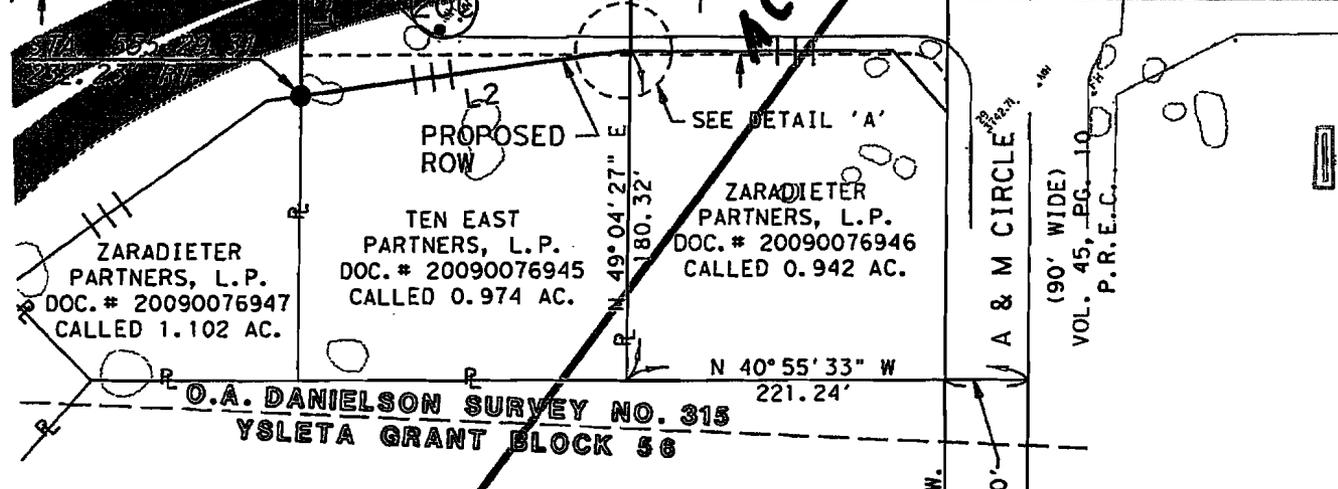
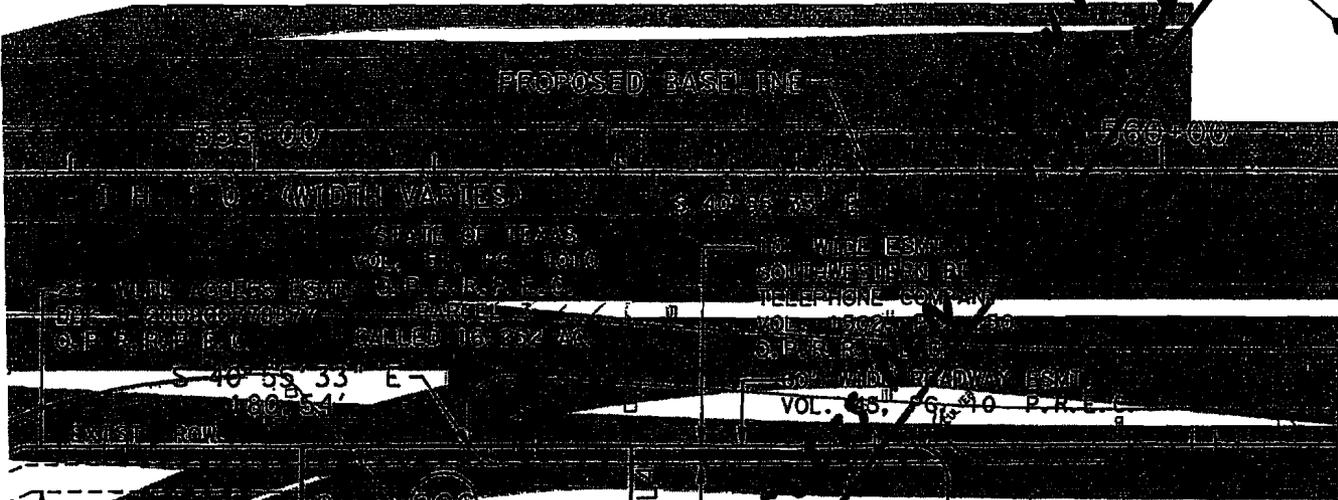
CINCO PROPERTIES, L.P.
DOC #20070005428
O. P. R. R. P. E. C.

A & M ADDITION
VOL. 45, PG. 10, P.R.E.C.
B L O C K 1
LOT 2

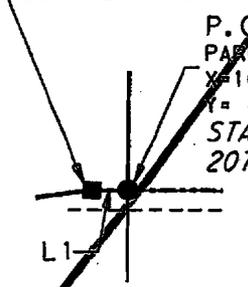
P. O. C.
PARCEL 20C
FND. CITY MON.
C A&M CIR.

PARCEL 20C
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
TEN EAST PARTNERS, L.P.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

**INCLUDES
PING**



STA. 557+06.01
207.73' RT.



P.O.B.
PARCEL 20C
X=10,633,570.46
Y=447,313.11
STA. 557+09.85
207.73' RT.

P.O.C.
PARCEL 20C
FND. CITY MON.
A & M CIR.

LINE TABLE		
NO.	BEARING	DIST.
L1	N 40° 55' 35" W	3.93'
L2	N 48° 49' 28" W	178.30'
L3	N 49° 04' 27" E	82.23'
L4	S 49° 04' 27" W	57.73'

**PARCEL 20C
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ZARADIETER PARTNERS, L.P.**

IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'

Parcel 20D, Page 1 of 4

HIGHWAY: IH 10 at Loop 375
LIMITS: From FM 659 (Zaragoza Blvd.) to Eastlake Blvd.
COUNTY: El Paso
ACCOUNT NO.:
ROW CSJ: 2121-04-078
OWNER: Zaradieter Partners, L.P.

Property Description for Parcel 20D

Being 10,544 square feet or 0.2421 acres of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas, being out of Block 1, Lot 2, as shown on the map or plat of A & M Addition, a subdivision recorded in Volume 45, Page 10 of the Plat Records of El Paso County (P.R.E.C.) and being out of a called 0.942 acre tract as described in deed to Zaradieter Partners, L.P. called Lot 4, as recorded in Document Number 20090076946 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 10,544 square feet or 0.2421 acres of land being more particularly described as follows:

COMMENCING at a El Paso city monument found in the centerline of A & M Circle (90 feet wide as shown on the map or plat of said A & M Addition);

THENCE North 48 degrees 44 minutes 52 seconds East, along the centerline of said A & M Circle, a distance of 378.51 feet to a point for corner;

THENCE North 40 degrees 55 minutes 33 seconds West, departing said centerline, at a distance of 45.00 feet pass the existing northwesterly right-of-way line of said A & M Circle, continuing along the northerly line of the residue of a tract of land as described in deed to Cinco Properties, L.P. as recorded in Document Number 20070005428, O.P.R.R.P.E.C., for a total distance of 221.24 feet to the common southwest corner of said Zaradieter, L.P. tract and a 0.974 acre tract as described in deed to Ten East Partners, L.P., as recorded in Document Number 20090076945, O.P.R.R.P.E.C.;

THENCE North 49 degrees 04 minutes 27 seconds East, with the line common to said Zaradieter and Ten East Partners tracts, a distance of 180.32 feet, to a 5/8-inch iron rod with plastic cap set on the proposed southwesterly right-of-way line of Interstate Highway 10 (IH 10) and on the proposed Access Denial Line, at 207.73 feet right of IH 10 Proposed Baseline Station 557+09.85 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE North 49 degrees 04 minutes 27 seconds East, continuing with the common line of said Zaradieter and Ten East Partners tracts, a distance of 57.73 feet, to a point at the northeast common corner of said tracts and on the existing southeasterly right-of-way line of IH 10 (width varies), being a called 16.252 acre parcel designated as Parcel No. 3, as described in deed to State of Texas recorded in Volume 51, Page 1010, O.P.R.R.P.E.C.;
- 2.) THENCE South 40 degrees 55 minutes 33 seconds East, along said existing southwesterly right-of-way line of IH 10, a distance of 155.00 feet to a point on said existing northwesterly right-of-way line of A & M Circle and being the beginning of a tangent curve to the right;
- 3.) THENCE in a southwesterly direction, continuing along said existing northwesterly right-of-way line of said A & M Circle and said curve to the right, having a radius of 20.00 feet, an

Parcel 20D, Page 2 of 4

arc length of 31.30 feet, a central angle of 89 degrees 40 minutes 25 seconds and a chord which bears South 03 degrees 54 minutes 39 seconds West, 28.20 feet to a point for the point of tangency;

- 4.) THENCE South 48 degrees 44 minutes 52 seconds West, continuing along said existing northwesterly right-of-way line of said A & M Circle, a distance of 72.59 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for a cut-back corner on the proposed southwesterly right-of-way line of Interstate Highway 10 (IH 10) being the beginning of proposed Access Denial Line, at 242.48 feet right of IH 10 Proposed Baseline Station 558+85.26;
- 5.) THENCE North 08 degrees 00 minutes 29 seconds East, along said proposed southwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 46.09 feet to a TxDOT Type II monument (4-inch brass disk set in concrete) set for an angle point, at 207.73 feet right of IH 10 Proposed Baseline Station 558+54.98;
- 6.) THENCE North 40 degrees 55 minutes 35 seconds West, continuing along said proposed southwesterly right-of-way line of IH 10 and said proposed Access Denial Line, a distance of 145.14 feet to the POINT OF BEGINNING and containing 10,544 square feet or 0.2421 acres of land.

This property description is accompanied by a parcel plat of even date.

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.

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

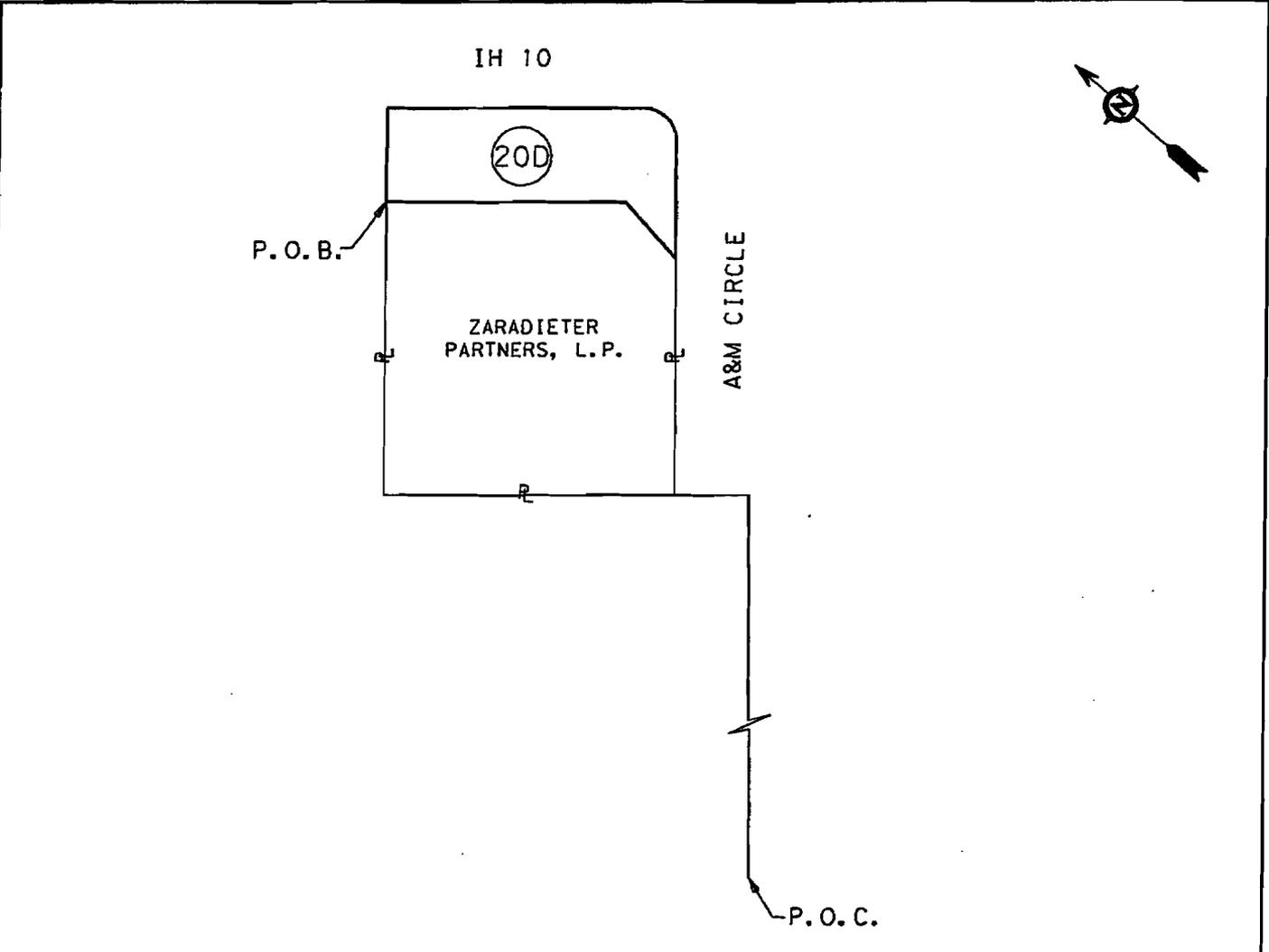
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 21 day of January, 2010

A handwritten signature in black ink, appearing to read "Scott M. Fertak".

Scott M. Fertak
Registered Professional Land Surveyor
No. 5257



LEGEND

EXIST. ROW LINE	---
PROP. ROW LINE	----
PROPERTY LINE	—P—
COUNTY LINE	---
PROPOSED ACCESS DENIAL LINE	—III—
EXISTING ACCESS DENIAL LINE	—III—
SURVEY LINE	—X—X—
FENCE	—X—X—
CITY LIMITS	---
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY	
SET TYPE II MONUMENT. 14" BRASS DISK	■
(IN CONC.) UNLESS NOTED.	
PROPERTY CORNER FOUND AS NOTED.	○
SET 3/8" I.R. W/PLASTIC CAP UNLESS NOTED.	●
PARCEL NUMBER	⊗

AREA TABLE (ACRES)

EXISTING CALC.	TAKING	REMAINDER	
		LEFT	RIGHT
0.9575	0.2421		0.7154

- NOTES:**
1. Deed research for this project was performed in November, 2005 and updated in May, 2008 & Nov. 2009.
 2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (1993 (Adj)), based upon NGS stations X1118 (CE0141) and TX040A (AB6216). All distances and coordinates shown are surface and may be converted to state plane by dividing by the surface adjustment factor of 1.00023100.
 3. Field work for this project was performed Nov. 2009.
 4. This Right-of-way map was completed in Dec. 2009.
 5. Survey line locations are approximate.

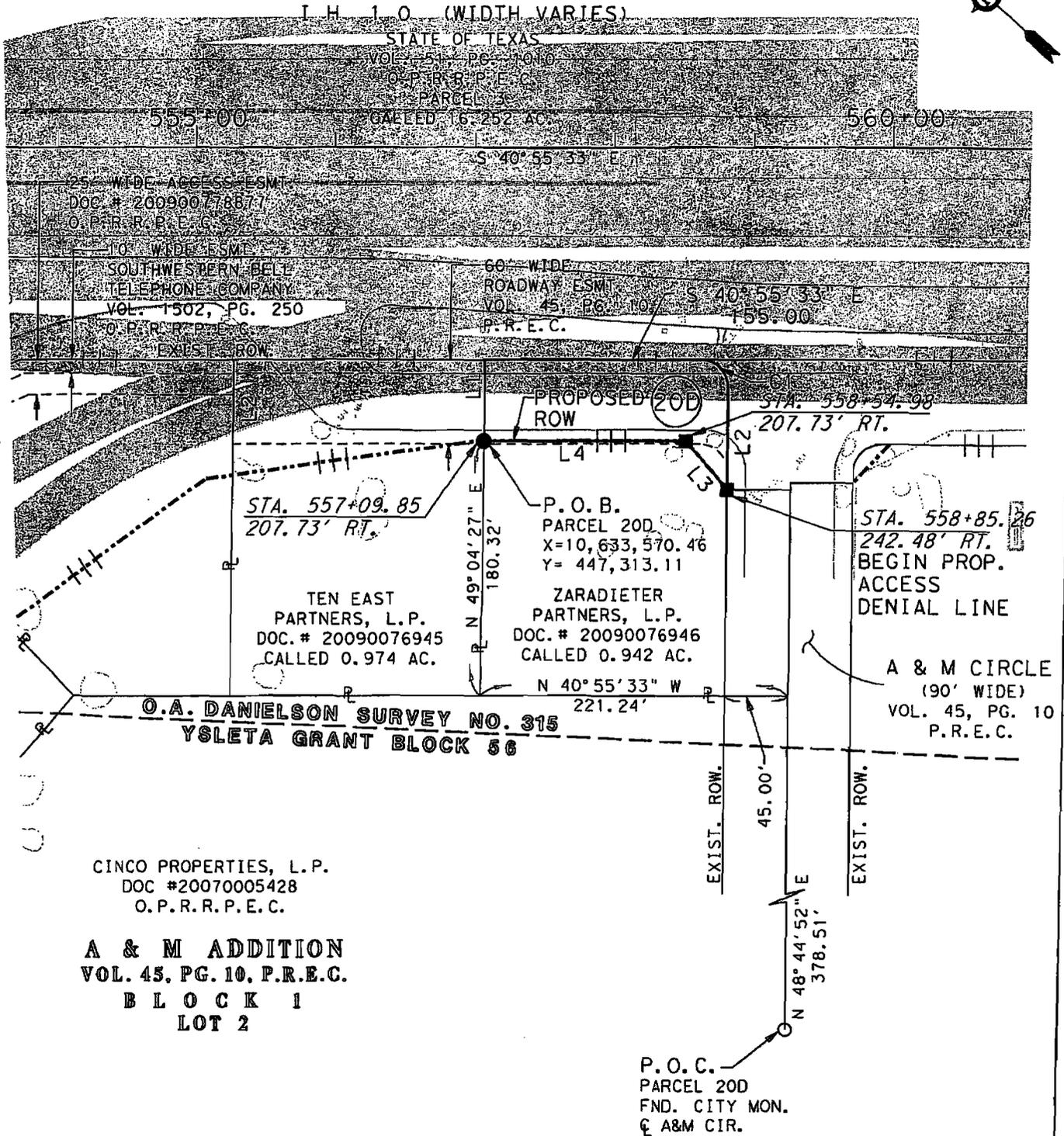
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
SURVEY DATE: JANUARY 2010



Scott M. Fertak
21 JAN 2010
SCOTT M. FERTAK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5257

**PARCEL 20D
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ZARADIETER PARTNERS, L.P.**

IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 3 OF 4 SCALE: N.T.S.



CINCO PROPERTIES, L.P.
DOC #20070005428
O.P.R.R.P.E.C.

A & M ADDITION
VOL. 45, PG. 10, P.R.E.C.
B L O C K 1
LOT 2

P.O.C.
PARCEL 20D
FND. CITY MON.
€ A&M CIR.

LINE TABLE		
NO.	BEARING	DIST.
L1	N 49° 04' 27" E	57.73'
L2	S 48° 44' 52" W	72.59'
L3	N 08° 00' 29" E	46.09'
L4	N 40° 55' 35" W	145.14'

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LEN
C1	20.00'	31.30'	89° 40' 25"	S 03° 54' 39" W	28.20'

PARCEL 20D
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ZARADIETER PARTNERS, L.P.
IH 10 EL PASO COUNTY
CSJ 2121-04-078
LANDTECH CONSULTANTS, INC. DEC., 2009
PAGE 4 OF 4 SCALE: 1" = 100'