

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 2

VARIOUS Districts

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

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

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 2 of 2

VARIOUS Districts

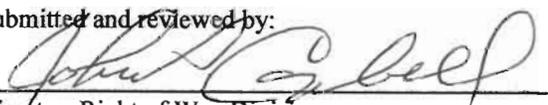
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Denton	FM 2181	4	2054-02-018	35
Denton	FM 2181	1	2054-02-018	97
Denton	FM 2181	3	2054-02-018	25
Denton	FM 2181	2	2054-02-018	14

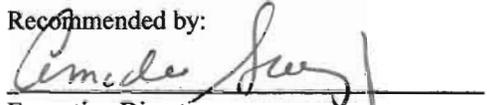
CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	IH 35	E	0015-06-082	46
Bell	IH 35	F	0015-06-082	66
Bell	IH 35	G	0015-06-082	59, 59AC
Bell	IH 35	D	0015-06-082	70
Bell	IH 35	H	0015-06-082	23
Bell	IH 35	S	0015-06-082	35
Denton	SH 114	A	0353-02-066	9
El Paso	IH 10	J	2121-04-078	13A
El Paso	IH 10	K	2121-04-078	13B
McLennan	IH 35	I	0014-08-082	31, 31AC
Shelby	SL 500	C	3315-01-017	2
Shelby	SL 500	B	3315-01-017	1
Tarrant	SH 114	P	0353-03-088	112
Tarrant	SH 114	N	0353-03-088	107
Tarrant	SH 114	R	0353-03-088	27
Tarrant	SH 114	O	0353-03-088	109
Tarrant	SH 114	L	0353-03-088	53
Tarrant	SH 114	M	0353-03-088	105
Tarrant	SH 121	Q	0364-01-132	52

Submitted and reviewed by:

  
 Director, Right of Way Division

Recommended by:

  
 Executive Director

**112316 JUN 24 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 97

BEING, 28 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 4, Block 1, of the Lake Bluff Estates, Phase 1, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet O, Page 298 of the Plat Records of Denton County, Texas, and being a portion a tract of land conveyed by deed to Robert W. Burd and wife, Kimberley W. Burd, as recorded in Document Number 2004-72958 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 28 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with cap stamped "HEI" at the northwest corner of said Lot 4;

THENCE, South 88 degrees 00 minutes 33 seconds East along the north line of said Lot 4, a distance of 61.36 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new southerly 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 7098003.27, and East 2404868.19;\*\*

- 1) THENCE, South 88 degrees 00 minutes 33 seconds East continuing along the north line of said Lot 4, a distance of 13.64 feet to a point for corner at the northeast corner of said Lot 4;
- 2) THENCE, South 01 degrees 59 minutes 27 seconds West along the east line of said Lot 4, a distance of 4.04 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new southerly 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 1,205.92 feet;\*\*
- 3) THENCE, departing the east line of said Lot 4 along the new southerly right-of-way line of Farm to Market Road 2181 along said curve to the right through a central angle of 00 degrees 40 minutes 34 seconds, an arc distance of 14.23 feet and being subtended by a chord bearing North 71 degrees 31 minutes 32 seconds West, a distance of 14.22 feet to the POINT OF BEGINNING and containing 28 square feet (0.0006 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.

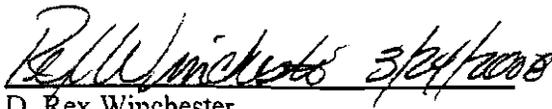
County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-018

Page 2 of 3  
Date: March 17, 2008

Description for Parcel 97

\*\* 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



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

Page 3 of 3

**F.M. 2181**

STATE OF TEXAS  
VOL. 499, PG. 424

**P.O.B. 97**  
No. 7098003.27  
E: 2404868.19

JAMES S. HARP  
VOL. 468, PG. 344  
D.R.D.C.T.

**P.O.C. 97**  
1/2" IRF  
W/"HEI" CAP

$\Delta=00'40.34"$   
 $IR=1205.92'$   
 $L=14.23'$   
 $CB=N71'31'32"W$   
 $CH=14.22'$

SANITARY  
SEWER EASEMENT  
VOL. 4890, PG. 1352

EXISTING  
20' SANITARY  
SEWER EASEMENT  
VOL. 4897, PG. 2819

ROBERT W. BURD  
AND WIFE,  
KIMBERLY W. BURD  
DOC.# 2004-72958  
D.R.D.C.T.

RAYMOND B. HENRY JR.  
DOC.# 2001-50239  
D.R.D.C.T.

CAB. O, PG. 298  
P.R.D.C.T.

LAKE BLUFF ESTATES  
PHASE 1

15' SANITARY  
SEWER EASEMENT  
VOL. 4890, PG. 1359

EASEMENT  
STATE OF TEXAS  
VOL. 498, PG. 439



**POST OAK TR.**

A PLAT OF A SURVEY  
OF PARCEL 97 FOR  
FARM TO MARKET ROAD 2181

A 28 SQ. FT. [0.0006 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

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

BASES OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4902). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A CORRECTION MADE USING A FACTOR OF 1.00015719. CALCULATIONS WERE MADE UTILIZING 928 OBSERVATIONS HOLDING NOS MONUMENTS DTD 8 (7RD ABAND) AND ANNOTATION MAP (7RD 623400) IN JUNE OF 1992. THE BEARING BASES DERIVED FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTR VMS NETWORK BY DO DEGREES DO MINUTES 19 SECONDS (DDMMSS) (EXAMPLE - PROJECT DARTON - NORTH 19 DEGREES 09 MINUTES 33 SECONDS WEST) = TADPOLE RTR - NORTH 12 DEGREES 09 MINUTES 17 SECONDS WEST.

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

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

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

Page 1 of 4  
Date: March 17, 2008

Description for Parcel 14

BEING, 1,412 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 Mike Leatherwood and wife, Molly Leatherwood, as recorded in Volume 1161, Page 241 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 1,412 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest corner of said Leatherwood tract, said corner being on the north right-of-way line of Leatherwood Road, a variable width right-of-way, (no recorded information found);

THENCE, South 89 degrees 18 minutes 41 seconds East along the south line of said Leatherwood tract, a distance of 206.13 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, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7100345.78, and East 2395747.53; \*\*

- 1) THENCE, North 42 degrees 24 minutes 00 seconds East along the new westerly right-of-way line of Farm to Market Road 2181, a distance of 19.96 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;\*\*
- 2) THENCE, North 05 degrees 53 minutes 20 seconds West continuing along the new westerly right-of-way line of Farm to Market Road 2181, a distance of 58.86 feet to a 5/8 inch iron rod set with TxDOT aluminum cap, and being the beginning of a curve to the right having a radius of 2,924.79 feet; \*\*
- 3) THENCE, continuing along the new westerly right-of-way line of Farm to Market Road 2181 in a northerly direction and along said curve to the right through a central angle of 01 degrees 42 minutes 58 seconds, an arc distance of 87.60 feet and being subtended by a chord bearing, North 05 degrees 01 minutes 51 seconds West, a distance of 87.60 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the north line of said Leatherwood tract;\*\*

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

Page 2 of 4  
Date: March 17, 2008

Description for Parcel 14

- 4) THENCE, departing the new westerly right-of-way line of Farm to Market Road 2181, North 86 degrees 53 minutes 09 seconds East along the north line of said Leatherwood tract, a distance of 9.46 feet to a point for corner at the northeast corner of said Leatherwood tract, and 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.), and being the beginning of a non-tangent curve to the left having a radius of 1,820.01 feet, from which a 1/2 inch iron rod found bears North 86 degrees 53 minutes 09 seconds East, a distance of 1.31 feet;
- 5) THENCE, in a southerly direction along the existing westerly right-of-way line of Farm to Market Road 2181, and along said curve to the left through a central angle of 05 degrees 06 minutes 01 seconds, an arc distance of 162.01 feet and being subtended by a chord bearing, South 04 degrees 59 minutes 54 seconds East, a distance of 161.96 feet to a point for corner at the southeast corner of said Leatherwood tract;
- 6) THENCE, departing the existing westerly right-of-way line of Farm to Market Road 2181, North 89 degree 18 minutes 41 seconds West along the south line of said Leatherwood tract, a distance of 23.30 feet to the POINT OF BEGINNING and containing 1,412 square feet (0.0324 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

Page 3 of 4  
Date: March 17, 2008

Description for Parcel 14

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



F.M. 2181

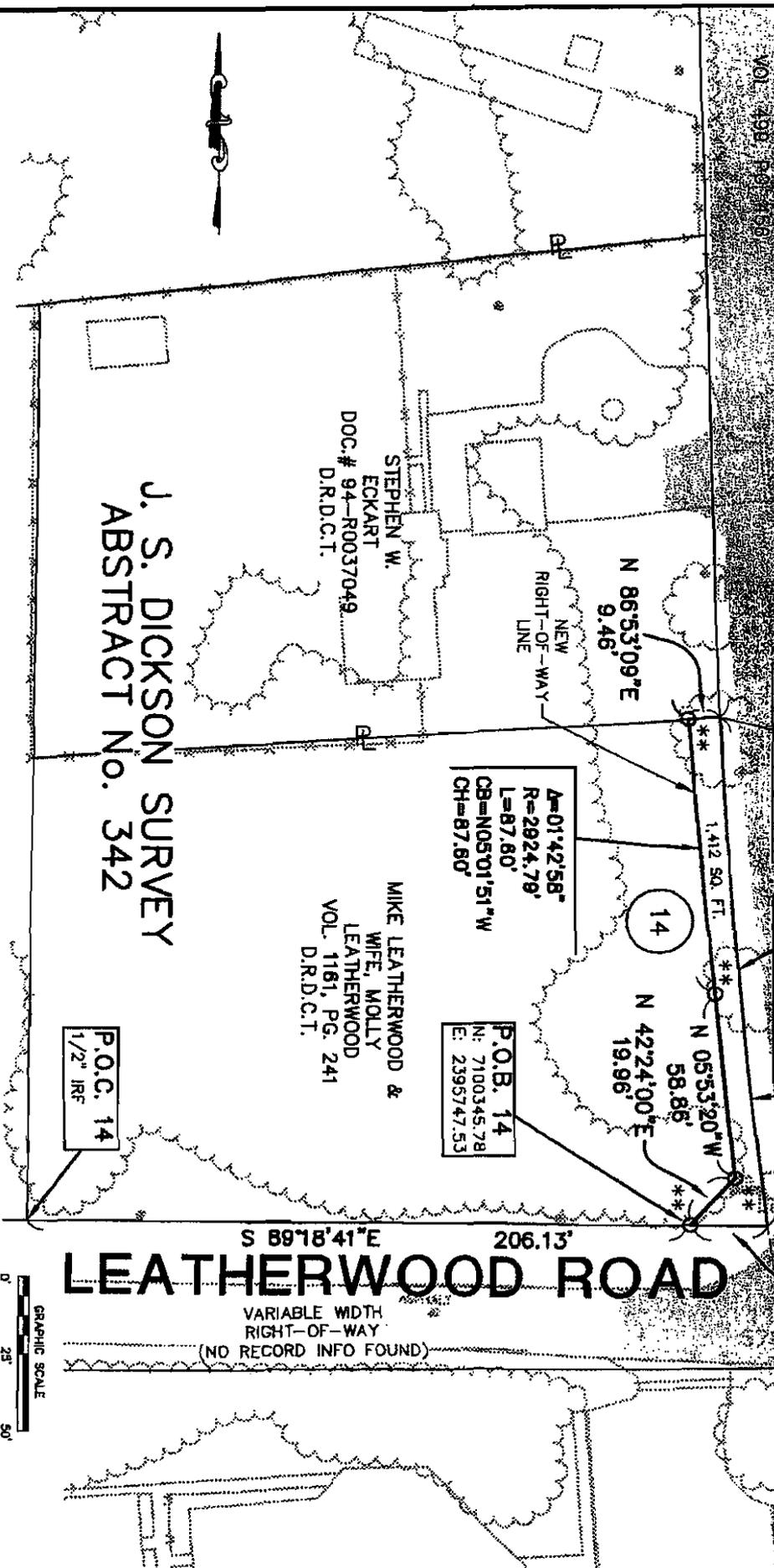
10260+00

1/2" IRF PLAN

05/29/01  
R=1820.01  
L=182.01  
C9=604.591545 E  
CH=151.98

05/29/01  
R=1820.01  
L=182.01  
C9=604.591545 E  
CH=151.98

STATE OF TEXAS  
VOL. 498, PG. 1580



J. S. DICKSON SURVEY  
ABSTRACT NO. 342

A PLAT OF A SURVEY  
OF PARCEL 14 FOR  
FARM TO MARKET ROAD 2181  
A 1,412 SQ. FT., [0.0324 AC.]  
TRACT OF LAND IN THE  
J. S. DICKSON SURVEY  
ABSTRACT NO. 342  
CITY OF 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
  - D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
  - P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
  - IRF = IRON ROD FOUND
  - O = TADPOLE AQUARIUM CAP SET ON TOP OF A 5/8"-HIGH IRON ROD UNLESS OTHERWISE NOTED
  - BD = TADPOLE BRONZE DISK SET IN CONCRETE

**NOTE:** THIS MAP IS AN INTERVAL TADPOLE OCCUPANT. THE 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 IF 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.**

**STATE OF TEXAS, COUNTY OF DENTON, TEXAS**

**DATE: 03/17/2008**

**BY: [Signature]**

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 25

BEING, 1,891 square feet of land, more or less, in the A. E. Cannon Survey, Abstract No. 232, City of Denton, Denton County, Texas, and being a portion of Lot 1, Block 1, of the Jay-Mar Addition, an addition to the City of Denton, Denton County, Texas, as recorded in Cabinet D, Page 289 of the Plat Records of Denton County, Texas, and being portion of a tract of land conveyed by deed to Dallas Pipeline Contractors, Inc., as recorded in Document Number 93-93832 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 1,891 square feet of land being more particularly described as follows:

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

THENCE, North 00 degrees 00 minutes 28 seconds West, along the west lines of said Lot 1, a distance of 1,444.43 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 7098740.31, and East 2397269.56;\*\*

- 1) THENCE, North 00 degrees 00 minutes 28 seconds West, continuing along the west lines of said Lot 1, a distance of 12.11 feet to the northwest corner of said Lot 1, 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 442 (D.R.D.C.T.);
- 2) THENCE, North 89 degrees 00 minutes 31 seconds East, along the existing south right-of-way line of Farm to Market Road 2181, a distance of 153.65 feet to a 1/2 inch iron rod found at the northeast corner of said Lot 1;
- 3) THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 00 degrees 37 minutes 01 seconds East along the east line of said Lot 1, a distance of 12.50 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;\*\*
- 4) THENCE, departing the east line of said Lot 1, South 89 degrees 09 minutes 29 seconds West along the new south right-of-way line of Farm to Market Road 2181, a distance of 153.77 feet to the POINT OF BEGINNING and containing 1,891 square feet (0.0434 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 25

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.



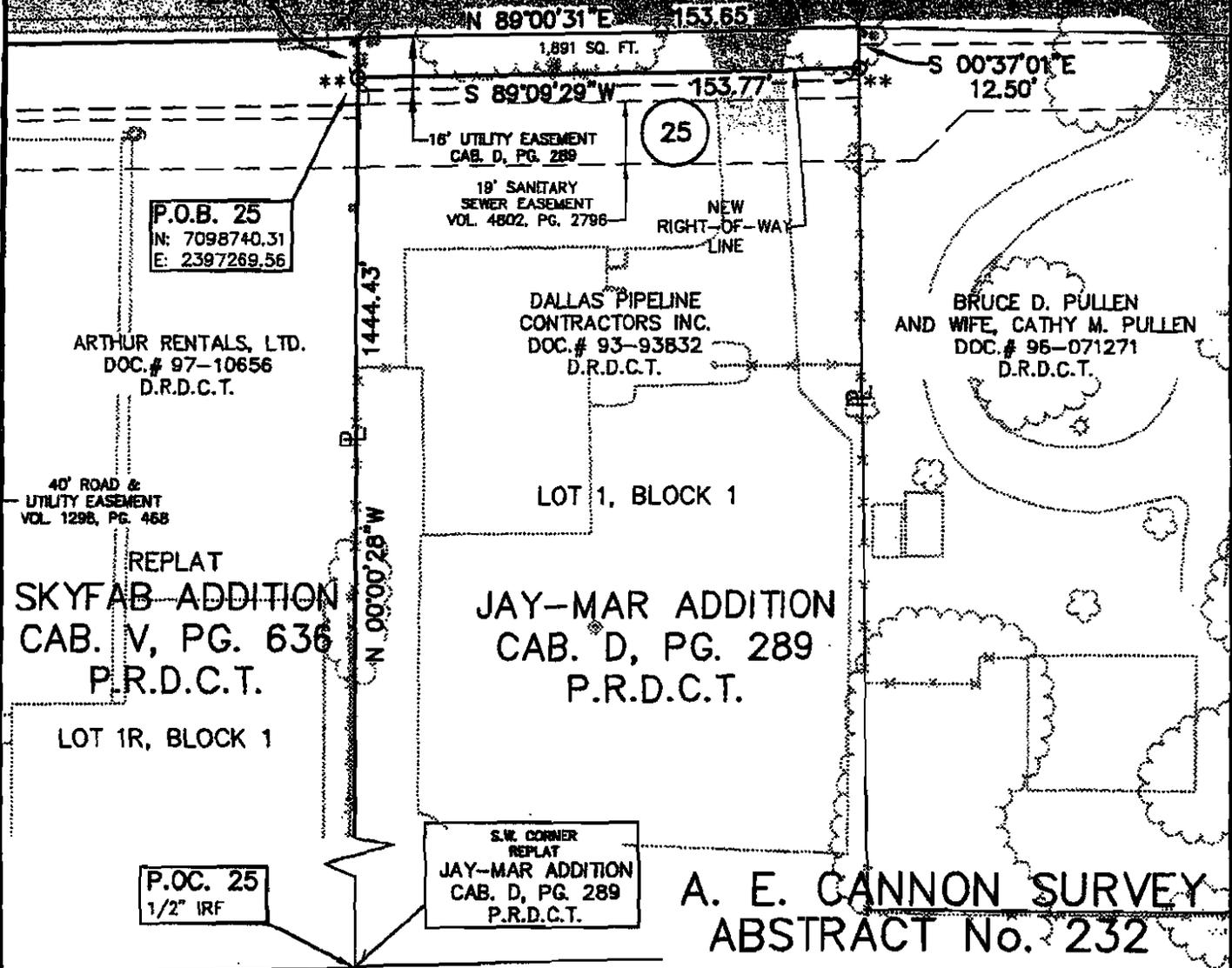
D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311  
Date: March 17, 2007



EXHIBIT "A"  
Page 3 of 3

J.C. BAKER SURVEY  
ABSTRACT No. 47

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
- BD = TxDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
OF PARCEL 25 FOR  
FARM TO MARKET ROAD 2181  
A 1,891 SQ. FT., [0.0434 AC.]  
TRACT OF LAND IN THE  
A. E. CANNON SURVEY  
ABSTRACT NO. 232  
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 88065) AND ARLINGTON RRP (PID C53400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK WGS 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

Page 1 of 3  
Date: March 17, 2008

Description for Parcel 35

BEING, 2,383 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 Lot 2A, Block A, of Teasley Crossing Addition, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet X, Page 684 of the Plat Records of Denton County, Texas, and being portion of a tract of land conveyed by deed to ERI-2499, L.P., (Tract 2), as recorded in Document Number 2007-84938 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 2,383 square feet of land being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with cap stamped "Bury & Partners" at the most southeast corner of a said Lot 2A;

THENCE, North 00 degrees 58 minutes 27 seconds West, along the east line of said Lot 2A, a distance of 224.61 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 7098771.19, and East 2399370.18;\*\*

- 1) THENCE, departing the east line of said lot 2A, South 89 degrees 09 minutes 29 seconds West, along the new south right-of-way line of Farm to Market Road 2181, a distance of 147.00 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;\*\*
- 2) THENCE, South 44 degrees 53 minutes 43 seconds West, continuing along the new south right-of-way line of Farm to Market Road 2181, a distance of 35.80 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the west line of said Lot 2A, said corner being on the proposed east right-of-way line of Farm to Market Road 2499, as established by a tract of land conveyed by deed to Denton County, Texas, as recorded in Document Number 2005-99456 (D.R.D.C.T.);\*\*
- 3) THENCE, departing the new south right-of-way line of Farm to Market Road 2181, North 00 degrees 46 minutes 57 seconds East, along the west line of said Lot 2A and the proposed east right-of-way line of Farm to Market Road 2499, a distance of 37.15 feet to a 1/2 inch iron rod found with cap stamped "McCullah" at the northwest corner of said Lot 2A, 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 439 (D.R.D.C.T.);

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 35

- 4) THENCE, North 89 degrees 13 minutes 03 seconds East along the north line of said Lot 2A and the existing south right-of-way line of Farm to Market Road 2181, a distance of 171.56 feet to a 1/2 inch iron rod found with cap stamped "Bury & Partners" at the northeast corner of said Lot 2A;
- 5) THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 00 degrees 58 minutes 27 seconds East along the east line of said Lot 2A, a distance of 11.97 feet to the POINT OF BEGINNING and containing 2,383 square feet (0.0547 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.

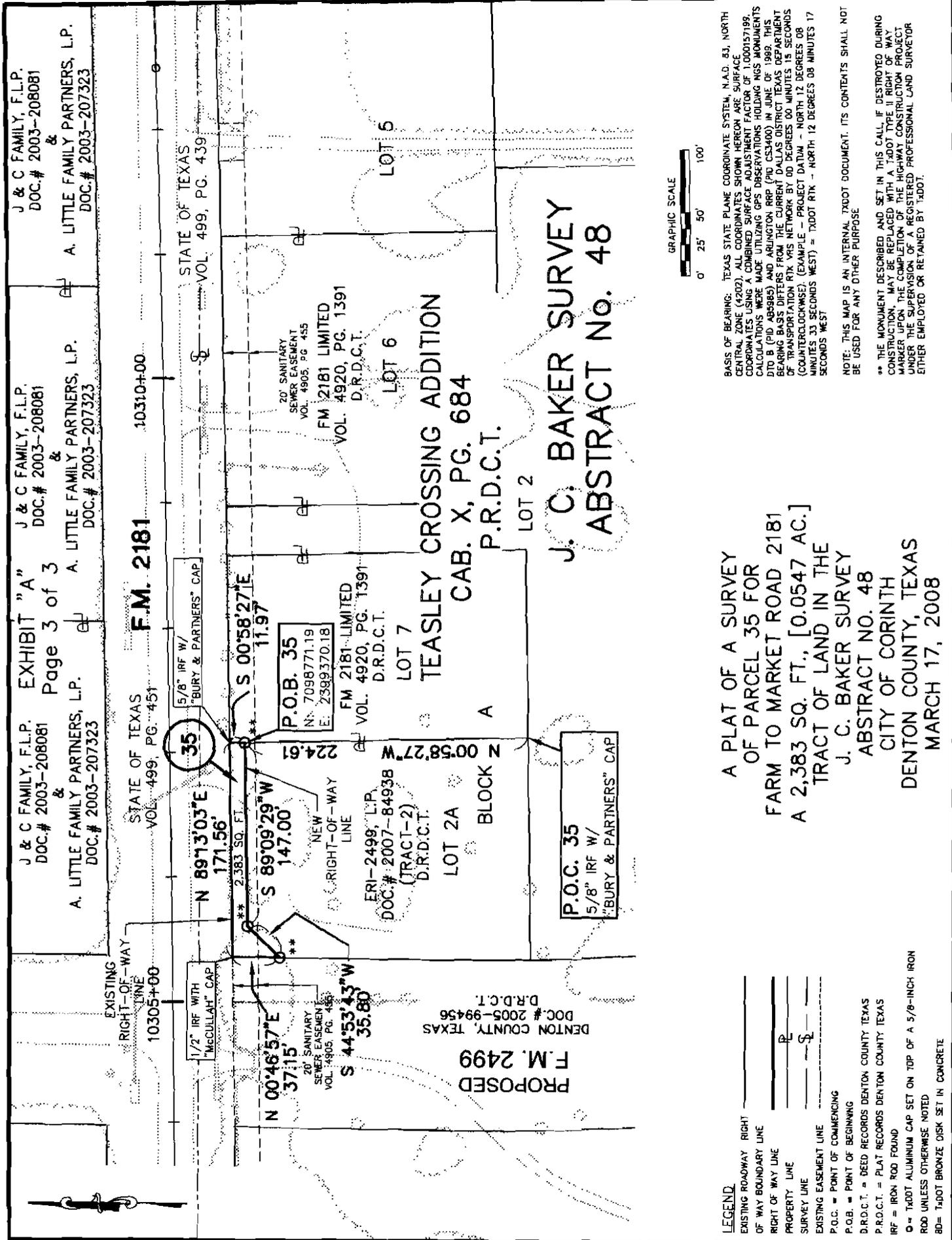
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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



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

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

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

**F.M. 2181**

10.310±00

STATE OF TEXAS  
VOL. 499, PG. 439

5/8" IRF W/  
"BURY & PARTNERS" CAP

35

1/2" IRF WITH  
"MCCULLAH" CAP

10305±00

S 00°58'27"E  
11.97

N 89°13'03"E  
171.56

N 00°46'57"E  
37.15

P.O.B. 35  
N. 7098771.19  
E. 2389370.18

224.91

S 44°53'43"W  
35.80

FM 2181-LIMITED  
VOL. 4920, PG. 1391  
D.R.D.C.T.

ERI-2499, L.P.  
DOC.# 2007-84938  
(TRACT-2)  
D.R.D.C.T.

20' SANITARY  
SEWER EASEMENT  
VOL. 4905, PG. 455

LOT 7

LOT 2A

PROPOSED  
F.M. 2499  
DENTON COUNTY, TEXAS  
DOC.# 2005-99456  
D.R.D.C.T.

TEASLEY CROSSING ADDITION  
CAB. X, PG. 684  
P.R.D.C.T.

LOT 6

LOT 5

**J. C. BAKER SURVEY  
ABSTRACT NO. 48**

A PLAT OF A SURVEY  
OF PARCEL 35 FOR  
FARM TO MARKET ROAD 2181  
A 2,383 SQ. FT., [0.0547 AC.]  
TRACT OF LAND IN THE  
J. C. BAKER SURVEY  
ABSTRACT NO. 48  
CITY OF CORINTH  
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  
IRF = IRON ROD FOUND  
O = TADDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED  
BD = TADDOT BRONZE DISK SET IN CONCRETE



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 A89865) AND ARLINGTON RRP (PID C53400) 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) = TADDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST

NOTE: THIS MAP IS AN INTERNAL TADDOT 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 TADDOT 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 TADDOT.

County: Denton  
Parcel: 9  
Highway: S.H. 114  
Project Limits: 0.45 Mile W of FM 156  
0.22 Mile E of IH 35W  
CSJ: 0353-02-066

Page 1 of 4  
October 2006

**LEGAL DESCRIPTION FOR PARCEL 9**

BEING a 21,241 square foot tract of land situated in the Charles Tydings Survey, Abstract No. 1276, Denton County, Texas, also being part of the former Lot 1, Block 6 of the T.E. Martin Subdivision, an addition to Denton County, Texas, as recorded in Volume 2, Page 14, of the Plat Records of Denton County, Texas that was cancelled on the 6<sup>th</sup> day of June, 1988 by the County Judge of Denton County, Texas, also being part of that tract of land described in deed to John David Howell, as recorded in Volume 2806, Page 0828 of the Deed Records of Denton County, Texas (D.R.D.C.T.), also being part of that tract of land described in deed to Dan Howell, et ux, as recorded in County Clerk's Document Number 94-0080393, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,061,109.5536 feet, East=2,332,801.3088 feet for the northwest common corner of said Howell tract with that tract of land described in deed to Martin Justin Properties, L.L.C., a Texas limited liability company, as recorded in County Clerk's Document Numbers 99-006623, 99-006624, 99-006625, 99-006626, and 99-006627, all of D.R.D.C.T.;

THENCE South 23 degrees 03 minutes 57 seconds West, along the west common line of said Howell tract and said Martin Justin Properties tract, a distance of 26.93 feet to a 5/8 inch set iron rod with Aluminum Disk (hereinafter referred to as "set A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,061,384.7787 feet, East=2,332,790.7589 feet for the POINT OF BEGINNING, said point being the intersection of said west common line of said Howell tract and said Martin Justin Properties tract with the new northeasterly right-of-way line of State Highway 114 (S.H.-114) (variable width right-of-way), said point also being the beginning of a Denial of Access Line;\*\*

- 1) THENCE South 66 degrees 54 minutes 28 seconds East, departing said west common line of said Howell tract and said Martin Justin Properties tract, along said new northeasterly right-of-way line of S.H.-114, and along said Denial of Access Line, a distance of 206.98 feet to a point for the intersection of said new northeasterly right-of-way line of S.H.-114 with the new northwesterly right-of-way line of FM 156 (variable width right-of-way);
- 2) THENCE North 63 degrees 01 minute 16 seconds East, departing said new northeasterly right-of-way line of S.H.-114, along said new northwesterly right-of-way line of FM 156 and along said Denial of Access Line, a distance of 25.48 feet to a set A.D. for the intersection of said new northwesterly right-of-way line of FM 156 with the east common line of said Howell tract and said Martin Justin Properties tract, said corner also being the end of this Denial of Access Line;\*\*

County: Denton  
Parcel: 9  
Highway: S.H. 114  
Project Limits: 0.45 Mile W of FM 156  
0.22 Mile E of IH 35W  
CSJ: 0353-02-066

Page 2 of 4  
October 2006

- 3) THENCE South 27 degrees 05 minutes 45 seconds East, departing said new northwesterly right-of-way line of FM 156 and along said east common line of said Howell tract and said Martin Justin Properties tract, a distance of 43.70 feet to a point from which a found concrete monument bears North 41 degrees 23 minutes 51 seconds West, a distance of 0.95 feet for the intersection said east common line of said Howell tract and said Martin Justin Properties tract with the existing northwesterly right-of-way line of FM 156 to S.H.-114 connector (variable width right-of-way), said point also being the beginning of a circular curve to the right having a radius of 269.62 feet and whose chord bears South 88 degrees 02 minutes 04 seconds West, a distance of 228.16 feet;
- 4) THENCE in a Westerly direction, departing said existing northwesterly right-of-way line of FM 156 to S.H.-114 connector, along the existing northeasterly right-of-way line of S.H.-114 (100 foot wide right-of-way) and along said circular curve to the right, through a central angle of 50 degrees 03 minutes 47 seconds, an arc distance of 235.58 feet to a point from which a found concrete monument bears North 22 degrees 59 minutes 39 seconds East, a distance of 0.41 feet;
- 5) THENCE North 66 degrees 56 minutes 03 seconds West, along said existing northeasterly right of way line of S.H.-114, a distance of 50.17 feet to a point from which a found concrete monument bears North 23 degrees 03 minutes 57 seconds East, a distance of 0.50 feet for the intersection of said existing northeasterly right-of-way line of S.H.-114 with said west common line of said Howell tract and said Martin Justin Properties tract;
- 6) THENCE North 23 degrees 03 minutes 57 seconds East, departing said existing northeasterly right-of-way line of S.H.-114 and along said west common line of said Howell tract and said Martin Justin Properties tract, a distance of 105.10 feet to the POINT OF BEGINNING AND CONTAINING 21,241 square feet or 0.4876 acres of land, more or less.

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

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

County: Denton  
Parcel: 9  
Highway: S.H. 114  
Project Limits: 0.45 Mile W of FM 156  
0.22 Mile E of IH 35W  
CSI: 0353-02-066

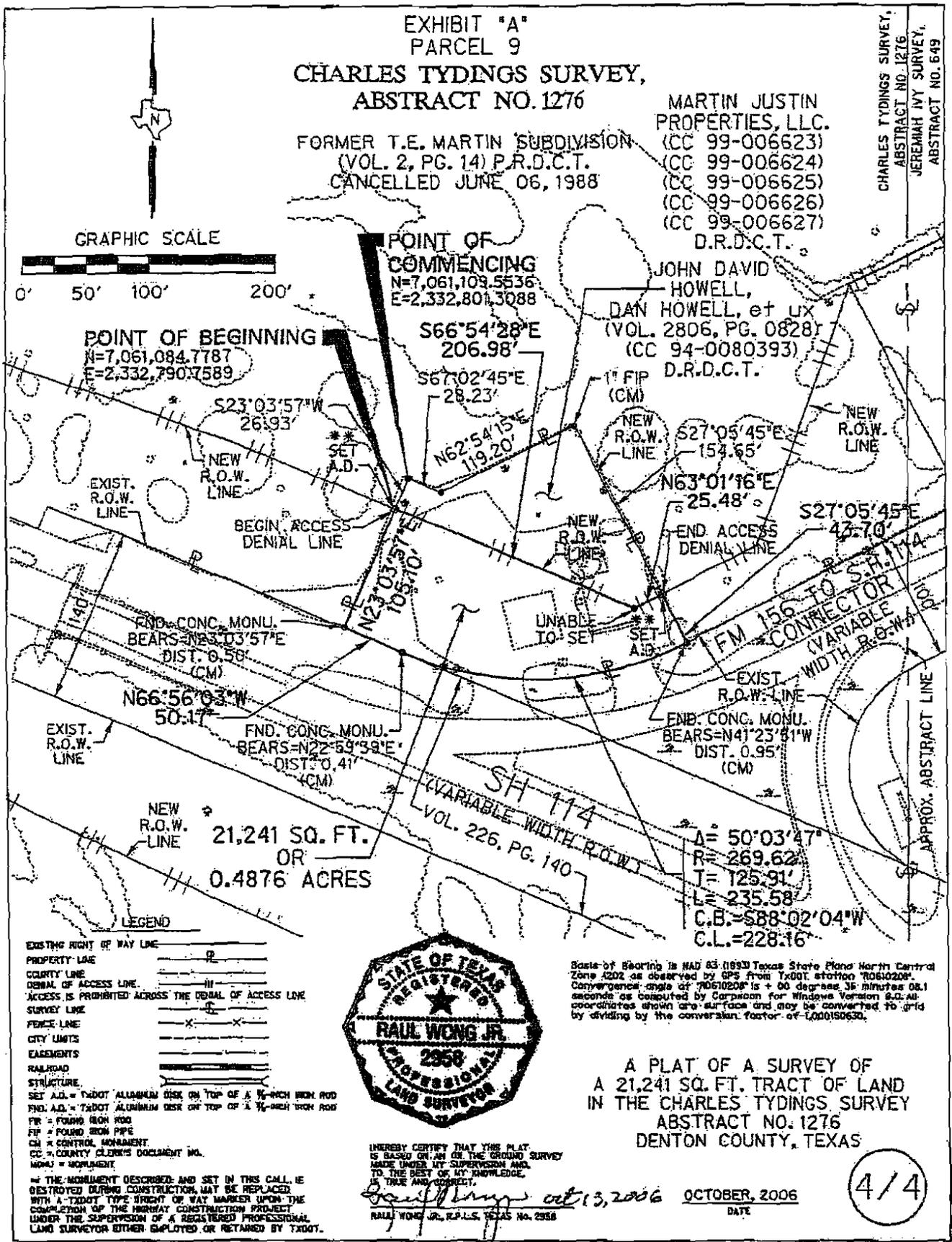
Page 3 of 4  
October 2006

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

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

*Raul Wong Jr. Oct 13, 2006*  
\_\_\_\_\_  
RAUL WONG JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 2958





ROW CSJ 0353-02-066  
Parcel 9  
Bisection Clause Cat I

*AND IN ADDITION THERETO:*

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

Revised October 2009  
September 2005  
Page 1 of 9

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits Part 1: From: 500+47.88 1,053.85' Left  
To: 500+97.97 366.13' Left  
Parcel Limits Part 2: From: 511+00.41 100.00' Right  
To: 527+98.89 125.00 Left.

#### FIELD NOTES FOR PARCEL 1 PARTS 1 & 2

Being 9.471 acres of land situated in the Estevan Carzenava Survey, Abstract No. 96, Shelby County, Texas and being part of TRACT NO. 1 in deed from Texana Merchandise Company to Joe Louis Jones, dated June 7, 1993, and recorded in Volume 775, Page 797, in the Real Public Records of Shelby County, Texas, further described as a called 84 acre tract described as the FIRST TRACT in the deed from Sheryl Lynn Jones to Texana Merchandise Company, dated October 9, 1992 and recorded in Volume 743, Page 556, in the Real Property Records of Shelby County, Texas, same being a called 84 acre tract described as the FIRST TRACT in deed from Michael Jones to Joe Louis Jones, dated June 7, 1993, and recorded in Volume 754, Page 673, in the Real Public Records of Shelby County, Texas, same being a called 84 acre tract described as FIRST TRACT in deed from Robert L. Jones Jr. to Jones Family Living Trust, dated May 30, 2000, and recorded in Volume 885, Page 311, in the Official Public Records of Shelby County, Texas, and out of a called 10.8 acre tract described as TRACT NO. 2 in deed from Texana Merchandise Company to Joe Louis Jones, dated June 7, 1993, and recorded in Volume 775, Page 797, in the Real Public Records of Shelby County, Texas, same being a called 10.8 acre tract described as the SIXTH TRACT in deed from Michael Jones to Joe Louis Jones, dated June 7, 1993, and recorded in Volume 754, Page 673, in the Real Public Records of Shelby County, Texas, same being a called 10.8 acre tract described in deed from Robert L. Jones Jr. to Jones Family Living Trust, dated May 30, 2000, and recorded in Volume 887, Page 537, in the Official Public Records of Shelby County, Texas, and being part of TRACT NO. 1 in said deed from Texana Merchandise Company to Joe Louis Jones, further described as a called 34.25 acre remainder described as the FOURTH TRACT in the deed from Sheryl Lynn Jones to Texana Merchandise Company, dated October 9, 1992 and recorded in Volume 743, Page 556, in the Real Property Records of Shelby County, Texas, same being a 34.25 acre remainder described as the FOURTH TRACT in deed from Robert L. Jones Jr. to Jones Family Living Trust, dated April 17, 2000, and recorded in Volume 885, Page 311, in the Official Public Records of Shelby County, Texas, same being a 34.25 acre remainder described as the FOURTH TRACT in deed from Michael Jones to Joe Louis Jones, dated June 7, 1993, and recorded in Volume 754, Page 673, in the Real Public Records of Shelby County, Texas, said 9.471 acre tract being more particularly described by metes and bounds in two parts as follows:

Revised October 2009  
September 2005  
Parcel 1  
Page 2 of 9

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits Part 1: From: 500+47.88 1,053.85' Left  
To: 500+97.97 366.13' Left  
Parcel Limits Part 2: From: 511+00.41 100.00' Right  
To: 527+98.89 125.00' Left

Part 1

COMMENCING at a 5/8" iron rod set (Point of Reference) for an interior corner angle corner of said called 10.8 acre tract and an interior corner angle corner of a called 38.5 acre tract described in deed from Texana Merchandise Company to Joe Louis Jones, dated December 31, 1992, and recorded in Volume 758, Page 766, in the Real Property Records of Shelby County, Texas;

THENCE S 19°28'12" W with the western Southeasterly line of said 10.8 acre tract and the western Northwesterly line of said called 38.5 acre tract, a distance of 257.93 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed North right-of-way line of Loop 500 (width varies) and being the POINT OF BEGINNING of the parcel herein described, being 366.13 feet left of proposed centerline station 500+97.97', having surface coordinates of X = 4,199,183.30, Y = 10,683,073.14; (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766.)

1. THENCE S 19°28'12" W continuing with said Southeasterly line of the said 10.8 acre tract and said Northwesterly line of the said 38.5 acre tract, a distance of 65.16 feet, a 5/8" iron rod with cap set at the South corner of said 10.8 acre tract and the West corner of said 38.5 acre tract in the existing East right-of-way line of U.S. Highway 96 (100-foot Right of Way recorded in the deed from Lilly May Jones, dated May 11, 1934, and recorded in Volume 170, Page. 90 in the Deed Records, Shelby County, Texas);
2. THENCE N 30°02'38" W with said existing East right-of-way line of U.S. Highway 96, a distance of 730.06 feet to a found concrete right-of-way marker;

Revised October 2009  
September 2005  
Parcel 1  
Page 3 of 9

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits Part 1: From: 500+47.88 1,053.85' Left  
To: 500+97.97 366.13' Left  
Parcel Limits Part 2: From: 511+00.41 100.00' Right  
To: 527+98.89 125.00' Left

3. THENCE S 56°08'00" E with said proposed North right-of-way line of Loop 500 and an Access Denial Line, a distance of 113.44 feet to a 5/8" iron rod with TX DOT aluminum cap stamped set\*\* at an angle point, the end of an Access Denial Line at station 500+97.85;
4. THENCE S 30°00'42" E continuing with said proposed North right-of-way line of Loop 500 (width varies), at 50.00' pass a 5/8" iron rod with aluminum cap stamped "Control of Access Point" for beginning of an Access Denial Line at station 500+97.86, and continuing with an Access Denial Line a total distance of 585.86 the POINT OF BEGINNING containing 0.7512 acres of land.

#### Part 2

COMMENCING at a 1" iron rod ("C" channel ) found (Point of Reference) for the North corner of the said 10.8 acre tract and the West corner of a called 20 acre tract described as the SECOND TRACT in deed from Robert L. Jones Jr. to Jones Family Living Trust, dated April 17, 2000, and recorded in Volume 885, Page 311, in the Official Public Records of Shelby County, Texas, as the SECOND TRACT in deed from Michael Jones to Joe Louis Jones, dated June 7, 1993, and recorded in Volume 754, Page 673, in the Real Public Records of Shelby County, Texas and as part of TRACT NO. 1 in deed from Texana Merchandise Company to Joe Louis Jones, dated June 7, 1993, and recorded in Volume 775, Page 797, in the Real Public Records of Shelby County, Texas, further described as a called 20 acre tract described as the SECOND TRACT in the deed from Sheryl Lynn Jones to Texana Merchandise Company, dated October 9, 1992 and recorded in Volume 743, Page 556, in the Real Property Records of Shelby County, Texas, same being a 20 acre tract described as the SECOND TRACT in deed from Michael Jones to Joe Louis Jones, dated June 7, 1993, and recorded in Volume 754, Page 673, in the Real Public Records of Shelby County, Texas;

Revised October 2009  
September 2005  
Parcel 1  
Page 4 of 9

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits Part 1: From: 500+47.88 1,053.85' Left  
To: 500+97.97 366.13' Left  
Parcel Limits Part 2: From: 511+00.41 100.00' Right  
To: 527+98.89 125.00 Left

THENCE S 13°07'22" E with the Southwest line of the said 20 acre tract, the Northeast line of the said 10.8 acre tract, a distance of 372.08 feet to the East corner of said 10.8 acre tract and the North corner of the said 38.5 acre tract;

THENCE S 12°54'48" E continuing with the Southwest line of the said 20 acre tract and said Northeast line of the said 38.5 acre tract and the Southwest line of a called 34.25 acre residue described as the FOURTH TRACT in the said deed to R. L. Jones, a distance of 276.71 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed North right-of-way line of Loop 500 (width varies), and being the POINT OF BEGINNING of the parcel herein described, in a curve to the right and being 100.00 feet left of proposed centerline station 511+18.70', having surface coordinates of X = 4,200,256.11, Y = 10,683,286.35; (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766.)

1. THENCE in a Northeasterly direction with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, along said curve to the right having a radius of 3,920.00 feet, a central angle of 03°50'09", an arc length of 262.43 feet, and a chord bearing of N 73°54'56" E, and distance of 262.38 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at the end of said curve to the right;
2. THENCE N 75°50'00" E continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 825.57 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;
3. THENCE N 61°47'50" E continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 103.08 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point, the end of an Access Denial Line at station 523+00.00;

Revised October 2009  
September 2005  
Parcel 1  
Page 5 of 9

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits Part 1: From: 500+47.88 1,053.85' Left  
To: 500+97.97 366.13' Left  
Parcel Limits Part 2: From: 511+00.41 100.00' Right  
To: 527+98.89 125.00 Left

4. THENCE N 75°50'00" E continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 498.89 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the most northerly Northeast line of said 34.25 acre tract and the Southwest line of a called 5-3/4 acre tract described in deed from Alvord Singleton, et al, to Jack Singleton, dated July 1, 1985, and recorded in Volume 666, Page 691, in the Deed Records of Shelby County, Texas;
5. THENCE S 13°50'33" E with said most northerly Northeast line of said 34.25 acre tract and said Southwest line of the called 5-3/4 acre tract, a distance of 255.00 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed South right-of-way line of said Loop 500 (width varies);
6. THENCE S 75°50'00" W with said proposed South right-of-way line of said Loop 500 (width varies) and with an Access Denial a distance of 897.45 feet, to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point, being 130.00 feet right of proposed centerline station 519+00.00 feet;
7. THENCE N 87°28'03" W continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 104.40 feet, to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;
8. THENCE S 75°50'00" W continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 425.57 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at the beginning of a curve to the left;

Revised October 2009  
September 2005  
Parcel 1  
Page 6 of 9

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits Part 1: From: 500+47.88 1,053.85' Left  
To: 500+97.97 366.13' Left  
Parcel Limits Part 2: From: 511+00.41 100.00' Right  
To: 527+98.89 125.00 Left

9. THENCE in a Southwesterly direction continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, along said curve to the left having a radius of 3,720.00 feet, a central angle of  $04^{\circ}06'36''$ , an arc length of 266.85 feet, and a chord bearing of  $S 73^{\circ}46'42'' W$ , and distance of 266.80 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set at its intersection with said most Southerly West line of the calculated 119.0 acre tract and said East property line of the calculated 50.50 acre tract;
10. THENCE  $N 12^{\circ}54'48'' W$  with said most Southwest line of the said 34.25 acre tract and Northeast line of the said 38.5 acre tract, for a distance of 200.83 feet to the POINT OF BEGINNING containing 8.719 acres of land.

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

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

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

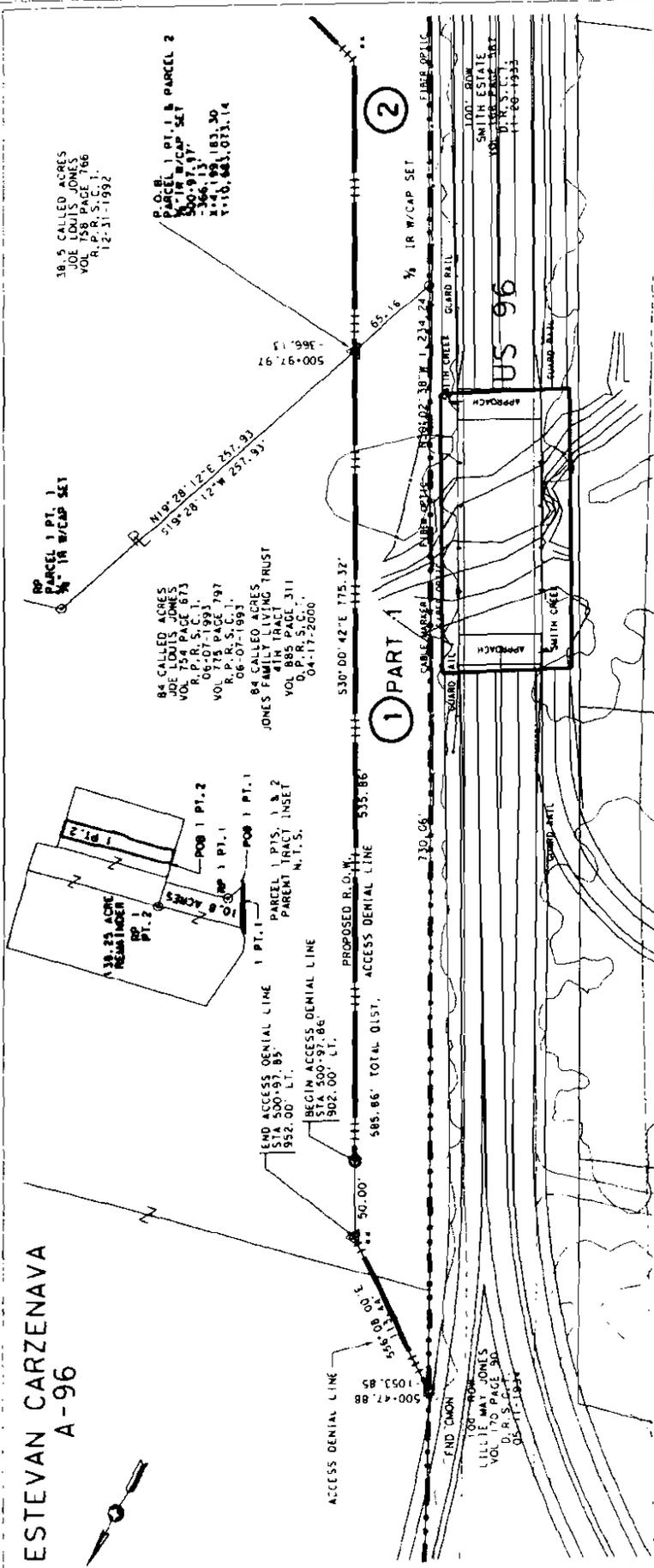
Texas Department of Transportation  
Lufkin District



William H. Holcomb, IV, RPLS - 4949  
State of Texas

Date: 10/22/09

ESTEVAN CARZENAVA SURVEY A-96  
SHELBY COUNTY, TEXAS  
THE TEXAS DEPARTMENT OF TRANSPORTATION

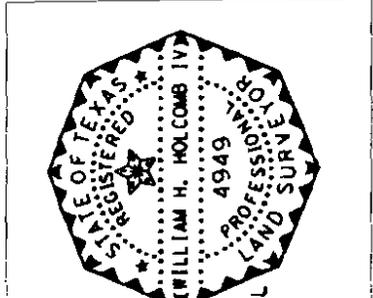


Revised - October 2009	REMAINING* 121.3 LT.
TAKING* 0.7512	REMAINING = 18.27 RT.
SCALE: 1"=100'	SHEET: 7 OF 9
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP	

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

COUNTY:	SHELBY
CONSTRUCTION CSJ#:	3315-01-016
ROW ACCOUNT NO.:	8011-02-022
ROW CSJ NO.:	3315-01-017
PARCEL NO.:	1 PT. 1
GRANTOR:	JOE LOUIS JONES & JONES FAMILY LIVING TRUST
HIGHWAY NO.:	LOOP 500
PROJECT LIMITS:	
PARCEL LIMITS:	FROM 500+47.88 TO 500+97.97
TAXLOT:	LUFKIN DISTRICT 1805 N. TIMBERLAND DRIVE LUKIN, TEXAS 75901 PHONE: (936) 634-4433

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



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

WILLIAM H. HOLCOMB IV, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4949

DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

SHELBY COUNTY, TEXAS

THE TEXAS DEPARTMENT OF TRANSPORTATION

ESTEVAN CARZENAVA SURVEY A-96

ESTEVAN CARZENAVA A-96

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



LEGEND  
 IRON ROD AS NOTED  
 IRON PIPE AS NOTED  
 CONC MON AS NOTED

1/4" IRON ROD WITH 3/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT" EXISTING RIGHT-OF-WAY SURVEY LINE (APPROX.) PROPOSED RIGHT-OF-WAY PROPERTY LINE PROPOSED CENTERLINE

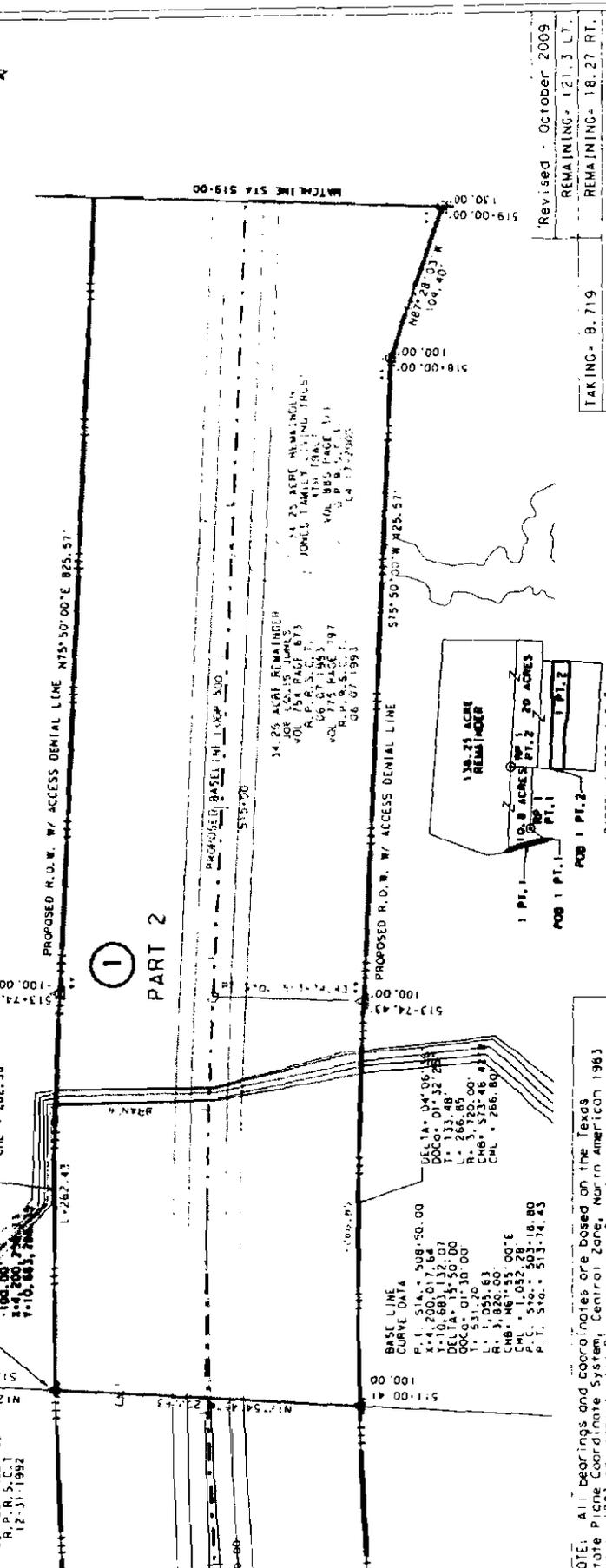
38.5 CALLED ACRES  
 JOE LOUIS JONES  
 VOL. 775 PAGE 166  
 R.P. 8, S. 5, E. 1  
 12-31-1992

DECTA - 03°50'09"  
 OCC - 01°27'42"  
 L = 262.43  
 R = 3,920.00'  
 CHB = 8731.54' 56"E  
 CHL = 262.38'

PARCEL 1 PT. 2  
 511°01'22"E  
 31.70' 1/2"  
 26.71'  
 512.52'  
 26.71'  
 512.52'  
 26.71'

BASE LINE  
 CURVE DATA  
 P. I. 514.1 508'50.00  
 X = 4,200.017' 64  
 Y = 10,681.132' 07  
 OCC 14.1 15'50.00  
 L = 631.70 30.00  
 R = 3,720.00'  
 CHB = 573.46 4'  
 CHL = 266.80'

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766

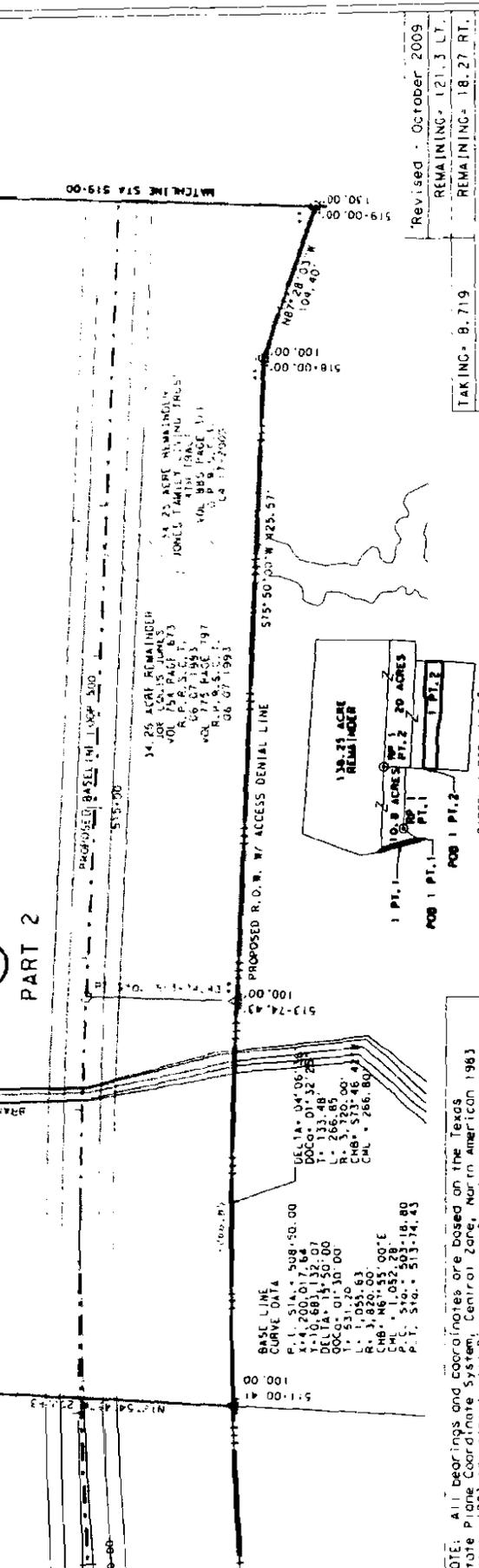


34.25 ACRE REMAINDER  
 JOE LOUIS JONES  
 VOL. 775 PAGE 166  
 R.P. 8, S. 5, E. 1  
 12-31-1992

139.25 ACRE REMAINDER  
 JOE LOUIS JONES  
 VOL. 775 PAGE 166  
 R.P. 8, S. 5, E. 1  
 12-31-1992

34.25 ACRE REMAINDER  
 JOE LOUIS JONES  
 VOL. 775 PAGE 166  
 R.P. 8, S. 5, E. 1  
 12-31-1992

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766



34.25 ACRE REMAINDER  
 JOE LOUIS JONES  
 VOL. 775 PAGE 166  
 R.P. 8, S. 5, E. 1  
 12-31-1992

139.25 ACRE REMAINDER  
 JOE LOUIS JONES  
 VOL. 775 PAGE 166  
 R.P. 8, S. 5, E. 1  
 12-31-1992

34.25 ACRE REMAINDER  
 JOE LOUIS JONES  
 VOL. 775 PAGE 166  
 R.P. 8, S. 5, E. 1  
 12-31-1992

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766

REVISIONS: Revised - October 2009  
 TAKING - B. 719  
 REMAINING - 121.3 LT.  
 REMAINING - 18.27 RT.  
 SCALE: 1" = 100'  
 SHEET: 8 OF 9  
 SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP

COUNTY: SHELBY  
 CONSTRUCTION CSJ: 3315-01-016  
 ROW ACCOUNT NO.: 8011-02-022  
 ROW CSJ NO.: 3315-01-017  
 PARCEL NO.: 1  
 GRANITOR: JOE LOUIS JONES & JONES FAMILY LIVING TRUST  
 HIGHWAY NO. LOOP 500  
 PROJECT LIMITS: FROM: 511+00.41 TO: 527+98.89

TXDOT - LUFKIN DISTRICT  
 1805 N. TIMBERLAND DRIVE  
 LUFKIN, TEXAS 75901  
 PHONE: (936) 634-4433

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

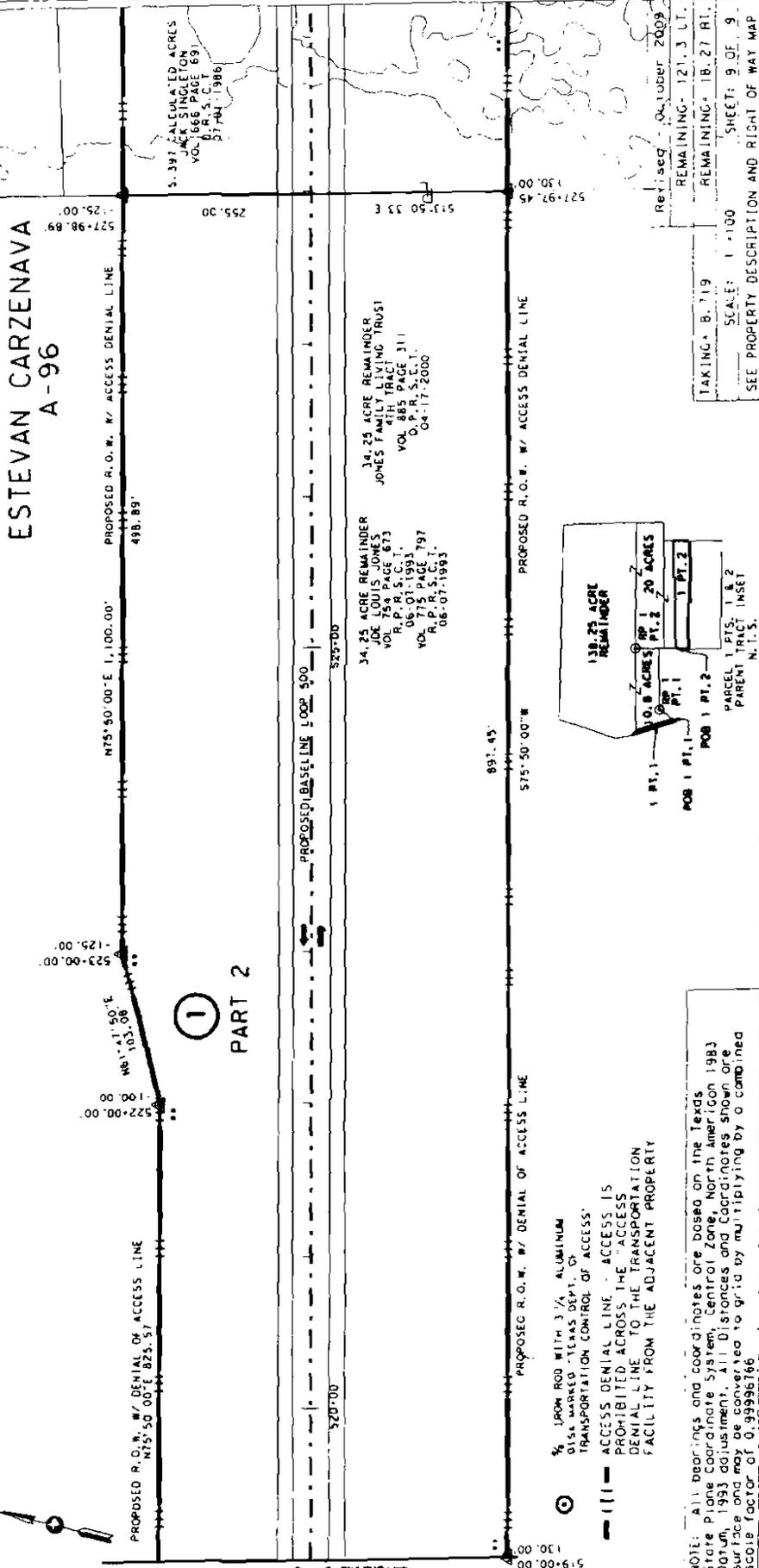
STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR WILLIAM H. HOLCOMB IV 4949

NOTE: All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 datum, 1993 adjustment. All Distances and Coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766

I, WILLIAM H. HOLCOMB IV, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4949 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

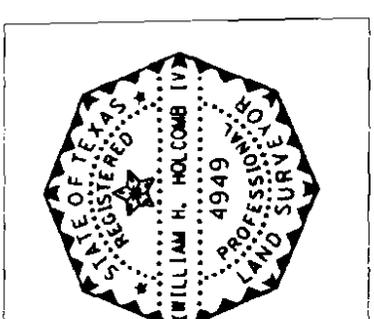
William H. Holcomb IV  
 WILLIAM H. HOLCOMB IV  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR, NO. 4949

ESTEVAN CARZENAVA SURVEY A-96  
SHELBY COUNTY, TEXAS  
THE TEXAS DEPARTMENT OF TRANSPORTATION



COUNTY:	SHELBY
CONSTRUCTION CSJ:	3315-01-016
ROW ACCOUNT NO. 1:	8011-02-022
ROW CSJ NO. 1:	3315-01-017
PARCEL NO. 1:	1
GRANTOR:	JOE LOUIS JONES & JONES FAMILY LIVING TRUST
HIGHWAY NO.:	LOOP 500
PROJECT LIMITS:	FROM: 511-00.41 TO: 527-98.89
PARCEL LIMITS:	FROM: 511-00.41 TO: 527-98.89
TXDOT - LUFKIN DISTRICT	1805 N. TIMBERLAND DRIVE LUFKIN, TEXAS 75901 PHONE: (936) 634-4433

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



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

WILLIAM H. HOLCOMB IV, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4949 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

WILLIAM H. HOLCOMB IV  
REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 4949

138.25 ACRE REMAINDER  
PT. 1  
PT. 2  
PT. 3  
PT. 4  
PT. 5  
PT. 6  
PT. 7  
PT. 8  
PT. 9  
PT. 10  
PT. 11  
PT. 12  
PT. 13  
PT. 14  
PT. 15  
PT. 16  
PT. 17  
PT. 18  
PT. 19  
PT. 20  
PT. 21  
PT. 22  
PT. 23  
PT. 24  
PT. 25  
PT. 26  
PT. 27  
PT. 28  
PT. 29  
PT. 30  
PT. 31  
PT. 32  
PT. 33  
PT. 34  
PT. 35  
PT. 36  
PT. 37  
PT. 38  
PT. 39  
PT. 40  
PT. 41  
PT. 42  
PT. 43  
PT. 44  
PT. 45  
PT. 46  
PT. 47  
PT. 48  
PT. 49  
PT. 50  
PT. 51  
PT. 52  
PT. 53  
PT. 54  
PT. 55  
PT. 56  
PT. 57  
PT. 58  
PT. 59  
PT. 60  
PT. 61  
PT. 62  
PT. 63  
PT. 64  
PT. 65  
PT. 66  
PT. 67  
PT. 68  
PT. 69  
PT. 70  
PT. 71  
PT. 72  
PT. 73  
PT. 74  
PT. 75  
PT. 76  
PT. 77  
PT. 78  
PT. 79  
PT. 80  
PT. 81  
PT. 82  
PT. 83  
PT. 84  
PT. 85  
PT. 86  
PT. 87  
PT. 88  
PT. 89  
PT. 90  
PT. 91  
PT. 92  
PT. 93  
PT. 94  
PT. 95  
PT. 96  
PT. 97  
PT. 98  
PT. 99  
PT. 100

Revised January 2010  
Revised October 2009  
September 2005  
Page 1 of 7

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 500+48.69 746.73' Right  
To: 511+18.70 100.00' Left

#### FIELD NOTES FOR PARCEL 2

Being 5.914 acres of land situated in the Estevan Carzenava Survey, Abstract No. 96, Shelby County, Texas and being part of a called 38.5 acre tract described in the deed from Texana Merchandise Company to Joe Louis Jones, dated December 31, 1992, and recorded in Volume 758, Page 766, in the Real Public Records of Shelby County, Texas, said 5.914 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod set (Point of Reference) for an interior corner angle corner of said called 10.8 acre tract and an interior corner angle corner of a called 38.5 acre tract described in deed from Texana Merchandise Company to Joe Louis Jones, dated December 31, 1992, and recorded in Volume 758, Page 766, in the Real Property Records of Shelby County, Texas;

THENCE S 19°28'12" W with the Southeasterly line of said 10.8 acre tract and the Northwesterly line of said called 38.5 acre tract, a distance of 257.93 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed North right-of-way line of Loop 500 (width varies) and being the POINT OF BEGINNING of the parcel herein described, being 366.13 feet left of proposed centerline station 500+97.97', having surface coordinates of X = 4,199,183.30, Y = 10,683,073.14; (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766.)

1. THENCE S 30°00'42" E with said proposed North right-of-way line of Loop 500 (width varies), and with an Access Denial Line a distance of 189.46 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;
2. THENCE S 75°04'42" E continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 108.59 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;

Revised January 2010  
Revised October 2009  
September 2005  
Parcel 2  
Page 2 of 7

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 500+48.69 746.73' Right  
To: 511+18.70 100.00' Left

3. THENCE N 60°00'00" E continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 143.90 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at the beginning of a curve to the right;
4. THENCE in a Northeasterly direction continuing with said proposed North right-of-way line of Loop 500 ( width varies) and with an Access Denial Line, along said curve to the right, having a radius of 3,920.00 feet, a central angle of 11°59'51", an arc length of 820.84 feet, and a chord of N 65°59'56" E 819.34feet, at 647.72 feet pass a 5/8" iron rod with aluminum cap stamped "Texas Department of Transportation Control of Access Point" set for end of an Access Denial Line at station 509+50.00, at an additional arc distance of 51.31 feet pass a 5/8" iron rod with aluminum cap stamped "Texas Department of Transportation Control of Access Point" set for beginning of an Access Denial Line at station 510+00.00, continuing with an Access Denial Line, a total distance of 820.84 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the East line of the said 38.5 acre tract and the Southwest line of a 34.25 acre tract described as the FOURTH TRACT in deed from Robert L. Jones Jr. to Jones Family Living Trust, dated April 17, 2000, and recorded in Volume 885, Page 311, in the Official Public Records of Shelby County, Texas, as the FOURTH TRACT in deed from Michael Jones to Joe Louis Jones, dated June 7, 1993, and recorded in Volume 754, Page 673, in the Real Public Records of Shelby County, Texas and as part of TRACT NO. 1 in deed from Texana Merchandise Company to Joe Louis Jones, dated June 7, 1993, and recorded in Volume 775, Page 797, in the Real Public Records of Shelby County, Texas, further described as a 34.25 acre remainder described as the FOURTH TRACT in the deed from Sheryl Lynn Jones to Texana Merchandise Company, dated October 9, 1992 and recorded in Volume 743, Page 556, in the Real Property Records of Shelby County, Texas;
5. THENCE S 12°54'48" E with said Northeast line of the said 38.5 acre tract and said most Southwest line of the said 34.25 acre tract, a distance of 200.83 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed South right-of-way line of Loop 500 (width varies) and being in a curve to the left;

Revised January 2010  
Revised October 2009  
September 2005  
Parcel 2  
Page 3 of 7

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 500+48.69 746.73' Right  
To: 511+18.70 100.00' Left

6. THENCE in a Southwesterly direction with said proposed South right-of-way line of Loop 500 ( width varies) and with an Access Denial Line, along said curve to the left having a radius of 3,720.00 feet, a central angle of  $11^{\circ}43'24''$ , an arc length of 761.15 feet, and a chord of S  $65^{\circ}51'42''$  W 759.82 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at the end of said curve to the left;
7. THENCE S  $60^{\circ}00'00''$  W continuing with said proposed South right-of-way line of Loop 500 ( width varies) and with an Access Denial Line, a distance of 143.35 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;
8. THENCE S  $14^{\circ}55'18''$  W continuing with said proposed South right-of-way line of Loop 500 ( width varies) and with an Access Denial Line, a distance of 108.51 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;
9. THENCE S  $30^{\circ}02'38''$  E parallel and 50.00 feet northeast of the existing right-of-way, with said proposed right-of-way line of Loop 500 (width varies), and with an Access Denial Line, a distance of 421.17 feet, to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point in said proposed right-of-way line;
10. THENCE S  $03^{\circ}28'44''$  E continuing along said proposed said right-of-way line of Loop 500 (width varies) and with an Access Denial Line, to its intersection with the existing East right-of-way line of U.S. Highway 96 (100-foot Right of Way recorded in the deed from Smith Estate, dated November 20, 1933, and recorded in Vol. 168, Pg. 587 in the Deed Records, Shelby County, Texas), a distance of 111.80 feet, to a 5/8" iron rod with TX DOT aluminum cap set\*\*, being 746.73 feet right of proposed centerline station 500+48.69 feet, and being the end of said Access Denial Line;
11. THENCE N  $30^{\circ}02'38''$  W with said existing East right-of-way line of U.S. Highway 96, a distance of 1,021.51 feet, to a 5/8" iron rod with cap set at the West corner of the said 38.5 acre tract and the South corner of the said 10.8 acre tract;

Revised January 2010  
Revised October 2009  
September 2005  
Parcel 2  
Page 4 of 7

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 500+48.69 746.73' Right  
To: 511+18.70 100.00' Left

12. THENCE N 19°28'12" E with the western Northwesterly line of the said 38.5 acre tract and the western Southeasterly line of the said 10.8 acre tract, a distance of 65.16 feet to the POINT OF BEGINNING containing 5.914 acres of land.

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

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

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

Texas Department of Transportation  
Lufkin District



William H. Holcomb, IV, RPLS - 4949  
State of Texas



Date: 2/4/10

**ESTEVAN CARZENAVA  
SURVEY A-96**

**THE TEXAS DEPARTMENT  
OF TRANSPORTATION**

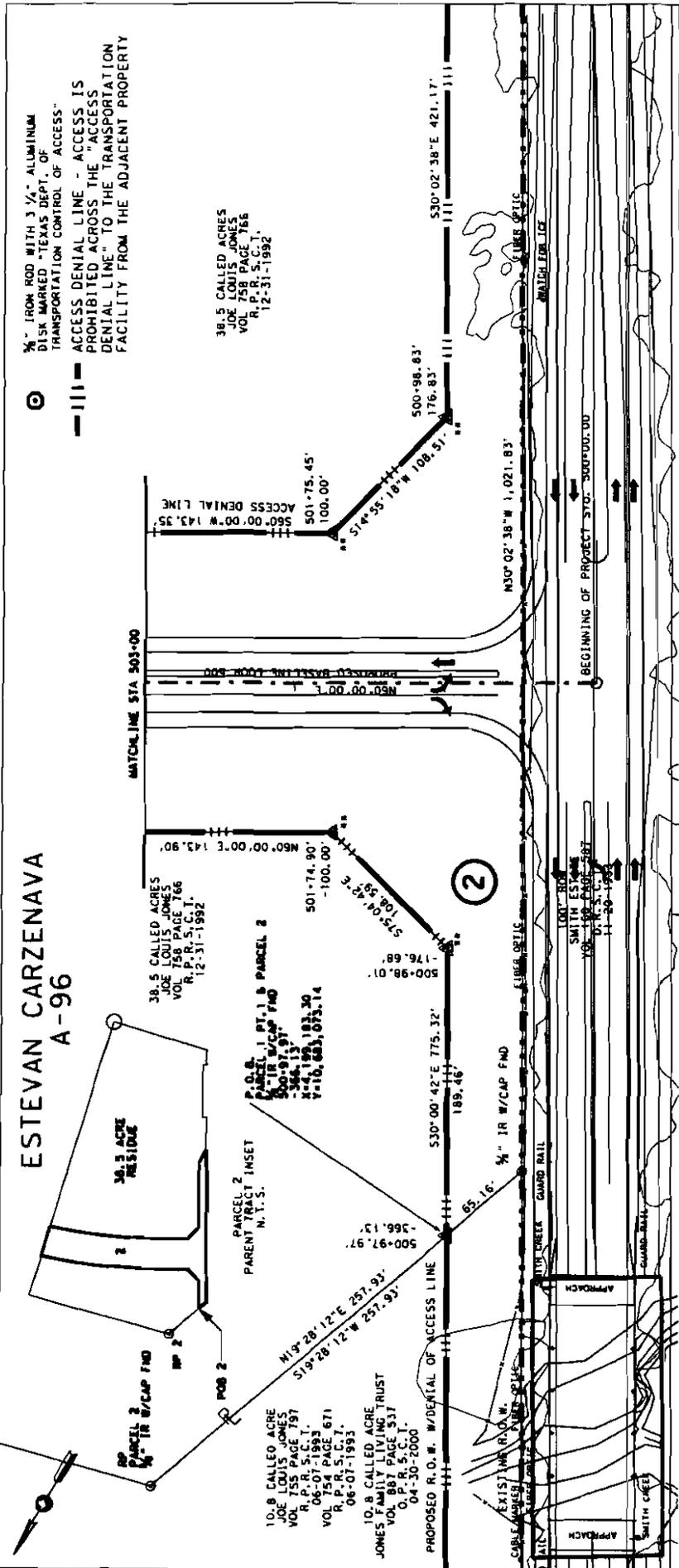
**SHELBY  
COUNTY, TEXAS**

**ESTEVAN CARZENAVA  
A-96**

3/4" IRON ROD WITH 3 1/2" ALUMINUM  
DISK MARKED "TEXAS DEPT. OF  
TRANSPORTATION CONTROL OF ACCESS"  
ACCESS DENIAL LINE - ACCESS IS  
PROHIBITED ACROSS THE "ACCESS  
DENIAL LINE" TO THE TRANSPORTATION  
FACILITY FROM THE ADJACENT PROPERTY

38.5 CALLED ACRES  
JOE LOUIS JONES  
VOL 158 PAGE 166  
R.P.S.C. I.  
12-31-1992

MATCHLINE STA 303+00

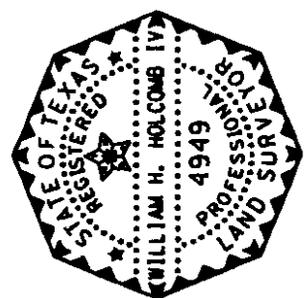


TAKING= 5,914      REMAINING= 24,263 RT.  
Revised - January 2010      SCALE: 1"=100'      SHEET: 5 OF 7  
Revised - October 2009      SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP

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

- LEGEND**
- IRON ROD AS NOTED
  - IRON PIPE AS NOTED
  - CONC MON AS NOTED
  - 3/4" IRON ROD WITH 3 1/2" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT"
  - EXISTING RIGHT-OF-WAY
  - SURVEY LINE (APPROX.)
  - PROPOSED RIGHT-OF-WAY
  - PROPERTY LINE
  - PROPOSED CENTERLINE

COUNTY:	SHELBY
CONSTRUCTION CSJ:	3315-01-016
ROW ACCOUNT NO.:	8011-02-022
ROW CSJ NO.:	3315-01-017
PARCEL NO.:	2
GRANTOR:	JOE LOUIS JONES
HIGHWAY NO.:	LOOP 500
PROJECT LIMITS:	FROM: 500+48.69
PARCEL LIMITS:	TO: 511+18.70



**I, WILLIAM H. HOLCOMB IV, REGISTERED  
PROFESSIONAL LAND SURVEYOR NO. 4949  
DO HEREBY CERTIFY THAT THE INFORMATION  
SHOWN ON THIS PLAT REPRESENTS THE FACTS  
AS FOUND BY AN ON THE GROUND SURVEY.**

*W.H. Holcomb IV*  
**WILLIAM H. HOLCOMB IV  
REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 4949**

TXDOT - LUFKIN DISTRICT  
1805 N. TIMBERLAND DRIVE  
LUFKIN, TEXAS 75901  
PHONE: (936) 634-4433

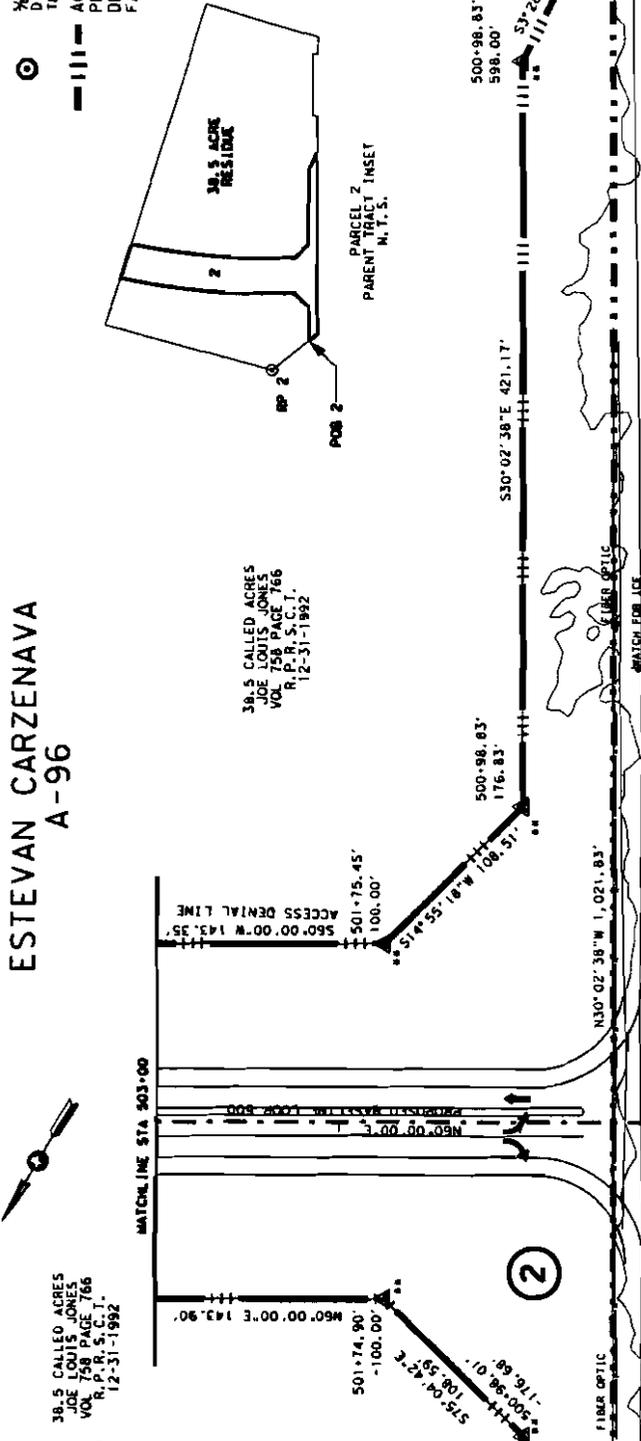
SHELBY  
COUNTY, TEXAS

THE TEXAS DEPARTMENT  
OF TRANSPORTATION

ESTEVAN CARZENAVA  
SURVEY A-96

ESTEVAN CARZENAVA  
A-96

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



38.5 CALLED ACRES  
JOE LOUIS JONES  
VOL 758 PAGE 766  
R.P.R.S.C.T.  
12-31-1992

PARCEL 2  
INSET  
M.T.S.

100' ROW  
SMITH ESTATE  
VOL 168 PAGE 587  
D.R.S.C.T.  
11-20-1933

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

Revised - January 2010	TAKING= 5.914	REMAINING= 24.263 RT.
Revised - October 2009	SCALE: 1"=100'	SHEETS: 6 OF 7
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP		

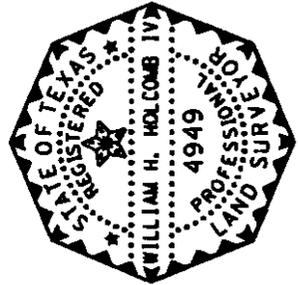
NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN 1983 DATUM, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99996766

**LEGEND**

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

COUNTY: SHELBY  
CONSTRUCTION CSJ#: 3315-01-016  
ROW ACCOUNT NO.: 8011-02-022  
ROW CSJ NO.: 3315-01-017  
PARCEL NO.: 2  
GRANTOR: JOE LOUIS JONES  
HIGHWAY NO. LOOP 50D  
PROJECT LIMITS: FROM: 500+48.69 TO: 511+18.70

TXDOT - LUFKIN DISTRICT  
1805 N. TIMBERLAND DRIVE  
LUFKIN, TEXAS 75901  
PHONE: (936) 634-4433

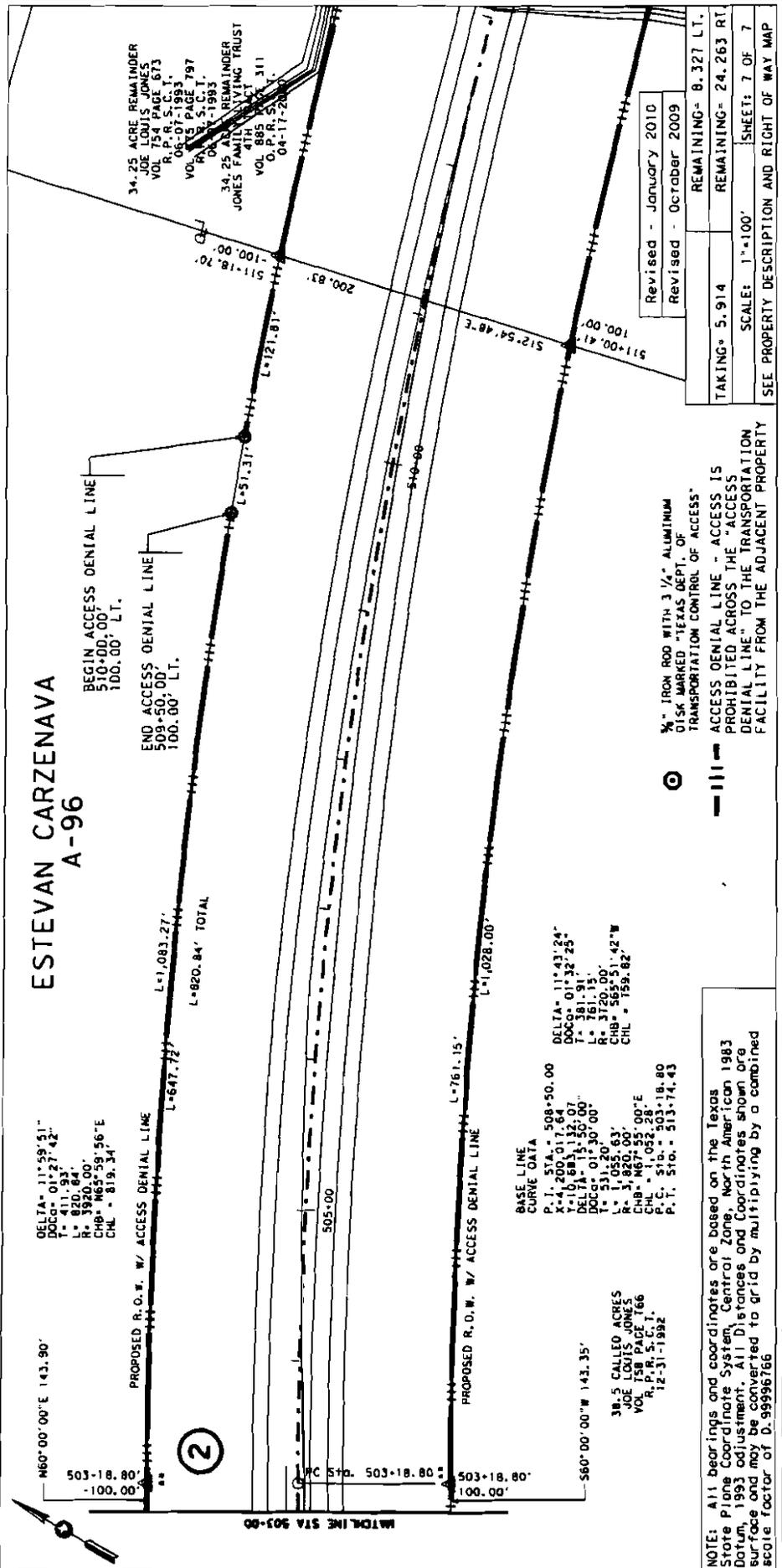


I, WILLIAM H. HOLCOMB IV, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4949 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

*William H. Holcomb IV*

WILLIAM H. HOLCOMB IV  
REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 4949

ESTEVAN CARZENAVA SURVEY A-96  
THE TEXAS DEPARTMENT OF TRANSPORTATION  
SHELBY COUNTY, TEXAS



DELTA = 11°59'51"  
FOCUS = 01327.42'  
D = 84'  
L = 820.84'  
R = 3920.00'  
CHB = 865°59'56"E  
CHL = 819.34'

PROPOSED R.O.W. W/ ACCESS DENIAL LINE  
L=647.72'  
L=1,083.27'  
L=820.84' TOTAL

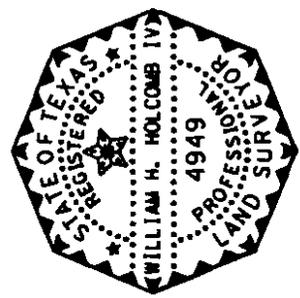
(2)

BASE LINE CURVE DATA  
P. I. STA. = 508+50.00  
T = 4,200.01, 15.64  
DELTA = 11°43'24"  
DOCG = 01327.25'  
DELTA = 871°52'00"  
DOCG = 01307.00'  
T = 531.20'  
L = 1,055.63'  
R = 3,820.00, 00"E  
CHB = 865°51'42"W  
CHL = 819.34'  
P. C. STA. = 503+19.80  
P. T. STA. = 513+74.43

38.5 CALLED ACRES  
JOE LOUIS JONES  
VOL. 885 PAGE 166  
R. P. S. C. T.  
12-31-1992

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

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



I, WILLIAM H. HOLCOMB IV, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4949 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

*William H. Holcomb IV*

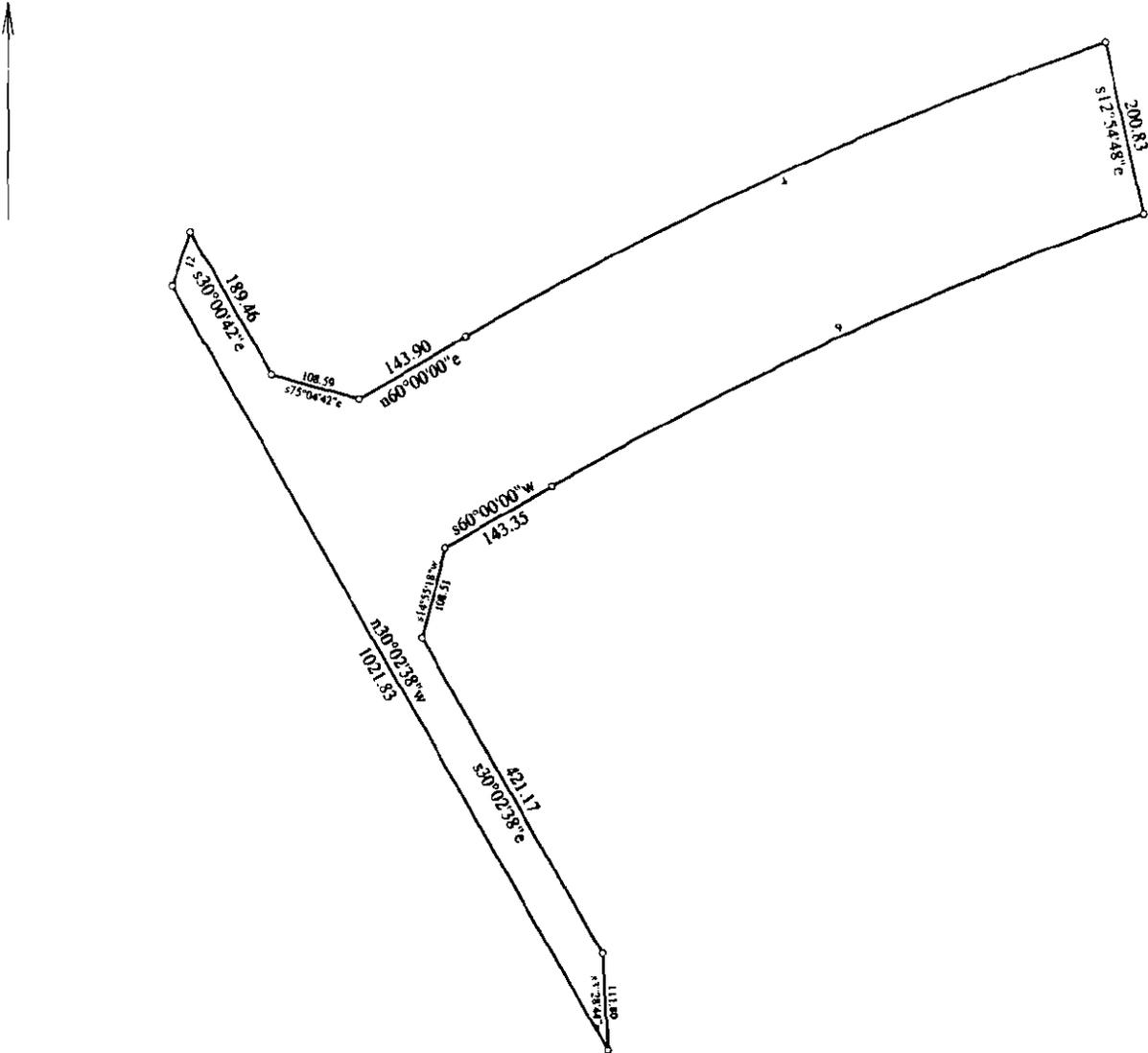
WILLIAM H. HOLCOMB IV  
REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 4949

Revised - January 2010	REMAINING- 8,327 LT.
Revised - October 2009	REMAINING- 24,263 RT.
TAKING- 5,914	REMAINING- 24,263 RT.
SCALE: 1"=100'	SHEET: 7 OF 7
SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP	

COUNTY:	SHELBY
CONSTRUCTION CSJ:	3315-01-016
ROW ACCOUNT NO.:	8011-02-022
ROW CSJ NO.:	3315-01-017
PARCEL NO.:	2
GRANTOR:	JOE LOUIS JONES
HIGHWAY NO.	LOOP 500
PROJECT LIMITS:	FROM: 500+48.69 TO: 511+18.70
TXDOT - LUFKIN DISTRICT	1805 N. TIMBERLAND DRIVE LUFKIN, TEXAS 75901 PHONE: (936) 634-4433

LEGEND

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



Title: Revised_Par2		Date: 01-28-2010
Scale: 1 inch = 200 feet	File: LP500_Par2_012910_rev_Closure.des	
Tract 1: 5.914 Acres: 257627 Sq Feet: Closure = n59.2127e 0.01 Feet: Precision = 1/309750: Perimeter = 4097 Feet		
001=s30.0042e 189.46	006: L1, R=3720.00, Delta=11.4324 Bng=s65.5142w, Chd=759.82	011=n30.0238w 1021.83
002=s75.0442e 108.59	007=s60.0000w 143.35	012=n19.2817e 65.16
003=n60.0000e 143.90	008=s14.5518w 108.51	
004: RL, R=1920.00, Delta=11.5951 Bng=s65.5956e, Chd=819.34	009=s30.0238e 421.17	
005=s12.5448e 200.83	010=s3.2844e 111.80	

COUNTY: Bell

May 29, 2009

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road

To: U.S. Highway 190

RCSJ: 0015-06-082

PROPERTY DESCRIPTION FOR PARCEL 70

**BEING** a 3.022 acre (131,651 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being all of a 3.009 acre tract of land described in a document to Strasburger Enterprises, Inc., recorded in Volume 2488, Page 524, of the Official Public Records of Bell County, Texas, the aforementioned 3.022 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**BEGINNING** at a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 9.443 acre tract of land and recorded in Volume 422, Page 601, of the Deed Records of Bell County, Texas, lying 33.10 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1760+60.55, for the Southeast corner of the aforementioned 3.009 acre tract, the Northeast corner of a 1.67 acre tract of land described in a document to William R. Dunivan as recorded in Volume 3965, Page 165, of the Official Public Records of Bell County, Texas, and the Southeast corner of the herein described 3.022 acre parcel;

- (1) **THENCE** NORTH 67°18'03" West, leaving the existing West right-of-way line of the aforementioned Interstate Highway 35, along the South line of the aforementioned 3.009 acre tract and the North line of the aforementioned 1.67 acre tract, a distance of 263.05 feet (Record - N64°34'43"W, 263.10') to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" lying in the existing East right-of-way line of Pearl Street (public maintained, no record description found) for the Southwest corner of the said 3.009 acre tract, the Northwest corner of the said 1.67 acre tract and the Southwest corner of the herein described 3.022 acre parcel;
- (2) **THENCE** NORTH 16°13'29" East, along the West line of the aforementioned 3.009 acre tract and the existing East right-of-way line of the aforementioned Pearl Street, a distance of 486.75 feet (Record - N19°05'E 485.21') to a found 1/2" iron rod for the Northwest corner of the said 3.009 acre tract, the Southwest corner of a 1.233 acre tract of land described in a document to First Texas Bank, recorded in Document #2009-00004044, of the Real Property Records of Bell County, Texas, and the Northwest corner of the herein described 3.022 acre parcel;
- (3) **THENCE** SOUTH 71°18'30" East, leaving the existing East right-of-way line of the aforementioned Pearl Street, along the South line of the aforementioned 1.233 acre tract and the North line of aforementioned 3.009 acre tract, a distance of 267.95 feet (Record S68°53'E 267.98') to a found 1/2" iron rod, lying 31.85 feet right of and at right angle

to Interstate Highway 35 proposed centerline station 1765+65.47, in the existing West right-of-way line of the aforementioned Interstate Highway 35 for the Southeast corner of the said 1.233 acre tract, the Northeast corner of the said 3.009 acre tract and the Northeast corner of the herein described 3.022 acre parcel;

- (4) **THENCE** SOUTH 16°39'59" West, along the East line of the aforementioned 3.009 acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, a distance of 269.48 feet to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" at a point of curvature of the said 3.009 acre tract and the herein described 3.022 acre parcel;
- (5) **THENCE** SOUTHWESTERLY, along the East line of the aforementioned 3.009 acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, an arc distance of 235.44 feet, with a curve to the left having a radius of 11,394.10 feet, a delta angle of 01°11'02", and a chord which bears South 17°15'30" West a distance of 235.44 feet to the **POINT OF BEGINNING**, and containing 3.022 acres (131,651 square feet) of land, more or less.

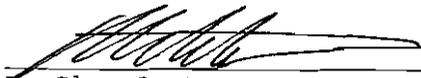
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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

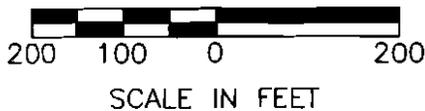
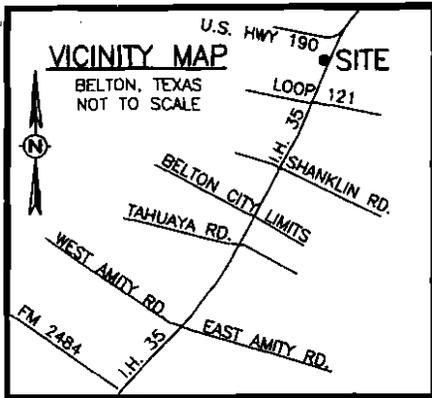
THE STATE OF TEXAS   X  
                                   X   KNOWN TO ALL MEN BY THESE PRESENTS:  
 COUNTY OF BEXAR       X

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

Date 9<sup>th</sup> day of August, 2009, A.D.

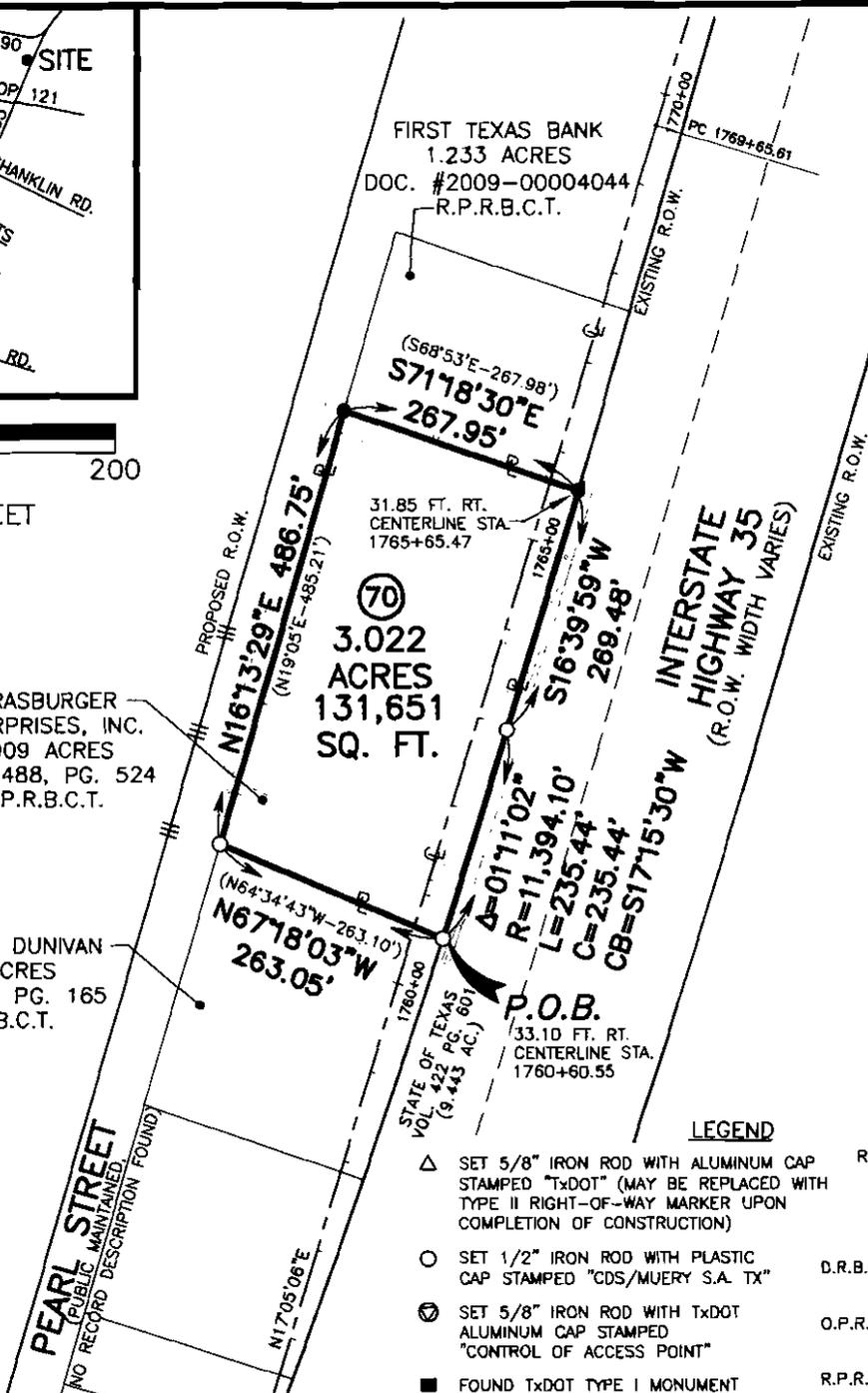
  
 \_\_\_\_\_  
 R. Clay Swetman  
 Registered Professional Land Surveyor  
 No. 5397 - State of Texas





STRASBURGER ENTERPRISES, INC.  
3.009 ACRES  
VOL. 2488, PG. 524  
O.P.R.B.C.T.

WILLIAM R. DUNIVAN  
1.67 ACRES  
VOL. 3965, PG. 165  
O.P.R.B.C.T.



**LEGEND**

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

**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-70.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. 70  
RCSJ: 0015-08-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-3.022 AC.

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

May 29, 2009

COUNTY: Bell

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road  
To: U.S. Highway 190

RCSJ: 0015-06-082

PROPERTY DESCRIPTION FOR PARCEL 46

BEING a 3.823 acre (166,541 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being a part of a 5.5679 acre tract of land described in an instrument to M.E. Taylor, recorded in Volume 2890, Page 304 of the Official Public Records of Bell County, Texas, and being in Block 1, Southloop Industrial Park Subdivision as recorded in Cabinet B, Slide 118-A, Plat Records of Bell County, Texas, the aforementioned 3.823 acre parcel of land, more or less, 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." for the Northeast corner of the aforementioned 5.5679 acre tract and the Southeast corner of a 1.75 acre tract of land described in an instrument to Kenneth Odell, recorded in Volume 4558, Page 698 of the Official Public Records of Bell County, Texas;

THENCE NORTH 73°12'44" West, along the North line of the aforementioned 5.5679 acre tract and the South line of the aforementioned 1.75 acre tract, a distance of 87.58 feet (Record - N70°38'20"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) in the proposed Southeast right-of-way line of Interstate Highway 35, lying 321.99 feet right of and radial to Interstate Highway 35 proposed centerline station 1732+81.11, for the POINT OF BEGINNING, and the Northeast corner of the herein described 3.823 acre parcel;

- (1) THENCE SOUTH 26°42'19" West, leaving the North line of the aforementioned 5.5679 acre tract and the South line of the aforementioned 1.75 acre tract, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 220.87 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying 298.53 feet right of and radial to Interstate Highway 35 proposed centerline station 1730+65.66, for an angle point of the herein described 3.823 acre parcel;
- (2) THENCE SOUTH 28°22'19" West, continuing along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 273.21 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying 265.70 feet right of and radial to Interstate Highway 35 proposed centerline station 1727+99.13, for an angle point of the herein described 3.823 acre parcel;
- (3) THENCE SOUTH 18°40'56" East, continuing along the Southeast proposed right-of-way line of Interstate Highway 35, a distance of 85.38 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying 321.42 feet right of and radial to Interstate Highway 35 proposed centerline station 1727+35.61, for an angle point of the herein described 3.823 acre parcel;
- (4) THENCE SOUTHEASTERLY, continuing along the proposed Southeast right-of-

way line of Interstate Highway 35, an arc distance of 137.69 feet, with a curve to the left having a radius of 598.49 feet, a delta angle of 13°10'55", and a chord which bears South 81°54'41" East a distance of 137.39 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying 454.71 feet right of and radial to Interstate Highway 35 proposed centerline station 1727+68.13, in the existing North right-of-way line of Grove Road (60 foot wide right-of-way) as shown on the aforementioned Southloop Industrial Park Subdivision, for the Southeast corner of the aforementioned 5.5679 acre tract and the Southeast corner of the herein described 3.823 acre parcel;

- (5) **THENCE** SOUTHWESTERLY, leaving the proposed Southeast right-of-way line of Interstate Highway 35, along the South line of the aforementioned 5.5679 acre tract and the existing North right-of-way line of the aforementioned Grove Road, an arc distance of 38.89 feet, with a curve to the left having a radius of 530.00 feet, a delta angle of 04°12'15" and a chord which bears South 89°23'45" West a distance of 38.88 feet to a set 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX.", for a point of tangency in the existing North right-of-way line of the said Grove Road and the herein described 3.823 acre parcel;
- (6) **THENCE** SOUTH 87°17'37" West, continuing along the South line of the aforementioned 5.5679 acre tract and the existing North right-of-way line of the aforementioned Grove Road, a distance of 204.18 feet to a set 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." for a point of curvature of the herein described 3.823 acre parcel;
- (7) **THENCE** NORTHWESTERLY, continuing along the South line of the aforementioned 5.5679 acre tract and the existing North right-of-way line of the aforementioned Grove Road, an arc distance of 162.40 feet, with a curve to the right having a radius of 470.00 feet, a delta angle of 19°47'53" and a chord which bears North 82°48'26" West a distance of 161.60 feet to a set 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." for a point of tangency of the herein described 3.823 acre parcel;
- (8) **THENCE** NORTH 72°54'30" West, continuing along the South line of the aforementioned 5.5679 acre tract and the existing North right-of-way line of the aforementioned Grove Road, a distance of 47.73 feet to a set 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." for an angle point of the said 5.5679 acre tract and the herein described 3.823 acre parcel;
- (9) **THENCE** NORTH 24°39'00" West, continuing along the South line of the aforementioned 5.5679 acre tract and the existing North right-of-way line of the aforementioned Grove Road, a distance of 11.48 feet to a set 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." at the intersection of the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 5.903 acre tract of land and recorded in Volume 615, Page 568, of the Deed Records of Bell County, Texas, and the existing North right-of-way line of the said Grove Road, for an angle point of the said 5.5679 acre tract and the herein described 3.823 acre parcel;

- (10) **THENCE** NORTH 23°38'31" East, along the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, a distance of 577.52 feet (Record - N26°18'22"E) to a set 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." for an angle point of the herein described 3.823 acre parcel;
- (11) **THENCE** NORTH 39°38'31" East, continuing along the existing Southeast right-of-way line of Interstate Highway 35, described in a document of a 0.011 of an acre tract of land and recorded in Volume 793, Page 218, of the Deed Records of Bell County, Texas, a distance of 63.38 feet (Record - N42°47'25"E) to a point for the Northwest corner of the aforementioned 5.5679 acre tract, the Southwest corner of the aforementioned 1.75 acre tract and the Northwest corner of the herein described 3.823 acre parcel, from which a found 1/2" iron rod bears South 73°12'44" East a distance of 0.35 feet;
- (12) **THENCE** SOUTH 73°12'44" East, leaving the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, along the North line of the aforementioned 5.5679 acre tract and the South line of the aforementioned 1.75 acre tract, a distance of 258.25 feet to the **POINT OF BEGINNING** and containing 3.823 acres of land (166,541 square feet), more or less.

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

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

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

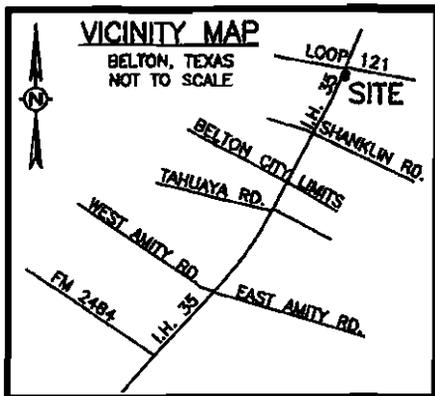
THE STATE OF TEXAS   X  
                                   X KNOWN TO ALL MEN BY THESE PRESENTS:  
 COUNTY OF BEXAR       X

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 9<sup>th</sup> day of August, 2009, A.D.

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





CURVE	DELTA	RADIUS	LENGTH	CHORD	DISTANCE
C1	13°10'55"	598.49'	137.69'	S81°54'41"E	137.39'
C2	04°12'15"	530.00'	38.89'	S89°23'45"W	38.88'
C3	19°47'53"	470.00'	162.40'	N82°48'26"W	161.60'



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

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

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

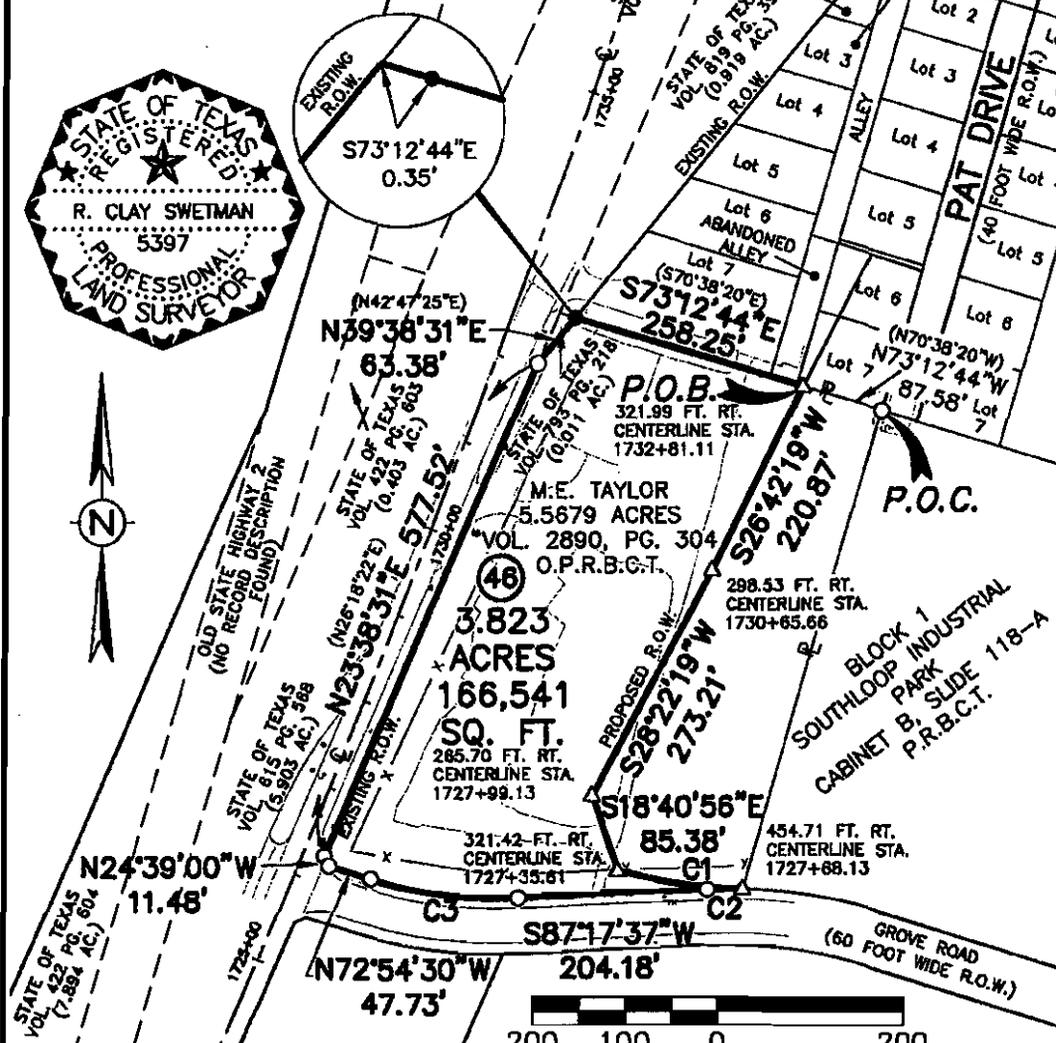
STATE OF TEXAS  
VOL. 795 PG. 141  
(0.011 AC.)

STATE OF TEXAS  
VOL. 898 PG. 410  
(0.380 AC.)

STATE OF TEXAS  
VOL. 819 PG. 395  
(0.819 AC.)

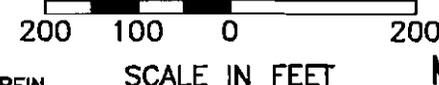
STATE OF TEXAS  
VOL. 815 PG. 388  
(5.903 AC.)

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



**LEGEND**

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



A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-46.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

**M.F. CONNELL SURVEY, A-6**

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

**CDS/MUERY SERVICES**  
Engineering & Surveying

3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 46  
RCS# 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-3.823 AC.	WACO DISTRICT	DATE: MAY 29, 2009	PAGE 4 OF 4
---------------------------	---------------	--------------------	-------------

May 29, 2009

COUNTY: Bell

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road

To: U.S. Highway 190

RCSJ: 0015-06-082

PROPERTY DESCRIPTION FOR PARCEL 66

BEING a 3.391 acre (147,721 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being all of a "Tract Two" (1.3 acres) and a "Tract Three" (0.4 of an acre) in a document to William R. Dunivan, Jr., recorded in Volume 5903, Page 901, of the Official Public Records of Bell County, Texas, and all of a 1.67 acre tract of land described in a document to William R. Dunivan, recorded in Volume 3965, Page 165, of the Official Public Records of Bell County, Texas, the aforementioned 3.391 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**BEGINNING** at a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 9.443 acre tract of land and recorded in Volume 422, Page 601, of the Deed Records of Bell County, Texas, lying 10.80 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1754+84.07, for the Southeast corner of the aforementioned 1.7 acre tract, the Northeast corner of a 1 acre tract of land identified as "Tract 2" described in a document to Automotive Properties, L.P., recorded in Document #2009-00009333 of the Real Property Records of Bell County, Texas, and the Southeast corner of the herein described 3.391 acre parcel, from which a found 1/2" iron rod bears South 16°24'53" West a distance of 5.23 feet;

- (1) **THENCE** NORTH 73°47'04" West, leaving the existing West right-of-way line of the aforementioned Interstate Highway 35, along the South line of the aforementioned 0.4 acre tract and the North line of the aforementioned 1 acre tract, a distance of 232.10 feet (Record - N69°45'W, 229.50') to a point in the existing East right-of-way line of Pearl Street (public maintained, no record description found) for the Southwest corner of the said 0.4 acre tract, the Northwest corner of the said 1 acre tract, and the Southwest corner of the herein described 3.391 acre parcel, from which a found 1/2" iron rod bears S56°11'02"E a distance of 2.74 feet;
- (2) **THENCE** NORTH 16°13'17" East, along the West line of the aforementioned 0.4 acre tract, the West line of the aforementioned 1.3 acre tract and the existing East right-of-way line of the aforementioned Pearl Street, a distance of 313.61 feet (Record - N19°E) to a point for the Northwest corner of the said 1.3 acre tract, the Southwest corner of the aforementioned 1.67 acre tract, and an angle corner of the herein described 3.391 acre parcel, from which a found 1/2" iron rod bears South 52°57'43" West a distance of 0.79 feet;
- (3) **THENCE** NORTH 16°33'31" East, along the West line of the aforementioned 1.67 acre tract and continuing along the existing East right-of-way

line of the aforementioned Pearl Street, a distance of 292.18 feet (Record N19°05'00"E, 292.30') to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX", for the Northwest corner of the said 1.67 acre tract, the Southwest corner of a 3.009 acre tract described in a document to Strasburger Enterprises, Inc., recorded in Volume 2488, Page 524, of the Official Public Records of Bell County, Texas, and the Northwest corner of the herein described 3.391 acre parcel;

(4) **THENCE** SOUTH 67°18'03" East, leaving the existing East right-of-way line of the aforementioned Pearl Street, along the North line of the aforementioned 1.67 acre tract and the South line of the aforementioned 3.009 acre tract, a distance of 263.05 feet (Record - S64°34'43"E 263.10') to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX", lying 33.10 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1760+60.55, lying in the existing West right-of-way line of the aforementioned Interstate Highway 35 (right-of-way width varies), for the Northeast corner of the said 1.67 acre tract, the Southeast corner of the said 3.009 acre tract, and the Northeast corner of the herein described 3.391 acre parcel;

(5) **THENCE** SOUTHWESTERLY, along the East line of the aforementioned 1.67 acre tract, the East line of the aforementioned 1.3 acre tract, the East line of the aforementioned 0.4 of an acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, an arc distance of 576.98 feet, with a curve to the right having a radius of 11,394.10 feet, a delta angle of 02°54'05", and a chord which bears South 19°18'03" West a distance of 576.91 feet to the **POINT OF BEGINNING**, and containing 3.391 acres (147,721 square feet) of land, more or less.

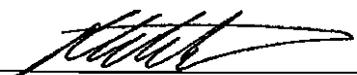
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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

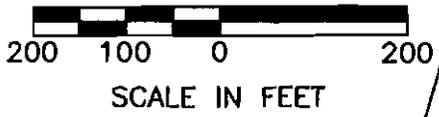
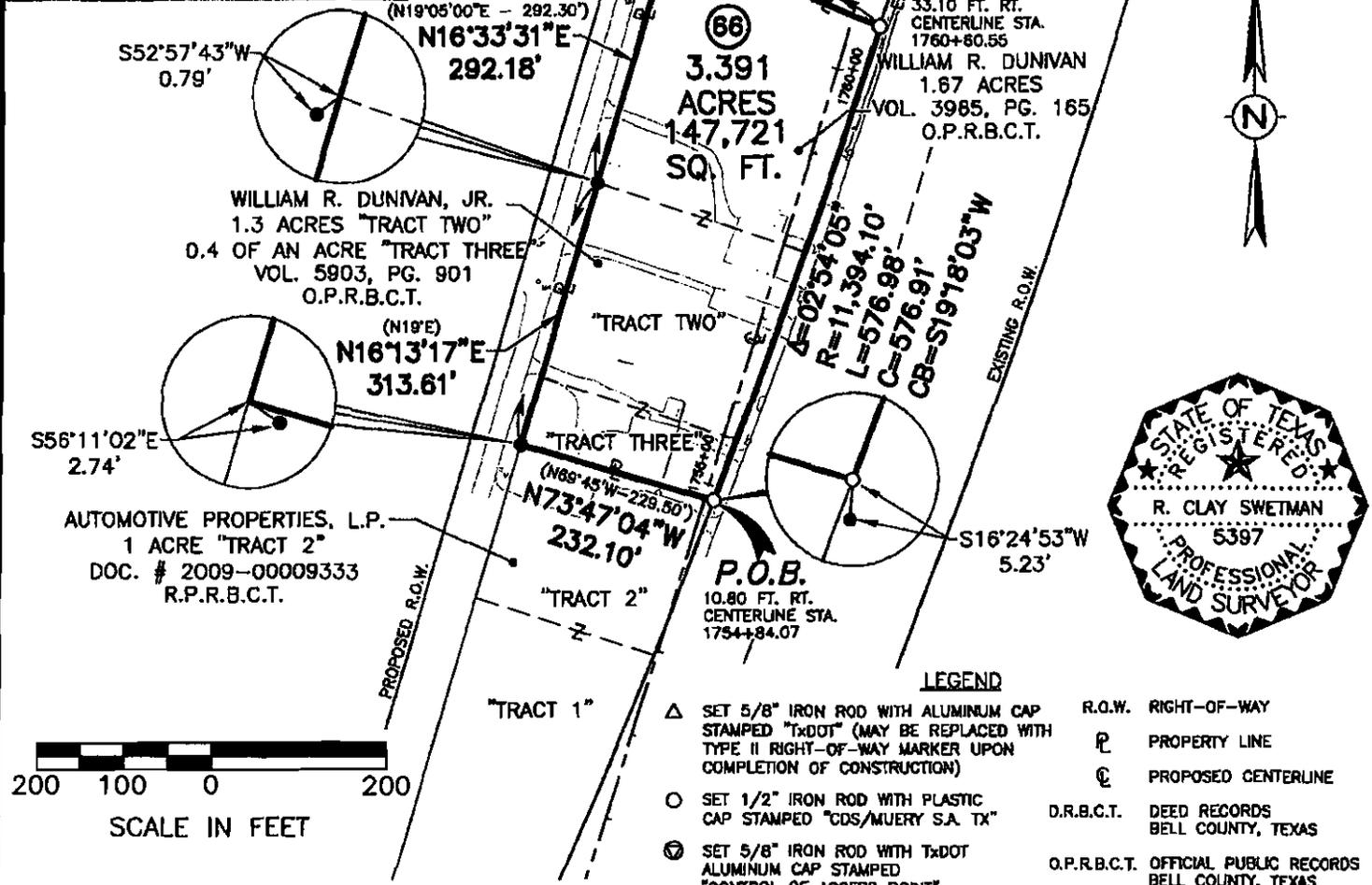
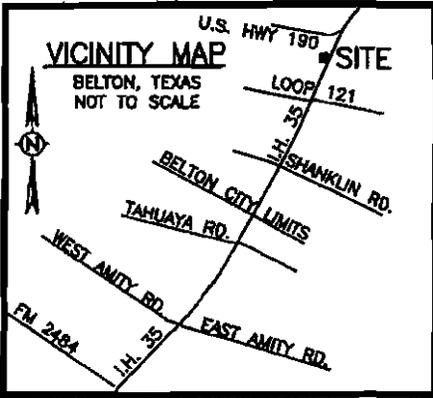
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

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

Date 9<sup>th</sup> day of August, 2009, A.D.

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





- LEGEND**
- △ SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
  - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
  - ⊙ SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
  - FOUND TxDOT TYPE I MONUMENT
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
- R.O.W. RIGHT-OF-WAY
  - P PROPERTY LINE
  - C PROPOSED CENTERLINE
  - D.R.B.C.T. DEED RECORDS BELL COUNTY, TEXAS
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
  - R.P.R.B.C.T. REAL PROPERTY RECORDS BELL COUNTY, TEXAS
  - P.R.B.C.T. PLAT RECORDS BELL COUNTY, TEXAS
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ||— 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-66.00C)

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

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

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 66  
RCS: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-3.391 AC.	WACO DISTRICT	DATE: MAY 29, 2009	PAGE 3 OF 3
---------------------------	---------------	--------------------	-------------

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 59

BEING a 0.028 of an acre (1,235 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being a part of a 1.683 acre tract of land described in a document to 4 SK, L.P., recorded in Volume 3408, Page 589, of the Official Public Records of Bell County, Texas, the aforementioned 0.028 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Northwest corner of the aforementioned 1.683 acre tract and the Southwest corner of a two (2) acre tract of land described in a document to Ray Mulhollan et al, Trustees for The Henry Waskow Post No. 4008, Veterans of Foreign Wars, recorded in Volume 629, Page 431, of the Deed Records of Bell County, Texas, from which a found fence post bears North 05°28'38" East a distance 0.77 feet;

THENCE SOUTH 73°16'33" East, along the North line of the aforementioned 1.683 acre tract and the South line of the aforementioned two (2) acre tract, a distance of 282.38 feet (Record - S71°00'00"E) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying in the proposed West right-of-way line of Interstate Highway 35, being 277.29 feet left of and perpendicular to Interstate Highway 35 proposed centerline station 1745+11.04, for the POINT OF BEGINNING and the Northwest corner of the herein described 0.028 acre parcel;

(1) THENCE SOUTH 73°16'33" East, continuing along the North line of the aforementioned 1.683 acre tract and the South line of the aforementioned two (2) acre tract, a distance of 11.75 feet (Record - S71°00'00"E) lying in the existing West right-of-way line of Pearl Street (public maintained, no record description found), for the Northeast corner of the said 1.683 acre tract, the Southeast corner of the said two (2) acre tract and the Northeast corner of the herein described 0.028 of an acre parcel, from which a found 1/2" iron rod bears South 73°16'33" East a distance of 1.16 feet;

(2) THENCE SOUTH 16°19'25" West, along the East line of the aforementioned 1.683 acre tract and the existing West right-of-way line of the aforementioned Pearl Street, a distance of 71.97 feet (Record - S18°59'56"W 71.99') to a found Texas Department of Transportation Type I concrete monument, for an angle corner of the said 1.683 acre tract and the Southeast corner of the herein described 0.028 of an acre parcel;

- (3) **THENCE** SOUTH 47°11'01" West, continuing along the East line of the aforementioned 1.683 acre tract and the existing West right-of-way line of Interstate Highway 35, as described in a document of a 0.309 acre tract of land and recorded in Volume 779, Page 684, of the Deed Records of Bell County, Texas, a distance of 34.52 feet (Record - S49°17'20"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying in the proposed West right-of-way line of Interstate Highway 35, being 281.89 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1744+09.29, for the Southwest corner of the herein described 0.028 of an acre parcel;
- (4) **THENCE** NORTH 19°40'40" East, leaving the existing West right-of-way line of the aforementioned Interstate Highway 35, along the proposed West right-of-way line of Interstate Highway 35, a distance of 101.85 feet to the **POINT OF BEGINNING**, and containing 0.028 of an acre (1,235 square feet) of land, more or less.

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

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

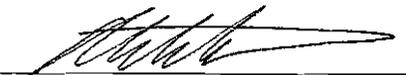
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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

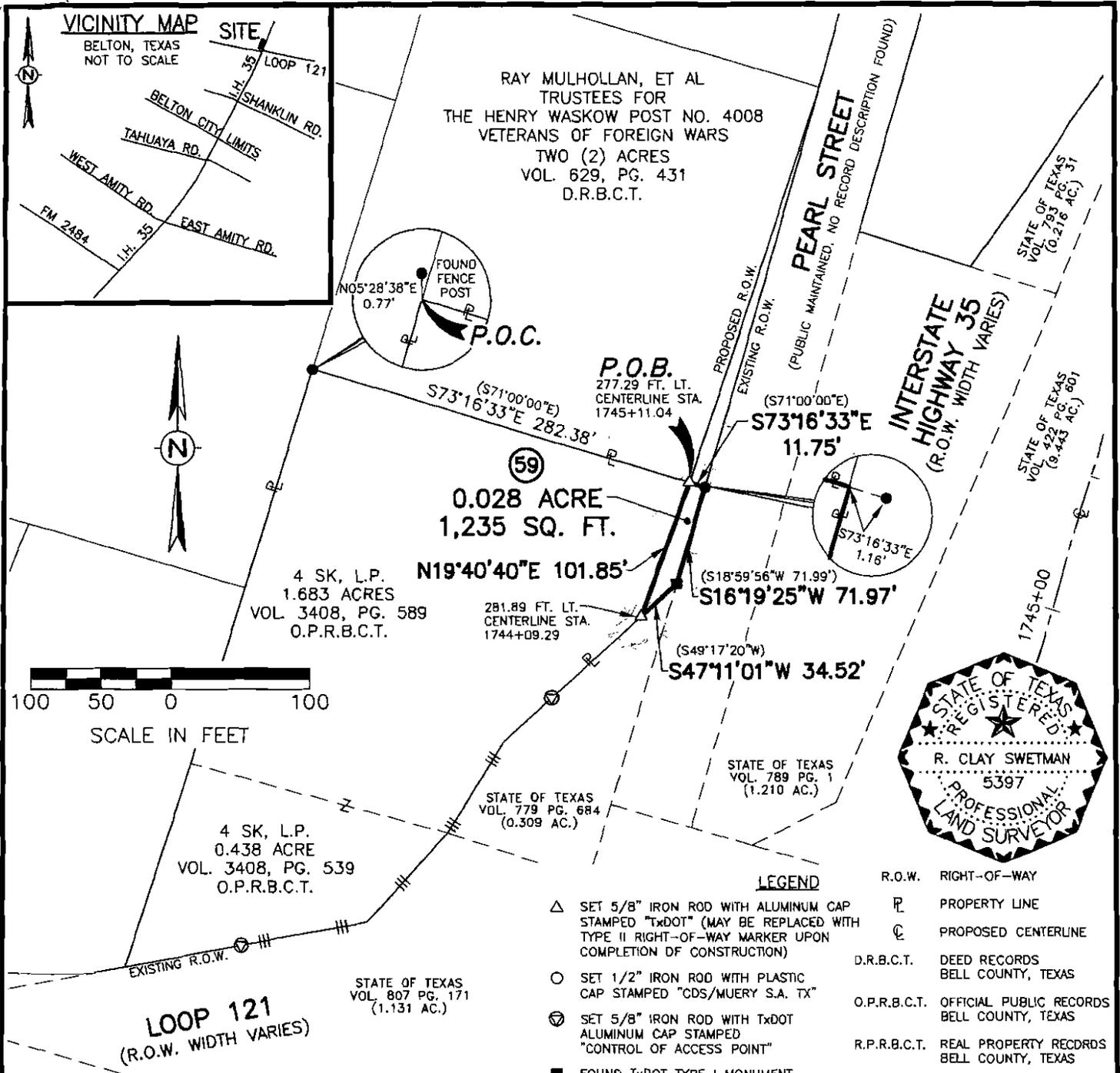
THE STATE OF TEXAS   X  
   X   KNOWN TO ALL MEN BY THESE PRESENTS:  
 COUNTY OF BEXAR        X

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 9<sup>th</sup> day of August, 2009, A.D.

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





**M.F. CONNELL SURVEY, A-6**

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-59.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*  
8/9/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

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

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

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

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 59  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-0.028 AC.

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

**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 59AC**

**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 1.683 acre tract described in an instrument to 4 SK, L.P., recorded in Volume 3408, Page 589, of the Official Public Records of Bell County, Texas, also being a part of a 0.438 of an acre tract described in an instrument to 4 SK, L.P., recorded in Volume 3408, Page 539, 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 the Southwest corner of the aforementioned 0.438 of an acre tract and the Southeast corner of a tract of land described in an instrument to Betty L. Passarelli, Trustee for Danny M. Passarelli, Eric J. Pasarelli, Brian D. Passarelli, and Dyanna Lynn Pasarelli, recorded in Volume 2162, Page 407, of the Deed Records of Bell County, Texas, lying in a cutback line between the existing North right-of-way line of Loop 121 (right-of-way width varies) and the existing Northwest right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 1.131 acre tract of land and recorded in Volume 807, Page 171, of the Deed Records of Bell County, Texas, from which a found fence post bears South 04°15'32" West a distance of 1.99 feet;

**THENCE** NORTH 79°20'30" East, along the Southeast line of the aforementioned 0.438 of an acre tract and the cutback line between the existing North right-of-way line of the aforementioned Loop 121 and the existing Northwest right-of-way line of the aforementioned Interstate Highway 35, a distance of 84.64 feet (Record - N81°55'57"E) to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "Control of Access Point", lying 486.12 feet left of and radial to Interstate Highway 35 proposed centerline station 1740+97.59, for the **POINT OF BEGINNING** of the proposed "Denial of Access Line" (See Note 1);

- (1) **THENCE** NORTH 79°20'30" East, continuing along the Southeast line of the aforementioned 0.438 of an acre tract and the cutback line between the existing North right-of-way line of the aforementioned Loop 121 and the existing Northwest right-of-way line of Interstate Highway 35, as described in a document of a 0.309 of an acre tract of land and recorded in Volume 779, Page 684, of the Deed Records of Bell County, Texas, a distance of 90.26 feet (Record - N81°55'57"E) to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT", lying 406.24 feet left of and radial to Interstate Highway 35 proposed centerline station 1741+40.81, for the Southeast corner of the said 0.438 acre tract, an angle point in the said cutback line, and an angle point in the herein described "Denial of Access Line" (See Note 1), from which a found 3/4" pipe bears South 18°39'20" East a distance of 0.27 feet;
- (2) **THENCE** NORTH 42°31'01" East, along the East line of the aforementioned 0.438 of an acre tract and continuing along the cutback line between the existing North right-of-way line of the aforementioned Loop 121 and the existing Northwest right-of-way line of the aforementioned Interstate Highway 35, a distance of 86.44 feet (Record - N44°44'25"E 86.45') to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 2), lying 369.12 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1742+19.28, for the Northeast corner of the said 0.438 of an acre tract, the Southeast corner of the aforementioned 1.683 acre tract, an angle point in the said cutback line, and an angle point in the herein described "Denial of Access Line" (See Note 1), from which a found Texas Department of Transportation Type I concrete monument bears South 18°39'20" East a distance of 0.27 feet;
- (3) **THENCE** NORTH 32°06'01" East, along the East line of the aforementioned 1.683 acre tract and continuing along the cutback line between the existing North right-of-way line of the aforementioned Loop 121 and the existing Northwest right-of-way line of the aforementioned Interstate Highway 35, a distance of 76.16 feet (Record - N34°14'08"E 76.30') to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 2), lying 349.39 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1742+92.85, for an interior angle corner in the said 1.683 acre tract, an interior angle corner in the said cutback line, and an interior angle corner in the herein described "Denial of Access Line" (See Note 1);

(4) **THENCE** NORTH 47°11'01" East, along an East line of the aforementioned 1.683 acre tract and continuing along the cutback line between the existing North right-of-way line of the aforementioned Loop 121 and the existing Northwest right-of-way line of the aforementioned Interstate Highway 35, a distance of 48.07 feet (Record - N49°17'20"E) to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "Control of Access Point", lying 325.29 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1743+34.43, for the end of the proposed "Denial of Access Line" (See Note 1), from which a found Texas Department of Transportation Type I concrete monument bears North 47°11'01" East a distance of 121.05 feet (Record - N49°17'20"E). The total length of this description of the proposed "Denial of Access Line (See Note 1) is 300.93 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."

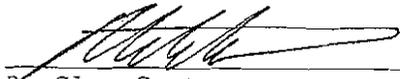
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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 9<sup>th</sup> day of August, 2009, A.D.

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





May 29, 2009

COUNTY: Bell

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road

To: U.S. Highway 190

RCSJ: 0015-06-082

**PROPERTY DESCRIPTION FOR PARCEL 23**

**BEING** a 1.855 acre (80,815 square feet) parcel of land situated in the F. Madregal Survey, Abstract 554, in Bell County, Texas, and being a part of 20.000 acres of land described in two tracts, a North tract and a South tract, in an instrument to Fred Michael Henninger and wife, Nancy Henninger, recorded in Volume 3152, Page 78 of the Official Public Records of Bell County, Texas, the aforementioned 1.855 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2" iron rod at the Northeast corner of the aforementioned 20.00 acre tract and the Southeast corner of 23.925 acres of land described in an instrument to River Farm, LTD., recorded in Volume 2755, Page 271 of the Official Public Records of Bell County, Texas;

**THENCE** NORTH 64°30'36" West, along the Northeast line of the aforementioned 20.000 acre tract and the Southwest line of the aforementioned 23.925 acre tract, a distance of 712.19 feet (Record - N61°52'09"W) to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 2) lying in the proposed Southeast right-of-way line of Interstate Highway 35 and being at the beginning of a proposed "Denial of Access Line" (See Note 1), for the **POINT OF BEGINNING** and lying 200.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1644+07.30, for the Northeast corner of the herein described 1.855 acre parcel;

(1) **THENCE** SOUTH 28°32'49" West, along the proposed Southeast right-of-way line of Interstate Highway 35 and the proposed "Denial of Access Line" (See Note 1), passing a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" at a distance 112.12 feet, lying 200.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1642+95.18, for the end of the proposed "Denial of Access Line" (See Note 1), a total distance of 875.42 feet to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 2), lying 200.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1635+31.88, in the West line of the aforementioned 20.000 acre tract and an East line of a tract of land described in Volume 455, Page 230, of the Deed Records of Bell County, Texas, and referenced in an instrument to Alma Doss, et al, by an Affidavit of Heirship recorded in Volume 4273, Page 683 of the Official Public Records of Bell County, for the South corner of the herein described 1.855 acre parcel, from which the Southwest corner of the said 20.000 acre tract bears South 16°27'48" West a distance of 160.36 feet (Record - S19°11'24"W);

(2) **THENCE** NORTH 16°27'48" East, along the West line of the aforementioned 20.000 acre tract and an East line of the aforementioned Alma Doss, et

EXHIBIT "A"

Page 2 OF 3

al tract, a distance of 832.36 feet (Record - N19°11'24"E) to a set 1/2" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), as recorded in a document of a 8.741 acre tract of land and recorded in Volume 606, Page 220 of the Deed Records of Bell County, Texas, for the North corner of the Alma Doss et al. tract and an angle corner of the herein described 1.855 acre parcel;

(3) **THENCE** NORTH 28°36'23" East, along a West line of the aforementioned 20.000 acre tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, a distance of 52.20 feet (Record - N30°51'12"E 51.83') to a point for the Northwest corner of the said 20.000 acre tract and the Southwest corner of the aforementioned 23.925 acre tract, from which a found 1/2" iron rod bears South 64°30'36" East a distance of 1.90 feet;

(4) **THENCE** SOUTH 64°30'36" East, leaving the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, along the Northeast line of the aforementioned 20.000 acre tract and the Southwest line of the aforementioned 23.925 acre tract, a distance of 174.44 feet (Record - S61°52'09"E) to the **POINT OF BEGINNING** and containing 1.855 acres of land (80,815 square feet), more or less. The total length of the proposed "Denial of Access Line" (See Note 1) is 112.12 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."

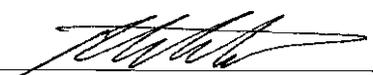
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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

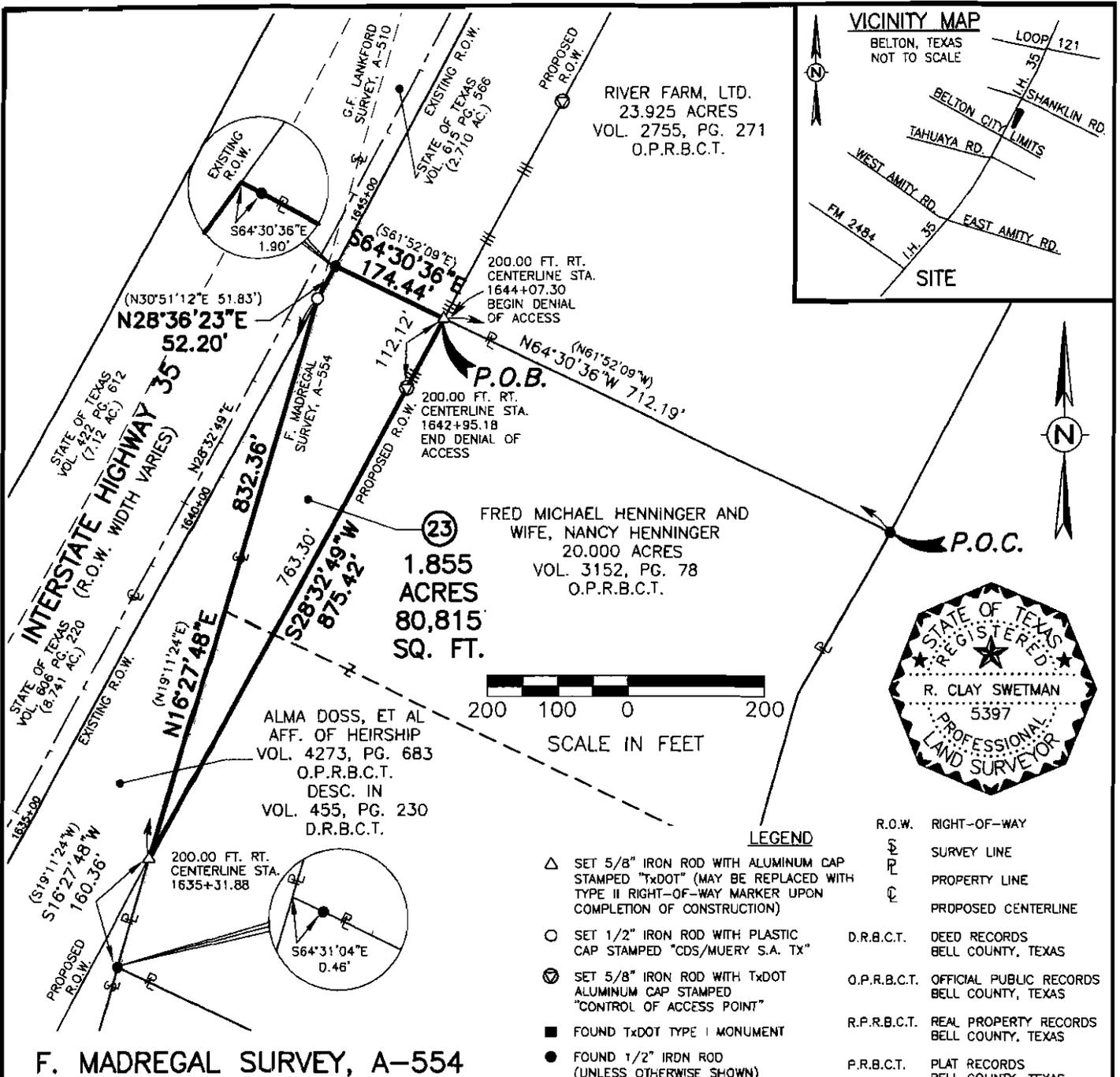
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

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 9<sup>th</sup> day of August, 2009, A.D.

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





**F. MADREGAL SURVEY, A-554**

(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-23.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

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

**CDS/MUERY SERVICES**  
*Engineering & Surveying*

3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

---

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 23  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

---

ROW ACQUISITION--1.855 AC.

---

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

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0014-08-082  
Limits: Hilltop Road to FM 1858

Property Description  
Parcel 31

Being 0.471 of an acre of land situated in the W.R. HAMPTON SURVEY, Abstract No. 469, McLennan County, Texas. Being part of that certain called 2.714 acre tract of land conveyed to Roberto Guerrero by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2009009500 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.471 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 1/2-inch iron rod at the southeasterly corner of that certain called 6.020 acre tract of land conveyed to NLR Real Estate, LLC by deed and recorded under M.C.C.F. No. 2008022497 of said Official Public Records, being the northeasterly corner of said 2.714 acre tract;

Thence, South 62°10'43" West, 313.55 feet along the southerly line of said 6.020 acre tract, being the northerly line of said 2.714 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 03°57'06" East, 237.46 feet** along the proposed easterly right of way line of Interstate Highway 35, passing at 134.21 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the Beginning of an Denial of Access Line and continuing along the proposed easterly right of way line of Interstate Highway 35 and the Denial of Access Line to a set 5/8-inch iron rod with TxDOT aluminum cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the southerly line of said 2.714 acre tract and for the End of the Denial of Access Line, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 825, Page 255 and Volume 617, Page 312 both of the Deed Records of McLennan County, Texas (D.R.M.C.T.);
- 2) **THENCE, North 68°47'11" West, 61.59 feet** along the existing easterly right of way line of Interstate Highway 35, being the southerly line of said 2.714 acre tract to a found concrete monument with broken top;
- 3) **THENCE, North 36°41'56" West, 172.72 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the southwesterly line of said 2.714 acre tract to a found 3/8-inch iron rod at the southwesterly corner of said 6.020 acre tract, being the westerly corner of said 2.714 acre tract;
- 4) **THENCE, North 62°10'43" East, 163.12 feet** along the southerly line of said 6.020 acre tract, being the northerly line of said 2.714 acre tract to the **POINT OF BEGINNING** and containing 0.471 of an acre of land, more or less.

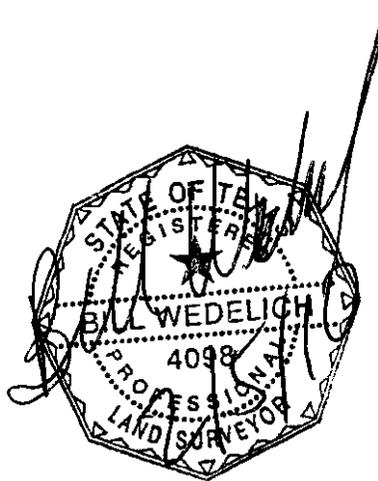
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the 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 prohibited across the “Denial of Access Line” to the highway facility from the remainder of the abutting property”

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

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

**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380



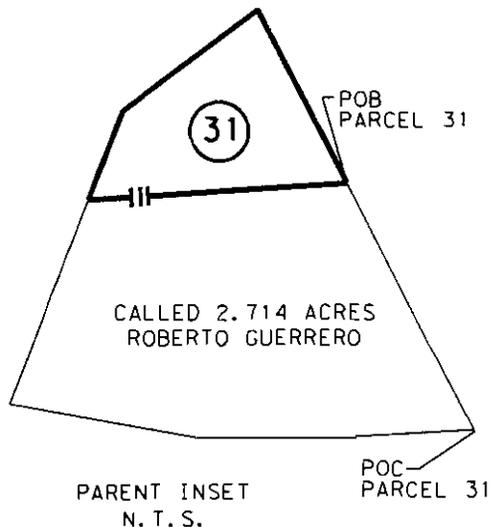
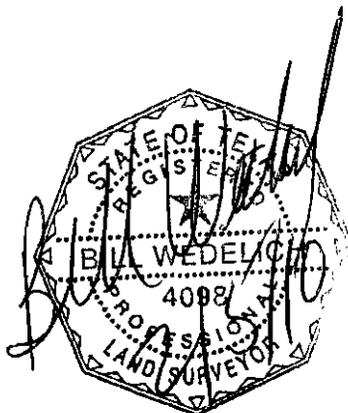
LEGEND



- \*\* SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP  
COA Stamped "CONTROL OF ACCESS POINT"  
(COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)

- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- |— DENIAL OF ACCESS LINE
- DEED LINE WITHIN IH 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS

- PIPELINE MARKER
- TELE. PEDESTAL
- POWER POLE
- ⊥ FIBER OPTIC SIGN
- ( GUY
- 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 I359915, 9915AZI, I359914, AND 9914AZI.

2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

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

PARCEL 31  
0.471 AC.  
20,538 SQ.FT.

PAGE 3 OF 4

**ROBERTO GUERRERO**

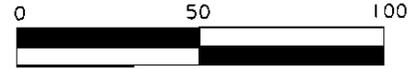
IH-35  
C. S. J. 0014-08-082  
McLENNAN COUNTY prepared by: JULY, 2009

**Solutions, LLC**

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

REVISED: FEBRUARY 5, 2010

DGN: IH35 163-3 Parcel 31A.dgn  
GS JOB No. 07-017-163



INTERSTATE HIGHWAY 35  
(width varies)

( NORTHBOUND )

CALLED 6.556 ACRES  
STATE OF TEXAS  
VOL. 617, PG. 312  
D. R. M. C. T.

N03° 57' 06" W



CALLLED 3.332 ACRES  
STATE OF TEXAS  
VOL. 825, PG. 255  
D. R. M. C. T.

FND. 3/8" IR

N36° 41' 56" W 172.72'  
EXISTING R.O.W. LINE

N62° 10' 43" E 163.12'

FND. CONC. MON. (W/  
BROKEN TOP)

31

N68° 47' 11" W  
61.59'

103.25'

COA

134.21'

S03° 57' 06" E 237.46'

END DENIAL OF  
ACCESS LINE  
STA: 1275+24.16  
OFF: 220.00' R

BEGIN DENIAL OF  
ACCESS LINE  
STA: 1276+28.86  
OFF: 220.00' R

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

CALLLED 2.714 ACRE  
ROBERTO GUERRERO  
M. C. C. F. No. 2009009500  
O. P. R. M. C. T.

POB  
PARCEL 31  
STA: 1277+61.62  
OFF: 220.00' R

CALLLED 6.020 ACRES  
NLR REAL ESTATE, LLC  
M. C. C. F. No. 2008022497  
O. P. R. M. C. T.

PARCEL 31  
0.471 AC.  
20,538 SQ. FT.

POC  
PARCEL 31  
FND 1/2" IR

S62° 10' 43" W 313.55'

PAGE 4 OF 4

W.R. HAMPTON  
SURVEY A-469

ROBERTO GUERRERO

IH-35  
C. S. J. 0014-08-082  
MCLENNAN COUNTY prepared by: JULY, 2009



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

DGN: IH35 163-3 Parcel 31B.dgn  
GS JOB No. 07-017-163

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0014-08-082  
Limits: Hilltop Road to FM 1858

Property Description  
Parcel 31AC

Being an Denial of Access Line delineating a denial of access to the transportation facility from the adjacent property along the existing easterly right-of-way line of Interstate Highway 35 (width varies), adjoining the southerly line of that certain called 2.714 acre tract of land conveyed to Roberto Guerrero by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2009009500 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), said existing right of way conveyed to the State of Texas by deed and recorded under Volume 825, Page 255 of said Deed Records. The Denial of Access Line is located in the W.R. HAMPTON SURVEY, Abstract No. 469, McLennan County, Texas.

Commencing at a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35, being at the southwesterly corner of that certain residue of a called 90.14 acre tract of land conveyed to Lawrence J. Mynarcik and Diana Rose Mynarcik by deed and recorded under Volume 1282, Page 25 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the southeasterly corner of said 2.714 acre tract;

Thence, North 68°47'11" West, 40.02 feet along the existing easterly right of way line of Interstate Highway 35, being the southerly line of said 2.714 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the **Beginning of an Denial of Access Line**;

- 1) **THENCE, North 68°47'11" West, 213.82 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the southerly line of said 2.714 acre tract and along the Denial of Access Line 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 **End of the Denial of Access Line**.

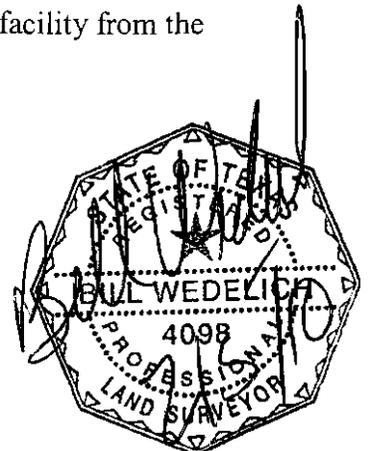
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the 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 prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property"

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

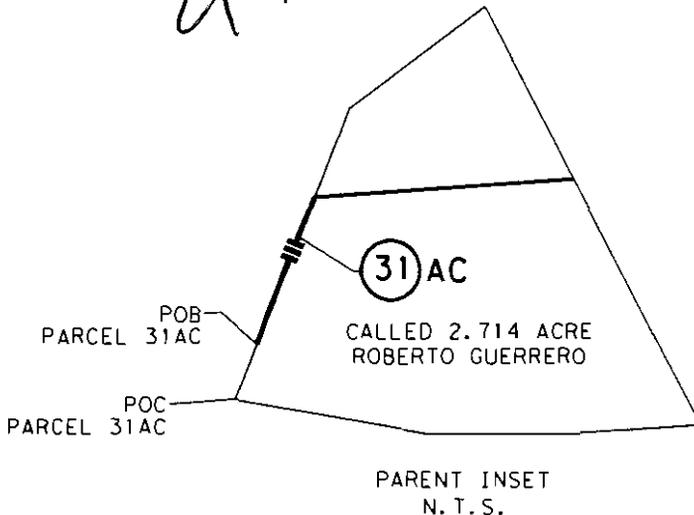
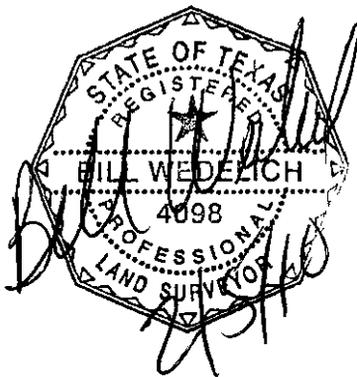
See attached 8 1/2" x 11" plat that accompanies.

**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 I359915, 9915AZI, I359914, AND 9914AZI.

2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

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

PARCEL 31AC

PAGE 2 OF 3

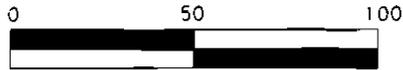
ROBERTO GUERRERO  
IH-35  
C.S.J. 0014-08-082  
McLENNAN COUNTY prepared by: JULY, 2009



REVISED: FEBRUARY 5, 2010  
DGN: IH35 163-3 Parcel 31AC-A.dgn  
GS JOB No. 07-017-163

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

N03° 57' 06" W PROPOSED BASELINE 1276+00



CALLED 6.556 ACRES  
STATE OF TEXAS  
VOL. 617, PG. 312  
D. R. M. C. T.

INTERSTATE HIGHWAY 35  
(width varies)



CALLLED 3.332 ACRES  
STATE OF TEXAS  
VOL. 825, PG. 255  
D. R. M. C. T.

EXISTING R.O.W.

END DENIAL OF  
ACCESS LINE  
STA: 1275+24.16  
OFF: 220.00' R

PROPOSED R.O.W.

CALLLED 2.714 ACRE  
ROBERTO GUERRERO  
M. C. C. F. No. 2009009500  
O. P. R. M. C. T.

31 AC

EXISTING R.O.W. AND  
DENIAL OF ACCESS LINE

W.R. HAMPTON  
SURVEY A-469

POB PARCEL 31AC  
BEGIN DENIAL OF  
ACCESS LINE  
STA: 1274+34.70  
OFF: 413.52' R

COA

POC PARCEL 31AC  
STA: 1274+16.22  
OFF: 449.75' R

A PORTION OF THE RESIDUE OF A  
CALLED 90.14 ACRE TRACT  
LAWRENCE J. MYNARCIK AND  
DIANA ROSE MYNARCIK  
VOL. 1282, PG. 25  
D. R. M. C. T.

PARCEL 31AC

PAGE 3 OF 3

ROBERTO GUERRERO	
1H-35	
C. S. J. 0014-08-082	
MCLENNAN COUNTY prepared by: JULY, 2009	
	Solutions, LLC
Office: 281-681-9766 Fax: 281-681-9779	

Parcel 13A, 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 13A

Being 9,335 square feet or 0.2143 acre of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas and out of Silver Gate Subdivision, Unit Two, Lot 1 Block 2, a subdivision recorded in Volume 75, Page 61 of the Plat Records of El Paso County (P.R.E.C.) and out of a called 1.162 acre tract as described in deed to Ten East Partners, L.P. recorded in Document Number 20090076950 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 9,335 square feet or 0.2143 acre of land being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap found for the southeasterly corner of said Silver Gate Subdivision, Unit Two and being on the existing northeasterly right-of-way line of Rojas Drive (120 feet wide) as shown on the map or plat of Americas Ten, a subdivision recorded in Volume 60, Page 83, P.R.E.C.;

THENCE North 48 degrees 47 minutes 12 seconds West, along said existing northeasterly right-of-way line of Rojas Drive, a distance of 597.03 feet to a TxDOT Type II monument (4" brass disk set in concrete), set for a point of intersection with the proposed southeasterly right-of-way line of Loop 375 (width varies), at 1,736.48 feet left of Interstate Highway 10 (IH 10) Proposed Centerline Station 545+74.03 for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE North 48 degrees 47 minutes 12 seconds West, continuing along said existing northeasterly right-of-way line of Rojas Drive, a distance of 41.27 feet to a 1/2-inch iron rod with cap found on the existing southeasterly right-of-way line of Loop 375 (width varies), a called 22.338 acre parcel designated Parcel 17, as described in deed to County of El Paso recorded in Volume 433, Page 1405, O.P.R.R.P.E.C.;
- 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 point for the common westerly corner of said 1.162 acre tract and called 1.266 acre tract as described in deed to Zaradieter Partners, L.P. as recorded in Document Number 20090076949 of said O.P.R.R.P.E.C.;
- 3.) THENCE South 48 degrees 47 minutes 12 seconds East, along the line common to said 1.162 acre tract and said 1.266 acre tract, a distance of 52.48 feet to a 5/8-inch iron rod with plastic cap set on said proposed southeasterly right-of-way line of Loop 375, at 1,960.91 feet left of IH 10 Proposed Centerline Station 545+54.36;
- 4.) THENCE South 46 degrees 55 minutes 26 seconds West, along said proposed southeasterly right-of-way line of Loop 375, a distance of 215.88 feet to a TxDOT Type II monument (4" brass disk set in concrete) set for an angle point, at 1,745.18 feet left of IH 10 Proposed Centerline Station 545+62.46;

Parcel 13A, Page 2 of 4

- 5.) THENCE South 04 degrees 00 minutes 43 seconds East, continuing along said proposed southeasterly right-of-way line of Loop 375, a distance of 14.47 feet to the POINT OF BEGINNING and containing 9,335 square feet or 0.2143 acre 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.

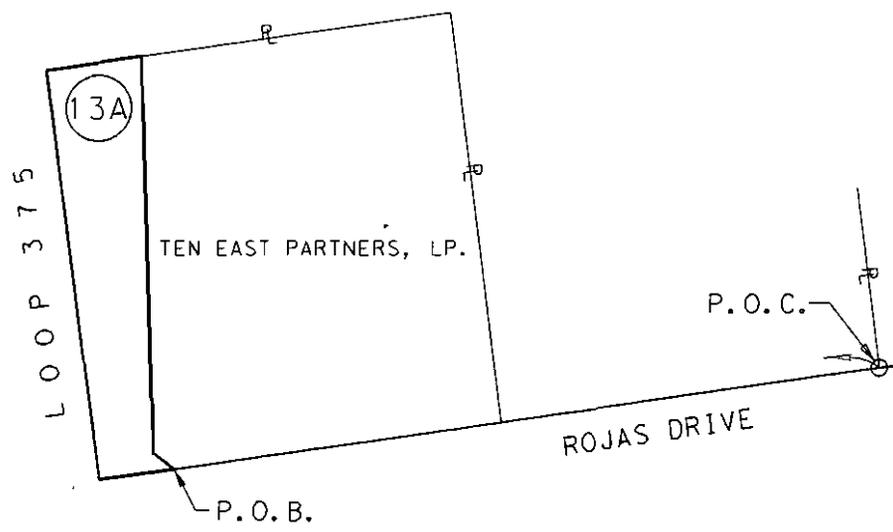
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

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: 5 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	—  —
EXISTING ACCESS DENIAL LINE	—  —
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	
D.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
1.162	0.2143		0.9477

**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 (CED141) 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



PARCEL 13A  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
TEN EAST PARTNERS, L.P.

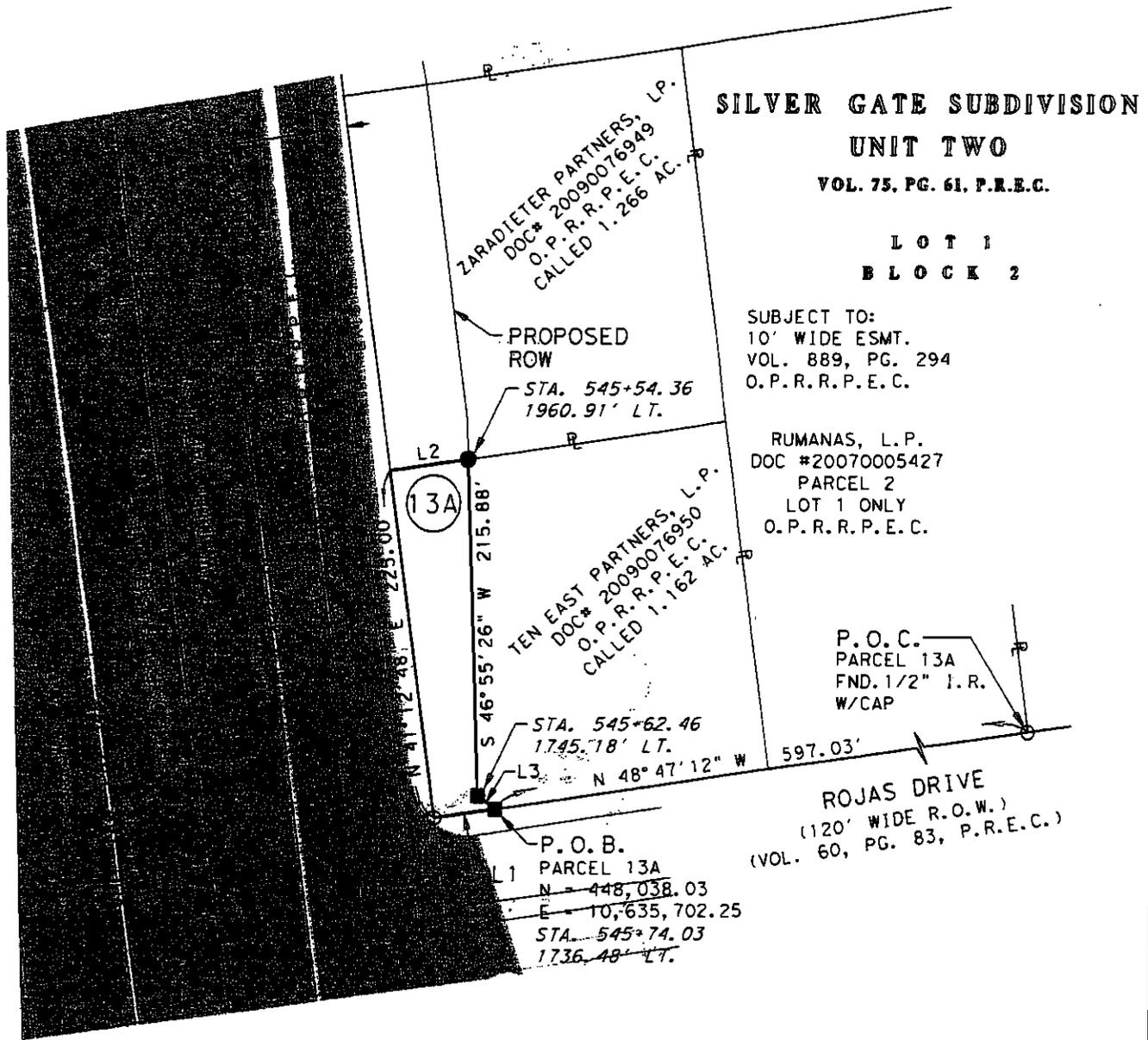
IH 10 EL PASO COUNTY  
CSJ 2121-04-078  
LANDTECH CONSULTANTS, INC. DEC., 2009  
PAGE 3 OF 4 SCALE: 1" = 100'

*5 JAN 2010*  
SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257



LINE TABLE		
NO.	BEARING	DIST.
L1	N 48° 47' 12" W	41.27'
L2	S 48° 47' 12" E	52.48'
L3	S 04° 00' 43" E	14.47'

O.A. DANIELSON SURVEY  
NO. 315



PARCEL 13A  
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'

County: El Paso  
Federal Project No.: NH 2009 (630)  
ROW CSJ: 2121-04-078

Parcel: **13A**  
Highway: Loop 375 / I-10  
From: FM 659 (Zaragoza Road)  
To: Eastlake Boulevard

**EXHIBIT "B"**

The property described above relates to a "partial" acquisition. Access will be permitted to the Highway facility from the remainder of the property lying east of Loop 375.

Parcel 13B, 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 13B

Being 13,443 square feet or 0.3086 acre of land out of the O. A. Danielson Survey, Number 315, City of El Paso, El Paso County, Texas and out of Silver Gate Subdivision, Unit Two, Lot 1 Block 2, a subdivision recorded in Volume 75, Page 61 of the Plat Records of El Paso County (P.R.E.C.) and out of a called 1.266 acre tract and as described in deed to Zaradieter Partners, L.P. recorded in document number 20090076949 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), said 13,443 square feet or 0.3086 acre of land being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap found for the southeasterly corner of said Silver Gate Subdivision, Unit Two and being on the existing northeasterly right-of-way line of Rojas Drive (120 feet wide) as shown on the map or plat of Americas Ten, a subdivision recorded in Volume 60, Page 83, P.R.E.C.;

THENCE North 48 degrees 47 minutes 12 seconds West, along said existing northeasterly right-of-way line of Rojas Drive, a distance of 638.30 feet to a 1/2-inch iron rod with cap found for the southwesterly corner of a called 1.162 acre tract as described in deed to Ten East Partners L.P. recorded in Document Number 20090076950 O.P.R.R.P.E.C. and being on the existing southeasterly right-of-way line of Loop 375 (width varies), a called 22.338 acre parcel designated Parcel 17, as described in deed to County of El Paso recorded in Volume 433, Page 1405, O.P.R.R.P.E.C.;

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 5/8-inch iron rod with plastic cap set for the common westerly corner of said 1.162 acre tract and said 1.266 acre tract for the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE North 41 degrees 12 minutes 48 seconds East, along said existing southeasterly right-of-way line of Loop 375, a distance of 245.00 to a 1/2-inch iron rod with cap found at the common westerly corner of said 1.266 acre tract and a called 3.444 acre tract as described in deed to Dykes & Dykes Trailers, Inc. as recorded in Volume 2813, Page 1623 of said O.P.R.R.P.E.C.;
- 2.) THENCE South 48 degrees 47 minutes 12 seconds East, along the line common to said 1.266 acre tract and said 3.444 acre tract a distance of 55.00 feet to a TxDOT Type II monument (4" brass disk set in concrete) set on the proposed southeasterly right-of-way line of Loop 375, at 2,203.95 feet left of Interstate Highway 10 (IH 10) Proposed Centerline Station 545+23.35;

Parcel 13B, Page 2 of 4

- 3.) THENCE South 41 degrees 12 minutes 48 seconds West, along said proposed southeasterly right-of-way line of Loop 375, a distance of 219.81 feet to a TxDOT Type II monument (4" brass disk set in concrete) set for an angle point, at 1,986.21 feet left of IH 10 Proposed Centerline Station 545+53.41;
- 4.) THENCE South 46 degrees 55 minutes 26 seconds West, along said proposed southeasterly right-of-way line of Loop 375, a distance of 25.32 feet to a 5/8-inch iron rod with plastic cap set on the common boundary line of said 1.162 acre and 1.266 acre tracts, at 1,960.91 feet left of IH 10 Proposed Centerline Station 545+54.36;
- 5.) THENCE North 48 degrees 47 minutes 12 seconds West, along the line common to said 1.162 acre and 1.266 acre tracts, a distance of 52.48 feet to the POINT OF BEGINNING and containing 13,443 square feet or 0.3086 acre 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: 5 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



O.A. DANIELSON SURVEY  
NO. 315

DYKES & DYKES  
TRAILERS, INC.  
VOL. 2813, PG. 1623,  
O.P.R.R.P.E.C.  
CALLED 3.444 AC.

SILVER GATE SUBDIVISION  
UNIT TWO  
VOL. 75, PG. 61, P.R.E.C.

LOT 1  
BLOCK 2

SUBJECT TO:  
10' WIDE ESMT.  
VOL. 889, PG. 294  
O.P.R.R.P.E.C.

RUMANAS, L.P.  
DOC #20070005427  
PARCEL 2  
LOT 1 ONLY  
O.P.R.R.P.E.C.

P.O.C.  
PARCEL 13B  
FND. 1/2" I.R.  
W/CAP

ZARADIETER  
PARTNERS, LP.  
DOC# 20090076949  
O.P.R.R.P.E.C.  
CALLED 1.266 AC.

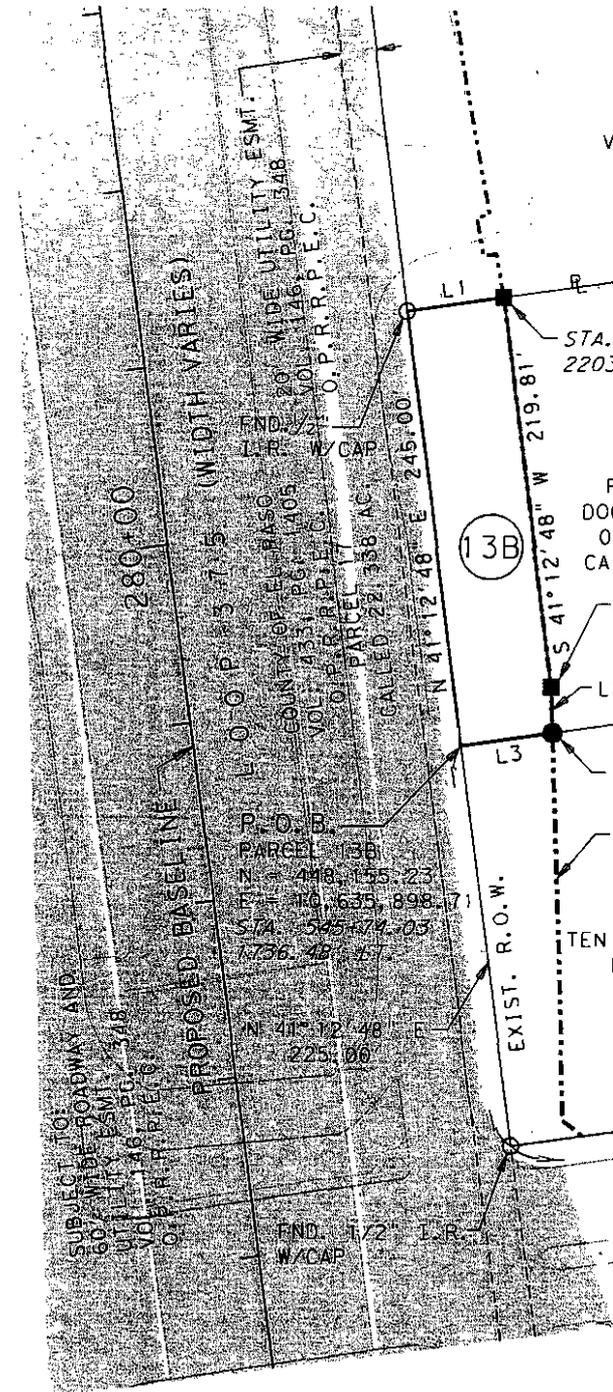
STA. 545+53.41  
1986.21' LT.

STA. 545+54.36  
1960.91' LT.

PROPOSED  
ROW

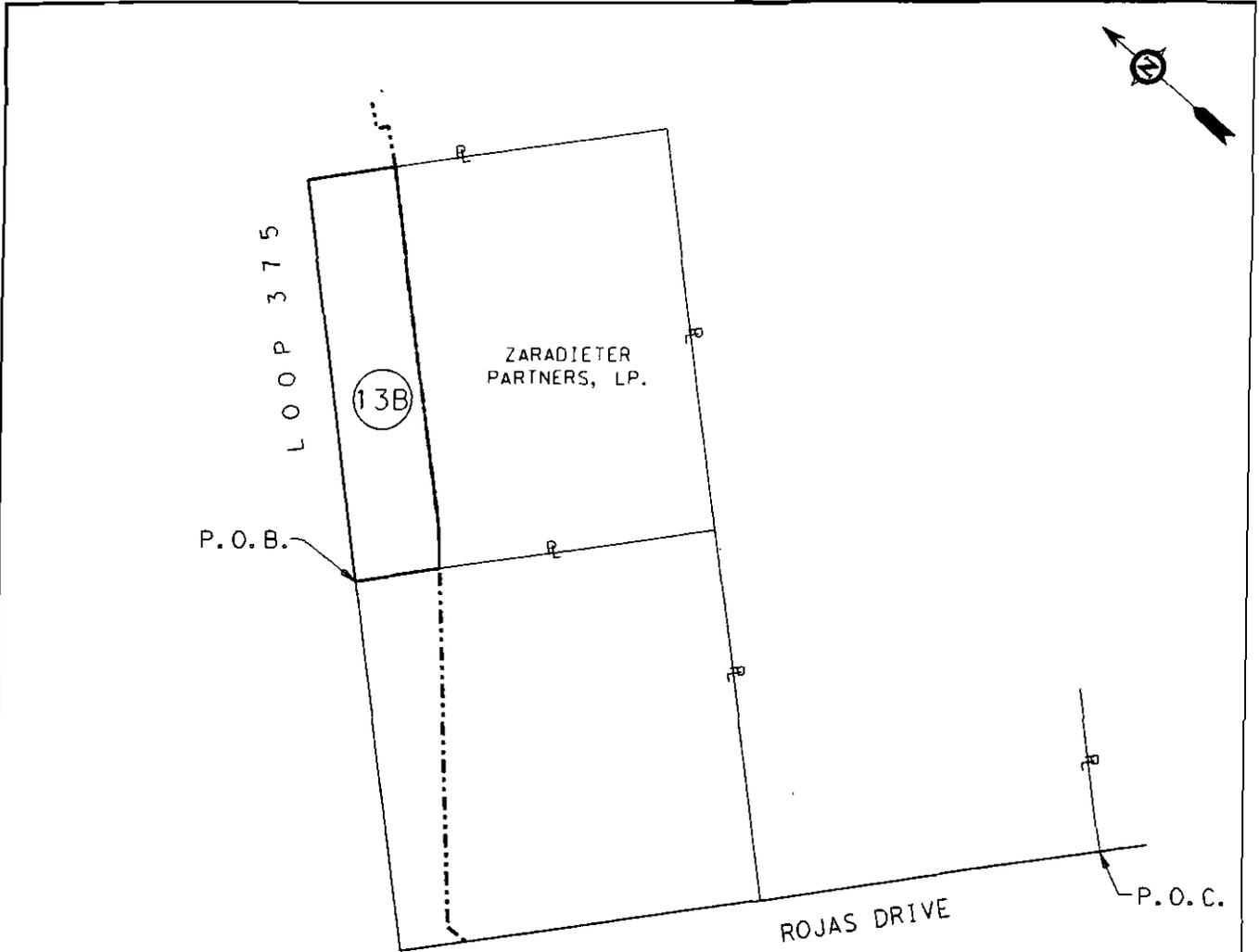
TEN EAST PARTNERS, L.P.  
DOC# 20090076950  
O.P.R.R.P.E.C.  
CALLED 1.162 AC.

ROJAS DRIVE  
(120' WIDE R.O.W.)  
(VOL. 60, PG. 83, P.R.E.C.)



LINE TABLE		
NO.	BEARING	DIST.
L1	S 48° 47' 12" E	55.00'
L2	S 46° 55' 26" W	25.32'
L3	N 48° 47' 12" W	52.48'

PARCEL 13B  
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

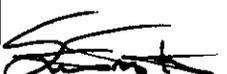


LEGEND	
EXIST. ROW LINE	---
PROP. ROW LINE	- - - - -
PROPERTY LINE	— P —
COUNTY LINE	—
PROPOSED ACCESS DENIAL LINE	— III —
EXISTING ACCESS DENIAL LINE	— III —
SURVEY LINE	—
FENCE	— x —
CITY LIMITS	—
P.R.E.C. - PLAT RECORDS EL PASO COUNTY	
D.R.E.C. - DEED RECORDS EL PASO COUNTY	
O.P.R.R.P.E.C. - OFFICIAL 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	⑬

AREA TABLE (ACRES)			
EXISTING CALC.	TAKING	REMAINDER	
		LEFT	RIGHT
1.266	0.3086	0.9574	

- 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  
REGISTERED PROFESSIONAL LAND SURVEYOR



PARCEL 13B  
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

County: El Paso  
Federal Project No.: NH 2009 (630)  
ROW CSJ: 2121-04-078

Parcel: **13B**  
Highway: Loop 375 / I-10  
From: FM 659 (Zaragoza Road)  
To: Eastlake Boulevard

**EXHIBIT "B"**

The property described above relates to a "partial" acquisition. Access will be permitted to the Highway facility from the remainder of the property lying east of Loop 375.

County: Tarrant  
Parcel: 53  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 ~~(855)~~  
R.O.W. CSJ: 0353-03-088 ~~843~~

Page 1 of 5  
May 17, 2010  
Rev. 1



### DESCRIPTION FOR PARCEL 53

Description of 4,360 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 5, Block 6, Metroplace, Second Installment, a subdivision of record in Cabinet A, Slide 2721, Plat Records, Tarrant County, Texas, same being a portion of that tract described as 2.991 acres in a Special Warranty Deed, dated August 24, 1993, to 114 & Main Partners Corner LP., of record in Volume 11217, Page 202, Deed Records, Tarrant County, Texas; said 4,360 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southeast corner of said Lot 5, and the northeast corner of Lot 7, Block 6, Metroplace 2nd Installment, a subdivision of record in Cabinet A, Slide 4398, Plat Records, Tarrant County, Texas, said Lot 7 being described in said deed to 114 & Main Partners L.P., same being in the existing west right-of-way (ROW) line of Main Street;

THENCE, with the east line of said Lot 5 and said 114 & Main tract, and the existing west ROW line of said Main Street, North 00 degrees 43 minutes 44 seconds West 301.09 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and the southeast corner of this tract, same being in the proposed south ROW line of S.H. 114, 587.69 feet right of S.H. 114 Baseline Station 427+87.10;

THENCE, with the south line of this tract and the proposed south ROW line of S.H. 114, crossing said Lot 5 and said 114 & Main tract, the following five (5) courses, numbered 1 through 5;

- 1) **South 89 degrees 13 minutes 04 seconds West 13.87 feet** to a TxDOT Type II concrete monument set;
- 2) **North 03 degrees 28 minutes 12 seconds West 61.66 feet** to a TxDOT Type II concrete monument set and the beginning of this "access denial line";
- 3) with this "access denial line", **North 44 degrees 37 minutes 18 seconds West 64.51 feet** to a TxDOT Type II concrete monument set;
- 4) with this "access denial line", **South 89 degrees 39 minutes 18 seconds West 75.51 feet** to a TxDOT Type II concrete monument set; and
- 5) with this "access denial line", **North 88 degrees 26 minutes 09 seconds West 118.93 feet** to a TxDOT Type II concrete monument set at the westerly southwest corner of this tract, same being in the west line of said Lot 5 and said 114 & Main tract and the east line of Lot 14R, Block 6, Metroplace 2nd Installment, a subdivision of record in Cabinet A, Slide 11004, Plat Records, Tarrant County, Texas, said Lot 14R being described in a deed to Rochelle Lodging, LP., of record in D204067648, Official Records, Tarrant County, Texas, and the end of this "access denial line";

County: Tarrant  
Parcel: 53  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855)  
R.O.W. CSJ: 0353-03-088 243

Page 2 of 5  
May 17, 2010  
Rev. 1



**DESCRIPTION FOR PARCEL 53**

- 6) THENCE, with the west line of this tract, said Lot 5 and said 114 & Main tract and the east line of said Lot 14R and said Rochelle tract, **North 00 degrees 45 minutes 30 seconds West 1.51 feet** to a 1/2 inch iron rod found at the northwest corner of this tract, said Lot 5 and said 114 & Main tract and the northeast corner of said Lot 14R and said Rochelle tract, same being in the existing south ROW line of S.H. 114 and the south line of that tract described as 6.847 acres in a deed to the State of Texas, of record in Volume 6892, Page 1325, Deed Records, Tarrant County, Texas;
- 7) THENCE, with the north line of this tract, said Lot 5, and said 114 & Main tract and the existing south ROW line of S.H. 114 and the south line of said 6.847 acre tract, **North 88 degrees 32 minutes 44 seconds East 236.27 feet** to a calculated point at the west corner of that 20'x20' tract dedicated for ROW per plat recorded in Cabinet A, Slide 2537, Plat Records, Tarrant County, Texas;
- 8) THENCE, with the northeast line of this tract, and said Lot 5, and with the existing southwest line of said 20'x20' ROW tract, **South 46 degrees 05 minutes 08 seconds East 27.60 feet** to a calculated point in the existing west ROW line of said Main Street;

County: Tarrant  
Parcel: 53  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855)  
R.O.W. CSJ: 0353-03-088 ~~243~~

Page 3 of 5  
May 17, 2010  
Rev. 1



**DESCRIPTION FOR PARCEL 53**

9) THENCE, with the east line of this tract, said Lot 5 and said 114 & Main tract and with the existing west ROW line of said Main Street, **South 00 degrees 43 minutes 44 seconds East 98.43 feet** to the POINT OF BEGINNING and containing 4,360 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.

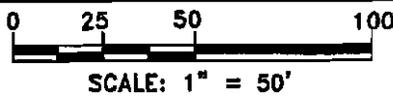
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 17th day of May, 2010 A.D.

SURVEYED BY:

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

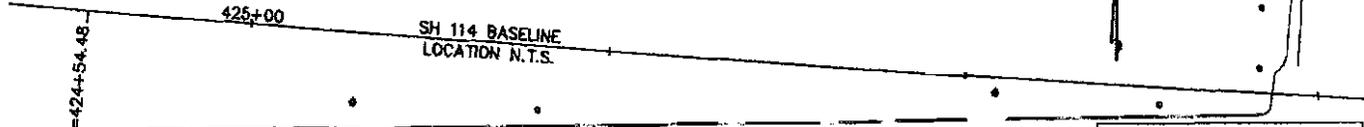
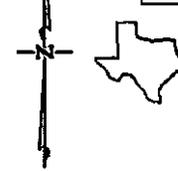
Chris Conrad, Reg. Professional Land Surveyor No. 5623  
2010/SH114/Parcel 53 R3  
Issued 1/22/10, Revised 2/19/10, 3/3/10, 5/17/10





"EXHIBIT \_\_\_\_"

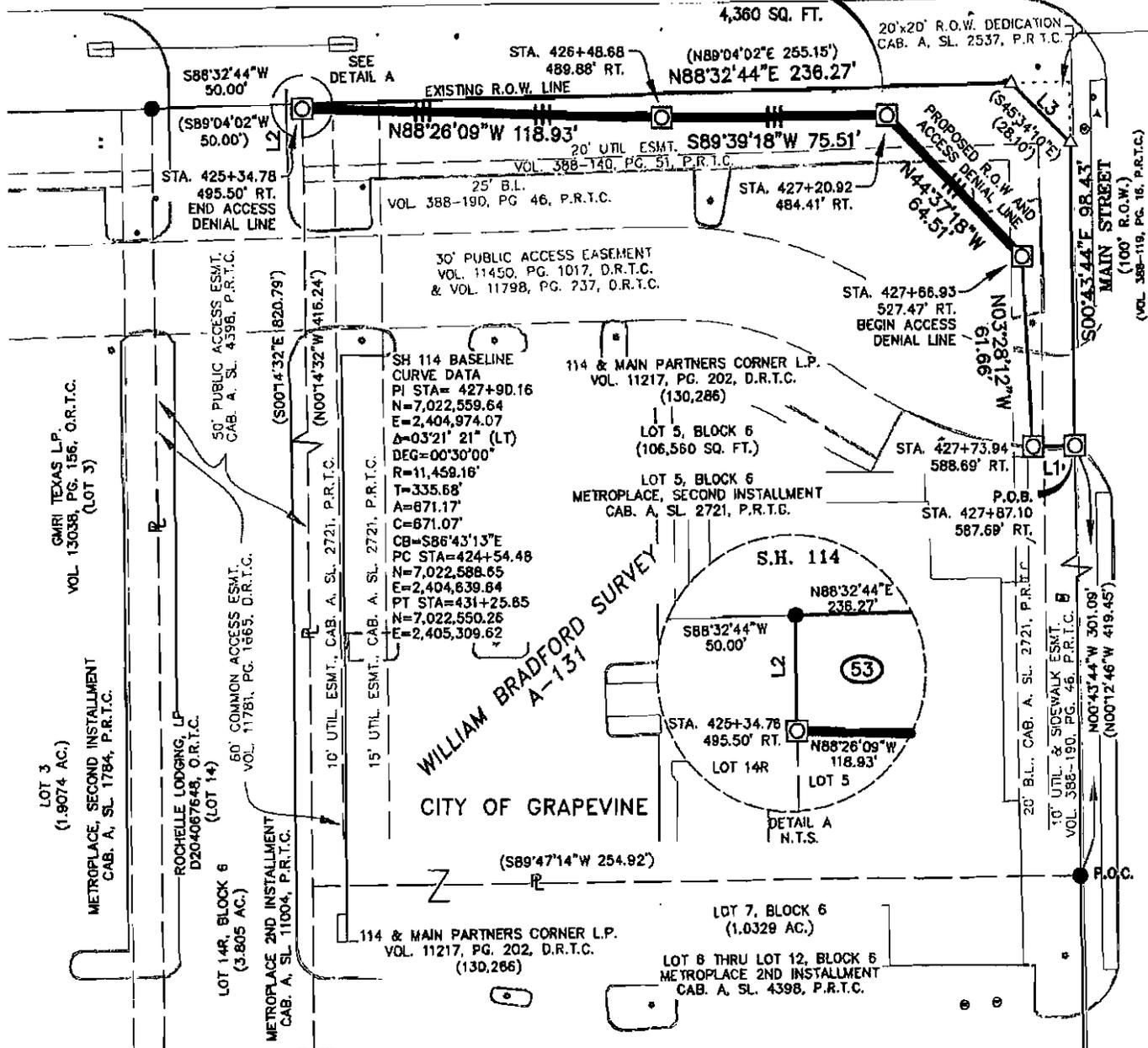
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



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

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°13'04"W	13.87
L2	N00°45'30"W	1.51
L3	S46°05'08"E	27.60



A PLAT OF A SURVEY OF  
PARCEL 53

DIVISION TTA	STATE HIGHWAY 114		PARCEL 53
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(855) 843	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



"EXHIBIT \_\_\_\_"

PAGE 5 OF 5  
05/17/10  
REV. 1



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. 0914017-704, EFFECTIVE DATE, AUGUST 24, 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

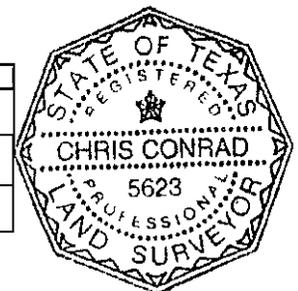
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⌘ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- 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.

05/17/10

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

	SQUARE FEET
ACQUISITION	4,360
SURVEYED AREA	106,609
REMAINDER AREA	102,249



A PLAT OF A SURVEY OF  
PARCEL 53

DIVISION  
TTA

STATE HIGHWAY 114

PARCEL  
53

SCALE  
1" = 50'

FEDERAL AID PROJECT NO.  
NH2009(866) 843

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

COUNTY  
TARRANT



County: Tarrant  
Parcel: 105  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855) 843  
R.O.W. CSJ: 0353-03-088

Page 1 of 5  
March 3, 2010



### DESCRIPTION FOR PARCEL 105

Description of 799 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1R, Block 2, Clearview Park, a subdivision of record in Cabinet A, Slide 3633, Plat Records, Tarrant County, Texas, said Lot 1R being that tract described in a Warranty Deed, dated May 6, 1997, to Evergreen-Fern, Ltd., of record in Volume 12803, Page 525, Official Records, Tarrant County, Texas; said 799 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type I concrete monument found near the southwest corner of said Lot 1R and said Evergreen-Fern tract, same being at the intersection of the existing northeast right-of-way (ROW) line of S.H. 114 and the northeast line of that tract described as 0.615 of one acre in a deed to the State of Texas, of record in Volume 6806, Page 2369, Deed Records, Tarrant County, Texas, with the existing north line of that tract described in a deed to Dallas Area Rapid Transit Property Acquisition Corporation, of record in Volume 10146, Page 640, Deed Records, Tarrant County, Texas;

THENCE, South 35 degrees 41 minutes 17 seconds East 0.66 feet to a calculated point at the southwest corner of said Lot 1R and said Evergreen tract, same being in the existing northeast ROW line of S.H. 114 and the northeast line of said 0.615 of one acre State of Texas tract;

THENCE, with the southwest line of said Lot 1R and said Evergreen-Fern tract and the existing northeast ROW line of S.H. 114 and the northeast line of said 0.615 of one acre State of Texas tract, North 33 degrees 46 minutes 35 seconds West 125.32 feet to a TxDOT Type II concrete monument set for the POINT OF BEGINNING and south corner of this tract, same being in the proposed northeast ROW line of S.H. 114, 227.06 feet left of S.H. 114 Baseline Station 365+24.58;

THENCE, with the southwest line of this tract, said Lot 1R, and said Evergreen-Fern tract and the existing northeast ROW line of S.H. 114 and the northeast line of said 0.615 of one acre State of Texas tract, the following two (2) courses, numbered 1 and 2;

- 1) **North 33 degrees 46 minutes 35 seconds West 25.49 feet** to a calculated point from which a 1/2 inch iron rod found bears North 56 degrees 12 minutes 53 seconds East 0.31 feet; and
- 2) with a curve to the left, whose intersection angle is **00 degrees 59 minutes 04 seconds**, radius is **2,884.79 feet**, an arc distance of **49.56 feet**, the chord of which bears **North 34 degrees 16 minutes 56 seconds West 49.56 feet** to a calculated point at the west corner of this tract and the south corner of that tract dedicated for ROW on said plat of Clearview Park;

County: Tarrant  
Parcel: 105  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 ~~(855)~~843  
R.O.W. CSJ: 0353-03-088

Page 2 of 5  
March 3, 2010



**DESCRIPTION FOR PARCEL 105**

3) THENCE, with the west line of this tract, said Lot 1R, and said Evergreen-Fern tract and the existing east ROW line of S.H. 114 and the east line of said tract dedicated for ROW, **North 11 degrees 49 minutes 08 seconds East 18.32 feet** to a TxDOT Type II concrete monument set at the north corner of this tract and the beginning of this “access denial line” from which a mag nail found in the north line of said Lot 1R and said Evergreen-Fern tract and the existing south ROW line of Lancaster Drive bears North 11 degrees 49 minutes 08 seconds East 9.06 feet and with a curve to the right, whose intersection is 18 degrees 42 minutes 56 seconds, radius is 220.00 feet, an arc distance of 71.86 feet, the chord of which bears North 70 degrees 34 minutes 25 seconds East 71.54 feet;

THENCE, with the northeast line of this tract and the proposed northeast ROW line of S.H. 114, and this “access denial line”, the following two (2) courses, numbered 4 and 5;

- 4) **South 33 degrees 38 minutes 30 seconds East 30.84 feet** to a TxDOT Type II concrete monument set; and
- 5) with a curve to the right, whose intersection angle is **24 degrees 36 minutes 46 seconds**, radius is **137.00 feet**, an arc distance of **58.85 feet**, the chord of which bears **South 21 degrees 20 minutes 08 seconds East 58.40 feet** to the end of this “access denial line” and to the POINT OF BEGINNING and containing 799 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 northeast ROW line of S.H. 114 from the POINT OF BEGINNING of the foregoing description and the beginning of this “access denial line”;

County: Tarrant  
Parcel: 105  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 ~~(855)~~843  
R.O.W. CSJ: 0353-03-088

Page 3 of 5  
March 3, 2010



**DESCRIPTION FOR PARCEL 105**

THENCE, with the southwest line of said Lot 1R and said Evergreen-Fern tract and the existing northeast ROW line of S.H. 114 and the northeast line of said 0.615 of one acre State of Texas tract, **South 33 degrees 46 minutes 35 seconds East 125.32 feet** to a calculated point for the end of this "access denial line" at the southwest corner of said Lot 1R and said Evergreen-Fern tract and the east corner of said 0.615 of one acre State of Texas tract, same being in the north line of said Dallas Area Rapid Transit tract.

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 §

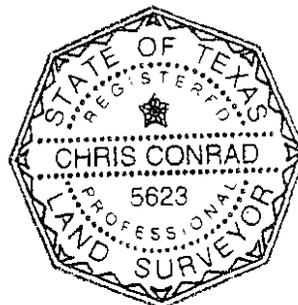
§

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.

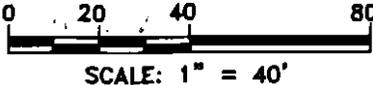
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of March, 2010 A.D.

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 105 R4  
Issued 1/22/10, Revised 2/12/10; 2/15/10; 2/22/10; 3/3/10



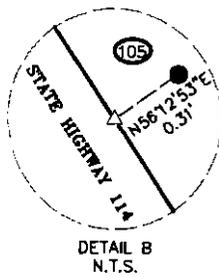
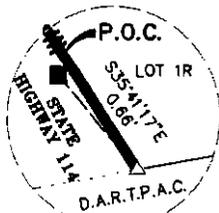
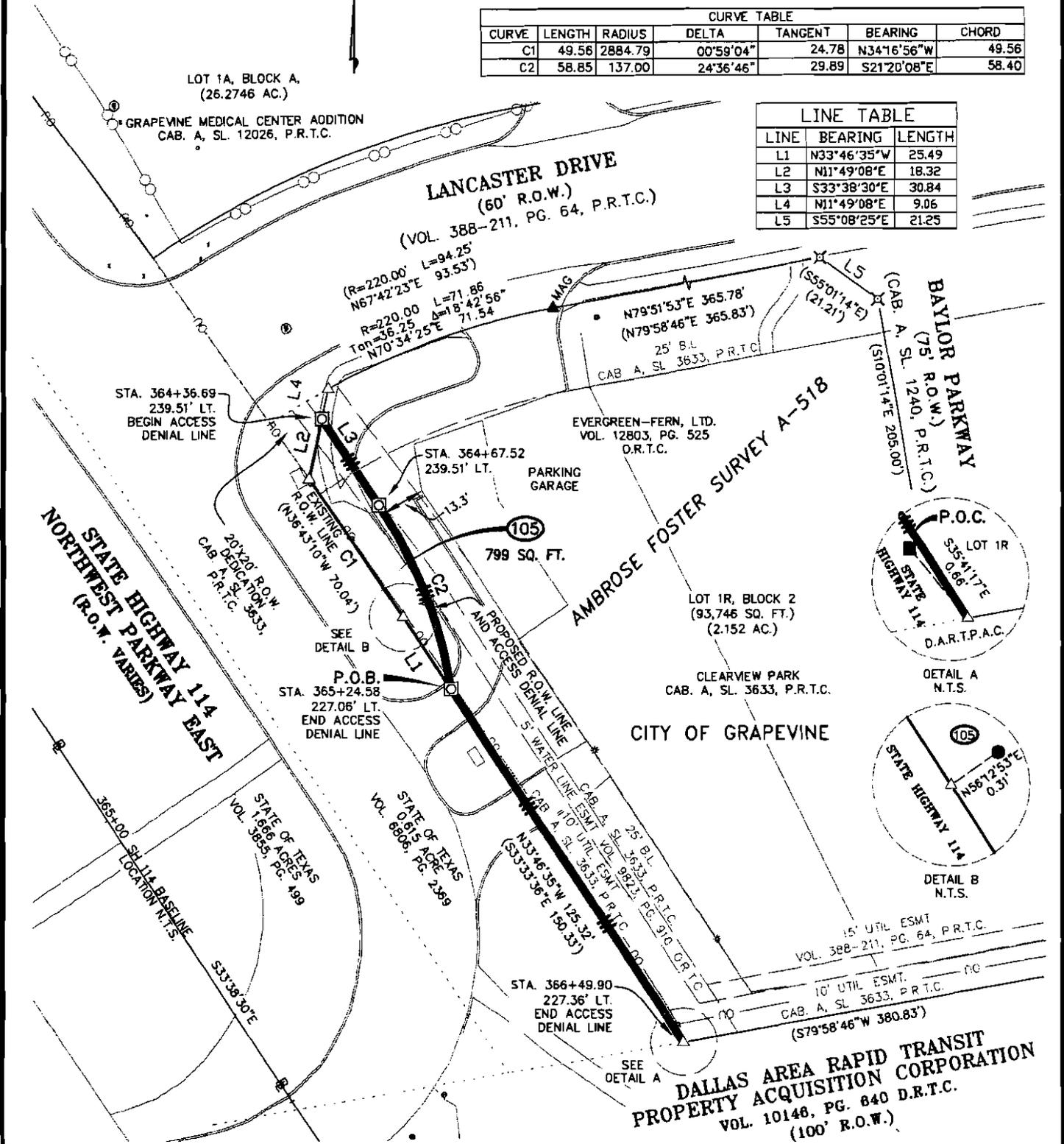
"EXHIBIT \_\_\_\_\_"

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	49.56	2884.79	00°59'04"	24.78	N34°16'56"W	49.56
C2	58.85	137.00	24°36'46"	29.89	S21°20'08"E	58.40

LINE TABLE		
LINE	BEARING	LENGTH
L1	N33°46'35"W	25.49
L2	N11°49'08"E	18.32
L3	S33°38'30"E	30.84
L4	N11°49'08"E	9.06
L5	S55°08'25"E	21.25



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

A PLAT OF A SURVEY OF PARCEL 105				
DIVISION TTA	STATE HIGHWAY 114		PARCEL 105	
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(665)043	R.O.W.-C. S. J. NO. D353-03-088	COUNTY TARRANT	

"EXHIBIT \_\_\_"

PAGE 5 OF 5  
03/03/10



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

- NOTE:
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORRS. 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. 0914040-704, EFFECTIVE DATE, AUGUST 19, 2009, 8:00 am, ISSUED SEPTEMBER 3, 2009, 8:00 am.
  - 4) ITEM 1. (VOL. 7349, PG. 1106 & VOL. 9603, PG. 1721) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
  - 5) ITEM 10.a (CAB. A, SL.. 8844, CAB. A, SL.. 8058) IN SCHEDULE B OF THE TITLE COMMITMENT ARE EASEMENTS, SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLATS.
  - 6) ITEM 10.b (VOL. 8981, PG. 1676) IN SCHEDULE B OF THE TITLE COMMITMENT IS A DRAINAGE EASEMENT AND DOES NOT AFFECT THIS TRACT.
  - 7) ITEM 10.c (VOL. 9823, PG. 910) IN SCHEDULE B IS A WATER LINE EASEMENT AS SHOWN HEREON.
  - 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
  - 9) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

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	799
RECORD AREA	93,746
REMAINDER AREA	92,947



A PLAT OF A SURVEY OF  
PARCEL 105

DIVISION TTA	STATE HIGHWAY 114		PARCEL 105
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(655)843	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant  
Parcel: 107  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (~~855~~) **043**  
R.O.W. CSJ: 0353-03-088

Page 1 of 5  
March 10, 2010  
Rev.1



### DESCRIPTION FOR PARCEL 107

Description of 6,551 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, and being out of that tract described as 2.359 acres in a Special Warranty Deed, dated June 18, 2002, to Baylor Medical Center at Grapevine, of record in Volume 15756, Page 236, Official Records, Tarrant County, Texas; said 6,551 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with a cap at the southeast corner of said Baylor Medical Center tract and the southwest corner of Lot 24, Block 5, Ridgecrest Addition, a subdivision of record in Volume 388-200, Page 72, Plat Records, Tarrant County, Texas, same being the southwest corner of that tract described as 1.478 acres in a deed to Ann B. Lancaster Memorial Foundation, of record in Volume 8464, Page 905, Deed Records, Tarrant County, Texas, same being in the existing north right-of-way (ROW) line of West College Street;

THENCE, with the south line of said Baylor Medical Center tract and with the existing north ROW line of West College Street, South 68 degrees 24 minutes 01 second West 199.45 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and east corner of this tract, same being in the proposed northeast ROW line of S.H. 114, 246.00 feet left of S.H. 114 Baseline Station 352+03.18;

- 1) THENCE, with the south line of this tract and said Baylor Medical Center tract and with the existing north ROW line of West College Street, **South 68 degrees 24 minutes 01 second West 72.42 feet** to a calculated point at the south corner of this tract and said Baylor Medical Center tract, same being in the existing northeast ROW line of S.H. 114 and the northeast line of that tract described as 11.467 acres in a deed to the State of Texas, of record in Volume 3830, Page 116, Deed Records, Tarrant County, Texas;
- 2) THENCE, with the southwest line of this tract and said Baylor Medical Center tract, and with the existing northeast ROW line of S.H. 114, and the northeast line of said 11.467 acre State of Texas tract, **North 33 degrees 47 minutes 07 seconds West 157.00 feet** to a TxDOT Type I concrete monument found at the west corner of this tract and said Baylor Medical Center tract and the southwest corner of Lot 2R, Block 1, of Lots 1R & 2R, Block 1, Baylor Medical Surgery Center, a subdivision of record in Cabinet A, Slide 7157, Plat Records, Tarrant County, Texas, said Lot 2R being described in a deed to GVT Properties Company, LLC, of record in Volume 16255, Page 183, Official Records, Tarrant County, Texas, and the northeast corner of said 11.467 acre State of Texas tract and the southeast corner of that tract described as 2.885 acres in a deed to the State of Texas, of record in Volume 3572, Page 185, Deed Records, Tarrant County, Texas;

County: Tarrant  
Parcel: 107  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (~~855~~) 843  
R.O.W. CSJ: 0353-03-088

Page 2 of 5  
March 10, 2010  
Rev.1



**DESCRIPTION FOR PARCEL 107**

3) THENCE, with the north line of this tract and said Baylor Medical Center tract and with the south line of said Lot 2R and said GVT tract, **North 89 degrees 51 minutes 22 seconds East 50.89 feet** to a 1/2 inch iron set with a TxDOT aluminum cap at the northeast corner of this tract and the beginning of this "access denial line", same being in the proposed northeast ROW line of S.H. 114, from which a chisel mark found at an exterior ell corner of said Baylor Medical Center tract and the southeast corner of said Lot 2R and said GVT tract bears North 89 degrees 51 minutes 22 seconds East 36.38 feet;

THENCE, with the northeast line of this tract, this "access denial line", and with the proposed northeast ROW line of S.H. 114, crossing said Baylor Medical Center tract, the following two (2) courses, numbered 4 and 5;

4) with a curve to the left, whose intersection angle is **00 degrees 31 minutes 14 seconds**, radius is **11,417.16 feet**, an arc distance of **103.72 feet**, the chord of which bears **South 32 degrees 26 minutes 13 seconds East 103.72 feet** to a TxDOT Type II concrete monument set; and

County: Tarrant  
Parcel: 107  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855) 843  
R.O.W. CSJ: 0353-03-088

Page 3 of 5  
March 10, 2010  
Rev.1



**DESCRIPTION FOR PARCEL 107**

- 5) South 71 degrees 09 minutes 27 seconds East 50.85 feet to the end of this "access denial line" and to the POINT OF BEGINNING and containing 6,551 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.

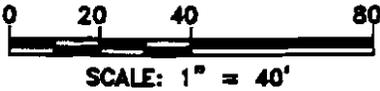
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 10th day of March, 2010 A.D.

SURVEYED BY:

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

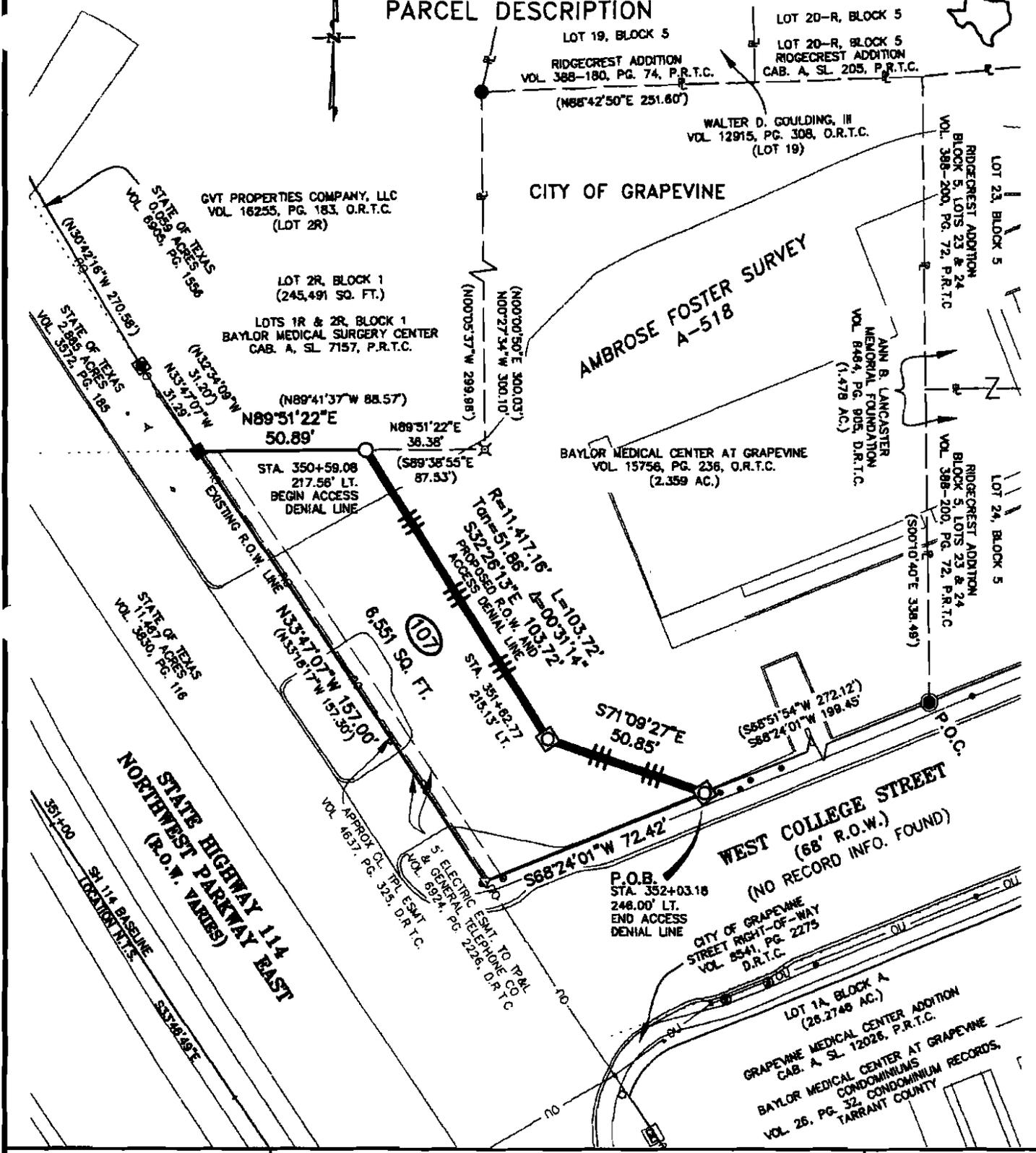


Chris Conrad, Reg. Professional Land Surveyor No. 5623  
2010/SH114/Delivered 2-19-10/Parcel 107 R2  
Issued 1/22/10, Revised 2/19/10; 3/10/10



"EXHIBIT . . ."

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



A PLAT OF A SURVEY OF  
PARCEL 107

DIVISION TTA	STATE HIGHWAY 114		PARCEL 107
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(866)043	R.O.W.-C.S. & NO. 0353-03-088	COUNTY TARRANT



"EXHIBIT -"

PAGE 5 OF 5  
03/10/10  
REV. 1

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. 704-0914043, EFFECTIVE DATE, FEBRUARY 3, 2010, 8:00 am, ISSUED FEBRUARY 16, 2010, 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.

03/10/10

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

	SQUARE FEET
ACQUISITION	6,551
SURVEYED AREA	102,882
REMAINDER AREA	96,131



A PLAT OF A SURVEY OF  
PARCEL 107

DIVISION TTA	STATE HIGHWAY 114		PARCEL 107
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(055) 643	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



County: Tarrant  
Parcel: 109  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855) 843  
R.O.W. CSJ: 0353-03-088

Page 1 of 4  
March 3, 2010



### DESCRIPTION FOR PARCEL 109

Description of 1,624 square feet of land out of the Ambrose Foster Survey, Abstract No. 518, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1, Block 1, of A. Foster Addition, a subdivision of record in Cabinet A, Slide 629, Plat Records, Tarrant County, Texas, said Lot 1 being described in a Special Warranty Deed, dated February 24, 2008, to Quik-Way Retail Associates II, Ltd., of record in D208060048, Official Records, Tarrant County, Texas; said 1,624 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with a cap at the northeast corner of said Lot 1 and said Quik-Way tract and the northwest corner of Lot 1R, Block 1, Amended Final Plat of Lots 1R & 2R, Block 1, Baylor Medical Surgery Center, a subdivision of record in Cabinet A, Slide 7157, Plat Records, Tarrant County, Texas, said Lot 1R being described in a deed to GVT Investments Company, LLC, of record in Volume 15371, Page 267, Official Records, Tarrant County, Texas, same being in the existing south right-of-way (ROW) line of Wall Street;

THENCE, with the north line of said Lot 1 and said Quik-Way tract and with the existing south ROW line of Wall Street, North 87 degrees 56 minutes 51 seconds West 225.78 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and northeast corner of this tract, and the beginning of this "access denial line", same being in the proposed east ROW line of S.H. 114, 325.11 feet left of S.H. 114 Baseline Station 338+89.14;

THENCE, with the east line of this tract and with the proposed east ROW line of S.H. 114, crossing said Lot 1 and said Quik-Way tract, the following three (3) courses, numbered 1 through 3;

- 1) with this "access denial line", **South 34 degrees 24 minutes 48 seconds West 101.33 feet** to a TxDOT Type II concrete monument set;
- 2) with this "access denial line", **South 34 degrees 15 minutes 19 seconds East 108.63 feet** to a TxDOT Type II concrete monument set and the end of this "access denial line"; and
- 3) **South 85 degrees 22 minutes 02 seconds East 21.81 feet** to a 1/2 inch iron rod found at the southeast corner of this tract, being an angle point in the south line of said Lot 1 and said Quik-Way tract, and in the southerly north line of said Lot 1R and said GVT tract;
- 4) THENCE, with the south line of said Lot 1 and said Quik-Way tract and the southerly north line of said Lot 1R and said GVT tract, **South 56 degrees 32 minutes 46 seconds West 19.92 feet** to a 1/2 inch iron rod found with cap at the southwest corner of this tract, said Lot 1, and said Quik-Way tract and the southerly northwest corner of said Lot 1R and said GVT tract, same being in the existing east ROW line of S.H. 114 and the northeast line of that tract described as 1.195 acres in a deed to the State of Texas, of record in Volume 6734, Page 183, Deed Records, Tarrant County, Texas;

THENCE, with the west line of this tract, said Lot 1, and said Quik-Way tract and with the existing east ROW line of S.H. 114 and the east line of said 1.195 acre State of Texas tract, the following two (2) courses, numbered 5 and 6;

County: Tarrant  
Parcel: 109  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855)843  
R.O.W. CSJ: 0353-03-088

Page 2 of 4  
March 3, 2010



**DESCRIPTION FOR PARCEL 109**

- 5) **North 33 degrees 47 minutes 07 seconds West 135.58 feet** to a calculated point from which a TxDOT Type II concrete monument found bears South 56 degrees 12 minutes 53 seconds West 0.27 feet; and
- 6) **North 35 degrees 22 minutes 52 seconds East 90.68 feet** to a 5/8" iron rod found with cap at the northwest corner of this tract, said Lot 1, and said Quik-Way tract, same being in the existing south ROW line of Wall Street;
- 7) THENCE, with the north line of this tract, said Lot 1, and said Quik-Way tract and with the existing south ROW line of Wall Street, **South 87 degrees 56 minutes 51 seconds East 13.90 feet** to the POINT OF BEGINNING and containing 1,624 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 109 R1 Issued 2/8/10, Revised 3/3/10



"EXHIBIT \_\_\_\_\_"

PAGE 4 OF 4  
03/03/10

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



- 1) CORNERS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORRS. 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. 0914046-704, EFFECTIVE DATE, AUGUST 19, 2009, 8:00 am, ISSUED SEPTEMBER 4, 2009, 8:00 am.
- 4) ITEM 1. (D208060048) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
- 5) ITEM 10.b. (VOL. 6992, PG. 1855) AND ITEM 10.c. (VOL. 7058, PG. 2333) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 6) ITEM 10.e. (D208060049) IN SCHEDULE B OF SCHEDULE B OF THE TITLE COMMITMENT IS AN ACCESS AGREEMENT THAT MAY 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

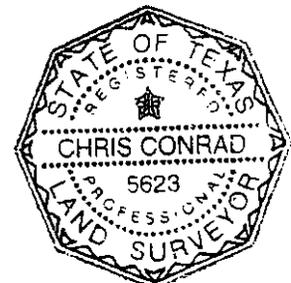
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT 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	1,624
SURVEYED AREA	45,396
REMAINDER AREA	43,772



A PLAT OF A SURVEY OF  
PARCEL 109

DIVISION  
TTA

STATE HIGHWAY 114

PARCEL  
109

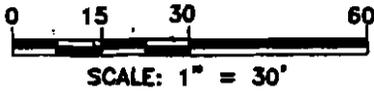
SCALE  
1" = 30'

FEDERAL AID PROJECT NO.  
NH2009(666)043

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

COUNTY  
TARRANT

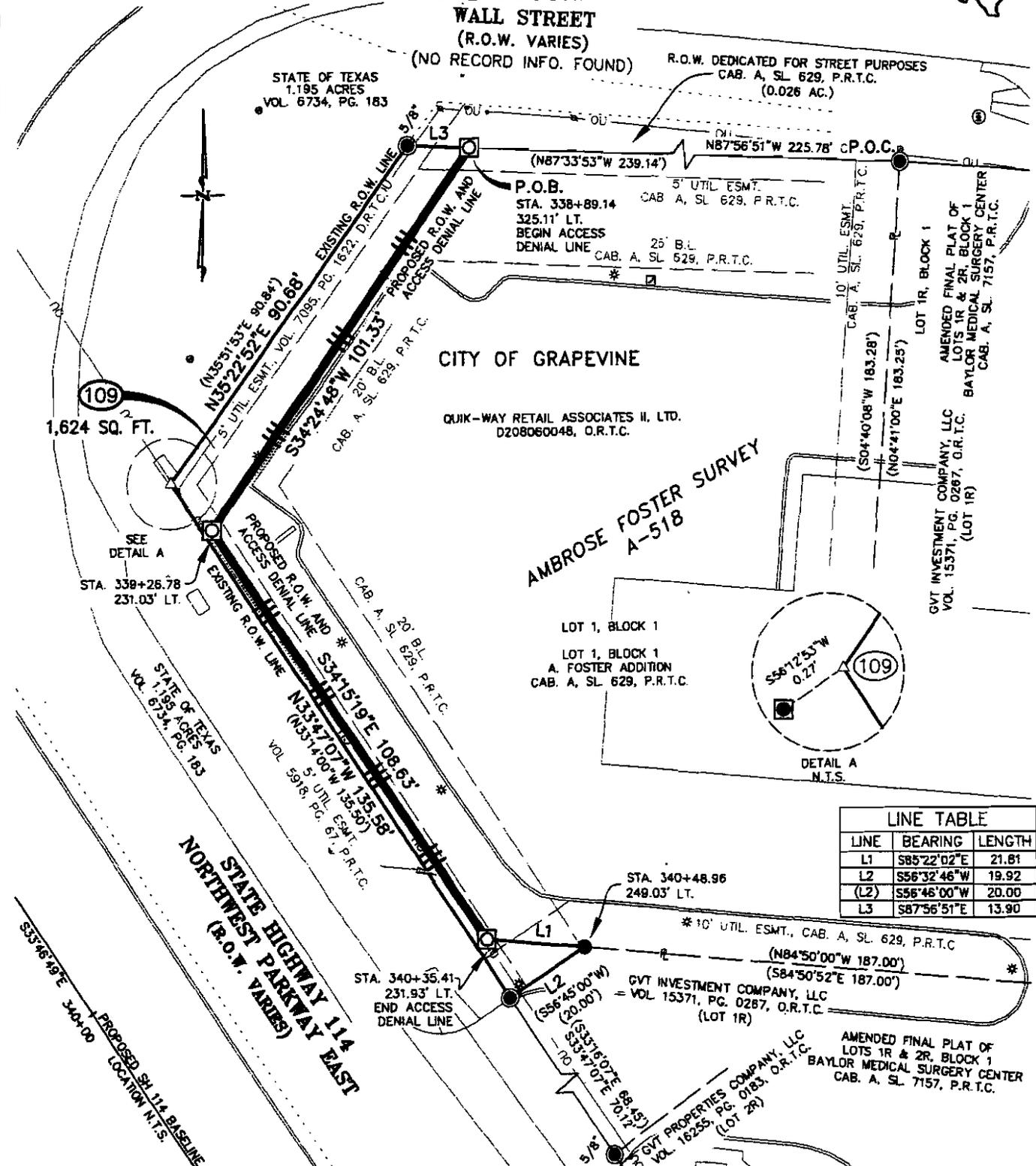




"EXHIBIT \_\_\_\_"

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

WALL STREET  
(R.O.W. VARIES)  
(NO RECORD INFO. FOUND)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°22'02"E	21.81
L2	S56°32'46"W	19.92
(L2)	S56°46'00"W	20.00
L3	S87°56'51"E	13.90

A PLAT OF A SURVEY OF PARCEL 109			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 109
SCALE 1" = 30'	FEDERAL AID PROJECT NO. NH2009(065)845	R.O.W.-C. S. J. NO. 0353-03-D88	COUNTY TARRANT



County: Tarrant  
Parcel: 112  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855)843  
R.O.W. CSJ: 0353-03-088

Page 1 of 5  
March 3, 2010



### DESCRIPTION FOR PARCEL 112

Description of 3,433 square feet of land out of the Thomas Easter Survey, Abstract No. 458 and the Thomas Easter Survey, Abstract No. 474, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 3-R, Block L, of 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 Special Warranty Deed, dated February 22, 1999, to Lake Worth National Bank, of record in Volume 13680, Page 428, Official Records, Tarrant County, Texas; said 3,433 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a chisel mark found at the northeast corner of said Lot 3-R and said Lake Worth National Bank tract, and the southeast corner of Lot 2R, Block L, of Oak Knolls Lakeview Addition, a subdivision of record in Cabinet A, Slide 4146, Plat Records, Tarrant County, Texas, same being in the west line of Lot 2, Block 1, Park and Wall Addition No. 2, a subdivision of record in Cabinet A, Slide 247, Plat Records, Tarrant County, said Lot 2 being described in a deed to Wallgrape Partners, Ltd., of record in Volume 11834, Page 2184, Deed Records, Tarrant County, Texas;

THENCE, with the east line of said Lot 3-R and said Lake Worth National Bank tract and the west line of said Lot 2 and said Wallgrape tract continuing with the west line of Lot 1, Block 1, of said Park and Wall Addition, said Lot 1 being described in a deed to RDF 224 Park&Wall Grapevine, TX, LLC, of record in D208321012, Official Records, Tarrant County, Texas, South 00 degrees 15 minutes 12 seconds West 375.30 feet to a 1/2 inch iron rod found with cap for the POINT OF BEGINNING and the southerly northeast corner of this tract, same being in the proposed northeast right-of-way (ROW) line of S.H. 114, 224.83 feet left of S.H. 114 Baseline Station 334+14.21;

- 1) THENCE, with the east line of this tract, said Lot 3-R, and said Lake Worth National Bank tract and the west line of said Lot 1 and said RDF 224 tract, **South 00 degrees 15 minutes 12 seconds West 2.68 feet** to a calculated point at the southeast corner of this tract, said Lot 3-R, and said Lake Worth National Bank tract and the southwest corner of said Lot 1 and said RDF 224 tract, same being in the existing northeast ROW line of S.H. 114 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, and the northwest corner 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 3-R, and said Lake Worth National Bank tract and the existing northeast ROW line of S.H. 114 and the northeast line of said 10,088 square foot State of Texas tract, continuing with the northeast line 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, the following five (5) courses, numbered 2 through 6;

County: Tarrant  
Parcel: 112  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855)843  
R.O.W. CSJ: 0353-03-088

Page 2 of 5  
March 3, 2010



**DESCRIPTION FOR PARCEL 112**

- 2) with a curve to the left, whose intersection angle is **06 degrees 37 minutes 37 seconds**, radius is **974.93 feet**, an arc distance of **112.76 feet**, the chord of which bears **North 40 degrees 30 minutes 47 seconds West 112.70 feet** to a calculated point from which a 1/2 inch iron rod found with cap bears South 80 degrees 50 minutes 21 seconds West 0.55 feet;
- 3) **North 43 degrees 49 minutes 35 seconds West 118.38 feet** to a calculated point;
- 4) with a curve to the right, whose intersection angle is **10 degrees 03 minutes 17 seconds**, radius is **934.93 feet**, an arc distance of **164.07 feet**, the chord of which bears **North 38 degrees 49 minutes 14 seconds West 163.86 feet** to a calculated point from which a TxDOT Type II concrete monument found bears North 58 degrees 03 minutes 06 seconds East 0.42 feet;
- 5) **North 33 degrees 47 minutes 35 seconds West 6.03 feet** to a calculated point; and
- 6) with a curve to the right, whose intersection angle is **08 degrees 04 minutes 10 seconds**, radius is **208.00 feet**, an arc distance of **29.29 feet**, the chord of which bears **North 29 degrees 45 minutes 22 seconds West 29.27 feet** to a TxDOT Type II concrete monument set at the northwest corner of this tract, same being in the proposed northeast ROW line of S.H. 114 from which a chisel mark found bears North 43 degrees 28 minutes 11 seconds West 0.46 feet;

THENCE, with the northeast line of this tract and the proposed northeast ROW line of S.H. 114, crossing said Lot 3-R and said Lake Worth National Bank tract, the following two (2) courses, numbered 7 and 8;

- 7) **South 40 degrees 48 minutes 54 seconds East**, passing at 26.93 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" 266.18 feet for a total distance of **293.11 feet** to a TxDOT Type II concrete monument set; and

County: Tarrant  
Parcel: 112  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855) 843  
R.O.W. CSJ: 0353-03-088

Page 3 of 5  
March 3, 2010



**DESCRIPTION FOR PARCEL 112**

- 8) with this "access denial line", with a curve to the right, whose intersection angle is **03 degrees 59 minutes 06 seconds**, radius is **1931.86 feet**, passing at an arc distance of 57.27 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing an arc distance of 45.71 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 31.39 feet for a total arc distance of **134.37 feet**, the chord of which bears **South 38 degrees 49 minutes 21 seconds East 134.34 feet** to the end of this "access denial line" and to the POINT OF BEGINNING and containing 3,433 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       §

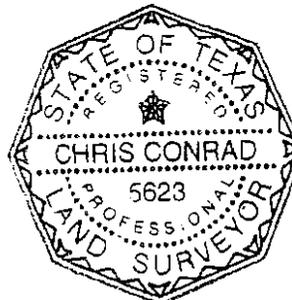
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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 112 R1   Issued 2/8/10, Revised 3/3/10

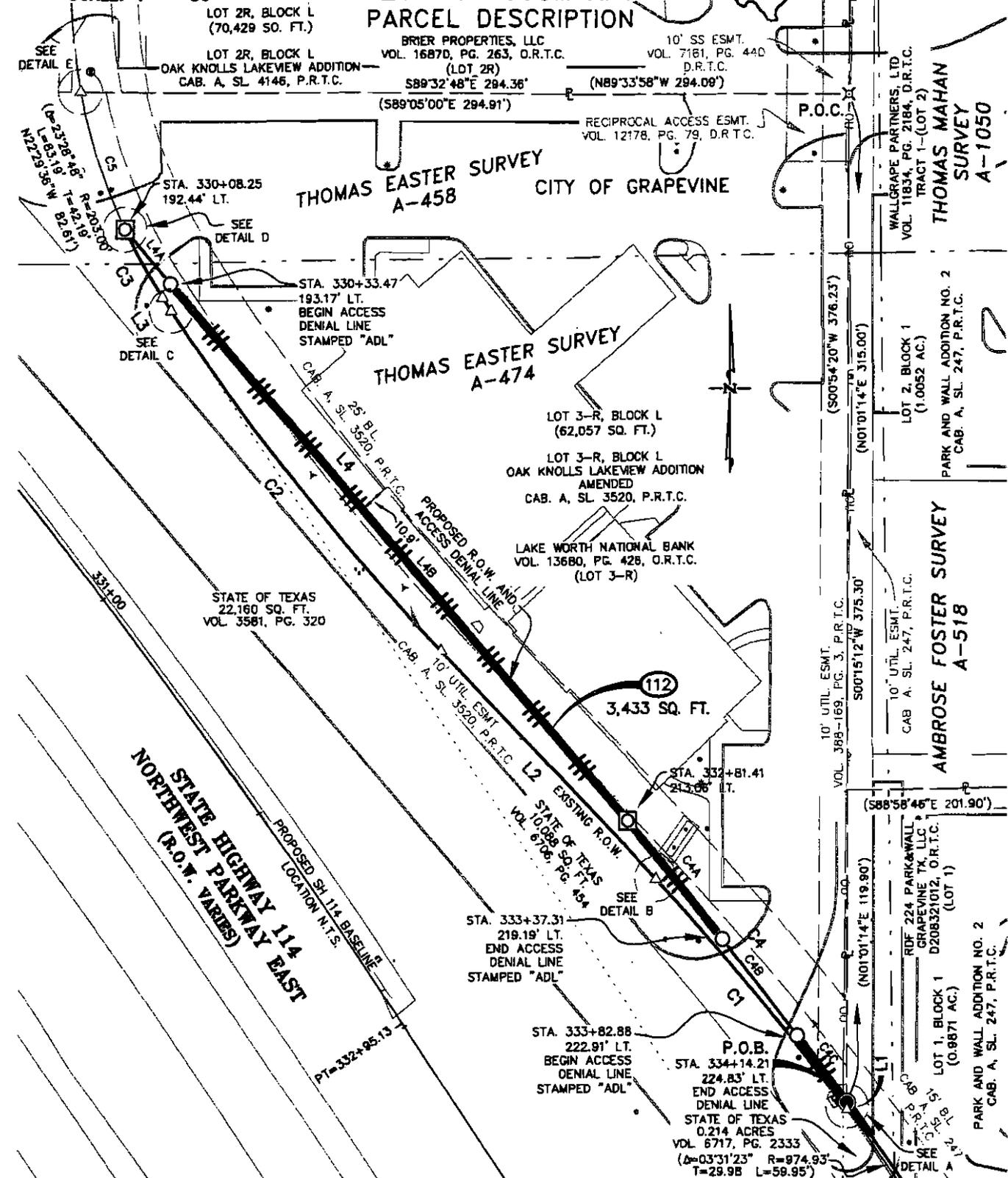


0 25 50 100

"EXHIBIT \_\_\_\_\_"

SCALE: 1" = 50'

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



A PLAT OF A SURVEY OF  
PARCEL 112

DIVISION TTA	STATE HIGHWAY 114	PARCEL 112
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(055) 043	COUNTY TARRANT
	R.O.W.-C. S. J. NO. 0353-03-088	



"EXHIBIT \_\_\_"

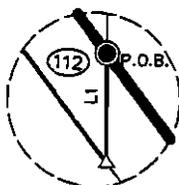
PAGE 5 OF 5  
03/03/10



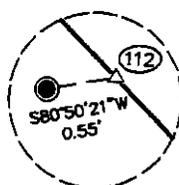
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

- NOTES:
- BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
  - 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.
  - 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. 0914049-704, EFFECTIVE DATE, AUGUST 16, 2009, 8:00 am, ISSUED AUGUST 16, 2009, 8:00 am.
  - ITEM 10.c. (VOL. 14012, PG. 542) IN SCHEDULE B OF THE TITLE COMMITMENT IS AN ORDINANCE ABANDONING AND VACATING A 30' INGRESS AND EGRESS EASEMENT SHOWN ON THE RECORDED PLAT.
  - ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
  - 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.

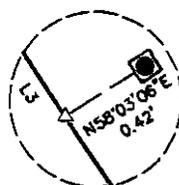
PROPOSED  
BASELINE CURVE DATA  
SH 114 CURVE 3  
PI STA= 327+19.41  
N=7,028,762.05  
E=2,397,818.84  
Δ=23°21' 25" (RT)  
DEG= 2°00' 00"  
R=2,864.91'  
T=582.17'  
A=1,167.89'  
C=1,159.82'  
CB=S45°27'31"E  
PCC STA=321+27.24  
N=7,029,083.38  
E=2,397,321.43  
PT STA=332+95.13  
N=7,028,269.86  
E=2,398,148.09



DETAIL A  
N.T.S.



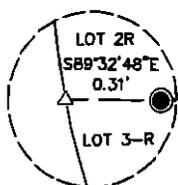
DETAIL B  
N.T.S.



DETAIL C  
N.T.S.



DETAIL D  
N.T.S.



DETAIL E  
N.T.S.

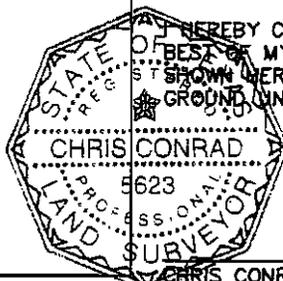
LEGEND

- 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
- 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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	112.78	974.93	06°37'37"	56.44	N40°30'47"W	112.70
(C1)	111.03	974.93	06°31'31"	55.58	N40°23'31"W	110.97
C2	164.07	934.93	10°03'17"	82.25	N38°49'14"W	163.86
(C2)	163.99	934.93	10°03'00"	82.21	N38°04'08"W	163.78
C3	29.29	208.00	08°04'10"	14.67	N29°45'22"W	29.27
C4	134.37	1931.86	03°59'06"	67.21	S38°49'21"E	134.34
C4A	57.27	1931.86	01°41'55"	28.64	S38°57'56"E	57.27
C4B	45.71	1931.86	01°21'20"	22.85	S38°26'19"E	45.70
C4C	31.39	1931.86	00°55'51"	15.69	S37°17'43"E	31.39
C5	54.00	208.00	14°52'32"	27.15	N18°17'00"W	53.85

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°15'12"W	2.68
L2	N43°49'35"W	118.38
(L2)	N43°17'40"W	118.36
L3	N33°47'35"W	6.03
(L3)	N33°12'00"W	5.94
L4	S40°48'54"E	293.11
L4A	S40°48'54"E	26.93
L4B	S40°48'54"E	266.18

	SQUARE FEET
ACQUISITION	3,433
SURVEYED AREA	62,237
REMAINDER AREA	58,804



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.

*Chris Conrad*

03/03/10

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

A PLAT OF A SURVEY OF  
PARCEL 112

DIVISION  
TTA

STATE HIGHWAY 114

PARCEL  
112

SCALE  
1" = 50'

FEDERAL AID PROJECT NO.  
NH2009(055)843

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

COUNTY  
TARRANT



County: Tarrant  
Parcel: 52  
Highway: SH 121  
Limits: From SH 121 – From SH 360 to SH 114  
Federal Aid Project No.: NH 2009 (855)843  
R.O.W. CSJ: 0364-01-132

Page 1 of 4  
March 3, 2010



### DESCRIPTION FOR PARCEL 52

Description of 1,494 square feet of land out of the Jonathan B. Fay Survey, Abstract No. 530, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 2, Block 2, of The Cross Roads of DFW, a subdivision of record in Cabinet A, Slide 4981, Plat Records, Tarrant County, Texas, said Lot 2 being described in a Special Warranty Deed, dated January 31, 1973, to James F. Mason, Trustee, of record in Volume 5394, Page 811, Deed Records, Tarrant County, Texas; said 1,494 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of said Lot 2 and said Mason tract and the northwest corner of that tract described as CR 3008, in a deed to the City of Grapevine, of record in Volume 10769, Page 2077, Deed Records, Tarrant County, Texas, same being in the existing south right-of-way (ROW) line of S.H. 114 and in the south line of that tract described as 2.779 acres in a deed to the State of Texas, of record in Volume 5351, Page 101, Deed Records, Tarrant County, Texas;

THENCE, with the east line of said Lot 2 and said Mason tract and the west line of said City of Grapevine tract, South 00 degrees 28 minutes 57 seconds West 250.81 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and the northeast corner of this tract, same being in the proposed northwest ROW line of S.H. 121, 73.27 feet left of S.H. 121 Baseline Station 7607+45.76;

- 1) THENCE, with the east line of this tract, said Lot 2, and said Mason tract and the west line of said City of Grapevine tract, **South 00 degrees 28 minutes 57 seconds West 9.04 feet** to a calculated point at the southeast corner of this tract, said Lot 2, and said Mason tract and the southwest corner of said City of Grapevine tract, same being in the existing north ROW line of S.H. 121, and at the northeast corner of that tract described as 2.271 acres in a deed to the State of Texas, of record in Volume 5351, Page 101, Deed Records, Tarrant County, Texas from which a 1/2 inch iron rod found bears South 00 degrees 28 minutes 57 seconds West 1.66 feet;
- 2) THENCE, with the south line of this tract, said Lot 2, and said Mason tract, and with the existing north ROW line of S.H. 121 and the north line of said 2.271 acre State of Texas tract, with a curve to the left, whose intersection angle is **02 degrees 35 minutes 50 seconds**, radius is **5904.58 feet**, an arc distance of **267.66 feet**, the chord of which bears **South 67 degrees 26 minutes 20 seconds West 267.64 feet** to a TxDOT Type II concrete monument set for the west corner of this tract, same being in the proposed north ROW line of S.H. 121 and the beginning of this "access denial line";

THENCE, with the north line of this tract, this "access denial line", and with the proposed north ROW line of S.H. 121 crossing said Lot 2 and said Mason tract, the following three (3) courses, numbered 3 through 5;

County: Tarrant  
Parcel: 52  
Highway: SH 121  
Limits: From SH 121 – From SH 360 to SH 114  
Federal Aid Project No.: NH 2009 (855) 843  
R.O.W. CSJ: 0364-01-132

Page 2 of 4  
March 3, 2010



**DESCRIPTION FOR PARCEL 52**

- 3) with an arc of a curve to the right, whose intersection angle is **01 degree 01 minute 23 seconds**, radius is **4661.66 feet**, an arc distance of **83.23 feet**, the chord of which bears **North 63 degrees 31 minutes 37 seconds East 83.23 feet** to a TxDOT Type II concrete monument set;
- 4) **North 62 degrees 47 minutes 02 seconds East 34.25 feet** to a TxDOT Type II concrete monument set; and
- 5) **North 67 degrees 29 minutes 28 seconds East 154.01 feet** to the end of this “access denial line” and to the POINT OF BEGINNING and containing 1,494 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       §

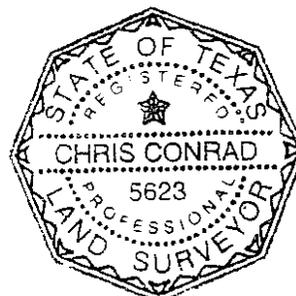
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

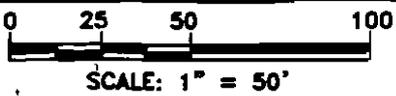
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of March, 2010 A.D.

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 52 R1                      Issued 2/8/10, Revised 3/3/10





"EXHIBIT \_\_\_\_\_"

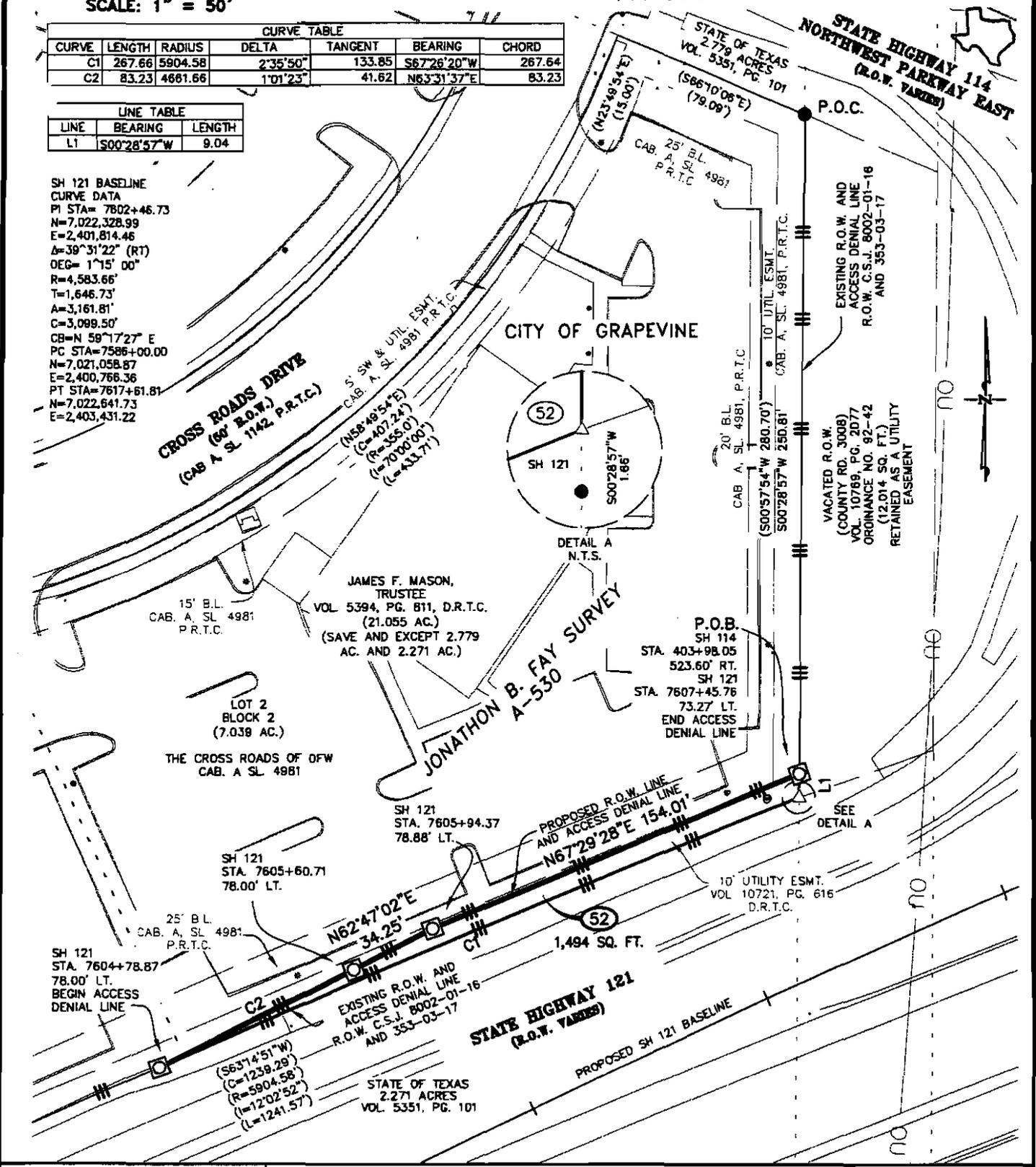
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	267.66	5904.58	2°35'50"	133.85	S67°26'20"W	267.64
C2	83.23	4681.66	1°01'23"	41.62	N63°31'37"E	83.23

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'57"W	9.04

SH 121 BASELINE  
CURVE DATA  
PI STA= 7602+46.73  
N=7,022,328.99  
E=2,401,814.46  
Δ=39°31'22" (RT)  
DEG= 1°15' 00"  
R=4,583.66'  
T=1,646.73'  
A=3,161.81'  
C=3,099.50'  
CB=N 59°17'27" E  
PC STA=7586+00.00  
N=7,021,058.87  
E=2,400,766.36  
PT STA=7617+61.81  
N=7,022,641.73  
E=2,403,431.22



A PLAT OF A SURVEY OF  
PARCEL 52

DIVISION TTA	STATE HIGHWAY 114		PARCEL 52
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(656)043	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT



"EXHIBIT \_\_\_\_"

PAGE 4 OF 4  
03/03/10

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



- 1) SURVEYING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NA083(96) CORRS. 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. 0914016-704, EFFECTIVE DATE, SEPTEMBER 6, 2009, 8:00 am, ISSUED SEPTEMBER 16, 2009, 8:00 am.
- 4) ITEM 10.c. (VOL. 14699, PG. 173) IN SCHEDULE B OF THE TITLE COMMITMENT IS LEASE AGREEMENT THAT AFFECTS 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

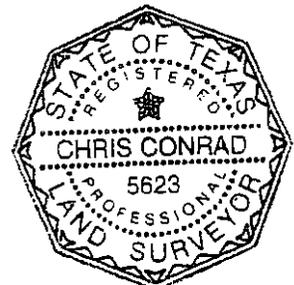
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND WITH TXDOT ALUM. CAP
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ⌘ CHISEL MARK FOUND
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ┌ 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	1,494
RECORD AREA	306,639
REMAINDER AREA	305,145



A PLAT OF A SURVEY OF  
PARCEL 52

DIVISION TTA	STATE HIGHWAY 114		PARCEL 52
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(066)045	R.O.W.-C.S. & NO. 0364--01-132	COUNTY TARRANT



County: Tarrant  
Parcel: 27  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855) 843  
R.O.W. CSJ: 0353-03-088

Page 1 of 4  
March 3, 2010



### DESCRIPTION FOR PARCEL 27

Description of 13,272 square feet of land out of the Thomas Easter Survey, Abstract No. 474, in the City of Grapevine, Tarrant County, Texas, and being a portion of Lot 4, 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 Special Warranty Deed, dated November 7, 1995, to Southern Cornerstone, Inc., of record in Volume 12162, Page 70, Deed Records, Tarrant County, Texas; said 13,272 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 east corner of said Lot 4 and said Southern Cornerstone tract and the south corner of Lot 3, 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 in a deed to the City of Fort Worth, of record in Volume 5585, Page 460, Deed Records, Tarrant County, Texas;

THENCE, with the northeast line of said Lot 4 and said Southern Cornerstone tract and the southwest line of said Lot 3 and said Mustang tract, North 31 degrees 17 minutes 39 seconds West 215.31 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 existing southeast right-of-way (ROW) line of S.H. 26, and in the proposed southeast ROW line of S.H. 26, and at the south corner of that tract described as 12,231 square feet in a deed to the State of Texas, of record in D209183635, Official Records, Tarrant County, Texas, 95.95 feet right of S.H. 26 Baseline Station 393+53.59 from which a 1/2 inch iron rod found with a TxDOT aluminum cap bears South 64 degrees 44 minutes 56 seconds West 0.72 feet;

- 1) THENCE, with the southeast line of this tract and with the proposed southeast ROW line of S.H. 26, crossing said Lot 4 and said Southern Cornerstone tract, with a curve to the right, whose intersection angle is **06 degrees 28 minutes 22 seconds**, radius is **1950.86 feet**, an arc distance of **220.39 feet**, the chord of which bears **South 61 degrees 59 minutes 42 seconds West 220.27 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the south corner of this tract, same being in the southwest line of said Lot 4 and said Southern Cornerstone tract and the northeast line of Lot 6, of Lot 6, Block 1, DFW Business Park, a subdivision of record in Cabinet A, Slide 9165, Plat Records, Tarrant County, Texas, said Lot 6 being described in a deed to the Wave Wash III, L.P., of record in D204037928, Official Records, Tarrant County, Texas 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;
- 2) THENCE, with the southwest line of this tract, said Lot 4, and said Southern Cornerstone tract and the northeast line of said Lot 6 and said Wave Wash tract, continuing with the northeast line of that 10 feet wide strip dedicated for ROW in said plat of Lot 6, Block 1, DFW Business Park, **North 31 degrees 17 minutes 39 seconds West 51.52 feet** to a 1/2 inch rod found for the west corner of this tract, said Lot 4, and said Southern Cornerstone tract, same being in the existing southeast ROW line of S.H. 26, and the southeast line of that tract described as 0.33 of one acre in a deed to the State of Texas, of record in Volume 1045, Page 235, Deed Records, Tarrant County, Texas;

County: Tarrant  
Parcel: 27  
Highway: SH 114  
Limits: From BS 114L in Grapevine to Dallas County Line  
Federal Aid Project No.: NH 2009 (855) 843  
R.O.W. CSJ: 0353-03-088

Page 2 of 4  
March 3, 2010



**DESCRIPTION FOR PARCEL 27**

- 3) THENCE, with the northwest line of this tract, said Lot 4, and said Southern Cornerstone tract and the existing southeast line of S.H. 26 and the southeast line of said 0.33 of one acre State of Texas tract, **North 58 degrees 28 minutes 41 seconds East 219.91 feet** to a 1/2 inch iron rod found at the north corner of said Lot 4 and said Southern Cornerstone tract and the west corner of said 12,231 square foot State of Texas tract;
- 4) THENCE, with the northeast line of this tract, of said Lot 4, and said Southern Cornerstone tract and the existing southeast ROW line of S.H. 26 and the southwest line of said 12,231 square foot State of Texas tract, **South 31 degrees 17 minutes 39 seconds East 65.04 feet** to the POINT OF BEGINNING and containing 13,272 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.

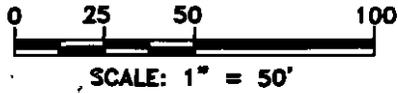
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of March, 2010 A.D.

SURVEYED BY:

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



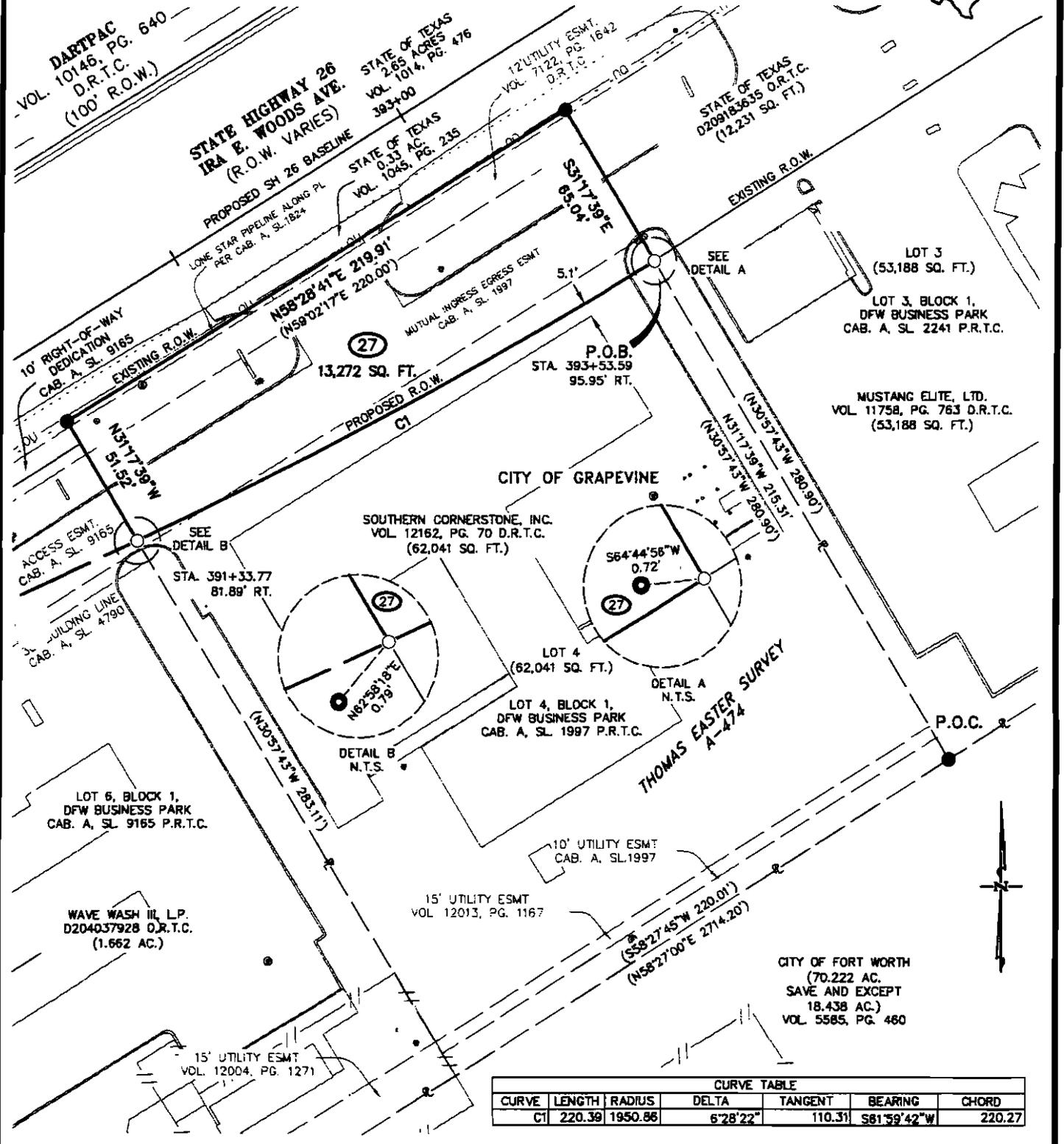
Chris Conrad, Reg. Professional Land Surveyor No. 5623  
2010/SH114/Parcel 27 R1                    Issued 2/8/10, Revised 3/3/10



"EXHIBIT \_\_\_\_\_"

PAGE 3 OF 4  
03/03/10

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	220.39	1950.86	6°28'22"	110.31	S81°59'42"W	220.27

A PLAT OF A SURVEY OF  
PARCEL 27

DIVISION TTA	STATE HIGHWAY 114		PARCEL 27
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(866)043	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



"EXHIBIT \_\_\_\_"

PAGE 4 OF 4  
03/03/10

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



- NOTES:
- 1) SURVEYING 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. 0914001-704, EFFECTIVE DATE, AUGUST 17, 2009, 8:00 am, ISSUED SEPTEMBER 1, 2009, 8:00 am.
  - 4) ITEM 1. (CAB. A, SL. 1997, VOL. 12162, PG. 73, VOL. 12162, PG. 78) OF SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS TRACT.
  - 5) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECDRDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

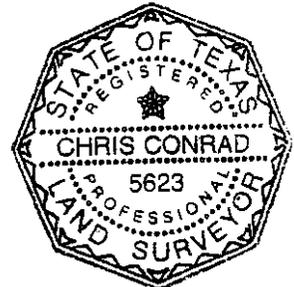
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
- ✕ 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	13,272
RECORD AREA	62,041
REMAINDER AREA	48,769



A PLAT OF A SURVEY OF PARCEL 27				 Texas Department of Transportation © 2009 by TDDOT
DIVISION TTA	STATE HIGHWAY 114		PARCEL 27	
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(055)043	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT	

COUNTY: Bell

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road

To: U.S. Highway 190

RCSJ: 0015-06-082

Page 1 OF 3

May 29, 2009

Revised January 5, 2010

Revised January 28, 2010

**PROPERTY DESCRIPTION FOR PARCEL 35**

**BEING** a 0.758 of an acre (33,026 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being a part of a 1.08 acre tract of land described as Lot 2, Block 1, of the Final Plat of the Taylor Hill Subdivision, in an instrument to Terry Layne Taylor recorded in Volume 6028, Page 655, of the Real Property Records of Bell County, Texas and described by plat as recorded in Cabinet D, Slide 90-B, Plat Records of Bell County, Texas, the aforementioned 0.758 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 1/2" iron rod with a plastic cap stamped "CDS/Muery S.A. TX", for an interior corner of the aforementioned Lot 2 and a Northeast corner of a 1.10 acre tract of land described in an instrument to Odis E. Pippins and Mary M. Pippins as Lot 1, Block 1, of the Taylor Hill Subdivision, recorded in Volume 6028, Page 658, of the Real Property Records of Bell County, Texas and described by plat as recorded in Cabinet D, Slide 90-B, Plat Records of Bell County, Texas;

**THENCE** NORTH 74°33'40" West, along a South line of the aforementioned Lot 2 and a North line of the aforementioned Lot 1, a distance of 36.88 feet (record - N74°31'13"W) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1), lying in the proposed Southeast right-of-way line of Interstate Highway 35, being 260.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1684+23.86, for the Southeast corner of the herein described 0.758 of an acre parcel and the **POINT OF BEGINNING**;

- (1) **THENCE** NORTH 74°33'40" West, continuing along a South line of the aforementioned Lot 2 and a North line of the aforementioned Lot 1, a distance of 115.65 feet (record - N74°31'13"W) to a point for a Southwest corner of the said Lot 2, the Northwest corner of the said Lot 1, and in the existing East right-of-way line of Interstate Highway 35 (right-of way width varies), as described in a document of a 0.449 of an acre tract of land and recorded in Volume 788, Page 631, of the Deed Records of Bell County, Texas, for the Southwest corner of the herein described 0.758 of an acre parcel, from which a found "X" in concrete bears South 74°33'40" East a distance of 0.31 feet;
- (2) **THENCE** NORTH 12°38'55" East, along the West line of the aforementioned Lot 2 and the existing East right-of-way line of the aforementioned Interstate Highway 35, a distance of 224.04 feet (record - N12°38'47"E, 224.15') to the Northwest corner of the said Lot 2 and the Southwest corner of the remaining portion of a "Third Tract" of land described in an instrument to Louis L. Angel and wife, Cherrie Lou Angel, recorded in Volume 1081, Page 469, of the Deed Records of Bell County, Texas, from which a found 5/8" iron rod bears South 74°54'02" East a distance of 0.14 feet;

- (3) **THENCE** SOUTH 74°54'02" East, leaving the existing East right-of-way line of the aforementioned Interstate Highway 35 along the North line of the aforementioned Lot 2 and the South line of the aforementioned remaining portion of the Louis L. Angel and wife Cherrie Lou Angel tract, a distance of 178.92 feet (record - S74°55'30"E) to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 1) lying in the proposed Southeast right-of-way line of Interstate Highway 35, being 260.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1686+54.72, for the Northeast corner of the herein described 0.758 of an acre parcel, from which a found 3/8" iron rod for a Northeast corner of the said Lot 2 and the Southeast corner of the said remaining portion of the Louis L. Angel and wife Cherrie Lou Angel tract bears South 74°54'02" East a distance of 26.73 feet (record - S74°55'30"E);
- (4) **THENCE** SOUTH 28°32'49" West, leaving the North line of the aforementioned Lot 2 and South line of the aforementioned 1 acre tract, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 230.85 feet to the **POINT OF BEGINNING** and containing 0.758 of an acre of land (33,026 square feet), more or less.

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

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

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

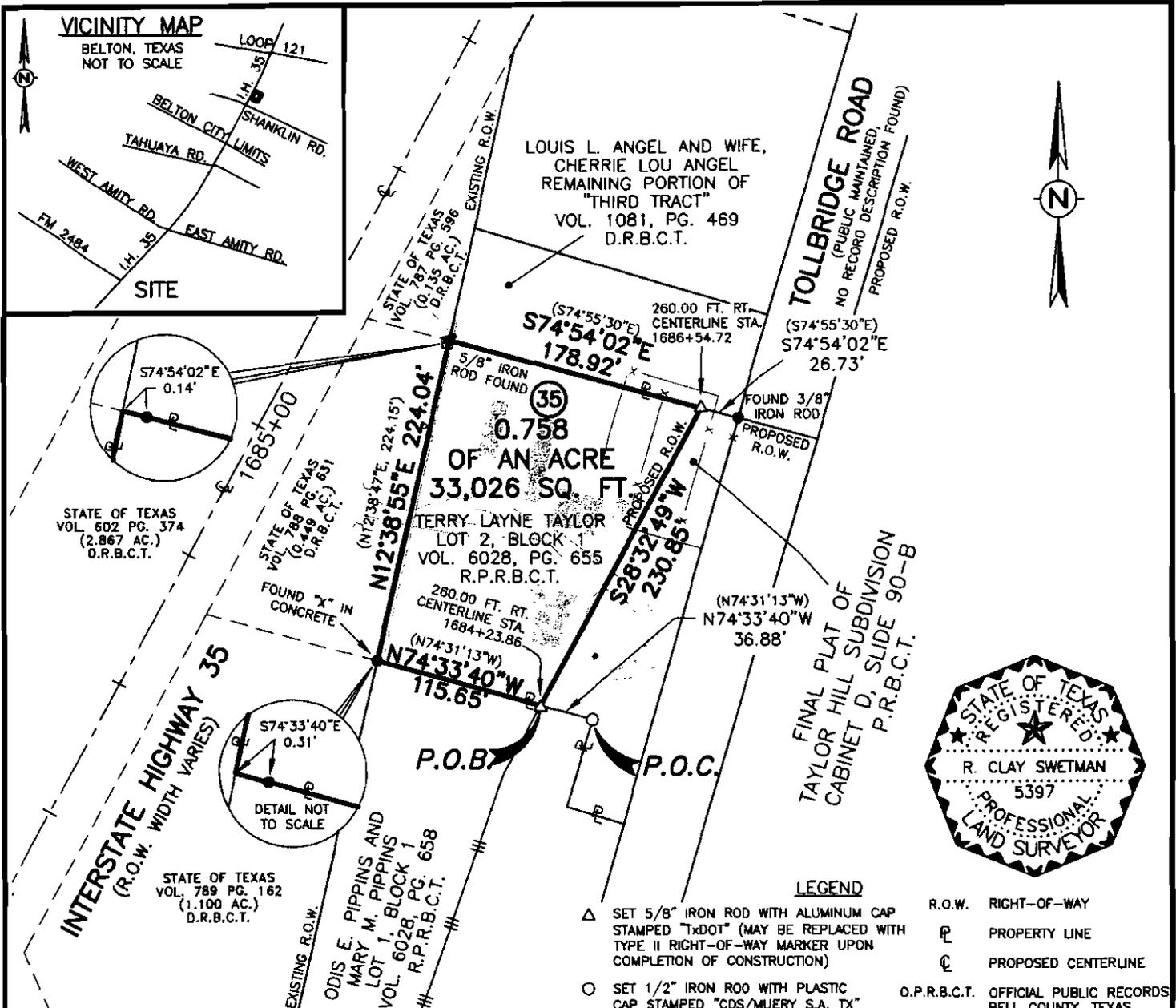
THE STATE OF TEXAS   X  
   X KNOWN TO ALL MEN BY THESE PRESENTS:  
 COUNTY OF BEXAR       X

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.

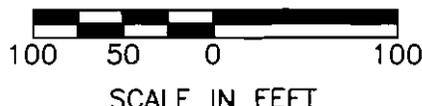
Date 29<sup>th</sup> day of January, 2010, A.D.

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





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

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.  
A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-35.DOC)  
ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

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

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

*R. Clay Swetman*  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

REVISED JANUARY 28, 2010  
REVISED JANUARY 5, 2010

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

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

ROW ACQUISITION-0.758 AC.	
WACO DISTRICT	DATE: MAY 29, 2009
	PAGE 3 OF 3