

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

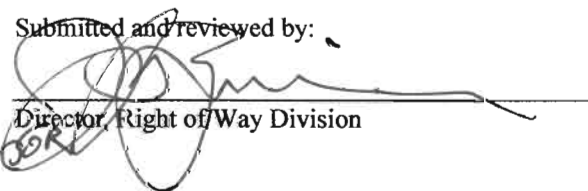
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	SH 317	4	0398-04-064	27
Bell	SH 317	3	0398-04-064	12
Collin	SH 5	2	0047-05-049	1
Dallas	SL 12	5	0581-02-115	83
Denton	FM 423	1	1567-02-030	86
Moore	US 87	6	0425-02-030	13

CONTROLLED ACCESS

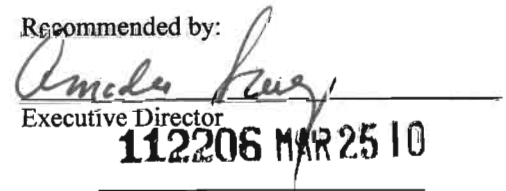
COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Caldwell	SH 130	G	3583-01-002	1626B
Denton	SH 114	A	0353-02-066	8 & 8E
McLennan	IH 35	F	0014-09-096	21
McLennan	IH 35	E	0014-09-096	19
McLennan	IH 35	D	0015-01-219	48TE
Rockwall	IH 30	C	0009-12-076	20A
Rockwall	IH 30	B	0009-12-076	20B

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112206 MAR 25 10

Minute Number      Date Passed

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

Page 1 of 3  
February 20, 2008

**Description for Parcel 86**

Being a 1,488 square foot tract of land situated in the T. Wilson Survey, Abstract No. 1352, in the City of The Colony, Denton County, Texas and being a portion of Lot 1, Block 1 of the Office Creek Addition, and addition to the city of The Colony recorded in Cabinet N, Slide 71, Plat Records, Denton County, Texas and conveyed to JHN Holding, Inc., by deed recorded in County Clerk's File No. 03-0043856, Deed Records, Denton County, Texas. Said 1,488 square foot tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch capped iron rod found for the northwest corner of said JHN Holding Inc tract and the common inside ell corner of a tract of land conveyed to Wal-Mart Real Estate Business Trust by deed recorded in County Clerk's File No. 00-0122173 Deed Records, Denton County, Texas;

THENCE along the north line of said JHN Holding, Inc., tract and the common southern line of said Wal-Mart Real Estate Business Trust tract and the south line of a tract of land conveyed to KMS Retail Colony, LP. by deed recorded in County Clerk's File No. 06-120491, Deed Records, Denton County, Texas, the following courses and distances:

THENCE North 60 Degrees 49 Minutes 53 Seconds East, a distance of 247.88 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set\*\* for the **POINT OF BEGINNING**;

- (1) THENCE North 60 Degrees 49 Minutes 53 Seconds East, a distance of 10.00 feet to a point for the northeast corner of said JHN Holding, Inc., tract and the common southeast corner of said KMS Retail Colony, LP. Tract, and being on the west Right- of-Way line of Farm to Market Road (F.M.) No. 423 conveyed to the State of Texas by right-of-way dedication recorded in Cabinet N, Slide 71, Plat Records, Denton County, Texas, from which an "x" cut found bears North 57 Degrees 54 Minutes 26 Seconds East, a distance of 0.33 feet;
- (2) THENCE South 29 Degrees 04 Minutes 20 Seconds East, along the east line of said JHN Holding, Inc. tract and the common west right-of-way line of said F.M. 423, a distance of 143.79 feet to a point for the southeast corner of said JHN Holding, Inc. tract and being on the common northwesterly line of a tract of land conveyed by deed recorded in Volume 2792, Page 116, Deed Records, Denton County, Texas;

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

Page 2 of 3  
February 20, 2008

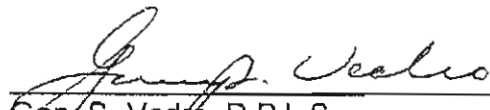
**Description for Parcel 86**

- (3) THENCE South 15 Degrees 52 Minutes 10 Seconds West, a distance of 14.16 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set\*\* for corner on the south line of said JHN Holding, Inc. tract and the common northerly line of said State of Texas tract;
- (4) THENCE North 29 Degrees 04 Minutes 20 Seconds West, over and across said JHN Holding, Inc. tract, a distance of 153.79 feet to the **POINT OF BEGINNING** and containing 1,488 square feet of land more or less.

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

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

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

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

February 20, 2008



EXHIBIT "A"  
PAGE 3 OF 3

WAL-MART REAL ESTATE  
BUSINESS TRUST  
C.C.#: 00-0122173  
D.R.D.C.T.

WAL-MART ADDITION  
CAB. T, SLIDE 154  
P.R.D.C.T.

KMS REALTY  
COLONY L.P.  
C.C.#: 08-120491  
D.R.D.C.T.

JHN HOLDING, INC.  
C.C.#: 03-0043856  
D.R.D.C.T.

T. WILSON SURVEY  
ABSTRACT NO. 1352

OFFICE CREEK ADDITION  
CAB. N, SLIDE 71  
P.R.D.C.T.

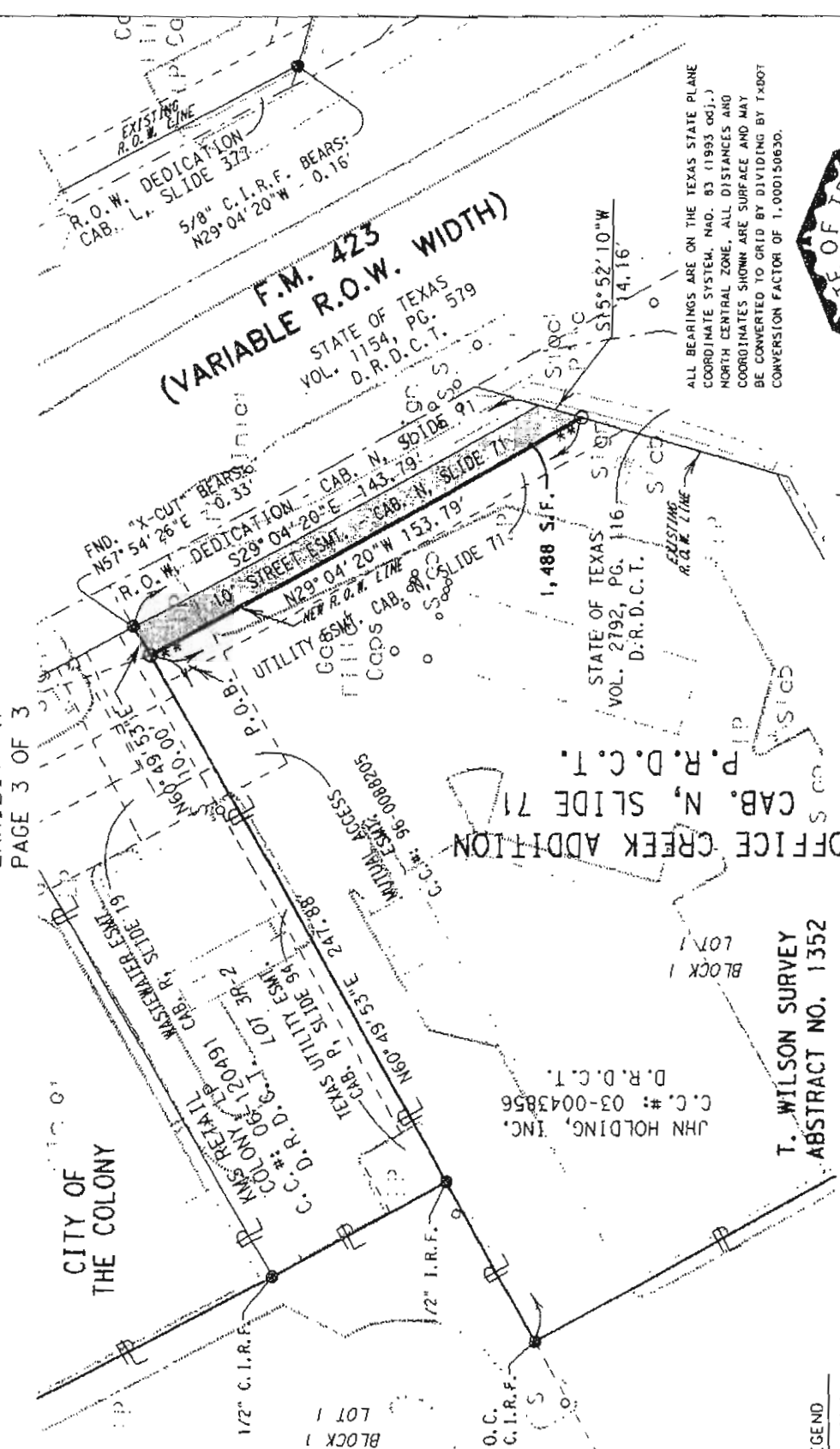
A PLAT OF A SURVEY OF  
1,488 S.F. TRACT OF LAND  
IN THE T. WILSON SURVEY  
ABSTRACT NUMBER 1352  
AND BEING PART OF LOT 1 BLOCK 1  
OF THE OFFICE CREEK ADDITION  
CITY OF THE COLONY  
DENTON COUNTY, TEXAS



LEGEND

	EXISTING RIGHT OF WAY LINE
	PROPERTY LINE
	COUNTY LINE
	CONTROL OF ACCESS LINE
	SURVEY LINE
	FENCE LINE
	CITY LIMITS
	EASEMENTS
	RAILROAD
	STRUCTURE
	○ = T-BLOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

4. The monument described and set in this call, if destroyed during construction, may be replaced with a T-blot type 11 flight of key marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by T-blot.



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD, 83 (1983 ADJ.) NORTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY T-BDOT CONVERSION FACTOR OF 1.000150630.



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

C. S. J.: 1567-02-030

PARCEL 86

County: Collin  
Highway: State Highway 5  
R.O.W. CSJ: 0047-05-049

Page 1 of 3  
March 27, 2007

Description for Parcel 1

BEING 24,489 square feet of land, more or less, in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being part of a called 3.19 acre tract of land conveyed to Lee Landers by deed recorded in Collin County Clerk File (C.C.C.F.) No. 2000-0003995 of the Deed Records of Collin County, Texas (D.R.C.C.T) and being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found, controlling monument (CM), for the most southerly southwest corner of said 3.19 acre tract, the most southerly southeast corner of a called 17.56 acre, Tract 2 as conveyed to Jamal Talukder and Nazneen Talukder by deed recorded in (C.C.C.F.) No. 99-0074987 of the (D.R.C.C.T), and located in the northeasterly line of a called 3.00 acre, Tract 1 as conveyed to Jamal Talukder and Nazneen Talukder by deed recorded in (C.C.C.F.) No. 99-0074987 of the (D.R.C.C.T);

THENCE South 82°05'27" East, departing the east line of said Tract 2 and along the common southwesterly line of said 3.19 acre tract and the northeasterly line of said Tract 1, passing a ½" iron rod found at a distance of 123.47 feet, and continuing for a total distance of 128.96 feet, (deed call 123.40 feet) to a point for corner located in the existing northwesterly right of way line of State Highway 5 (a variable width R.O.W.);

THENCE North 08°02'18" East, departing the northeasterly line of said Tract 1 and along the existing northwesterly right of way line of said State Highway 5, a distance of 106.34 feet to a 5/8" iron rod with aluminum cap marked TXDOT\*\* set for corner in the new northwesterly right of way line of State Highway 5 (a variable width R.O.W.) and the POINT OF BEGINNING having N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 7140660.42, East 2546644.41;

- 1) THENCE North 03°17'15" West, departing the existing northwesterly right of way line of said State Highway 5 and along the new northwesterly right of way line of said State Highway 5, passing the apparent southeasterly deed line of said 3.19 acre tract at a distance of 28.88 feet and continuing for a total distance of 255.90 feet to a 5/8" iron rod with aluminum cap marked TXDOT\*\* set for corner;
- 2) THENCE North 08°03'17" East, continuing along the new northwesterly right of way line of said State Highway 5, a distance of 341.74 feet to a 5/8" iron rod with aluminum cap marked TXDOT\*\* set for the beginning of a tangent curve to the right, having a radius of 2009.86 feet and a chord which bears North 08°17'06" East, 16.16 feet;
- 3) THENCE in a northeasterly direction along the new northwesterly right of way line of said State Highway 5 and said curve to the right, through a central angle of 00°27'38", an arc distance of 16.16 feet to a 5/8" iron rod with aluminum cap marked TXDOT set for corner in the centerline of Honey Creek and located in the northwesterly line of said 3.19 acre tract and the southeasterly line of a called 4.397 acre tract of land conveyed to the Roger Melton Hankey Revocable Living Trust by deed recorded in (C.C.C.F.) No. 2006-0509000624990 of the (D.R.C.C.T);
- 4) THENCE North 62°48'11" East, departing the new northwesterly right of way line of said State Highway 5 and along the southeasterly line of said 4.397 acre tract, a distance of 48.50 feet to a point for the northeast corner of said 3.19 acre tract and located in the existing northwesterly right of way line of said State Highway 5;

County: Collin  
Highway: State Highway 5  
R.O.W. CSJ: 0047-05-049

Page 2 of 3  
March 27, 2007

Description for Parcel 1


- 5) THENCE South 03°04'09" West, departing the southeasterly line of said 4.397 acre tract and along the existing northwesterly right of way line of said State Highway 5, passing the apparent southeasterly deed line of said 3.19 acre tract at a distance of 40.69 feet and continuing for a total distance of 120.97 feet to a point for corner, from which a wooden right of way marker found bears North 58°10'38" East, a distance of 0.96 feet;
- 6) THENCE South 08°02'18" West, continuing along the existing northwesterly right of way line of said State Highway 5, a distance of 516.29 feet to the POINT OF BEGINNING and containing 24,489 square feet [0.5622 acre] of land, more or less, of which 3,388 square feet [0.0778 acre] of land lies between the apparent southeasterly deed line of said 3.19 acre tract and the existing northwesterly right of way line of said State Highway 5.

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

Basis of Bearings is a line between Texas Department of Transportation GPS Satellite Station EFTR3 (North 7140438.678, East 2546419.241 Grid Coordinates) and Texas Department of Transportation GPS Satellite Station EFTR1 (North 7142714.728, East 2547583.860 Grid Coordinates), North American Datum 1983 (1993), which is North 27°05'53" East - Texas State Plane, North Central Zone (4202).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000152710.

I, G. Dennis Qualls, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

  
G. Dennis Qualls, R.P.L.S.      Date 2-13-08  
Texas Registration No. 4276



Lina T. Ramey & Associates, Inc.  
400 N. St. Paul, Suite 540  
Dallas, Texas 75201  
Ph. 214-979-1144





Page 1 of 3  
December 22, 2008

County: Bell  
Highway: S.H. 317  
Limits: From F.M. 2305 to F.M. 439  
ROW CSJ: 0398-04-064

Property Description  
for Parcel 12

BEING A 0.542 ACRE TRACT OF LAND, OUT OF THE JOHN J. SIMMONS SURVEY, ABSTRACT NO. 737, IN BELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CALLED 3.81 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ERNEST N. DIXON JR. AND WIFE, ALBERTA SUE DIXON, RECORDED IN VOLUME 1141, PAGE 649 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**POINT OF COMMENCING** at a found ½-inch iron rod for the southwest corner of that called 1.00 acre tract of land described as 'Tract Two' in a deed to Franky L. Cagle and wife, Jo Ann Cagle, recorded in Volume 1114, Page 179 of the Deed Records of Bell County, Texas, and the northwest corner of said 3.81 acre tract;

**THENCE** South 72 degrees 52 minutes 18 seconds East 422.89 feet, along the southerly line of said 1.00 acre tract and the northerly line of said 3.81 acre tract to a set Texas Department of Transportation (TxDOT) Type II monument at an angle point in the proposed west right-of-way line of S.H. 317, for the northwest corner and **POINT OF BEGINNING** hereof;

1. **THENCE** South 72 degrees 52 minutes 18 seconds East 69.16 feet, along the southerly line of said 1.00 acre tract, the northerly line of said 3.81 acre tract and the northerly line hereof to a calculated point in the existing west right-of-way line of S.H. 317 described as a 1.977 acre tract of land in a deed to the State of Texas, recorded in Volume 448, Page 638 of the Deed Records of Bell County, Texas, for the southeast corner of said 1.00 acre tract, the northeast corner of said 3.81 acre tract and the northeast corner hereof, from which a 4" cedar fence post bears South 84 degrees 31 minutes 03 seconds West 5.62 feet;
2. **THENCE** South 17 degrees 21 minutes 20 seconds West 343.10 feet, along the existing west right-of-way line of S.H. 317, the easterly line of said 3.81 acre tract and the easterly line hereof, to a set ½-inch iron rod with SURVTEX cap for the northeast corner of that called 4.396 acre tract of land described in a deed to Lee Aguilar and wife, Joan Aguilar, recorded in Volume 2110, Page 135 of the Deed Records of Bell County, Texas, the southeast corner of said 3.81 acre tract and the southeast corner hereof, from which a TxDOT Type I Monument found marking the intersection of the west right-of-way line of S.H. 317 with the north line of a five acre

Page 2 of 3  
December 22, 2008

tract described Volume 483, Page 120 of the Deed Records of Bell County, Texas bears South 17 degrees 21 minutes 00 seconds West 40.00 feet;

3. **THENCE** North 72 degrees 05 minutes 24 seconds West 68.76 feet, along the northerly line of said 4.396 acre tract, the southerly line of said 3.81 acre tract and the southerly line hereof to a set  $\frac{5}{8}$ -inch iron rod with TxDOT aluminum cap in the proposed west right-of-way line of S.H. 317, for the southwest corner hereof, from which a  $\frac{1}{2}$ -inch iron rod found marking the northwest corner of said 4.396 acre tract and the southwest corner of said 3.81 acre tract bears North 72 degrees 05 minutes 24 seconds West 396.32 feet;
4. **THENCE** North 17 degrees 17 minutes 16 seconds East 342.16 feet, across said 3.81 acre tract, along the proposed west right-of-way line of S.H. 317 to the **POINT OF BEGINNING** and containing 0.542 acres or 23,627 square feet of land, more or less.

All bearings shown herein are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum, based on coordinate control provided to the Surveyor by TxDOT.

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

A plat of even survey date herewith accompanies this description.

This survey was performed without the benefit of a title commitment. Record information shown herein is based on information provided to the Surveyor by TxDOT, and a limited search of the public records by the Surveyor, and may not include all easements or instruments pertaining to this property.

I hereby certify that this survey was made on the ground under my direction and supervision.

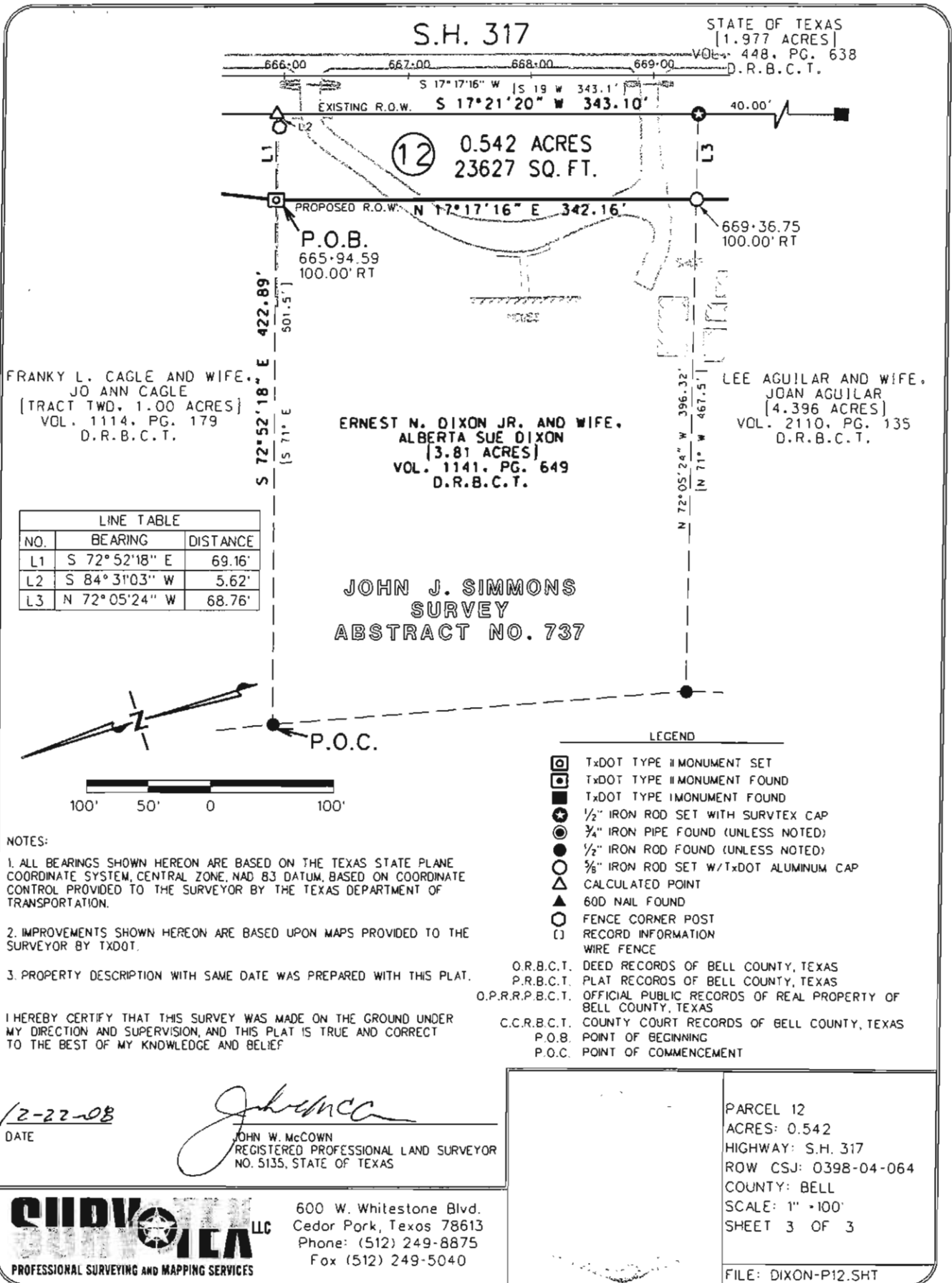
12-22-08

Date

  
John W. McCown  
Registered Professional Land Surveyor  
State of Texas No. 5135

SURVTEX, LLC  
600 W. Whitestone Blvd.  
Cedar Park, TX 78613  
(512) 249-8875 Fax (512) 249-5040





County: Bell  
Highway: S.H. 317  
Limits: From F.M. 2305 to F.M. 439  
ROW CSJ: 0398-04-064

Property Description  
for Parcel 27

BEING A 2.286 ACRE TRACT OF LAND, OUT OF THE JAMES BENNETT SURVEY, ABSTRACT NO. 71, IN BELL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT REMAINDER OF A CALLED 302.2 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN EXHIBIT "A" IN A DEED TO BARGE RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED IN VOLUME 3399, PAGE 642 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS:

**PART 1**

**POINT OF COMMENCING** at a found Cedar Fence Post in the southerly line of said 302.2 acre tract of land, for the northwest corner of a 10.85 acre tract referred to as Tract I in a deed to Barbara Ann Lovorn, a one-half (1/2) undivided interest, and to Donna Jo Montgomery Pavel, Steven Lloyd Montgomery, and Bruce Montgomery, a one-sixth (1/6) undivided interest each, recorded in Volume 3743, Page 1 of the Official Public Records of Real Property of Bell County, Texas, as described in a deed recorded in Volume 800, Page 133 of the Deed Records of Bell County, Texas, from which a found 1/2-inch iron rod bears South 72 degrees 59 minutes 22 seconds East 3.69 feet;

**THENCE** South 72 degrees 59 minutes 22 seconds East 888.99 feet, along the northerly line of said 10.85 acre tract and the southerly line of said 302.2 acre tract to a set 3/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap at an angle point in the proposed west right-of-way line of S.H. 317;

**THENCE** North 16 degrees 14 minutes 15 seconds East 792.08 feet, crossing into said 302.2 acre tract, along the proposed west right-of-way line of S.H. 317, passing at a distance of 742.91 feet a TxDOT Type II monument set for reference to a point of tangency at Engineer's Baseline Station (E.B.S.) 709+48.87, continuing for a distance of 49.17 feet to a set 3/8-inch iron rod with TxDOT aluminum cap at an angle point in said proposed right-of-way;

**THENCE** North 25 degrees 07 minutes 31 seconds East 283.40 feet, continuing across said 302.2 acre tract, passing at a distance of 135.60 feet a TxDOT Type II monument set for reference to a point of curvature at E.B.S. 707+66.65, continuing for a distance of 90.92 feet a set 3/8-inch iron rod with TxDOT aluminum cap in the south line of a 10 acre, Roadway and Homestead, save and except tract as described in said 302.2 acre tract of land, continuing across said save and except tract for a distance of 56.88 feet to a set 3/8-inch iron rod with TxDOT aluminum cap in the north line of said save and except tract, for the southwest corner and **POINT OF BEGINNING** hereof;

1. **THENCE** North 25 degrees 07 minutes 31 seconds East 20.68 feet, continuing across said 302.2 acre tract, along the proposed west right-of-way line of S.H. 317 and the westerly line hereof, to a set  $\frac{5}{8}$ -inch iron rod with TxDOT aluminum cap, for an angle point hereof;
2. **THENCE** North 16 degrees 41 minutes 21 seconds East 375.00 feet, continuing across said 302.2 acre tract, along the proposed west right-of-way line of S.H. 317 and the westerly line hereof, to a set  $\frac{5}{8}$ -inch iron rod with TxDOT aluminum cap, for an angle point hereof;
3. **THENCE** North 08 degrees 48 minutes 22 seconds East 328.10 feet, continuing across said 302.2 acre tract, along the proposed west right-of-way line of S.H. 317 and the westerly line hereof, to a set  $\frac{5}{8}$ -inch iron rod with TxDOT aluminum cap, for an angle point hereof;
4. **THENCE** North 16 degrees 41 minutes 21 seconds East 45.60 feet, continuing across said 302.2 acre tract, along the proposed west right-of-way line of S.H. 317 and the westerly line hereof, to a set  $\frac{5}{8}$ -inch iron rod with TxDOT aluminum cap in the southwest line of a 1.60 acre tract of land described in a deed to Vernon W. Barge and wife, Betty Ann Barge, recorded in Volume 1084, Page 709 of the Deed Records of Bell County, Texas, same being a southwest line of a former county road, for the northwest corner hereof;
5. **THENCE** South 21 degrees 55 minutes 39 seconds East 145.06 feet, continuing across said 302.2 acre tract along the southwest line of said 1.60 acre tract, a southwest line of said former county road and the northerly line hereof to a calculated point in the existing west right-of-way line of S.H. 317 described as a 2.970 acre tract of land in a deed to the State of Texas, recorded in Volume 451, Page 17 of the Deed Records of Bell County, Texas, for the northeast corner hereof, from which a found fence corner post bears North 21 degrees 55 minutes 39 seconds West, 1.38 feet, also from which a found  $\frac{1}{2}$ -inch iron rod bears South 29 degrees 08 minutes 32 seconds East 1.28 feet;
6. **THENCE** South 16 degrees 42 minutes 30 seconds West 687.58 feet, along the existing west right-of-way line of S.H. 317 and the easterly line hereof, at a distance of 35.29 feet passing 1.29 feet right of found TxDOT Type I monument, continuing a distance of 652.29 feet to a set  $\frac{1}{2}$ -inch iron rod with SURVTEX cap in the north line of said save and except tract, for the southeast corner hereof;
7. **THENCE** northwesterly 14.77 feet along the arc of a curve to the right (delta: 08 degrees 54 minutes 27 seconds, radius: 95.00 feet, chord: North 40 degrees 51 minutes 27 seconds West 14.75 feet) crossing into said 302.2 acre tract from said existing west right-of-way line, along the north line of said save and except tract and the southerly line hereof to a set  $\frac{1}{2}$ -inch iron rod with SURVTEX cap, for a point of tangency hereof;
8. **THENCE** North 36 degrees 24 minutes 14 seconds West 44.88 feet, continuing across said 302.2 acre tract along the existing north line of said save and except tract and the southerly line hereof to the **POINT OF BEGINNING** and containing 0.917 acres or 39,946 square feet of land, more or less.

**PART 2**

**POINT OF COMMENCING** at a found Cedar Fence Post in the southerly line of said 302.2 acre tract of land, for the northwest corner of a 10.85 acre tract referred to as Tract I in a deed to Barbara Ann Lovorn, a one-half (1/2) undivided interest, and to Donna Jo Montgomery Pavel, Steven Lloyd Montgomery, and Bruce Montgomery, a one-sixth (1/6) undivided interest each, recorded in Volume 3743, Page 1 of the Official Public Records of Real Property of Bell County, Texas, as described in a deed recorded in Volume 800, Page 133 of the Deed Records of Bell County, Texas, from which a found ½-inch iron rod bears South 72 degrees 59 minutes 22 seconds East 3.69 feet;

**THENCE** South 72 degrees 59 minutes 22 seconds East 888.99 feet, along the northerly line of said 10.85 acre tract and the southerly line of said 302.2 acre tract to a set ⅜-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap at an angle point in the proposed west right-of-way line of S.H. 317, for the southwest corner and **POINT OF BEGINNING** hereof;

1. **THENCE** North 16 degrees 14 minutes 15 seconds East 792.08 feet, crossing into said 302.2 acre tract, along the proposed west right-of-way line of S.H. 317, passing at a distance of 742.91 feet a TxDOT Type II monument set for reference to a point of tangency at Engineer's Baseline Station (E.B.S.) 709+48.87, continuing for a distance of 49.17 feet to a set ⅜-inch iron rod with TxDOT aluminum cap at an angle point in said proposed right-of-way;
2. **THENCE** North 25 degrees 07 minutes 31 seconds East 226.52 feet, continuing across said 302.2 acre tract, passing at a distance of 135.60 feet a TxDOT Type II monument set for reference to a point of curvature at E.B.S. 707+66.65, continuing for a distance of 90.92 feet a set ⅜-inch iron rod with TxDOT aluminum cap in the south line of a 10 acre, Roadway and Homestead, save and except tract as described in said 302.2 acre tract of land, continuing across said save and except tract for a distance of 56.88 feet to a set ⅜-inch iron rod with TxDOT aluminum cap in the north line of said save and except tract, for the northwest corner hereof;
3. **THENCE** South 36 degrees 24 minutes 14 seconds East 17.76 feet, continuing across said 302.2 acre tract along the south line of said save and except tract and the north line hereof, to a set ½-inch iron rod with SURVTEX cap at a point of curvature;
4. **THENCE** southeasterly 40.98 feet along the arc of a curve to the left (delta: 16 degrees 11 minutes 35 seconds, radius: 145.00 feet, chord: South 44 degrees 30 minutes 01 seconds East 40.84 feet) continuing across said 302.2 acre tract along the south line of said save and except tract and the north line hereof, to a set ½-inch iron rod with SURVTEX cap in the existing west right-of-way line of S.H. 317 described as a 2.970 acre tract of land in a deed to the State of Texas, recorded in Volume 451, Page 17 of the Deed Records of Bell County, Texas;
5. **THENCE** South 43 degrees 16 minutes 24 seconds West 40.99 feet, along the existing west right-of-way line of S.H. 317 and the east line hereof to a calculated point for an angle point



Page 4 of 8  
December 22, 2008

hereof, from which a found TxDOT Type I monument bears South 05 degrees 01 minutes 09 seconds West 2.47 feet;

6. **THENCE** South 16 degrees 42 minutes 30 seconds West 949.44 feet, along the existing west right-of-way line of S.H. 317 and the east line hereof to a calculated point in the south line of said 302.2 acre tract, for the northeast corner of said 10.85 acre tract, and the southeast corner hereof, from which a found TxDOT Type I monument bears North 72 degrees 59 minutes 22 seconds West, 0.25 feet;
7. **THENCE** North 72 degrees 59 minutes 22 seconds West 58.32 feet, along the north line of said 10.85 acre tract, the south line of said 302.2 acre tract and the south line hereof to the **POINT OF BEGINNING** and containing 1.369 acres or 59,627 square feet of land, more or less.

Summary

Part 1 = 0.917 Acres (39,946 ± square feet)

Part 2 = 1.369 Acres (59,627 ± square feet)

Total = 2.286 Acres (99,573 ± square feet)

All bearings shown herein are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum, based on coordinate control provided to the Surveyor by TxDOT.

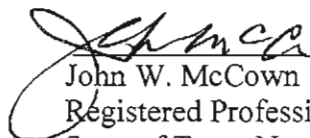
ACCESS is permitted to highway facility from the remainder of the abutting property.

A plat of even survey date herewith accompanies this description.

This survey was performed without the benefit of a title commitment. Record information shown herein is based on information provided to the Surveyor by TxDOT, and a limited search of the public records by the Surveyor, and may not include all easements or instruments pertaining to this property.

I hereby certify that this survey was made on the ground under my direction and supervision.

12-22-08  
Date

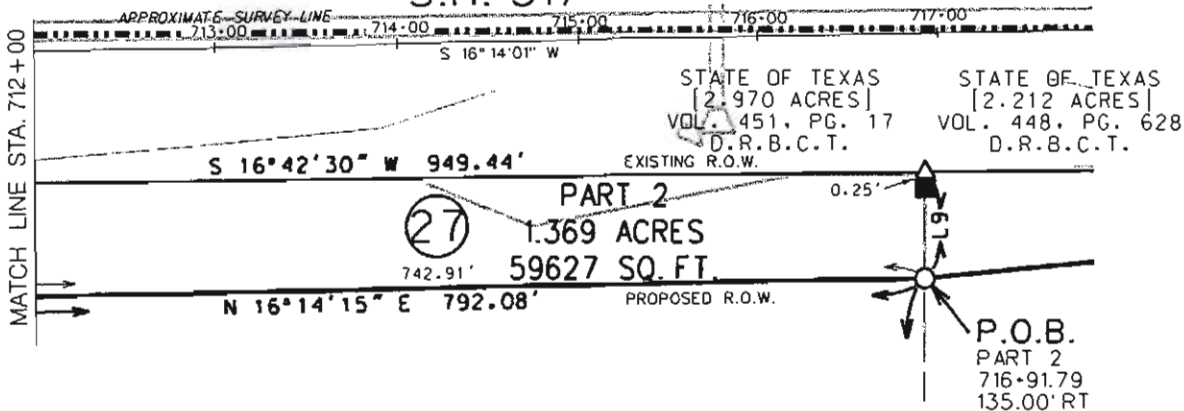
  
\_\_\_\_\_  
John W. McCown  
Registered Professional Land Surveyor  
State of Texas No. 5135

SURVTEX, LLC  
600 W. Whitestone Blvd.  
Cedar Park, TX 78613  
(512) 249-8875 Fax (512) 249-5040



LINE TABLE		
NO.	BEARING	DISTANCE
L9	N 72° 59' 22" W	58.32'

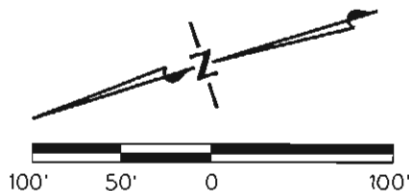
S.H. 317



**BARGE RANCH, LTD.**  
**[FIRST TRACT, EXHIBIT "A"**  
**302.2 ACRES]**  
**VOL. 3399, PG. 642**  
**O.P.R.R.P.B.C.T.**

**JAMES BENNETT SURVEY**  
**ABSTRACT NO. 71**

(S 71° E 947')  
**S 72° 59' 22" E 888.99'**  
**BARBARA ANN LOVORN**  
**A 1/2 UNDIVIDED INTEREST**  
**DONNA JO MONTGOMERY PAVEL,**  
**STEVEN LLOYD MONTGOMERY,**  
**AND BRUCE MONTGOMERY**  
**A 1/6TH UNDIVIDED INTEREST EACH**  
**[10.85 ACRES]**  
**VOL. 3743, PG. 1**  
**O.P.R.R.P.B.C.T.**  
**VOL. 800, PG. 133**  
**D.R.B.C.T.**



LEGEND

- TxDOT TYPE II MONUMENT SET
- ◻ TxDOT TYPE II MONUMENT FOUND
- TxDOT TYPE I MONUMENT FOUND
- ⊙ 1/2" IRON ROD SET WITH SURVTEX CAP
- ⊙ 3/4" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET W/TxDOT ALUMINUM CAP
- ▲ CALCULATED POINT
- ▲ 60D NAIL FOUND
- FENCE CORNER POST
- RECORD INFORMATION
- WIRE FENCE

- O.R.B.C.T. O.E.D RECORDS OF BELL COUNTY, TEXAS
- P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
- C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



PARCEL 27, PARTS 1 & 2  
 ACRES: 2.286  
 HIGHWAY: S.H. 317  
 ROW CSJ: 0398-04-064  
 COUNTY: BELL  
 SCALE: 1" = 100'  
 SHEET 5 OF 8



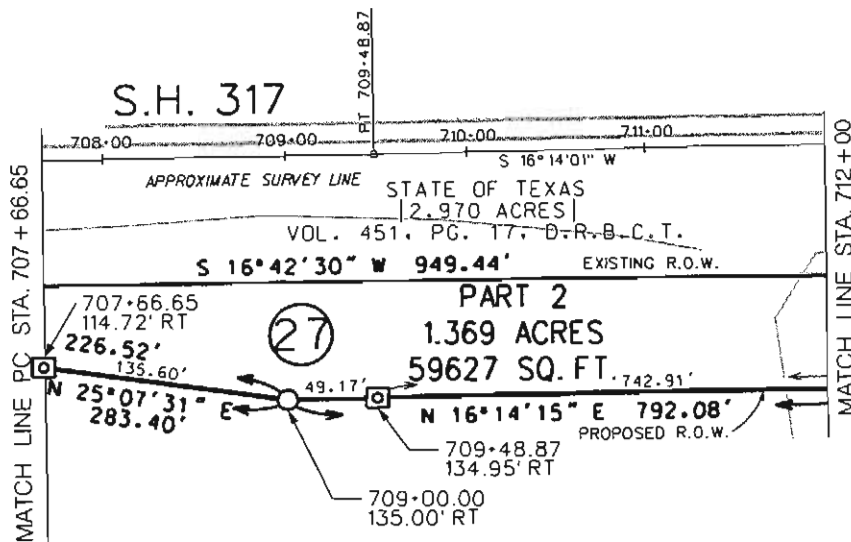
600 W. Whitestone Blvd.  
 Cedar Park, Texas 78613  
 Phone: (512) 249-8875  
 Fax (512) 249-5040

FILE: BARGE-P27-S1.SHT



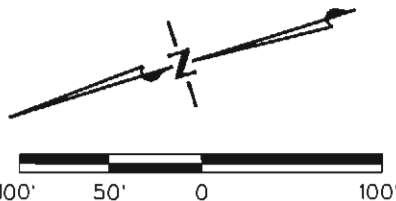
BASELINE CURVE DATA

PISTATION	• 708-57.76
DELTA	• 00° 27' 20" (LT)
DEGREE OF CURVE	• 00° 15' 00"
TANGENT	• 91.11'
LENGTH	• 182.22'
RADIUS	• 22,918.31'
PC STATION	• 707-56.65
PT STATION	• 709-48.87



BARGE RANCH, LTD.  
FIRST TRACT, EXHIBIT "A"  
302.2 ACRES  
VOL. 3399, PG. 642  
O.P.R.R.P.B.C.T.

JAMES BENNETT SURVEY  
ABSTRACT NO. 71



LEGEND

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- ⊠ TxDOT TYPE II MONUMENT FOUND
- ⊡ TxDOT TYPE I MONUMENT FOUND
- ⊙ 1/2" IRON ROD SET WITH SURVTEX CAP
- ⊙ 3/4" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 5/8" IRON ROD SET W/TxDOT ALUMINUM CAP
- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- FENCE CORNER POST
- RECORD INFORMATION
- - - WIRE FENCE

D.R.B.C.T. DEED RECORDS OF BELL COUNTY, TEXAS  
P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS  
O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS  
C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

PARCEL 27, PARTS 1 & 2  
ACRES: 2.286  
HIGHWAY: S.H. 317  
ROW CSJ: 0398-04-064  
COUNTY: BELL  
SCALE: 1" = 100'  
SHEET 6 OF 8



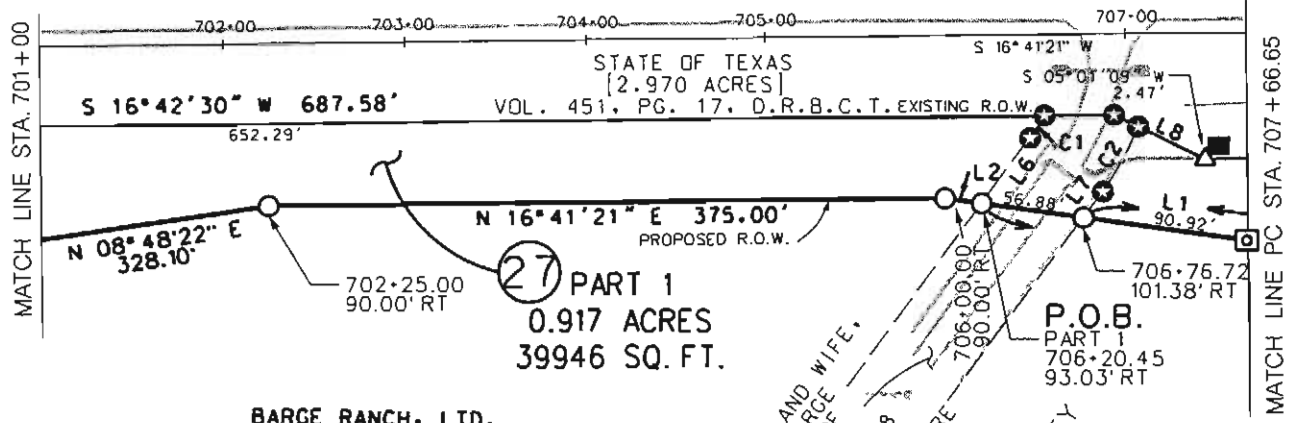
600 W. Whitestone Blvd.  
Cedar Park, Texas 78613  
Phone: (512) 249-8875  
Fax (512) 249-5040

FILE: BARGE-P27-S2.SHT

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	C.BRG.	C.DIST.
C1	95.00'	08° 54' 27"	14.77'	N 40° 51' 27" W	14.75'
C2	145.00'	16° 11' 35"	40.98'	S 44° 30' 01" E	40.84'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 25° 07' 31" E	283.40'
L2	N 25° 07' 31" E	20.68'
L6	N 36° 24' 14" W	44.88'
L7	S 36° 24' 14" E	17.76'
L8	S 43° 16' 24" W	40.99'

S.H. 317



**27** PART 1  
0.917 ACRES  
39946 SQ. FT.

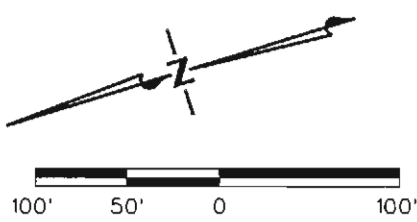
**BARGE RANCH, LTD.**  
(FIRST TRACT, EXHIBIT "A")  
302.2 ACRES  
VOL. 3399, PG. 642  
D.P.R.R.P.B.C.T.

VERNON W. BARGE AND WIFE,  
BETTY ANN BARGE  
[REMAINDER OF]  
302.2 ACRES  
VOL. 771, PG. 498  
D.P.R.R.P.B.C.T.  
SAVE AND EXCEPT TO ACRES

TEMPLE CITY  
LIMIT LINE

BELTON CITY  
LIMIT LINE

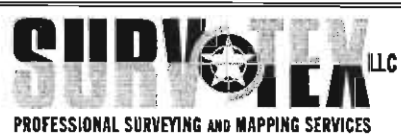
JAMES BENNETT SURVEY  
ABSTRACT NO. 71



LEGEND

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- ⊠ TxDOT TYPE II MONUMENT FOUND
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- 5/8" IRON ROD SET W/TxDOT ALUMINUM CAP
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- FENCE CORNER POST
- [ ] RECORD INFORMATION
- WIRE FENCE
- D.R.B.C.T. DEED RECORDS OF BELL COUNTY, TEXAS
- P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
- C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

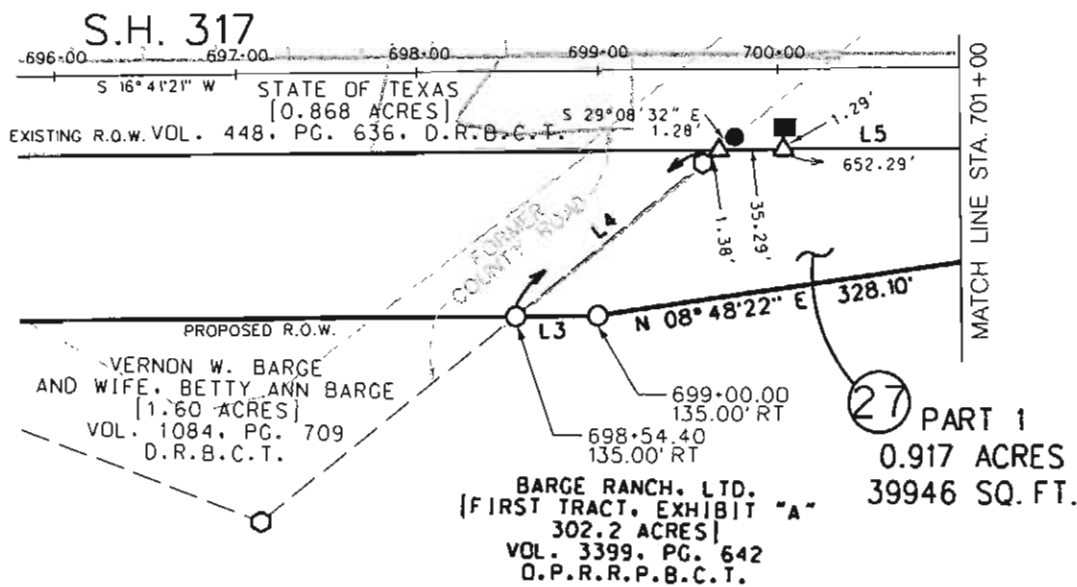
PARCEL 27, PARTS 1 & 2  
ACRES: 2.286  
HIGHWAY: S.H. 317  
ROW CSJ: 0398-04-064  
COUNTY: BELL  
SCALE: 1" = 100'  
SHEET 7 OF 8



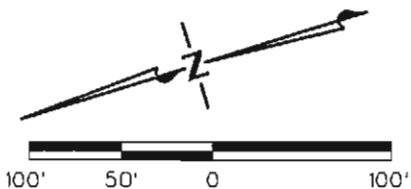
600 W. Whitestone Blvd.  
Cedar Park, Texas 78613  
Phone: (512) 249-8875  
Fax (512) 249-5040

FILE: BARGE-P27-S3.SHT

LINE TABLE		
NO.	BEARING	DISTANCE
L3	N 16° 41' 21" E	45.60'
L4	S 21° 55' 39" E	145.06'
L5	S 16° 42' 30" W	687.58'



JAMES BENNETT SURVEY  
ABSTRACT NO. 71



LEGEND

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- ⊠ TxDOT TYPE II MONUMENT FOUND
- TxDOT TYPE I MONUMENT FOUND
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- ⊙ 3/8" IRON ROD SET W/TxDOT ALUMINUM CAP
- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
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- C.C.R.B.C.T. COUNTY COURT RECORDS OF BELL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM, BASED ON COORDINATE CONTROL PROVIDED TO THE SURVEYOR BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
2. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TxDOT.
3. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

12-22-08

DATE

*John W. McCown*  
JOHN W. MCCOWN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5135, STATE OF TEXAS



PARCEL 27, PARTS 1 & 2  
ACRES: 2.286  
HIGHWAY: S.H. 317  
ROW CSJ: 0398-04-064  
COUNTY: BELL  
SCALE: 1" = 100'  
SHEET 8 OF 8

**SURVTX**  
SURVEYOR LLC  
PROFESSIONAL SURVEYING AND MAPPING SERVICES

600 W. Whitestone Blvd.  
Cedar Park, Texas 78613  
Phone: (512) 249-8875  
Fax: (512) 249-5040

FILE: BARGE-P27-S4.SHT

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

Page 1 of 3  
Revised: July 31, 2008

Description for Parcel 83

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

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

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

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

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

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

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

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


Page 2 of 3  
Revised: July 31, 2008

Description for Parcel 83

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

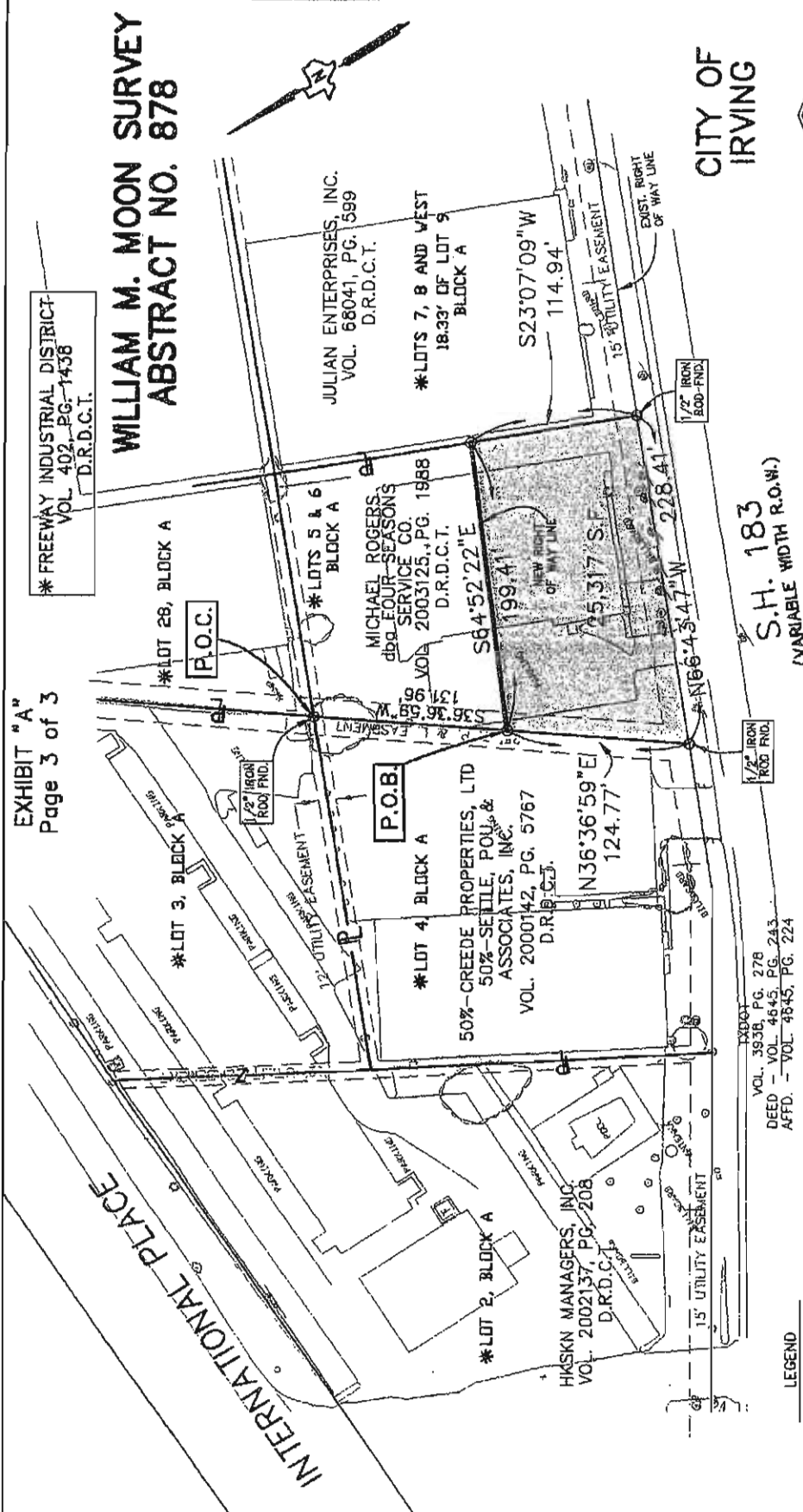
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

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

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





ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 AD). NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TROOT CONVERSION FACTOR OF 1.000136506

**A PLAT OF A SURVEY  
PARCEL 83 FOR LOOP 12  
AT S.H. 183  
A 25,317 SQ. FT., (0.5812 AC.)  
TRACT OF LAND IN THE  
WILLIAM M. MOON SURVEY  
ABSTRACT NUMBER 878  
CITY OF IRVING  
DALLAS COUNTY, TEXAS  
REVISED: JULY 31, 2008**

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

LEGEND  
 - - - - - EXISTING RIGHT OF WAY LINE  
 - - - - - PROPERTY LINE  
 - - - - - COUNTY LINE  
 - - - - - CONTROL OF ACCESS LINE  
 - - - - - SURVEY LINE  
 - - - - - FENCE LINE  
 - - - - - CITY LIMITS  
 - - - - - EASEMENTS  
 - - - - - RAILROAD  
 - - - - - STRUCTURE  
 O - ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE  
 O - TROOT MARKERS TO BE SET AT INTERVALS OF A 5/8-INCH  
 50 - TROOT BRONZE DISK SET IN CONCRETE  
 \* - DURING CONSTRUCTION AND SET IN THIS CALL IF DESTROYED  
 DURING CONSTRUCTION, MAY BE REPLACED WITH A TROOT 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 TROOT.

GRAPHIC SCALE  
 0 50 100

VOL. 39316, PG. 278  
 DEED - VOL. 4645, PG. 243  
 AFFD. - VOL. 4845, PG. 224

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

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

EXHIBIT "A"  
Page 3 of 3

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

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

***AND IN ADDITION THERETO:***

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

**Moore County**  
**U.S. HIGHWAY 87**  
**CSJ NO. 0425-02-030**  
**Parcel 13** (*WILLIAM E. PHILLIPS AND WIFE, SHARON A. PHILLIPS*)

## **Improvement Bisection Exhibit**

Title to all of the remainder of a 2,880 square foot Metal Main Building located partially on the land remaining after the State of Texas' prior acquisition of the parcel described in attached Exhibit "A", said improvement having been bisected by the right-of-way line, with the result that the portion of said improvement lying adjacent to said right-of-way line would be in such a condition that it could not be adequately reconstructed at such location, and in addition, the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.



**Exhibit "A"**  
Sheet 1 of 3

**County:** Moore  
**Highway:** US 87  
**ROW CSJ:** 0425-02-030

**Property Description for Parcel 13**

**Being** a 0.080 acre (3,500 square feet) tract of land being a portion of Lots 3 and 4, Block 4, Kay Addition to the City of Dumas as recorded in Cabinet 1, Sleeve A-17, Plat Records of Moore County, Texas, conveyed to William E. Phillips and wife Sharon A. Phillips, as described in Volume 350, Page 875, Official Public Records of Moore County, Texas, being situated in Section 268, Block 44, H. & T. C. R.R. Co. Survey, Moore County, Texas, and being more particularly described as follows:

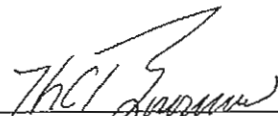
**BEGINNING** at a 5/8 inch iron rod with 3-1/4 inch aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION SURVEY MONUMENT", set in the West line of said Lot 3, from which a railroad spike in pavement, set for the Southwest corner of Section 268, Block 44, H. & T. C. R.R. Co. Survey, Moore County, Texas bears SOUTH 00 degrees 33 minutes 12 seconds WEST, 50.00 feet, SOUTH 00 degrees 42 minutes 17 seconds WEST, 29.13 feet and NORTH 89 degrees 17 minutes 43 seconds WEST, 1345.24 feet; said point of beginning having project coordinates of North: 3960963.05 feet and East: 514963.30 feet;

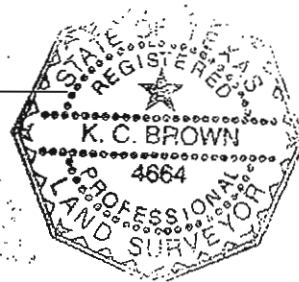
- (1) **THENCE** SOUTH 89 degrees 19 minutes 19 seconds EAST along the proposed right of way line of US Highway 87, a distance of 70.00 feet to a point in the East line of said Lot 4;
- (2) **THENCE** SOUTH 00 degrees 33 minutes 12 seconds WEST, along the East line of said Lot 4, a distance of 50.00 feet to a point in the existing right of way line of US Highway 87;
- (3) **THENCE** NORTH 89 degrees 19 minutes 19 seconds WEST (*called North 89 degrees 29 minutes West in Volume 56, Page 81, Deed Records of Moore County, Texas*), along the existing right of way line of US Highway 87, a distance of 70.00 feet to a 3/8 inch iron rod with cap marked "HBD", set in the West line of said Lot 3;
- (4) **THENCE** NORTH 00 degrees 33 minutes 12 seconds EAST, along the West line of said Lot 3, a distance of 50.00 feet to the point of beginning.

EXHIBIT "A"  
Sheet 2 of 3

NOTES:

1. Bearings based upon Texas Coordinate System, North Zone, NAD 1983.
2. Distances are surface values.
3. Coordinate values are based on project coordinate system and may be converted to Texas Coordinate System, North Zone, NAD 1983 values by dividing by a surface adjustment factor of 1.00019.
4. Date of field survey: December 20, 2007
5. Parcel plat with same date accompanies this description.

 9-23-08  
K. C. Brown Date  
Registered Professional Land Surveyor  
No. 4664 State of Texas

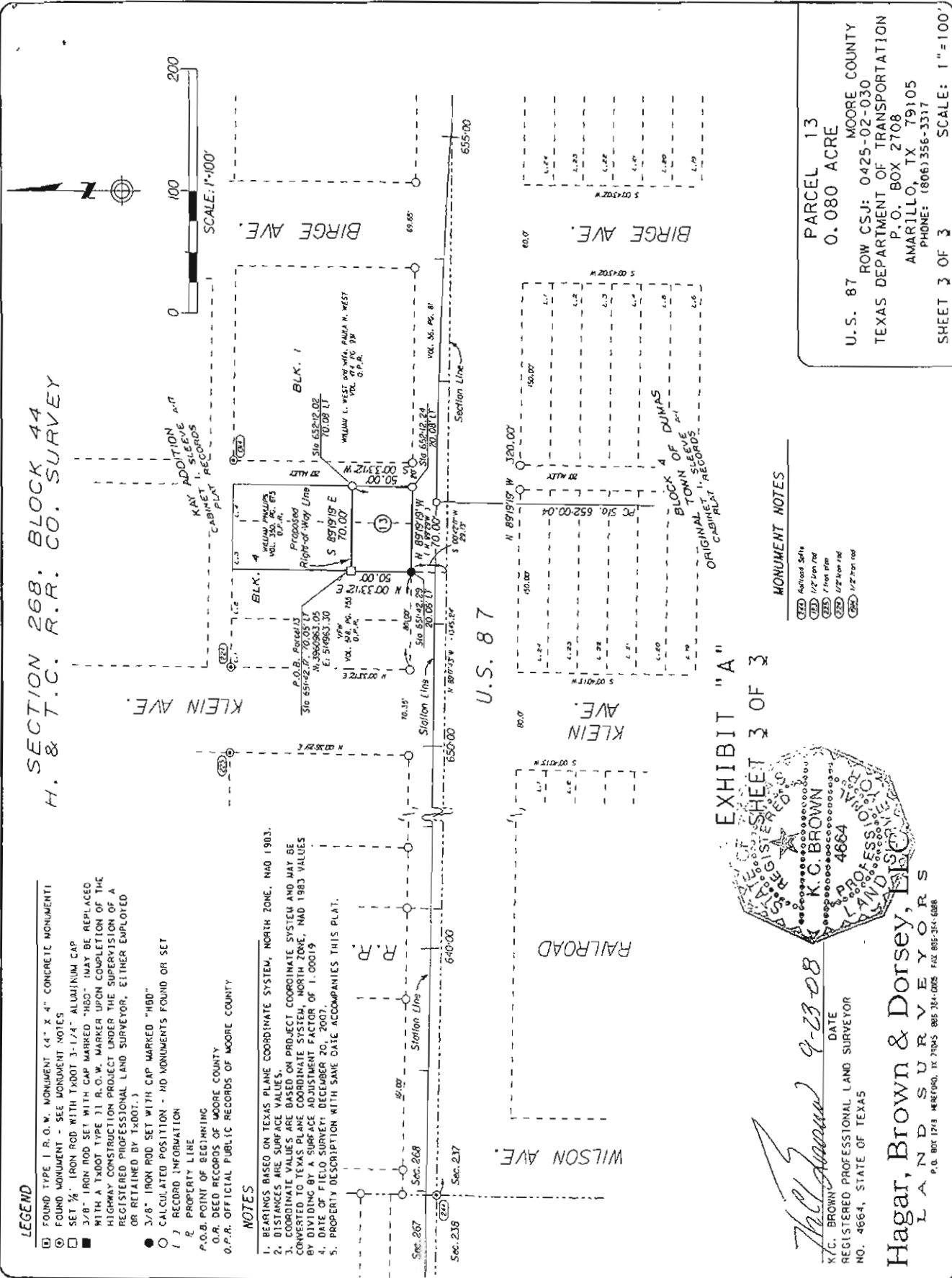


HAGAR, BROWN & DORSEY, LLC  
LAND SURVEYORS  
PO Box 1248  
Hereford, Texas 79045  
Phone: (806) 364-6085

SECTION 268: BLOCK 44  
H. & T.C. R.R. CO. SURVEY

- LEGEND**
- FOUND TYPE I R.O.W. MONUMENT (4" X 4" CONCRETE MONUMENT)
  - FOUND MONUMENT - SEE MONUMENT NOTES
  - SET 3/8" IRON ROD WITH TXDOT 3-1/4" ALUMINUM CAP
  - 3/8" IRON ROD SET WITH CAP MARKED "HBO" - MAY BE REPLACED WITH A TXDOT TYPE II R.O.W. MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
  - 3/8" IRON ROD SET WITH CAP MARKED "HBO"
  - CALCULATED POSITION - NO MONUMENTS FOUND OR SET
  - ( ) RECORD INFORMATION
  - ( ) PROPERTY LINE
  - A.O.B. POINT OF BEGINNING
  - O.R. DEED RECORDS OF MOORE COUNTY
  - O.P.R. OFFICIAL PUBLIC RECORDS OF MOORE COUNTY

- NOTES**
1. BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983.
  2. DISTANCES ARE SURFACE VALUES.
  3. COORDINATE VALUES ARE BASED ON PROJECT COORDINATE SYSTEM AND MAY BE CONVERTED TO TEXAS PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 VALUES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00019.
  4. DATE OF FIELD SURVEY: DECEMBER 20, 2007.
  5. PROPERTY DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.

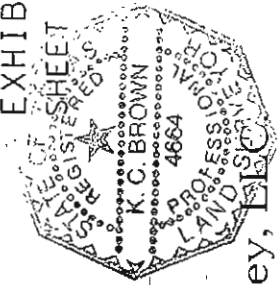


PARCEL 13  
0.080 ACRE  
MOORE COUNTY  
ROW CSJ: 0425-02-030  
TEXAS DEPARTMENT OF TRANSPORTATION  
P.O. BOX 2708  
AMARILLO, TX 79105  
PHONE: (806) 356-3317  
SCALE: 1" = 100'

**MONUMENT NOTES**

- 1/2" Iron Rod
- 1/4" Iron Rod
- 1/2" Iron Rod
- 1/2" Iron Rod

EXHIBIT "A"  
SHEET 3 OF 3



*K.C. Brown* 9-23-08  
DATE  
K.C. BROWN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4664, STATE OF TEXAS  
**Hagar, Brown & Dorsey, PLLC**  
LAND SURVEYORS  
P.O. BOX 1249 WAREFORD, TX 79385 806 384-0008 FAX 806 384-6888

County: Denton  
Parcel: 8  
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 8**

BEING a 144,422 square foot tract of land situated in the Charles Tydings Survey, Abstract No. 1276, Denton County, Texas, and the Jeremiah Ivey Survey, Abstract No. 649, Denton County, Texas, also being part of that tract of land described in deed to Lynne M. Weil, Barbara W. Duncan and Jeanne Shelton, as recorded in Volume 2287, Page 424 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 DC Metzger Properties, Ltd., as recorded in County Clerk's Document Number 2006-27924, 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=7,060,476.2903 feet, East=2,332,400.8132 feet for the south common corner of said DC Metzger Properties tract and that tract of land described in deed to Lynne M. Weil, as recorded in Volume 4467, Page 01554, D.R.D.C.T., from which a 1/2 inch found iron rod with cap stamped "ONSITE" bears South 00 degrees 27 minutes 47 seconds West, a distance of 0.54 feet; said point also being in the north line of Lot 1 Block 1 Northwest L.S.D. Addition, an addition to the City of Fort Worth, as recorded in Cabinet U, Page 188 of the Plat Records of Denton County, Texas;

THENCE North 00 degrees 27 minutes 47 seconds East, along the common line of said Lynne Weil tract and said DC Metzger Properties tract, a distance of 414.12 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=7,060,890.3951 feet, East=2,332,404.1600 feet for the POINT OF BEGINNING, said point being the intersection of said common line of said Lynne Weil tract and said DC Metzger Properties tract with the new southwesterly right-of-way line of State Highway 114 (S.H.-114) (variable width right-of-way);\*\*

- 1) THENCE North 00 degrees 27 minutes 47 seconds East, departing said new southwesterly right-of-way line of S.H.-114 and along said common line of said Lynne Weil tract and said DC Metzger Properties tract, passing a 1/2 inch found iron rod with cap stamped "ONSITE" at a distance of 93.05 feet, in all a total distance of 113.96 feet to a point for the north common corner of said Lynne Weil tract and said DC Metzger Properties tract, said corner also being in the existing southwesterly right-of-way line of S.H.-114 (variable width right-of-way);
- 2) THENCE South 66 degrees 56 minutes 03 seconds East, departing said common line of said Lynne Weil tract and said DC Metzger Properties tract and along said existing southwesterly right-of-way line of S.H.-114, a distance of 68.22 feet to a point for corner;

County: Denton  
Parcel: 8  
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 23 degrees 03 minutes 57 seconds West, continuing along said existing southwesterly right-of-way line of S.H.-114, a distance of 20.00 feet to a point for corner;
- 4) THENCE South 66 degrees 56 minutes 03 seconds East, continuing along said existing southwesterly right-of-way line of S.H.-114, a distance of 1,265.71 feet, from which a found concrete monument bears South 02 degrees 46 minutes 38 seconds East, a distance of 0.32 feet for the intersection of said existing southwesterly right-of-way line of S.H.-114 with the existing northwesterly right-of-way line of FM 156 (variable width right-of-way), said corner also being the east common corner of said DC Metzger Properties tract and said Lot 1 Block 1 Northwest L.S.D. Addition;
- 5) THENCE North 89 degrees 23 minutes 36 seconds West, departing said existing westerly right-of-way line of FM 156 and along the common line of said DC Metzger Properties tract and said Lot 1 Block 1 Northwest L.S.D. Addition, a distance of 611.49 feet to a set A.D. for the intersection of the new northwesterly right-of-way line of FM 156 (variable width right-of-way) with said common line of said DC Metzger Properties tract and said Lot 1 Block 1 Northwest L.S.D. Addition, said corner also being the beginning of a Denial of Access Line;\*\*
- 6) THENCE North 04 degrees 12 minutes 01 second East, departing said common line of said DC Metzger Properties tract and said Lot 1 Block 1 Northwest L.S.D. Addition, along said new westerly right-of-way line of FM 156, and along said Denial of Access Line, a distance of 38.90 feet to a set A.D. for corner;\*\*
- 7) THENCE North 13 degrees 03 minutes 57 seconds East, continuing along said new westerly right-of-way line of FM 156 and along said Denial of Access Line, a distance of 50.11 feet to a set A.D. for corner;\*\*
- 8) THENCE North 20 degrees 23 minutes 37 seconds West, continuing along said new westerly right-of-way line of FM 156 and along said Denial of Access Line, a distance of 58.49 feet to a set A.D. for the intersection of said new westerly right-of-way line of FM 156 with said new southwesterly right-of-way line of S.H.-114;\*\*
- 9) THENCE North 66 degrees 56 minutes 03 seconds West, departing said new westerly right-of-way line of FM 156, along said new southwesterly right-of-way line of S.H.-114 and along said Denial of Access Line, a distance of 167.45 feet to a set A.D. for the beginning of a tangent circular curve to the right having a radius of 6,101.00 feet and whose chord bears North 64 degrees 56 minutes 03 seconds West, a distance of 425.84 feet;\*\*

County: Denton  
Parcel: 8  
Highway: S.H. 114  
Project Limits: 0.45 Mile W of FM 156  
0.22 Mile E of IH 35W  
CSJ: 0353-02-066

Page 3 of 4  
October 2006


- 10) THENCE in a Northwesterly direction, continuing along said new southwesterly right-of-way line of S.H.-114, along said Denial of Access Line, and along said circular curve to the right, through a central angle of 04 degrees 00 minutes 00 seconds, an arc distance of 425.93 feet to a set A.D. for corner;\*\*
- 11) THENCE North 62 degrees 56 minutes 03 seconds West, continuing along said existing southwesterly right-of-way line of S.H.-114 and along said Denial of Access Line, a distance of 70.66 feet to the end of this Denial of Access Line and to the POINT OF BEGINNING AND CONTAINING 144,422 square feet or 3.3155 acres of land, more or less;

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

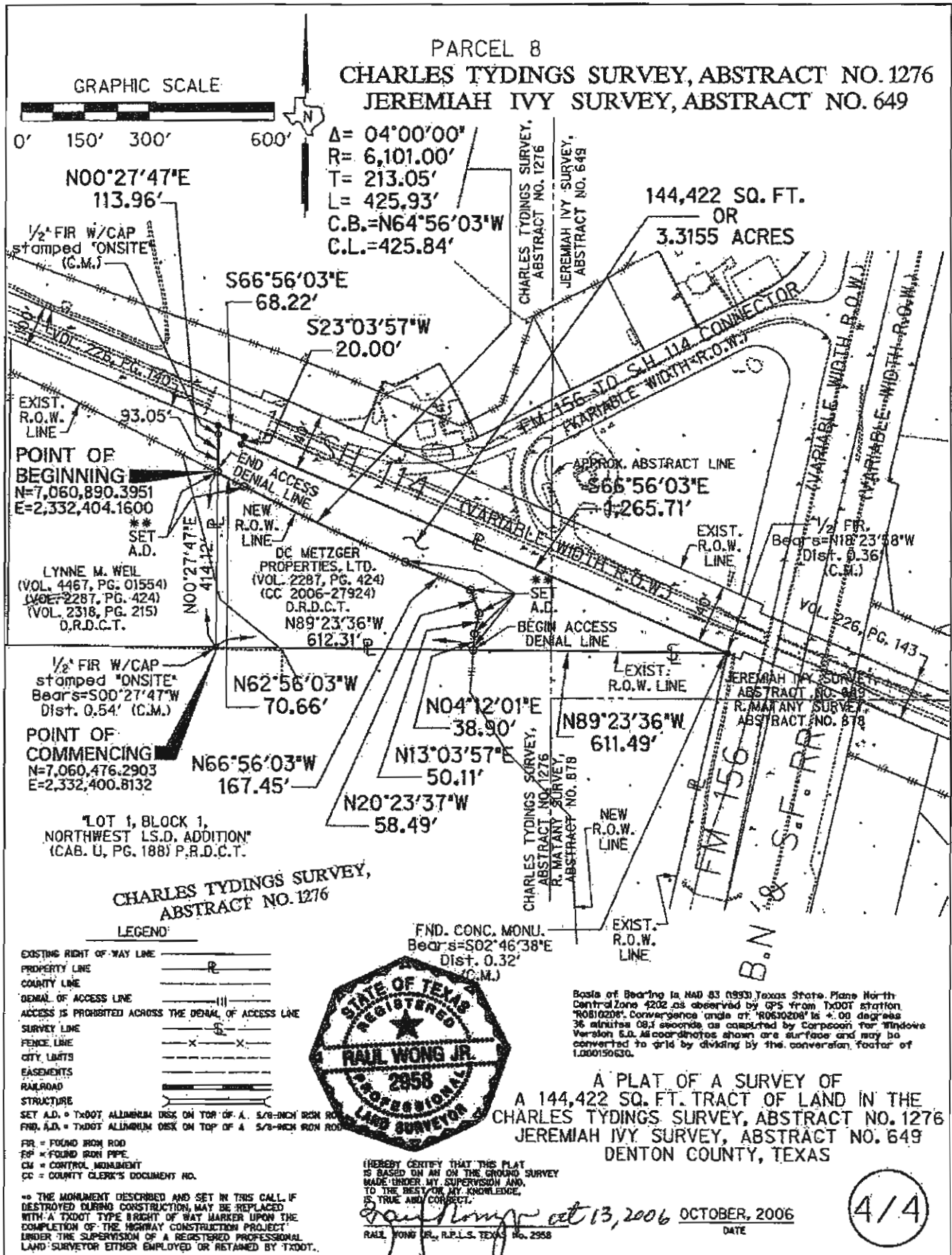
Basis of Bearing is NAD 83 (1993) Texas State Plane North Central Zone 4202 as observed by GPS from TxDOT station "RO610208". Convergence angle at "RO610208" is + 00 degrees 36 minutes 08.1 seconds as computed by Corpscon for Windows Version 6.0. All coordinates shown are surface and may be converted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

Access 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.

 *Oct 13, 2006*  
RAUL WONG JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 2958





Denton County  
SH 114  
ROW CSJ 0353-02-066  
Parcel 8 & 8E

An EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon and across the premises described in the ~~foregoing~~ **Following** property description, together with the right and privilege at all times of ingress and egress to and from said premises for the purpose of making any additions, improvements, modifications or repairs which the State deems necessary.



County: Denton  
Parcel: 8(E)  
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  
November 2006

**LEGAL DESCRIPTION FOR DRAINAGE EASEMENT PARCEL 8(E)**

BEING a 157,475 square foot tract of land situated in the Charles Tydings Survey, Abstract No. 1276, Denton County, Texas, also being part of that tract of land described in deed to Lynne M. Weil, Barbara W. Duncan and Jeanne Shelton, as recorded in Volume 2287, Page 424 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 DC Metzger Properties, Ltd., as recorded in County Clerk's Document Number 2006-27924, 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=7,060,476.2903 feet, East=2,332,400.8132 feet for the south common corner of said DC Metzger Properties tract and that tract of land described in deed to Lynne M. Weil, as recorded in Volume 4467, Page 01554, D.R.D.C.T., from which a 1/2 inch found iron rod with cap stamped "ONSITE" bears South 00 degrees 27 minutes 47 seconds West, a distance of 0.54 feet, said point also being in the north line of Lot I Block 1 Northwest I.S.D. Addition, an addition to the City of Fort Worth, as recorded in Cabinet U, Page 188 of the Plat Records of Denton County, Texas;

THENCE North 00 degrees 27 minutes 47 seconds East, along the common line of said Lynne Weil tract and said DC Metzger Properties tract, a distance of 144.60 feet to a 1/2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,060,620.8883 feet, East=2,332,401.9818 feet for the POINT OF BEGINNING;

- 1) THENCE North 00 degrees 27 minutes 47 seconds East, along said common line of said Lynne Weil tract and said DC Metzger Properties tract, a distance of 269.52 feet to a 5/8 inch set iron rod with Aluminum Disk (hereinafter referred to as "set A.D.") for corner, said corner being in the new southwesterly right-of-way line of State Highway 114 (S.H.-114) (variable width right-of-way);\*\*
- 2) THENCE South 62 degrees 56 minutes 03 seconds East, along said new southwesterly right-of-way line of S.H.-114, a distance of 70.66 feet to a set A.D. for the beginning of a tangent circular curve to the left having a radius of 6,101.00 feet and whose chord bears South 64 degrees 56 minutes 03 seconds East, a distance of 425.84 feet;\*\*

County: Denton  
Parcel: 8(E)  
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  
November 2006

- 3) THENCE in a Southeasterly direction, along said new southwesterly right-of-way line of S.H.-114 and along said circular curve to the left, through a central angle of 04 degrees 00 minutes 00 seconds, an arc distance of 425.93 feet to a set A.D. for corner;\*\*
- 4) THENCE South 66 degrees 56 minutes 03 seconds East, continuing along said new southwesterly right-of-way line of S.H.-114, a distance of 167.45 feet to a set A.D. for the intersection of said new southwesterly right-of-way line of S.H.-114 with the new northwesterly right-of-way line of FM 156 (variable width right-of-way);\*\*
- 5) THENCE South 20 degrees 23 minutes 37 seconds East, departing said new southwesterly right-of-way line of S.H.-114 and along said new northwesterly right-of-way line of FM 156, a distance of 58.49 feet to a set A.D. for corner;\*\*
- 6) THENCE South 13 degrees 03 minutes 57 seconds West, continuing along said new northwesterly right-of-way line of FM 156 a distance of 50.11 feet to a set A.D. for corner;\*\*
- 7) THENCE South 04 degrees 12 minutes 01 second West, continuing along said new northwesterly right-of-way line of FM 156, a distance of 38.90 feet to a set A.D. for the intersection of said new northwesterly right-of-way line of FM 156 with the common line of said Metzger Properties tract with said Lot 1 Block 1 Northwest L.S.D. Addition;\*\*
- 8) THENCE North 89 degrees 23 minutes 36 seconds West, departing said new northwesterly right-of-way line of FM 156 and along the common line of said Metzger Properties tract with said Lot 1 Block 1 Northwest L.S.D. Addition, a distance of 459.82 feet to a 1/2-inch set iron rod with cap for corner;
- 9) THENCE North 51 degrees 13 minutes 49 seconds West, departing said common line of said Metzger Properties tract with said Lot 1 Block 1 Northwest L.S.D. Addition, a distance of 183.43 feet to a 1/2-inch set iron rod with cap for corner;
- 10) THENCE North 14 degrees 48 minutes 34 seconds West, a distance of 32.43 feet to the POINT OF BEGINNING AND CONTAINING 157,475 square feet or 3.6151 acres of land, more or less.

County: Denton  
Parcel: 8(E)  
Highway: S.H. 114  
Project Limits: 0.45 Mile W of FM 156  
0.22 Mile E of IH 35W  
CSJ: 0353-02-066

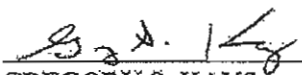
Page 3 of 4  
November 2006

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

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

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

I, Gregory S. Kays, 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.

 *Gregory S. Kays* *Dec 27, 2006*  
\_\_\_\_\_  
GREGORY S. KAYS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5040





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

Page 1 of 3  
Aug. 24, 2009

Legal Land Description for Parcel 20B

BEING a 375 square feet tract of land situated in the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, being a portion of a remainder of a tract conveyed to D.V.B. Family, L.P. as recorded in Volume 1901, Page 55 of the Deed Records of Rockwall County, Texas, of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an interior ell corner of the remainder of said D.V.B. Family, L.P. tract and the northeast corner of Lot 1, Block 1, Sparks Office Plaza, an addition to the City of Rockwall as recorded in Cabinet C, Slide 162 of the Plat Records of Rockwall County, Texas, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,476.03, East 2,601,518.14;

THENCE, South 00°07'15" East, along the common line of said remainder of D.V.B. Family, L.P. tract and said Lot 1, Block 1, a distance of 328.38 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new northern right of way line of Interstate Highway 30, and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,147.65, East 2,601,518.84;

1. THENCE, North 72°46'00" East, along said new northern right of way line, a distance of 62.68 feet to a 5/8" iron rod with TxDOT aluminum cap set on the common line of said remainder of D.V.B. Family, L.P. tract and a tract conveyed to McCallum V Ltd. as recorded in Volume 5061, Page 191 of said Deed Records;
2. THENCE, South 00°27'46" West, along said common line, a distance of 6.30 feet to the southeast corner of said remainder of D.V.B. Family, L.P. tract and the southwest corner of said McCallum V Ltd. tract and being on the existing northern right of way line of Interstate Highway 30, from which a 3/8" iron rod found bears North 67°32'19" East, a distance of 0.43 feet;
3. THENCE, South 72°46'00" West, along said existing northern right of way line, a distance 62.62 feet to the southwest corner of said Remainder of D.V.B. Family, L.P. tract and also being the southeast corner of said Lot 1, Block 1;
4. THENCE, North 00°07'15" West, along the common line of said remainder and said Lot 1, Block 1, a distance of 6.28 feet to the POINT OF BEGINNING and containing 375 square feet (0.0086 acres) of land, more or less.

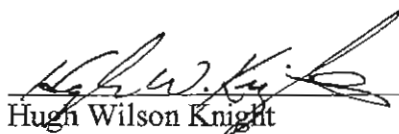
County: ROCKWALL  
Highway: I.H. 30  
ROW CSJ: 0009-12-076

Page 2 of 3  
Aug. 24, 2009

Legal Land Description for Parcel 20B

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

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

  
\_\_\_\_\_  
Hugh Wilson Knight  
Texas Registration No. 4872

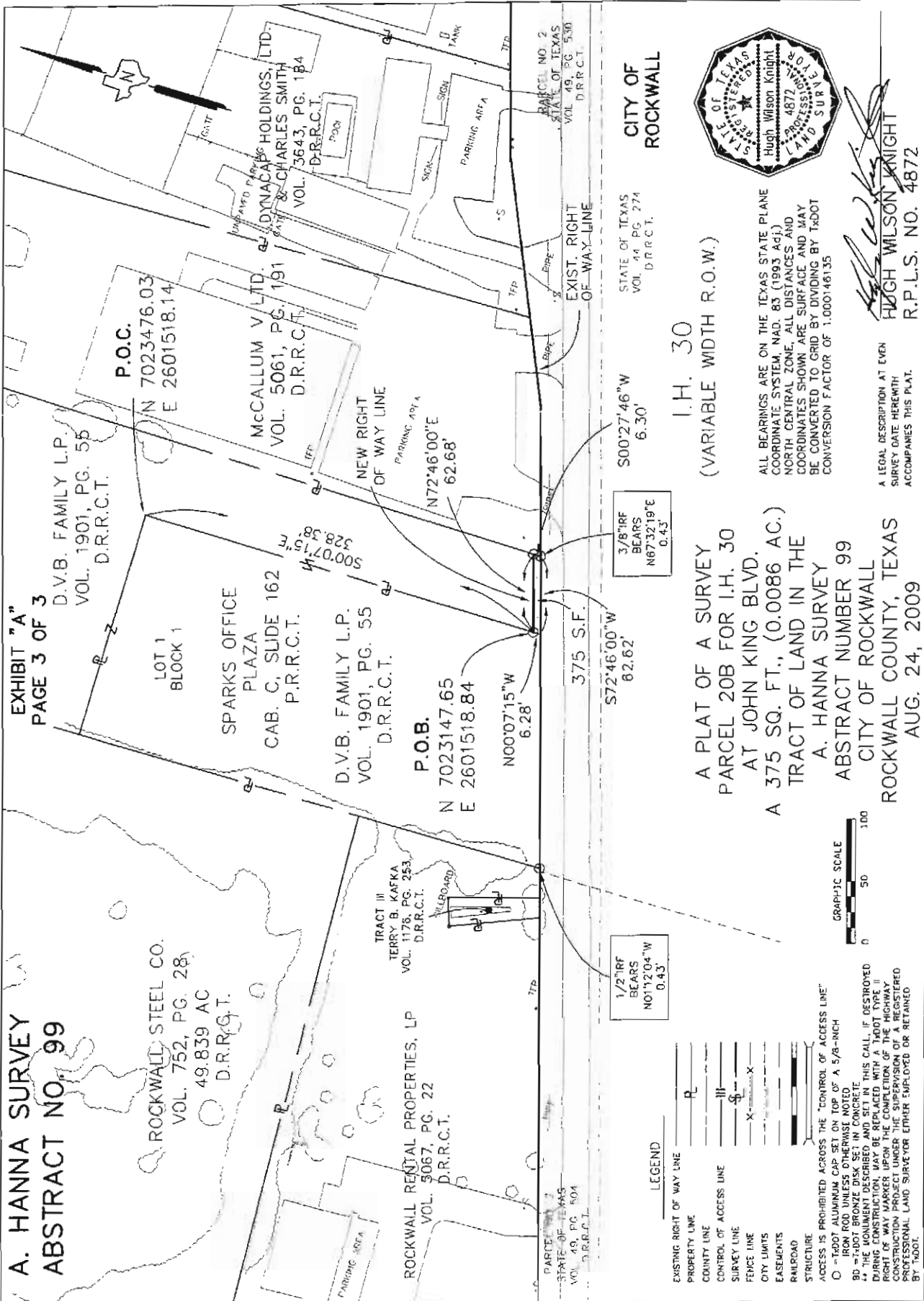
Douphrate & Assoc., Inc.  
2235 Ridge Road Suite 200  
Rockwall, Texas 75087  
Ph. 972-771-9004





**A. HANNA SURVEY  
ABSTRACT NO. 99**

EXHIBIT "A"  
PAGE 3 OF 3



ROCKWALL STEEL CO.  
VOL. 752, PG. 28,  
49.839 AC  
D.R.R.C.T.

D.V.B. FAMILY L.P.  
VOL. 1901, PG. 55  
D.R.R.C.T.

P.O.C.  
N 7023476.03  
E 2601518.14

SPARKS OFFICE  
PLAZA  
CAB. C, SLIDE 162  
P.R.R.C.T.

D.V.B. FAMILY L.P.  
VOL. 1901, PG. 55  
D.R.R.C.T.

ROCKWALL RENTAL PROPERTIES, LP  
VOL. 5067, PG. 22  
D.R.R.C.T.

TRACT III  
TERRY B. KAIFA  
VOL. 1178, PG. 253  
D.R.R.C.T.

P.O.B.  
N 7023147.65  
E 2601518.84

McCALLUM V.LTD.  
VOL. 5061, PG. 191  
D.R.R.C.T.

DYNACAP HOLDINGS, LTD.  
CANTY & CHARLES SMITH  
VOL. 3643, PG. 184  
D.R.R.C.T.

PARCEL 20A  
STATE OF TEXAS  
VOL. 49, PG. 504  
D.R.R.C.T.

PARCEL NO. 2  
STATE OF TEXAS  
VOL. 49, PG. 530  
D.R.R.C.T.

1/2" IRF  
BEARS  
N01°12'04"W  
0.43'

3/8" IRF  
BEARS  
N67°32'19"E  
0.43'

STATE OF TEXAS  
VOL. 44, PG. 274  
D.R.R.C.T.

CITY OF  
ROCKWALL

375 S.F.

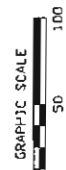
S72°46'00"W  
62.62'

S00°27'46"W  
6.30'

LEGEND

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

ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"  
O "TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH  
IRON ROD UNLESS OTHERWISE NOTED  
BD "TADOT BRONZE DISK SET IN CONCRETE  
\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED  
DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE II  
MONUMENT UNDER THE SUPERVISION OF A REGISTERED  
PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED  
BY TADOT.



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

A PLAT OF A SURVEY  
PARCEL 20B FOR I.H. 30  
AT JOHN KING BLVD.  
A TRACT OF LAND IN THE  
A. HANNA SURVEY  
ABSTRACT NUMBER 99  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
AUG. 24, 2009



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

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

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

ROW CSJ: 0009-12-076

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

Page 1 of 3  
Aug. 24, 2009

Legal Land Description for Parcel 20A

BEING a 1,126 square feet tract of land situated in the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, being a portion of a tract conveyed to D.V.B. Family, L.P. as recorded in Volume 1901, Page 55 of the Deed Records of Rockwall County, Texas, of Rockwall County, Texas and also being a portion of Lot 1, Block 1, Sparks Office Plaza, an addition to the City of Rockwall as recorded in Cabinet C, Slide 162 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Lot 1, Block 1 and also being an interior ell corner of the remainder of said D.V.B. Family, L.P. tract, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,476.03, East 2,601,518.14;

THENCE, South 00°07'15" East, along the common line of said Lot 1, Block 1 and said remainder of D.V.B. Family, L.P. tract, a distance of 328.38 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new northern right of way line of Interstate Highway 30, and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,023,147.65, East 2,601,518.84;

1. THENCE, South 00°07'15" East, continuing along said common line, a distance of 6.28 feet to the southeast corner of said Lot 1, Block 1 and the southwest corner of said remainder and being on the existing northern right of way line of Interstate Highway 30;
2. THENCE, South 72°46'00" West, along said existing northern right of way line, a distance of 187.64 feet to the southwest corner of said Lot 1, Block 1 and the southeast corner of a tract conveyed to Rockwall Rental Properties, LP as recorded in Volume 5067, Page 22 of said Deed Records, from which a 1/2" iron rod found bears North 01°12'04" West, a distance of 0.43 feet;
3. THENCE, North 00°46'03" West, along the common line of said Lot 1, Block 1 and said Rockwall Rental Properties, LP tract, a distance of 6.26 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new northern right of way line of Interstate Highway 30;
4. THENCE, North 72°46'00" East, along said new northern right of way line, a distance of 187.72 feet to the POINT OF BEGINNING and containing 1,126 square feet (0.0258 acres) of land, more or less.




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

Page 2 of 3  
Aug. 24, 2009

Legal Land Description for Parcel 20A

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

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

  
\_\_\_\_\_  
Hugh Wilson Knight  
Texas Registration No. 4872



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



**McLennan County**  
**CSJ 0015-01-219**  
**I.H. 35, Phase I**  
**Limits: North Loop 340 to North Business 77 in Lacy Lakeview**  
**Parcel 48-TE**

**A TEMPORARY EASEMENT for a duration of three years from the date of possession of said easement for the purpose of construction of highway facilities in, upon and across the following described tract of land, with the temporary right and privilege at all times of having ingress, egress and regress in, along, upon and across each such tract of land for the purpose of construction of highway facilities, said tract of land being 0.139 of an acre of land situated in the Jacob Walker Survey, Abstract No. 885, McLennan County, Texas, being a portion of a called 0.87 acre tract of land conveyed to Amreli, Inc., by deed and recorded under McLennan County Clerk's File No. (M.C.C.F.) 2005046135 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), and being a portion of The Crescent Heights Acres as shown on the subdivision plat or map recorded under Volume 254, Page 345 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), as shown on the accompanying parcel plat, being more particularly described by metes and bounds as follows:**

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

Property Description  
Parcel 48TE

Being 0.139 of an acre of land situated in the JACOB WALKER SURVEY, Abstract No. 885, McLennan County, Texas. Being a portion of a called 0.87 acre tract of land conveyed to Amereli, Inc. by deed and recorded under McLennan County Clerk's File No. (M.C.C.F.) 2005046135 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), and being a portion of The Crescent Heights Acres as shown on the subdivision plat or map recorded under Volume 254, Page 345 of the Deed Records of McLennan County Texas (D.R.M.C.T.)

Commencing at a found Texas Department of Transportation (TxDOT) disk at the intersection of the existing easterly right of way line of Interstate Highway 35 (width varies) with the southwesterly line of Purvis Drive (width varies) (no recording information found) (an unimproved road), being the northerly corner of that certain called 0.87 acre tract of land;

Thence, South 57°28'00" West, 46.63 feet along the northerly line of said 0.87 acre tract and being the existing easterly right of way line of Interstate Highway 35, same being the northeasterly corner of a proposed easement and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 12°38'00" West, 297.99 feet** to a set 5/8-inch iron rod with TxDOT aluminum cap at the southeasterly corner of a proposed easement same being in the southerly line of said 0.87 acre tract and the northerly line of that certain called three (3) 50' x 150' tracts of land conveyed to Jeffrey Don Christian by deed and recorded under M.C.C.F. No. 9712735 (O.P.R.M.C.T.);
- 2) **THENCE, South 56°56'30" West, 35.47 feet** along the southerly line of a proposed easement passing at 9.66 feet a set 5/8-inch iron rod with TxDOT aluminum cap for the westerly corner of said called three (3) 50' x 150' tracts of land, same being the northerly corner of a certain called 0.44 acre tract of land conveyed to Othel M. Neely by deed and recorded under Volume 1094, Page 116 (D.R.M.C.T.) and being a portion of Lots 3 and 4, said Crescent Heights Acres, 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), said existing right-of-way conveyed to the State of Texas by deeds and recorded under Volume 1053, Page 718 and Volume 989, Page 562 of said Deed Records;
- 3) **THENCE, North 20°38'01" East, 34.30 feet** along the existing easterly right-of-way line of Interstate Highway 35 same being the westerly line of said 0.87 acre tract and westerly line of a proposed easement to a found 1/2-inch iron rod which bears South 59°29' East, 0.32 feet;

- 4) **THENCE, North 12°38'00" East, 269.29 feet** along the existing easterly right-of-way line of Interstate Highway 35 same being the westerly line of said 0.87 acre tract and westerly line of a proposed easement southerly line of said 0.87 acre tract, to a set 5/8-inch iron rod with TxDOT aluminum cap at the northwesterly corner of a proposed easement being the northwest corner of said 0.87 acre tract ;
  
- 5) **THENCE, North 57°28'00" East, 28.37 feet** along the northerly line of a proposed easement, same being the existing easterly right-of-way line of Interstate Highway 35 and the northerly line of said 0.87 acre tract to the **POINT OF BEGINNING** and containing 0.139 (6,034 square foot) of an acre, more or less.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (NAD 83). No scale factor was applied.

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

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

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

**PREPARED BY:**

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



# JACOB WALKER SURVEY A-885

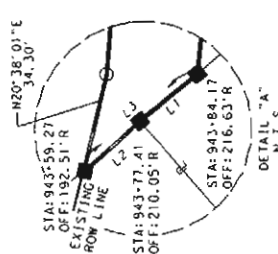
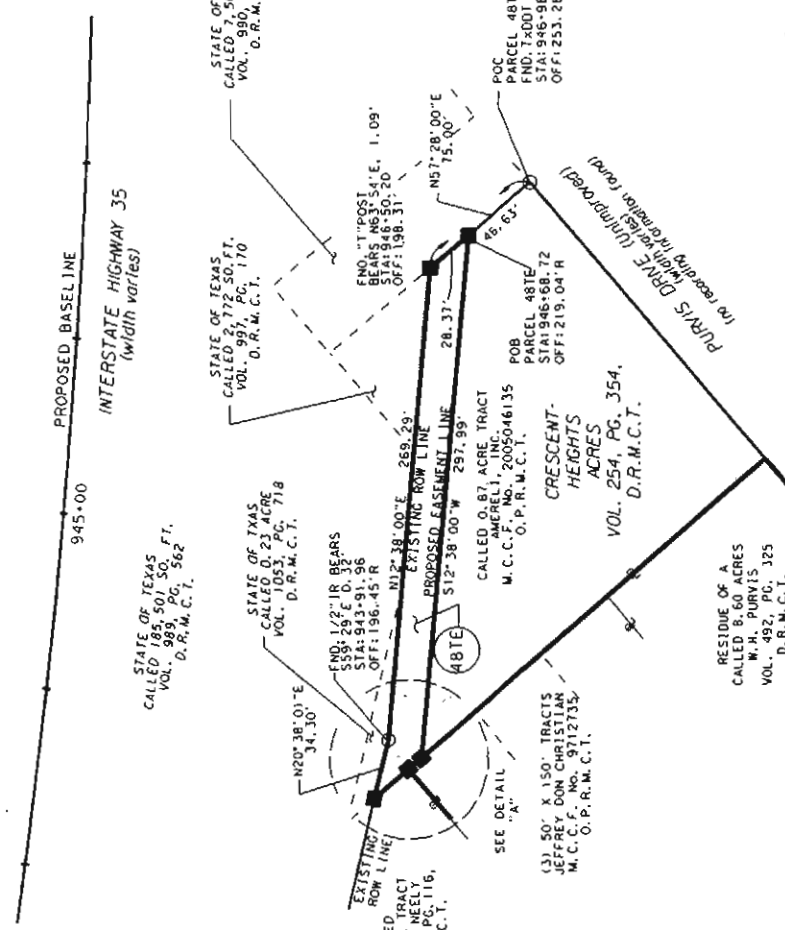


BASELINE CURVE DATA  
DELTA = 25° 57' 06"  
R = 4,600.00'  
ARC = 2,083.54'  
CHD = 107° 39' 27" E  
CHB = 2,065.78'

PI  
STA: 949+06.99  
N = 10,570,745.80'  
E = 3,304,373.19'

LINE NO.	BEARING	LENGTH
L1	S56°56'30"W	9.66'
L2	S56°56'30"W	25.81'
L3	S56°56'30"W	35.47'

- LEGEND**
- SET 5/8" IR W/TXDOT ALUM. CAP
  - SET 5/8" IR W/TXDOT ALUM. CAP  
COA Stopped "CONTROL OF ACCESS POINT"
  - FND 5/8" IR W/TXDOT ALUM. CAP
  - SET 5/8" IR W/GS CAP (UNLESS NOTED)
  - FND. (TYPE INDICATED AT LOCATION)
  - ℙ Property Line
  - Z Landhook
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - Survey Line
  - ⊕ PARCEL NUMBER
  - O.R.M.C.T. DEED RECORDS MCLENNAN COUNTY TEXAS
  - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS
  - ||- ACCESS DENIAL LINE
  - PROPOSED R.O.W. LINE
  - - - DEED LINE WITHIN 1H 35 R.O.W.
  - P.R.M.C.T. PLAT RECORDS OF MCLENNAN COUNTY, TEXAS



PARCEL 48TE  
0.139 AC.  
6,034 sq. ft.

PAGE 3 OF 3  
PARCEL 48TE  
AMERELI, INC

IH-35  
R.O.W. C.S.J. 0015-01-219  
MCLENNAN COUNTY prepared by:  
MARCH, 2008



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

REVISION: 06/09 REVISED PARCEL FROM 48E TO 48TE  
DGN: 1H35 P-48TE.cgn  
CS JOB NO. 07-017-162

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

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

Property Description  
Parcel 19

Being 0.493 of an acre of land situated in the ED W. HOLMES SURVEY, Abstract No. 454, McLennan County, Texas. Being part of that called 0.723 acre tract of land conveyed to James W. Hill and wife, Carolyn Ann Hill by deed and recorded under Volume 1541, Page 791 of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said 0.493 of an acre being more particularly described by metes and bounds as follows: .

Commencing at a point in the existing northerly right of way line of Main Street, being the southwesterly corner of said called 0.723 acre tract of land, from which a found 3/8-inch iron rod bears North 40°10' East, 0.34 feet;

Thence, North 82°46'35' East, 51.19 feet along northerly right of way line of Main Street, being the southerly line of said 0.723 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35, the beginning of an access denial line and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 09°38'06" West, 217.93 feet** along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a found 5/8-inch iron rod with cap in the proposed westerly right of way line of Interstate Highway 35, being the southeasterly corner of a 20' alley (as monumented) to the heirs of Isabel Smith being part of that certain residue of a called 34.56 acre tract as described in deed and recorded in Volume 554, Page 18 of said Deed Records;
- 2) **THENCE, North 03°05'58" West, 20.32 feet** along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line to a found 3/8-inch iron rod in the proposed westerly right of way line of Interstate Highway 35, being the northeasterly corner of said 20' alley, same being southeasterly corner of that certain tract of land conveyed to Arbon Earl Mauk and wife, Elva Nell Mauk by deed and recorded under Volume 924, Page 562 of said Deed Records, being the southwesterly corner of that certain tract of land called Tract III conveyed to Amreli, Inc by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2005046135 of the Official Public Records of McLennan County (O.P.R.M.C.T.); Texas, same being the northernmost northwesterly corner of said 0.723 acre tract;
- 3) **THENCE, North 82°45'11" East, 108.76 feet** along the southerly line of said Tract III, being the northerly line of said 0.723 acre tract to a found 3/4-inch pinched top pipe in the existing westerly right of way line of Interstate Highway 35, being the southeasterly corner of said Tract III, same being the northeasterly corner of said 0.723 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 835, Page 245 and Volume 840, Page 362 both of said Deed Records;

- 4) **THENCE, South 02°10'02" East, 189.14 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 0.723 acre tract to a found TxDOT disk;
- 5) **THENCE, South 40°05'30" West, 73.23 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 0.723 acre tract to a found TxDOT disk at the intersection of the existing westerly right of way line of Interstate Highway 35 with the existing northerly right of way line of Main Street (40' R.O.W.) (no recording information found), being the southeasterly corner of said 0.723 acre tract;
- 6) **THENCE, South 82°46'35" West, 30.56 feet** along the existing northerly right of way line of Main Street, being the southerly line of said 0.723 acre tract to the **POINT OF BEGINNING** and containing 0.493 of an acre, more or less.

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

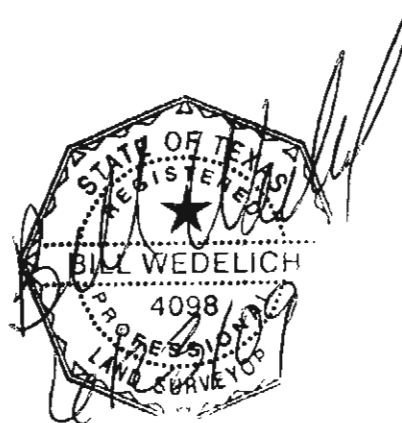
"ACCESS is prohibited across the Access Denial Line to the highway facility from the remainder of the abutting property"

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

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

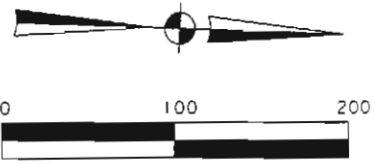
**PREPARED BY:**

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

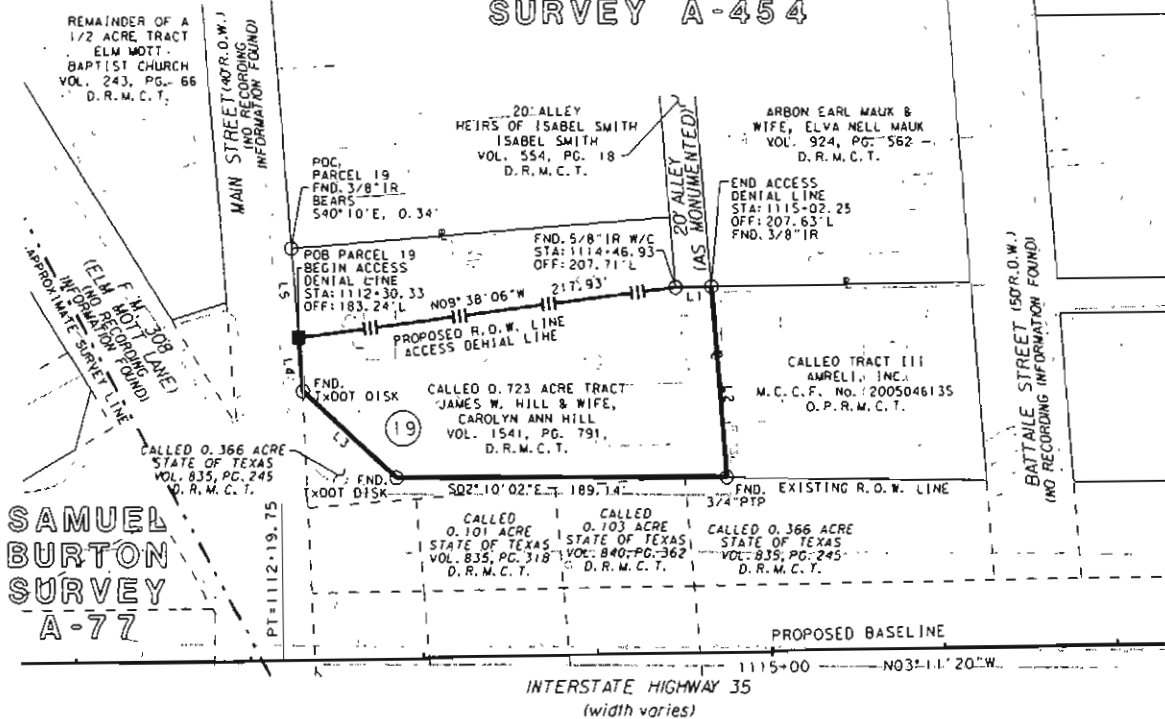




LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N03°05'58"W	20.32'
L2	N82°45'11"E	108.76'
L3	S40°05'30"W	73.23'
L4	S82°46'35"W	30.56'
L5	S82°46'35"W	51.19'



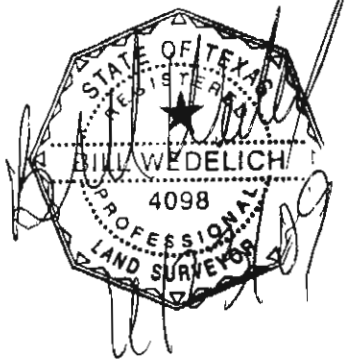
### ED W. HOLMES SURVEY A-454



**SAMUEL BURTON SURVEY A-77**

**LEGEND**

- SET TXDOT TYPE 11 CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- Property Line
- Landmark
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- Survey Line
- ⊕ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- |- ACCESS DENIAL LINE
- PROPOSED R.O.W. LINE
- - - DEED LINE WITHIN 1/4 35 R.O.W.
- PIPELINE MARKER
- POWER POLE
- GUY
- ◇ FIRE HYDRANT
- WATER VALVE
- ⊕ SIGN
- ⊕ TELE. PEDESTAL
- FIBER OPTIC SIGN
- TELE. MH
- FIBER OPTIC LINE
- SAN, MH



**NOTES:**

1. HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915821, 1359919, AND 9914221. ALL COORDINATES ARE RELATED TO TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (1993) CENTRAL ZONE. COORDINATES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00004.
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PARCEL 19  
0.493 Ac.  
21,489 sq. ft.

PAGE 3 OF 3

JAMES W. HILL & WIFE,  
CAROLYN ANN HILL  
14-35  
C. S. J. 0014-09-096  
McLENNAN COUNTY APRIL, 2009  
prepared by:

Solutions, Ltd.  
Tel. (281) 401-9766 Fax (281) 681-9779

February 2010  
Parcel 19

County: McLennan  
ROW CSJ: 0014-09-096  
I.H. 35: From North Business 77 in Lacy Lakeview  
To Hilltop Road

**CATEGORY I BISECTION CLAUSE**  
**AND ADDITION THERETO:**

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

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

Property Description  
Parcel 21

Being 0.382 of an acre of land situated in the ED W. HOLMES SURVEY, Abstract No. 454, McLennan County, Texas. Being part of that certain tract of land called Tract III conveyed to Amreli, Inc by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2005046135 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.382 of an acre being more particularly described by metes and bounds as follows:

Beginning at a found 3/8-inch iron rod in the proposed right of way line of Interstate Highway 35 and being an access denial line, at the southeasterly corner of that certain tract of land conveyed to Arbon Earl Mauk and wife, Elva Nell Mauk by deed and recorded under Volume 924, Page 562 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the northernmost northwesterly corner of that certain called 0.723 acre tract of land conveyed to James W. Hill and wife, Carolyn Ann Hill by deed and recorded under Volume 1541, Page 791 of said Deed Records, same being the southwesterly corner of said Tract III and for the northeast corner of a 20 foot alley (as monumented) (no recording information found) owned by the heirs of Isabel Smith, being part of that certain residue of a called 34.56 acre tract as described in deed and recorded under Volume 554, Page 18 of Deed Records of McLennan County, Texas (D.R.M.C.T.);

- 1) **THENCE, North 03°05'58" West, 150.13 feet** along an access denial line passing at 35.00 feet, a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" at the End of the Access Denial Line, and along the easterly line of said Mauk tract, being the westerly line of said Tract III to a found 3/4-inch iron rod in concrete in the existing southerly right of way line of Battaile Street (50' R.O.W.) (no recording information found), being the northeasterly corner of said Mauk tract, same being the northwesterly corner of said Tract III;
- 2) **THENCE, North 82°45'11" East, 113.56 feet** along the existing southerly right of way line of Battaile Street, being the northerly line of said Tract III to the intersection of the existing southerly right of way line of Battaile Street with the existing westerly right of way line of Interstate Highway 35 (width varies), being the northeasterly corner of said Tract III, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 835, Page 245 of said Deed Records;
- 3) **THENCE, South 01°16'37" East, 150.55 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said Tract III to a found 3/4-inch pinched top pipe at the northeasterly corner of said 0.723 acre tract, being the southeasterly corner of said Tract III;
- 4) **THENCE, South 82°45'11" West, 108.76 feet** along the northerly line of said 0.723 acre tract, being the southerly line of said Tract III to the **POINT OF BEGINNING** and containing 0.382 of an acre, more or less.

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

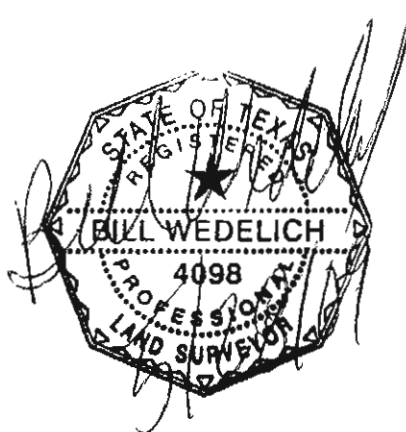
“ACCESS is prohibited across the Access Denial Line to the highway facility from the remainder of the abutting property”

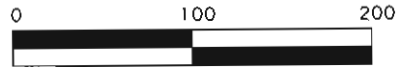
A survey was performed on the ground under my supervision in March, 2009.

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

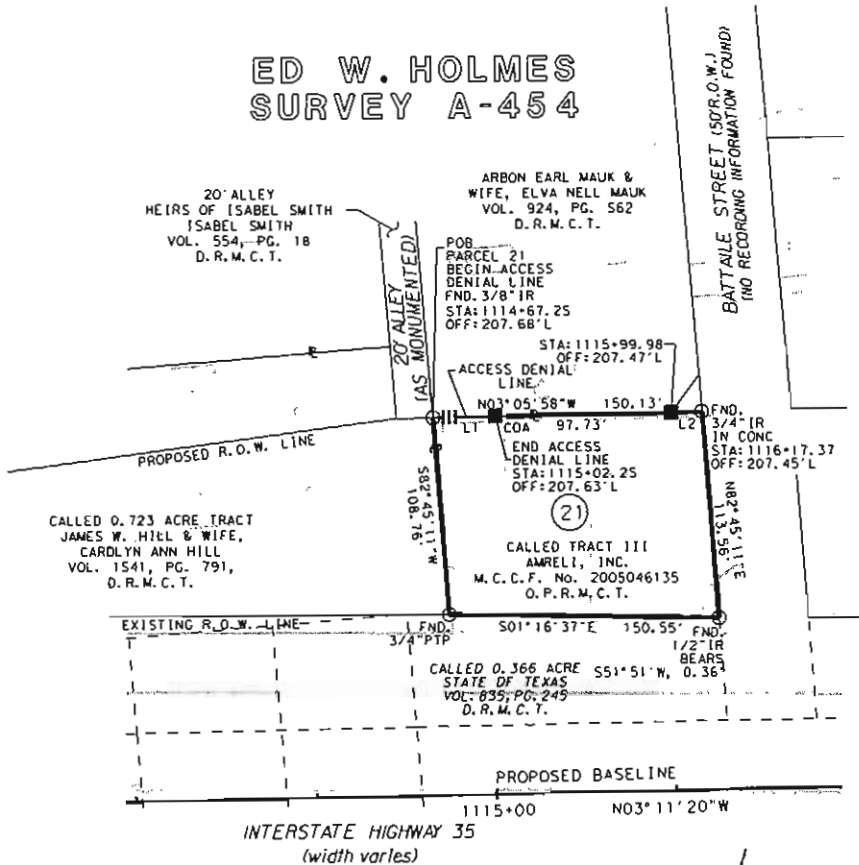
**PREPARED BY:**

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



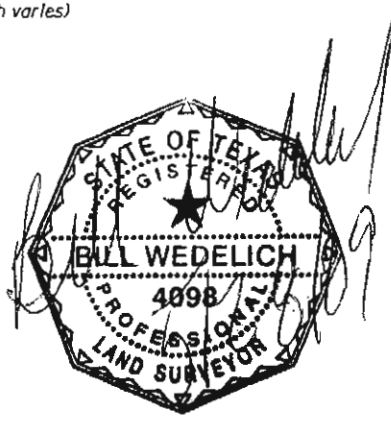


**ED W. HOLMES  
SURVEY A-454**



**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)
- E Property Line
- Z Landhook
- P. D. B. POINT OF BEGINNING
- P. O. C. POINT OF COMMENCING
- Survey Line
- ⊕ PARCEL NUMBER
- D. R. M. C. T. DEED RECORDS McLENNAN COUNTY TEXAS
- O. P. R. M. C. T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- P. R. M. C. T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- |- ACCESS DENIAL LINE
- - - - PROPOSED R.O.W. LINE
- - - - DEED LINE WITHIN 1/4 35 R.O.W.
- PIPELINE MARKER
- ⊕ TELE. PEDESTAL
- POWER POLE
- ⊕ FIBER OPTIC SIGN
- GUY
- ⊕ TELE. MH
- ⊕ FIRE HYDRANT
- ⊕ FIBER OPTIC LINE
- ⊕ WATER VALVE
- ⊕ SIGN
- SAN. MH



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N03° 05' 58" W	35.00'
L2	N03° 05' 58" W	17.40'

PARCEL 21  
0.382 Ac.  
16,644 sq. ft.

PAGE 3 OF 3

AMERLI, INC.

1H-35

C. S. J. 0014-09-096

McLENNAN COUNTY APRIL, 2009  
prepared by:



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

- NOTES:**
- HORIZONTAL CONTROL IS BASED ON RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915A21, 1359914, AND 9914A21. ALL COORDINATES ARE RELATED TO TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (1993) CENTRAL ZONE. COORDINATES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00004.
  - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  - ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

Page 1 of 5  
Parcel 1626B  
Rev.1  
January 25, 2010

**County:** Caldwell **Segment:** 6.1  
**Parcel No.:** 1626B **From:** Sta. 3376+00  
**Highway:** SH 130 Segments 5 & 6 **To:** Sta. 4223+00  
**Project Limits:** From: South of FM 1327, end of Segment 4  
(Sta. 2938+00) in Travis County  
To: IH 10 near Seguin, in Guadalupe County, Texas  
**Federal Aid Project No.:** BOR 2004(620)  
**Right of Way CSJ:** 3583-01-002

**PROPERTY DESCRIPTION FOR PARCEL 1626B**

DESCRIPTION OF 4.278 ACRES (186,342 SQUARE FEET) OF LAND OUT OF THE JOHN S. STUMP SURVEY, ABSTRACT NO. 263, IN CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 28.351 ACRES IN A CORRECTION DEED TO STEPHEN C. NOLTE, OF RECORD IN VOLUME 586, PAGE 713, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 4.278 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found with cap near the southerly west corner of said 28.351 acre Nolte tract, and near the south corner of that tract described as 2.0 acres in said deed to Stephen C. Nolte in Volume 562, Page 94;

THENCE, N48°32'35"E 2.68 feet to a calculated point at the southerly west corner of said 28.351 acre Nolte tract and the south corner of said 2.0 acre Nolte tract, same being in the existing northeast right-of-way (ROW) line of County Road 109;

THENCE, with a southwest line of said 28.351 acre Nolte tract and the existing northeast ROW line of County Road 109, S41°27'25"E 548.28 feet to a TxDOT Type II concrete monument set for the POINT OF BEGINNING and west corner of the herein described tract, same being in the proposed northwest ROW line of S.H. 130, 935 02 feet right of S.H. 130 Baseline Station 3877+80.34;

THENCE, with the northwest line of this tract and the proposed northwest ROW line of S.H. 130, crossing said 28.351 acre Nolte tract, the following four (4) courses, numbered 1 through 4;



Page 2 of 5  
Parcel 1626B  
Rev 1  
January 25, 2010

- 1) **N52°19'58"E 41.30 feet** to a TxDOT Type II concrete monument set;
- 2) **S67°16'15"E**, passing at 40.01 feet a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line" and continuing 372.41 feet for a total distance of **412.42 feet** to a TxDOT Type II concrete monument set;
- 3) with this "access denial line", **N82°30'48"E 342.06 feet** to a TxDOT Type II concrete monument set; and
- 4) continuing with this "access denial line", **N35°22'22"E 160.02 feet** to a 1/2" iron rod set with a TxDOT aluminum cap for the north corner of this tract and the end of this "access denial line", same being in a northeast line of said 28.351 acre Nolte tract, and the southwest line of that tract described as 161.295 acres in a deed to Daniel William Nolte and Linda Joyce Nolte, of record in Volume 588, Page 616, Official Public Records of Real Property, Caldwell County, Texas, 317.36 feet right of S.H. 130 Baseline Station 3871+31.01;
- 5) THENCE, with the northeast line of said 28.351 acre Nolte tract and the southwest line of said Daniel and Linda Nolte tract, **S41°48'38"E 132.52 feet** to a 1/2" iron rod found with cap at the east corner of this tract and of said 28.351 acre Nolte tract and an interior ell corner of said Daniel and Linda Nolte tract;
- 6) THENCE, with the southeast line of said 28.351 acre Nolte tract and a northwest line of said Daniel and Linda Nolte tract, **S48°00'48"W**, passing at 658.66 feet a 1/2" iron rod found with cap, and continuing 2.47 feet for a total distance of **661.13 feet** to a calculated point at the south corner of this tract and said 28.351 acre Nolte tract and the southerly west corner of said Daniel and Linda Nolte tract, same being in the existing northeast ROW line of County Road 109;



Page 3 of 5  
Parcel 1626B  
Rev. 1  
January 25, 2010

- 7) THENCE, with the southwest line of this tract and said 28.351 acre Nolte tract and the existing northeast ROW line of County Road 109, **N41°27'25"W 667.30 feet** to the POINT OF BEGINNING and containing 4.278 acres (186,342 square feet) within these metes and bounds, more or less.

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83(96) CORS. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00013.

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

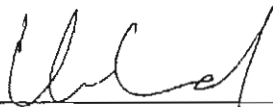
STATE OF TEXAS           §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS       §

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 25th day of January, 2010 A.D.

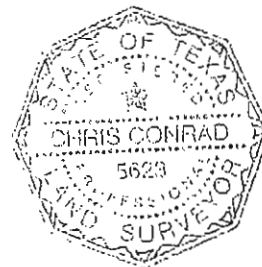
SURVEYED BY:

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



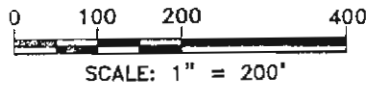
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description  
Issued 9/28/09; Revised 1/25/10  
Descriptions 2010/SH130/Delivered 1-25-10/Parcel 1626B





PAGE 4 OF 5  
REV-1  
1/25/10



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

PROPOSED SH 130  
BASELINE  
CURVE DATA  
PI STA=3869+83.83  
N=13,856,236.19  
E=2,371,203.77  
Δ=25°42'29" (RT)  
DEG=00°59'16"  
R=5,800.00'  
T=1,323.48'  
A=2,602.40'  
C=2,580.62'  
CB=S 35°32'08" W  
PC STA=3856+60.35  
N=13,857,457.31  
E=2,371,714.11  
PT STA=3882+82.75  
N=13,855,357.31  
E=2,370,214.23

J.D. DIAL SURVEY  
ABSTRACT NO. 97

SEE  
DETAIL A

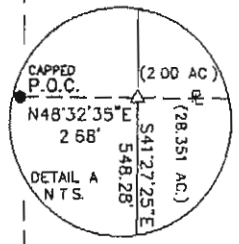
(2.00 AC)  
(NS0°09'38"E)  
(326.70')

(N39°50'22"W)  
(90.03')

541°27'25"E 548.26'

APPROXIMATE  
SURVEY LINE

JOHN S. STUMP SURVEY  
ABSTRACT NO. 263

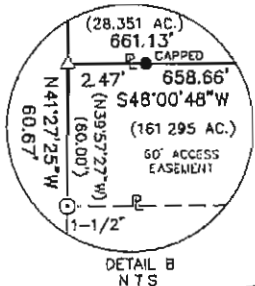


SH 130  
STA 3877+31.74  
928.59' RT  
C.R. 109  
116+99.94  
60.51' RT

DANIEL WILLIAM NOLTE  
AND LINDA JOYCE NOLTE  
60' ACCESS EASEMENT  
VOL. 588, PG. 616  
CORRECTION DEED  
OPRRPCC

DANIEL WILLIAM NOLTE  
AND LINDA JOYCE NOLTE  
VOL. 588, PG. 618  
O.P.R.R.P.C.C.  
(161.295 AC.)

P.O.B.  
SH 130  
STA. 3877+80.34  
935.02' RT  
C.R. 109  
117+06.88  
19.77' RT



SH 130  
STA 3877+15.25  
891.08' RT  
C.R. 109  
116+61.82  
73.99' RT.  
BEGIN ACCESS  
DENIAL LINE  
STAMPED "ADL"

STEPHEN C. NOLTE  
VOL. 586, PG. 713  
O.P.R.R.P.C.C.  
(28.351 AC)

SH 130  
STA. 3875+73.09  
540.11' RT  
C.R. 109  
113+11.07  
199.13' RT

PROPOSED R.O.W. LINE  
AND ACCESS DENIAL LINE  
372.41'  
S67°16'15"E 412.42'

SH 130  
STA 3871+31.01  
317.36' RT.  
END ACCESS  
DENIAL LINE

STA 3871+31.01  
317.36' RT.  
END ACCESS  
DENIAL LINE

1626B  
4.278 AC.  
186,342 SQ. FT.

STA 3873+00.00  
309.90' RT

JOSH PIPKIN  
DEATON  
VOL. 95,  
PG. 779  
O.P.R.R.P.C.C.  
(114.18 AC)

JIMMY L. WILSON  
VOL. 463, PG. 593  
O.P.R.R.P.C.C.  
EXHIBIT D (97.3 AC SAVE  
AND EXCEPT 1.000 AC)

JOHN C. OWEN AND  
WIFE, RUBY M. OWEN  
VOL. 182, PG. 538  
O.P.R.R.P.C.C.  
(21.80 AC)

PROPOSED SH 130 BASELINE



**McGRAY & McGRAY**  
LAND SURVEYORS, INC.  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8501

PARCEL PLAT SHOWING PROPERTY OF STEPHEN C. NOLTE		
DISTRICT AUS	STATE HIGHWAY 130	
SCALE 1" = 200'	FEDERAL AID PROJECT NO BOR 2004(620)	R.O.W.-C S. J. NO 3583-01-002
	PARCEL 1626B	COUNTY CALDWELL

Texas  
Department  
of Transportation  
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PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(95) CORS ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1 00013.
- 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 STEWART TITLE GUARANTY COMPANY, GF NO 07D3091, EFFECTIVE DATE, JANUARY 19, 2010.
- 4) ITEM 10.e (VDL 458, PG. 375) AND ITEM 10.k (VOL 143, PG. 4) IN SCHEDULE B OF THE TITLE COMMITMENT ARE 15' WATER PIPELINE EASEMENTS GRANTED TO MAXWELL WATER SUPPLY CORP AND ARE TO BE CENTERED ON THE PIPE AS INSTALLED.
- 5) ITEM 10.c (VOL 246, PG 115); ITEM 10.f (VOL 510, PG. 6); ITEM 10.g (VOL 510, PG 12); AND ITEM 10 j (VOL 31, PG 719) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT
- 6) ITEM 10.d (VOL 338, PG 1) IN SCHEDULE B IS A 10' WATER PIPELINE EASEMENT GRANTED TO MAXWELL WATER SUPPLY CORP AND IS TO BE CENTERED ON THE PIPE AS INSTALLED
- 7) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE"

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 (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊕ FENCE POST
- ▲ 60D NAIL FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- P PROPERTY LINE
- B S.H. 130 BASELINE
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.C.C. DEED RECORDS, CALDWELL COUNTY
- O.P.R.R.P.C.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL 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

*Chris Conrad*

1/25/10

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

	ACRES	SQUARE FEET
ACQUISITION AREA	4.278	186,342
DEED RECORD AREA	28.351	1,234,970
REMAINDER AREA	24.073	1,048,628

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°19'58"E	41.30
L2	S67°16'15"E	40.01



**McGRAY & McGRAY**  
LAND SURVEYORS, INC.  
3301 HANCOCK DRIVE #8  
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PARCEL PLAT SHOWING PROPERTY OF  
**STEPHEN C. NOLTE**

**STATE HIGHWAY 130**

PARCEL 1626B

COUNTY CALDWELL

DISTRICT AUS

SCALE 1" = 200'

FEDERAL AID PROJECT NO BOR 2004(620)

R.O.W.-C S. J. NO 3583-01-002

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